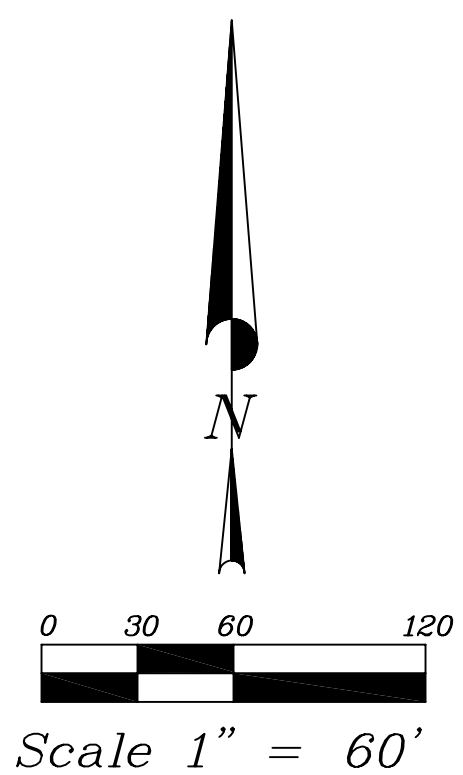
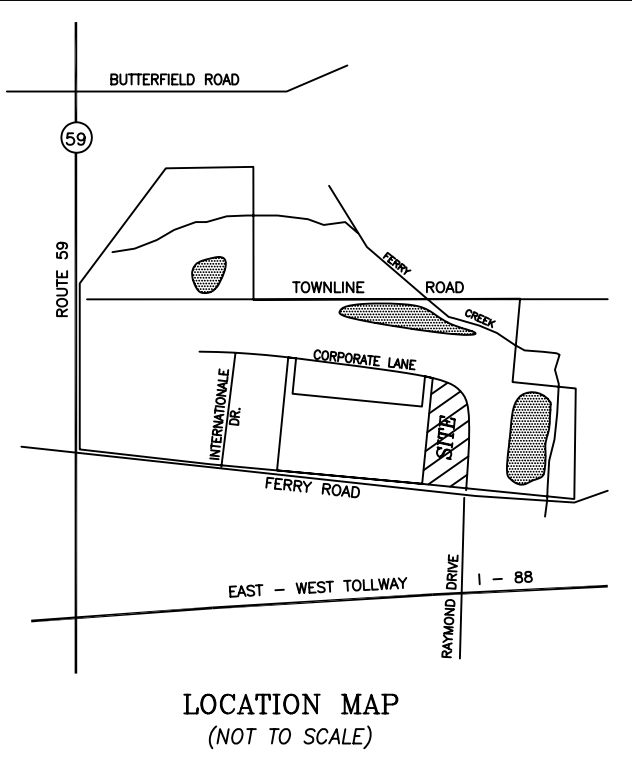


A.L.T.A./A.C.S.M. LAND TITLE SURVEY

OF
 LOT 5 IN PRAIRIE POINT CORPORATE PARK UNIT THREE, BEING A RESUBDIVISION OF PART OF PRAIRIE POINT CORPORATE PARK UNIT TWO
 AND A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,
 ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1999 AS DOCUMENT R99-51936, IN DUPAGE COUNTY, ILLINOIS.
 CONTAINING 485,931 SQ. FT. OR 11.155 ACRES, MORE OR LESS.



NOTES:

BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83. ESTABLISHED BY "GPS METHODS" AND REFERENCED TO THE CITY OF NAPERVILLE CONTROL MONUMENTS.

5/8" x 24" IRON REBARS W/YELLOW CAPS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

VILLAGE ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTION THAT ARE LESS RESTRICTIVE THAN SAID ORDINANCES. EASEMENTS AND SETBACKS PER PRAIRIE POINT CORPORATE PARK UNIT THREE UNLESS OTHERWISE NOTED.

ZONED OR&I (OFFICE, RESEARCH AND LIGHT INDUSTRY) IN ACCORDANCE WITH ANNEXATION AGREEMENT, ORDINANCE NO. 81-126, RECORDED DECEMBER 11, 1981 AS DOCUMENT R81-65242 AND AS AMENDED BY THE FIRST AMENDMENT TO THE ANNEXATION AGREEMENT, ORDINANCE NO. 96-188, RECORDED JULY 28, 1997, WITH THE CITY OF NAPERVILLE. PERMITTED USES ARE THOSE SET FORTH IN THE OR&I DISTRICT AS SET FORTH IN THE CITY OF NAPERVILLE ORDINANCE NO. 80-5 OR AS AMENDED (PER ANNEXATION AGREEMENT OR FIRST AMENDMENT OF THE ANNEXATION AGREEMENT).

100.00' DENOTES MEASURED INFORMATION
 P.R.S., T.C.D.&U.E. DENOTES PUBLIC ROADWAY, SIDEWALK, TRAFFIC CONTROL DEVICES & UTILITIES EASEMENTS

ITEM 14 OF TABLE A (DISTANCE TO NEAREST INTERSECTING STREET) OF THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005; PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF FERRY ROAD AND CORPORATE LANE.

NOTE:

THIS PLAT WAS PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE, ORDER NO. NCS-286067-CH2 (FILE NO. NCS-286067-ATL), WITH AN EFFECTIVE DATE OF MARCH 14, 2007, 1ST REVISION APRIL 11, 2007 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

TITLE COMMITMENT NCS-286067-CH2, SCHEDULE B EXCEPTIONS:

- ITEM 1. PERMANENT INDEX NUMBER; PLOTTED ON SURVEY.
- ITEM 2. DECLARATION OF PROTECTIVE COVENANTS FOR PRAIRIE POINT CORPORATE PARK RECORDED SEPTEMBER 27, 1997 AS DOCUMENT R97-144807, AMENDMENT NO. 1 RECORDED MARCH 18, 1999 AS DOCUMENT R99-065853, AMENDMENT NO. 2 RECORDED MARCH 26, 1999 AS DOCUMENT R99-072255 AND SUPPLEMENT RECORDED AUGUST 31, 1999 AS DOCUMENT R1999-189391; NOT PLOTTABLE.
- ITEM 3. ANNEXATION AGREEMENT DATED DECEMBER 7, 1981 AND RECORDED DECEMBER 11, 1981 AS DOCUMENT R81-65242, FIRST AMENDMENT TO ANNEXATION AGREEMENT RECORDED JULY 28, 1997 AS DOCUMENT R97-108562; NOT PLOTTABLE.
- ITEM 4. STATEMENT OF INTENT AND AGREEMENT FOR PRAIRIE POINT CORPORATE PARK UNIT TWO RECORDED OCTOBER 7, 1997 AS DOCUMENT R97-151592; NOT PLOTTABLE.
- ITEM 5. STATEMENT OF INTENT AND AGREEMENT FOR PRAIRIE POINT CORPORATE PARK UNIT THREE RECORDED MARCH 2, 1999 AS DOCUMENT R99-051936; NOT PLOTTABLE.
- ITEM 6. COVENANT RUNNING WITH THE LAND RECORDED SEPTEMBER 21, 1998 AS DOCUMENT R99-193833; NOT PLOTTABLE.
- ITEM 7. BUILDING LINE AS SHOWN ON THE PLAT OF PRAIRIE POINT CORPORATE PARK UNIT THREE (RECORDED MARCH 2, 1999 AS DOCUMENT R99-051936); PLOTTED ON SURVEY.
- ITEM 8. GRANT OF EASEMENT RECORDED JUNE 30, 1998 AS DOCUMENT R98-128381 AND RE-RECORDED OCTOBER 1, 1999 AS DOCUMENT R1999-208500; PLOTTED ON SURVEY.
- ITEM 9. PUBLIC UTILITIES AND DRAINAGE EASEMENT AS SHOWN AND SET FORTH ON THE PLAT OF PRAIRIE POINT CORPORATE PARK UNIT 3 (RECORDED MARCH 2, 1999 AS DOCUMENT R99-051936), AFORESAID; PLOTTED ON SURVEY.
- ITEM 10. PUBLIC ROADWAY, SIDEWALK, TRAFFIC CONTROL DEVICES AND UTILITIES EASEMENTS AS SHOWN AND SET FORTH ON THE PLAT OF PRAIRIE POINT CORPORATE PARK UNIT 3 (RECORDED MARCH 2, 1999 AS DOCUMENT R99-051936), AFORESAID; PLOTTED ON SURVEY.
- ITEM 11. GRANT OF PERMANENT EASEMENT MADE BY INDUSTRIAL DEVELOPMENTS INTERNATIONAL, INC. A DELAWARE CORPORATION, IN FAVOR OF COUNTY OF DUPAGE, STATE OF ILLINOIS, FOR PURPOSES OF ROADWAY, DRAINAGE AND GRADING IMPROVEMENTS RECORDED FEBRUARY 23, 1999 AS DOCUMENT R99-045493 AFFECTING A PORTION OF THE LAND, AND THE TERMS AND PROVISIONS CONTAINED THEREIN; PLOTTED ON SURVEY.
- ITEM 12. EXISTING UNRECORDED LEASES, IF ANY, AND RIGHTS OF PARTIES IN POSSESSION UNDER SUCH UNRECORDED LEASES; NOT PLOTTABLE.
- ITEMS 13, 14, 15, 16 AND 17. NON-SURVEY RELATED MATTERS; NOT PLOTTABLE.

PARKING SPACES:

REGULAR PARKING SPACES	202
HANDICAP PARKING SPACES	9
TOTAL	211

LOT 6
 Prairie Point Corporate Park
 Unit Three per Doc. R99-051936
 Dart Transportation
 1835 Ferry Road
 Naperville, IL
 PIN: 07-03-205-011-0000

LOT 7
 Prairie Point Corporate Park
 Unit Three per Doc. R99-051936
 Micro City
 2040 Corporate Lane
 Naperville, IL
 PIN: 07-03-205-002-0000

LOT 12
 Prairie Point Corporate Park
 Unit Three per Doc. R99-051936

LOT 3
 Prairie Point Corporate Park
 Unit Two per Doc. R97-151592

Symbol Legend

Electric Pedestal	☆ Light Pole
Electric Meter	⊗ Light Pole W/Mast Arm
Electric Transformer	• Post
Fire Hydrant	⊕ Sign
Gas Meter	⊙ Sanitary ManHole
Gas Valve	⊞ Telephone Pedestal
Drainage Frame, Round	⊕ Telephone Manhole
Drainage Frame, Square	• Water Valve Box
Storm Manhole	⊙ Water Valve Vault
Traffic Control Box	⊞ Traffic Signal Vault
Telephone Junction Box	⊞ Traffic Signal Cantilever
Water Auto Sprinkler	⊙ Traffic Signal
—	— Underground Gas Main
—	— Underground Telephone
X XX	Title Commitment Reference Item

Survey No.:	C O O O b
Ordered By.:	Morgan Stanley
Description:	2012 Corporate Lane Naperville, DuPage County, Illinois
Date Prepared:	March 9, 2007
Scale:	1" = 60'
Field Work:	pw
Prepared By:	ga

Revised 05-02-07 - Per Client Comments
 Revised 05-01-07 - Per Client Comments
 Revised 04-27-07 - Per Client Comments

UTILITY STATEMENT - J.U.L.I.E. Dig No. A0650285, 03-06-07

The underground utilities shown have been located from the 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.

State of Illinois)
) SS
 County of DuPage)

I hereby certify to PPF Industrial 2012 Corporate Lane, LLC, a Delaware limited liability company, The Prudential Insurance Company of America, its successors and assigns, Prairie Point Complex, L.L.C., and First American Title Insurance Company that this is a true and correct survey of Lot 5 of Prairie Point Corporate Park Unit 3, 2012 Corporate Lane, and shows the true and correct location of the building and improvements situated on such land and all easements as shown that are listed in the title commitment. The buildings and improvements are shown, and there are no encroachments either way across the property lines except as shown on survey. The property surveyed contains 11.155 acres and 211 parking spaces (including 9 handicapped spaces), and appears to be located within a flood plain area in accordance with Flood Insurance Rate Map, Community Panel Number 170213 0006 C, Map Revised May 18, 1992, this site appears to be located in Zone "X" (area determined to be outside 500-year flood plain), to the best of my knowledge and belief.

I hereby certify that this survey is made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b), 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that, in my professional opinion as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 13th day of March in the Year 2007.



Carl J. Cook
 Illinois Professional Land Surveyor No. 35-3543
JACOB & HEFNER ASSOCIATES, P.C.
 ENGINEERS - SURVEYORS
 1901 S. Meyers Road, Suite 350
 Oakbrook Terrace, IL 60181
 (630) 852-4600 FAX (630) 852-4601
 ILLINOIS PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-069073 EXP. 4/30/07