

ALTA/NSPS LAND TITLE SURVEY

OF
BEING IN PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH,
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

ADDRESS: 10-50 S. MAIN STREET, NAPERVILLE, IL 60540

PIN'S: 07-13-419-030
07-13-419-031

LINE LEGEND

———	BOUNDARY LINE
———	EXISTING LOT LINE
———	CENTER LINE
---	EXISTING EASEMENT LINE

SYMBOL LEGEND

⊙	MANHOLE	—S	SANITARY SEWER
○	CATCH BASIN	—S(A)	SANITARY SERVICE
□	INLET	—W	SANITARY SERVICE (ABANDONED)
⊙	VALVE & VAULT	—W	WATERMAIN
⊙	VALVE & BOX	—OHE	OVERHEAD POWER LINES
⊙	FIRE HYDRANT	—EDB	ELECTRIC DUCT BANK
⊙	CLEANOUT	—E	ELECTRIC LINE
⊙	BUFFALO BOX	—G	GAS LINE
⊙	LIGHT STANDARD	—T	TELEPHONE LINE
⊙	ROAD LIGHT STANDARD	—X	FENCE LINE
⊙	POWER POLE	—	SIDEWALK
⊙	GAS VALVE	—	CURB
⊙	TELEPHONE PEDESTAL	▨	BITUMINOUS PAVEMENT
⊙	ELECTRIC PEDESTAL	▨	P.C. CONCRETE
⊙	ELECTRIC HAND HOLE	▨	BRICK PAVER
⊙	ROADWAY/HANDICAP SIGN		
⊙	STORM SEWER		

ABBREVIATIONS

000.00' MEAS.	MEASURED DATA
000.00' REC.	RECORD DATA
P.U. & D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT

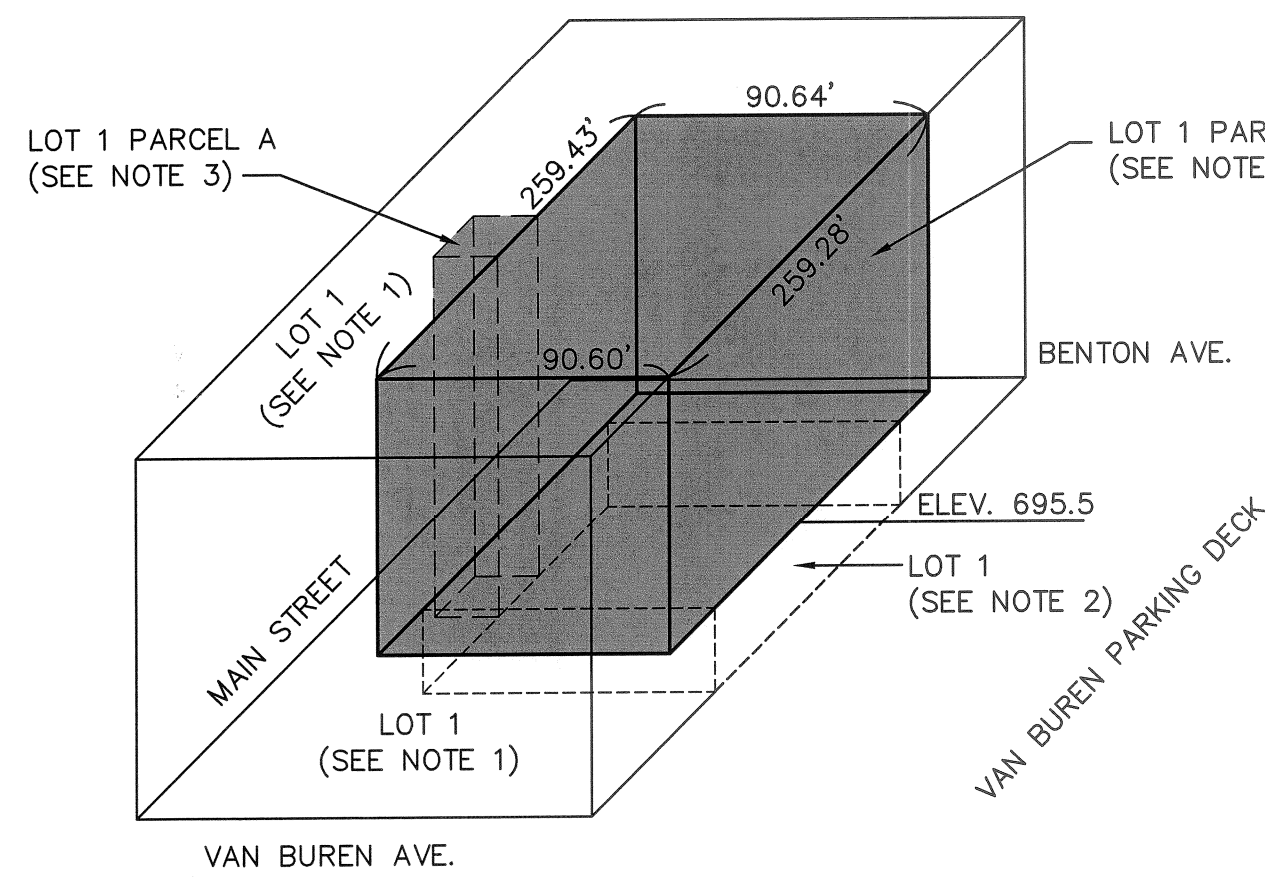
AREA TABLE
(AS MEASURED AT ELEVATION 695.50)

LOT 1	46,749 S.F.
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LEGAL DESCRIPTION

TRACT 2:

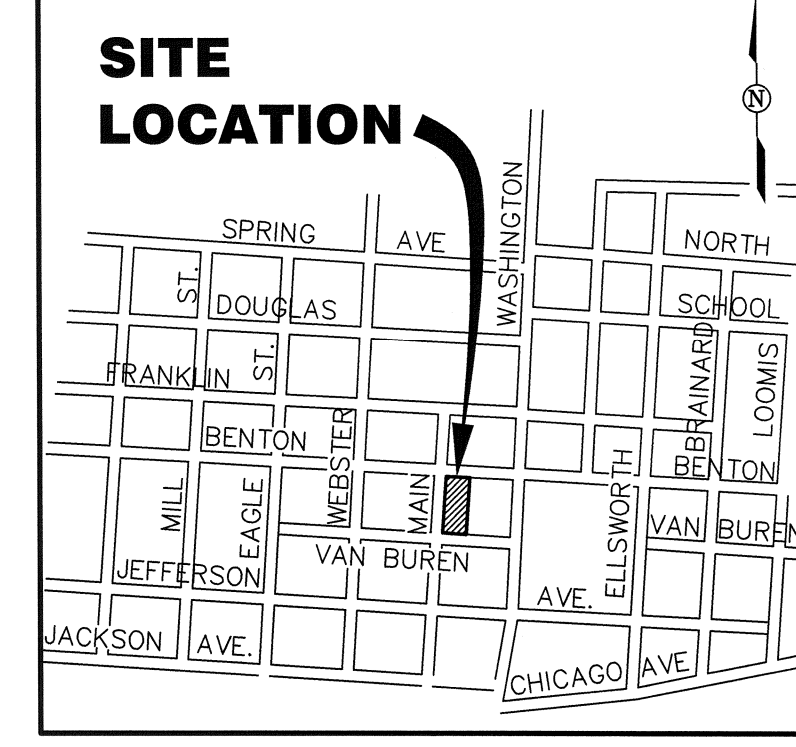
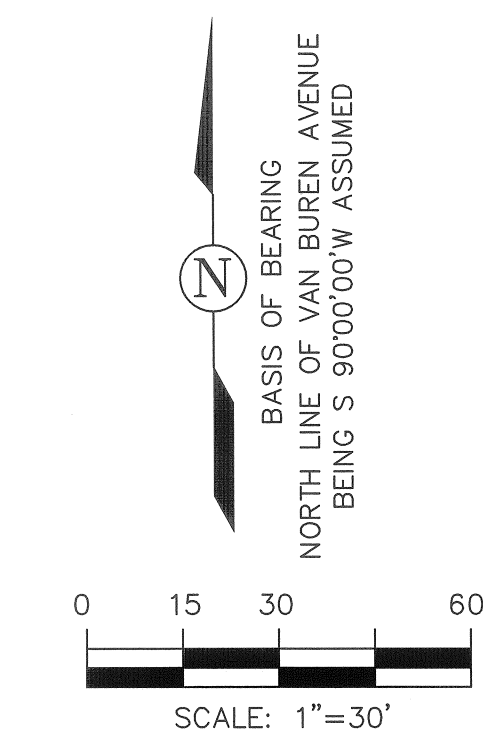
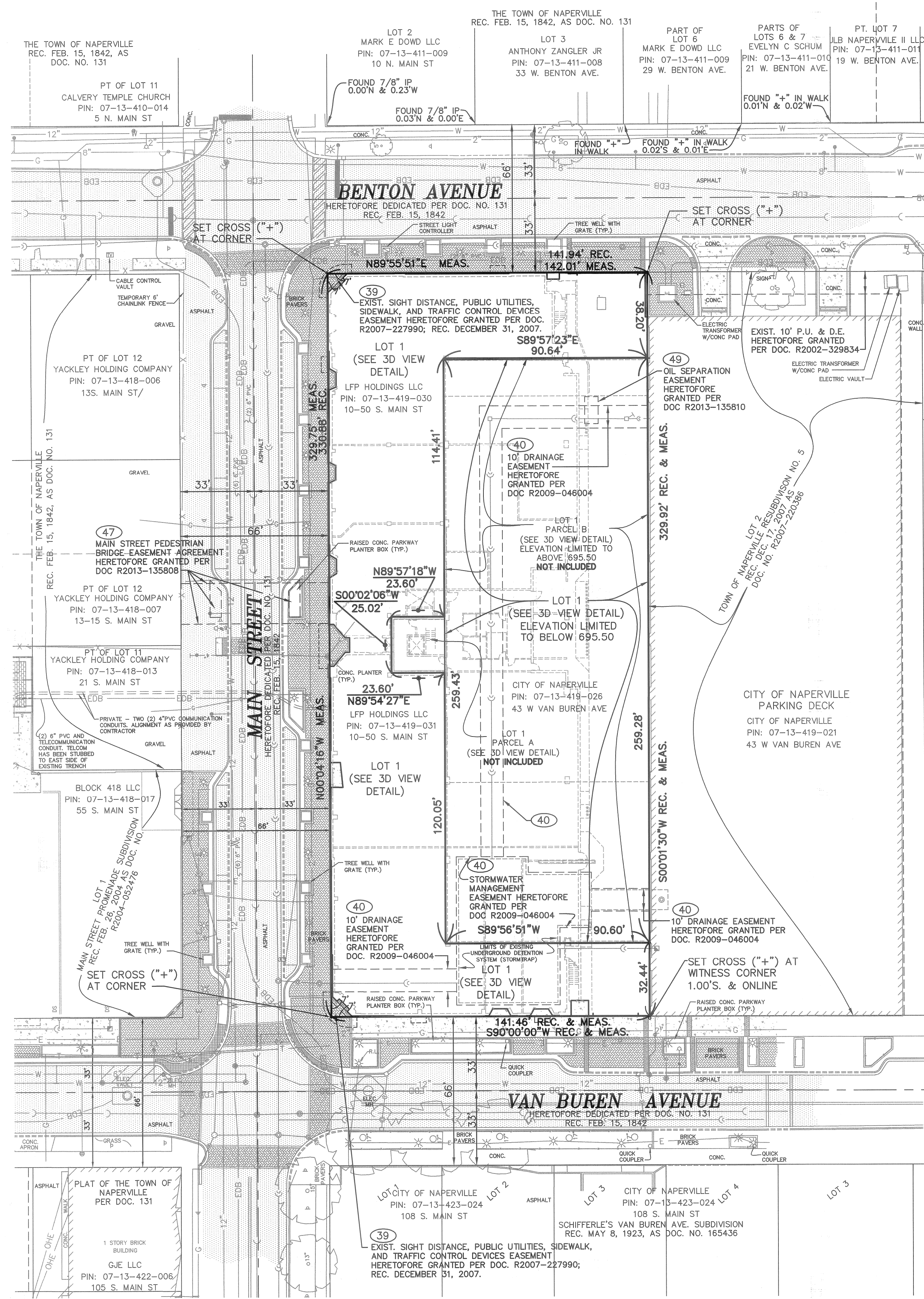
LOT 1 IN MAIN STREET PROMENADE EAST RESUBDIVISION OF LOT 1 PARCEL C AND LOT 2, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 2012 AS DOCUMENT R2012-142282, IN DUPAGE COUNTY, ILLINOIS.



NOTES:

- LOT 1 - MAIN STREET PROMENADE EAST RESUBDIVISION OF LOT 1 PARCEL C AND LOT 2 PER DOC. R2012-142282
- LOT 1 - MAIN STREET PROMENADE EAST RESUBDIVISION OF LOT 1 PARCEL C AND LOT 2 PER DOC. R2012-142282. ELEVATION LIMITED TO BELOW 695.50.
- LOT 1 PARCEL A - NAPER MAIN LLC LOT 1 RESUBDIVISION NO. 1 PER DOC. R2009-046004. NOT INCLUDED
- LOT 1 PARCEL B - NAPER MAIN LLC LOT 1 RESUBDIVISION NO. 1 PER DOC. R2009-046004. ELEVATION LIMITED TO ABOVE 695.50 NOT INCLUDED

3D VIEW
LOT 1 - MAIN STREET PROMENADE EAST
RESUBDIVISION OF LOT 1 PARCEL C AND LOT 2
N.T.S.



SCHEDULE B ITEMS

- 1.-30. NOT APPLICABLE TO TRACT 2 AND/OR NOT PLOTTABLE
- 31.-34. NOT APPLICABLE TO TRACT 2
- 35.-38. NOT PLOTTABLE
39. SIGHT DISTANCE, PUBLIC UTILITY, SIDEWALK AND TRAFFIC CONTROL DEVICES EASEMENT - PLOTTED
40. DRAINAGE EASEMENT - PLOTTED
- 41.-46. NOT PLOTTABLE
47. MAIN STREET PEDESTRIAN BRIDGE EASEMENT AGREEMENT - PLOTTED
48. NOT PLOTTABLE
49. MAIN STREET PROMENADE OIL SEPARATION EASEMENT - PLOTTED
50. MAIN STREET PROMENADE EAST IAC AGREEMENT - NOT PLOTTABLE
- 51.-62. NOT APPLICABLE TO TRACT 2
63. NOT PLOTTABLE
- 64.-66. NOT APPLICABLE TO TRACT 2
67. BUILDING ENCROACHMENTS - PLOTTED (SEE SHEET 2)
68. BALCONY AND OVERHANG ENCROACHMENTS - PLOTTED (SEE SHEET 2)
- 69.-70. NOT APPLICABLE TO TRACT 2

SURVEYOR'S NOTES

1. REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NUMBER 1410 008982911, DATED SEPTEMBER 2, 2016, FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AS ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE CURRENT TITLE COMMITMENT OR REPORT.
2. THE LAND IS NOT IN A FLOOD ZONE AS IDENTIFIED ON THE DUPAGE REGULATORY FLOOD MAP NUMBER 1704300144 A DATED JULY 7, 2010.
3. REFERENCE IS MADE TO PZR REPORT NUMBER 97471-2 DATED OCTOBER 27, 2016 PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY. TRACT 2 IS ZONED B4 - DOWNTOWN CORE DISTRICT. FRONT/BACK/REAR BUILDING SETBACK LINES SHALL BE NO GREATER THAN 6 FEET FROM ANY PROPERTY LINE. BUILDING SITE AREA REQUIREMENTS - NONE SPECIFIED, THERE ARE NO LOT WIDTH REQUIREMENTS, THERE ARE NO YARD REQUIREMENTS, THE MAXIMUM FLOOR AREA RATIO FOR ALL BUILDINGS AND STRUCTURES IN THE B4 DISTRICT SHALL BE 2.5. MAXIMUM HEIGHT SHALL BE 60 FEET.
4. PARKING PROVIDED ALONG MAIN STREET, VAN BUREN AVENUE AND THE CITY OF NAPERVILLE PARKING DECK ADJACENT TO SUBJECT SITE.
5. THE UNDERSIGNED DID NOT OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
6. THE UNDERSIGNED HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR DID THE UNDERSIGNED OBSERVE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THE UNDERSIGNED DID NOT OBSERVE EVIDENCE OF WETLAND DELINEATION WHILE CONDUCTING THIS SURVEY.
8. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

- TO:
- RP&I ACQUISITIONS, INC., AN ILLINOIS CORPORATION
 - LFP HOLDINGS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
 - CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10(c), 11, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 18, 2016.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2017, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

DATED THIS 31ST DAY OF OCTOBER, A.D., 2016.

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2992
LICENSE VALID THROUGH NOVEMBER 30, 2016



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ROAKE AND ASSOCIATES, INC.
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OAKBROOK, ILLINOIS 60523
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NO.		DATE		DESCRIPTION	
1	10/31/16	REVISE	PER CLIENT REVIEW		

MAIN STREET PROMENADE EAST			
ALTA/NSPS LAND TITLE SURVEY			
DRN/CKD BY:	SRH/DM	FILE:8421ALTA-LOT1MSPF_2016	F.LD. BK./PG. 213/53; 147/1
SCALE:	1"=30'	DATE:	10/24/16
JOB NO.:	842.001	SHEET NO.	1 OF 2

**NAPERVILLE PARKING DECK
PROPERTY LINE/BUILDING TIE TABLE**

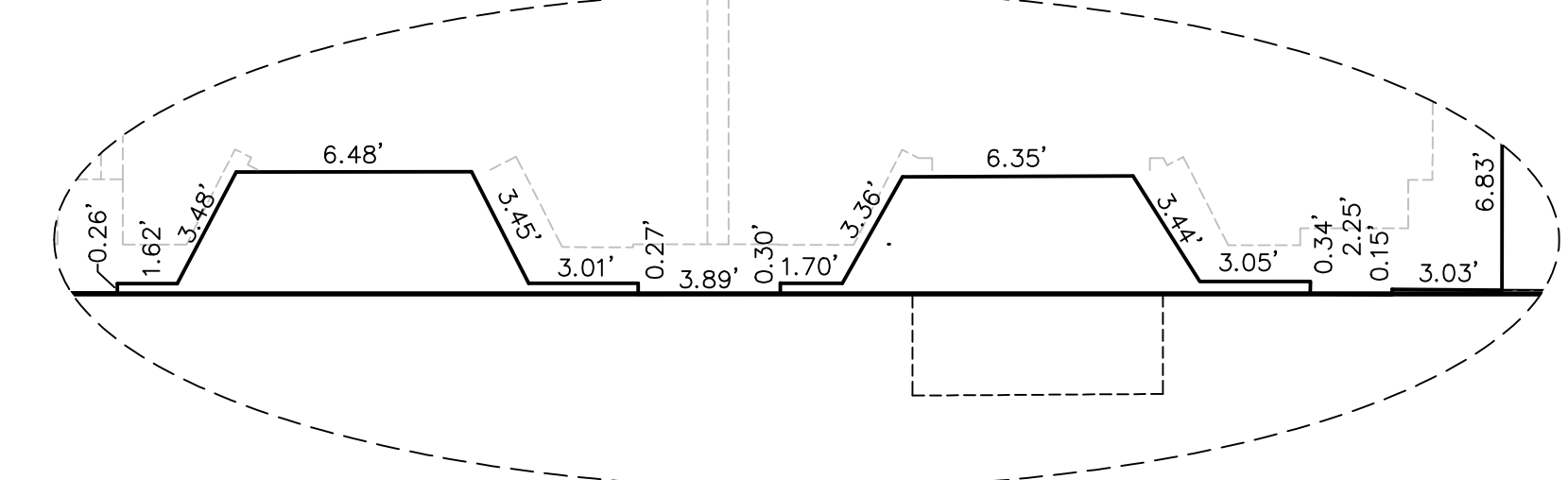
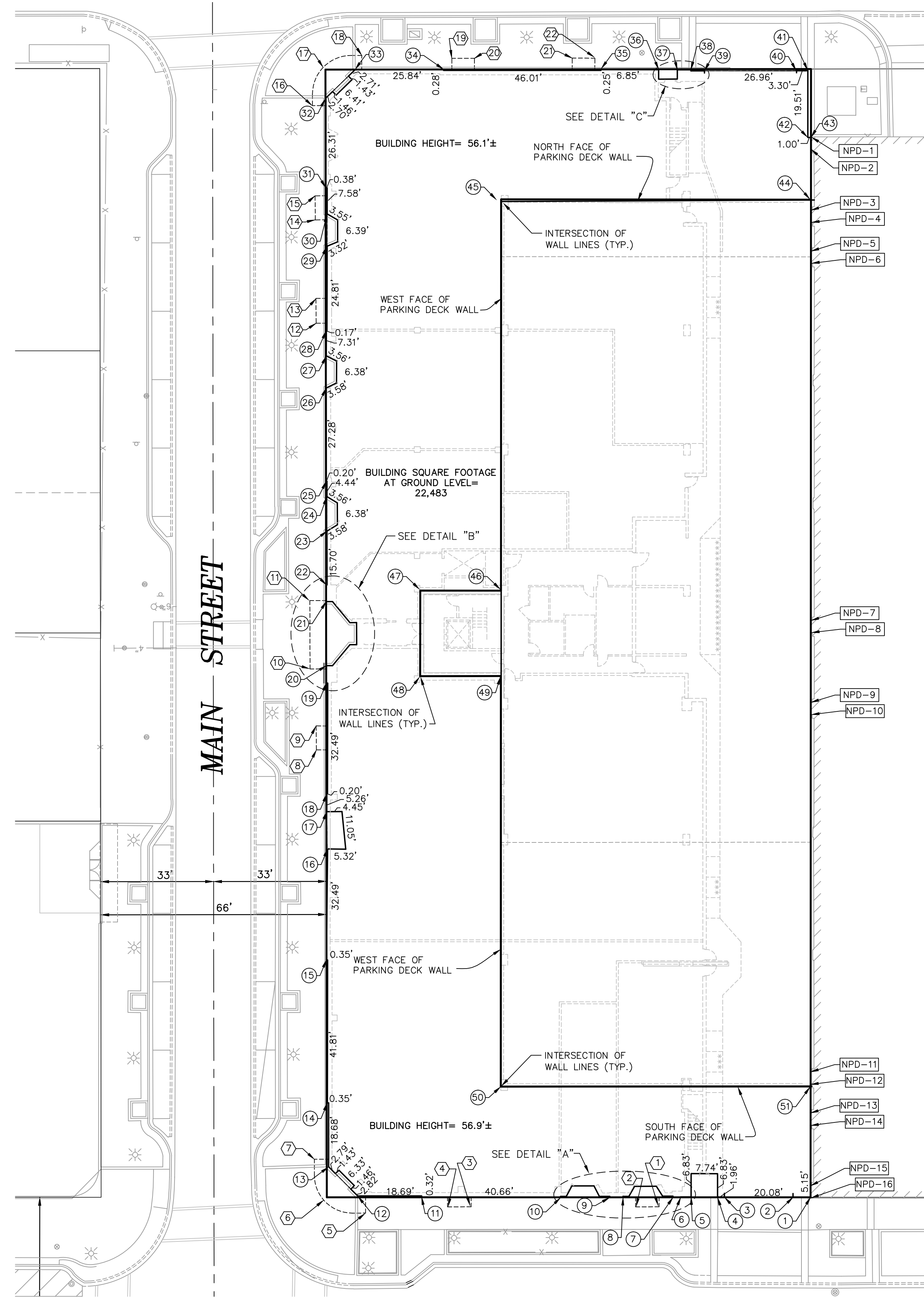
NO.	DESCRIPTION	DIMENSION FROM PROPERTY LINE
NPD-1	EX. BLDG COR	19.86'S. & 0.05'E.
NPD-2	EX. BLDG COR	0.00'E.
NPD-3	EX. BLDG COR	0.06'E.
NPD-4	EX. BLDG COR	0.08'E.
NPD-5	EX. BLDG COR	0.10'E.
NPD-6	EX. BLDG COR	0.11'E.
NPD-7	EX. BLDG COR	0.11'E.
NPD-8	EX. BLDG COR	0.14'E.
NPD-9	EX. BLDG COR	0.09'E.
NPD-10	EX. BLDG COR	0.06'E.
NPD-11	EX. BLDG COR	0.06'E.
NPD-12	EX. BLDG COR	0.06'E.
NPD-13	EX. BLDG COR	0.02'E.
NPD-14	EX. BLDG COR	0.04'E.
NPD-15	EX. BLDG COR	0.00'E.
NPD-16	EX. BLDG COR	0.26'S. & 0.00'E.

**67
LOT 1 - MAIN STREET PROMENADE EAST RESUBDIVISION
OF LOT PARCEL C AND LOT 2
PROPERTY LINE/BUILDING TIE TABLE**

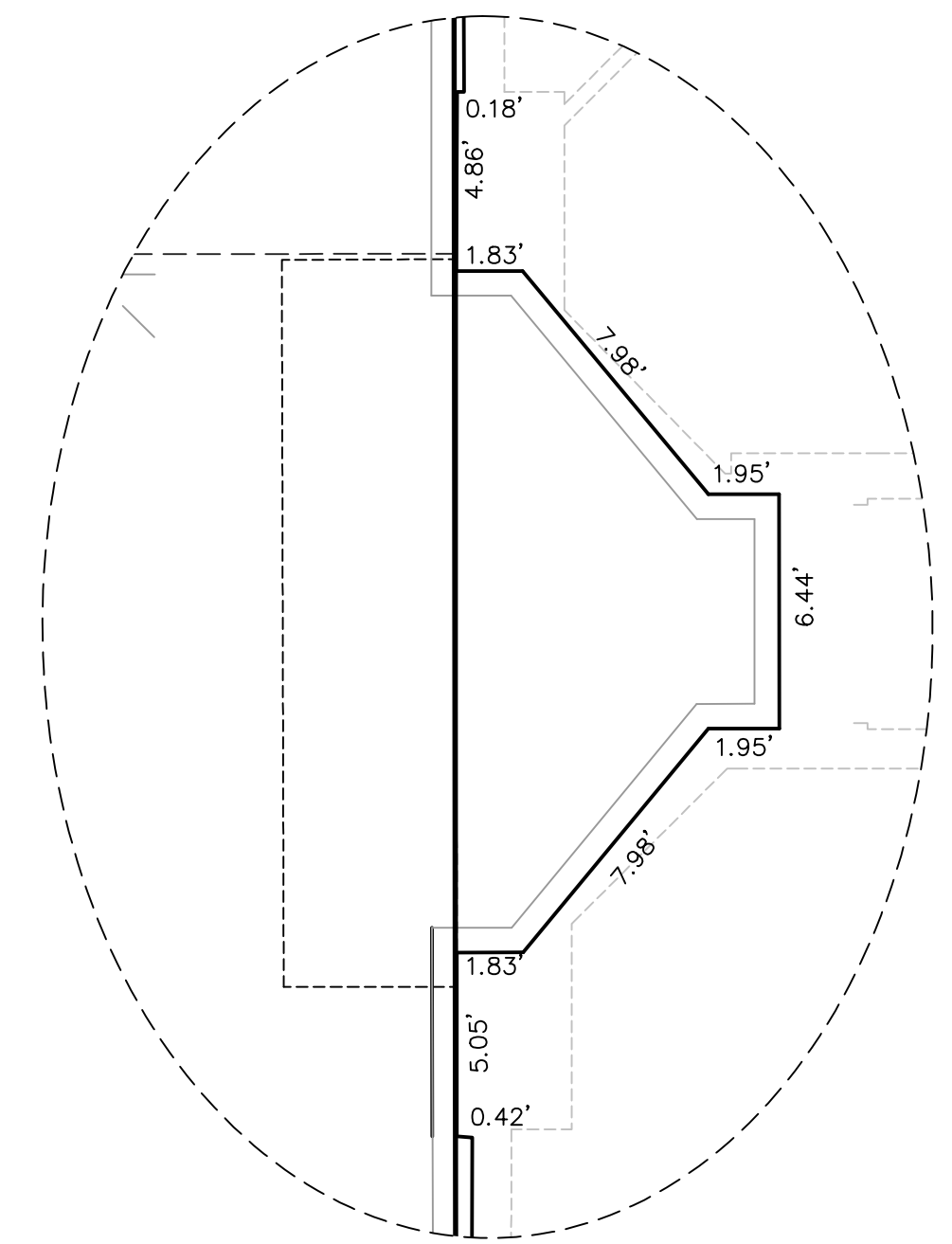
NO.	DESCRIPTION	DIMENSION FROM PROPERTY LINE	NO.	DESCRIPTION	DIMENSION FROM PROPERTY LINE
1	EX. BLDG COR	0.01'S. & 0.00'E.	28	EX. BLDG COR	0.17'E.
2	EX. BLDG COR	0.04'N.	29	EX. BLDG COR	0.44'E.
3	EX. BLDG COR	0.08'N.	30	EX. BLDG COR	0.46'E.
4	EX. BLDG COR	0.08'N.	31	EX. BLDG COR	0.10'E.
5	EX. BLDG COR	0.10'N.	32	EX. BLDG COR	8.30'S. & 0.15'E.
6	EX. BLDG COR	0.03'S.	33	EX. BLDG COR	0.02'S. & 8.69'E.
7	EX. BLDG COR	0.00'N.	34	EX. BLDG COR	0.01'N.
8	EX. BLDG COR	0.01'S.	35	EX. BLDG COR	0.10'S.
9	EX. BLDG COR	0.01'S.	36	EX. BLDG COR	0.18'S.
10	EX. BLDG COR	0.02'N.	37	EX. BLDG COR	0.20'S.
11	EX. BLDG COR	0.07'N.	38	EX. BLDG COR	0.20'S.
12	EX. BLDG COR	0.39'N. & 9.03'E.	39	EX. BLDG COR	0.51'S.
13	EX. BLDG COR	8.93'N. & 0.52'E.	40	EX. BLDG COR	0.49'S.
14	EX. BLDG COR	0.20'E.	41	EX. BLDG COR	0.49'S. & 0.95'W.
15	EX. BLDG COR	0.04'W.	42	EX. BLDG COR	20.00'S. & 0.95'W.
16	EX. BLDG COR	0.34'E.	43	EX. BLDG COR	20.01'S. & 0.05'E.
17	EX. BLDG COR	0.14'E.	44	EX. BLDG COR	0.13'S.
18	EX. BLDG COR	0.16'E.	45	EX. BLDG COR	0.60'S. & 0.09'E.
19	EX. BLDG COR	0.04'E.	46	EX. BLDG COR	0.00'N. & 0.07'E.
20	EX. BLDG COR	0.04'E.	47	EX. BLDG COR	0.09'N. & 0.06'W.
21	EX. BLDG COR	0.05'E.	48	EX. BLDG COR	0.08'S. & 0.10'W.
22	EX. BLDG COR	0.08'E.	49	EX. BLDG COR	0.03'S. & 0.06'E.
23	EX. BLDG COR	0.28'E.	50	EX. BLDG COR	0.01'N. & 0.04'E.
24	EX. BLDG COR	0.28'E.	51	SOUTH WALL LINE	0.01'N.
25	EX. BLDG COR	0.08'E.			
26	EX. BLDG COR	0.09'E.			
27	EX. BLDG COR	0.14'E.			

**68
LOT 1 - MAIN STREET PROMENADE EAST RESUBDIVISION
OF LOT PARCEL C AND LOT 2
PROPERTY LINE/BALCONY/OVERHANG TIE TABLE**

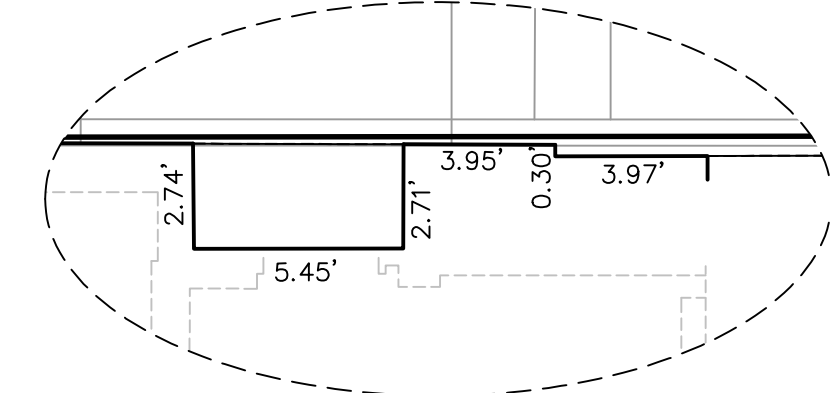
NO.	DESCRIPTION	DIMENSION FROM PROPERTY LINE	NO.	DESCRIPTION	DIMENSION FROM PROPERTY LINE
1	2ND FLR BALCONY	2.76'S.	12	2ND FLR BALCONY	2.79'W.
2	2ND FLR BALCONY	2.80'S.	13	2ND FLR BALCONY	2.88'W.
3	2ND FLR BALCONY	2.76'S.	14	2ND FLR BALCONY	3.00'W.
4	2ND FLR BALCONY	2.80'S.	15	2ND FLR BALCONY	3.08'W.
5	1ST FLR OVERHANG	4.61'S.	16	1ST FLR OVERHANG	3.87'W.
6	1ST FLR OVERHANG	1.22'S.W.	17	1ST FLR OVERHANG	0.92'N.W.
7	1ST FLR OVERHANG	3.64'W.	18	1ST FLR OVERHANG	4.12'W.
8	2ND FLR BALCONY	2.88'W.	19	2ND FLR BALCONY	3.24'N.
9	2ND FLR BALCONY	2.96'W.	20	2ND FLR BALCONY	3.22'N.
10	1ST FLR OVERHANG	4.72'W.	21	2ND FLR BALCONY	3.25'N.
11	1ST FLR OVERHANG	4.74'W.	22	2ND FLR BALCONY	3.24'N.



DETAIL "A"
SCALE: 1"=5'



DETAIL "B"
SCALE: 1"=5'



DETAIL "C"
SCALE: 1"=5'

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REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10/31/16	REVISE PER CLIENT REVIEW			

MAIN STREET PROMENADE EAST
ALTA/NSPS LAND TITLE SURVEY
DRN/CKD BY: SRH/DM FILE: 8421ALTA-LOT1MSPE_2016 FLD. BK./PG. 213/53; 147/1
SCALE: AS NOTED DATE: 10/24/16 JOB NO.: 842.001 SHEET NO. **2** OF **2**