Legend

Power Pole	—o— Stockade Fence	N.	North
Light Pole	—x— Chain Link Fence	S.	South
Transformer	Guard Rail	E.	East
Utility Pedestal	Auto Sprinkler	W.	West
Gas Valve	Flared End Section	°	Degrees
Water Valve	Found Iron Rod	'	Feet or Minutes
B-Box	Found Iron Pipe	"	Inches or Seconds
Manhole	Monitoring Well	Sq.	Square
Catch Basin	Parking Stop	Ft.	Feet
Fire Hydrant	Bollard	Vol.	Volume
Electric Meter	Soil Boring Location	Pg.	Page
Gas Meter	Concrete	Calc.	Calculated
Ground Light	Buried Utilities	Rec.	Record
Air Condition	—T—Telephone	Meas.	Measured
Traffic Signal	—G—Gas	ROW	Right of Way
Sign	—E—Electric	CL	Centerline
Flag Pole	OHW Overhead Wires	P.U.E	Public Utility Easement
—ST—Storm Sewer	—SAN—Sanitary Sewer	(S)	Survey Bearing

Utility Notes

UN1 The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans to determine the location of any subterranean uses.

Zoning Information

ZONING CLASSIFICATION: ORI- OFFICE RESEARCH INDUSTRIAL

BUILDING HEIGHT: 150'

DENSITY: F.A.R. NOT TO EXCEED 0.70

SETBACKS:
FRONT: 30'
SIDES: 30'
REAR: 30', 50' FOR PARKING

PARKING: USE DEPENDANT

INFORMATION NOT LISTED:
CONTACT CITY OF NAPERVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
(630) 420-6082

PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING
REGULAR	585
HANDICAP	13
GARAGE	31
TOTAL	622

Miscellaneous Notes

MN1 ALL FIELD MEASUREMENTS MATCH RECORD DIMINSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.

MN2 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.

MN3 ASSUMED BEARING: THE WEST RIGHT OF WAY LINE OF WASHINGTON STREET TO BE SOUTH 03 DEGREES 08 MINUTES 00 SECONDS WEST.

MN4 AT THE TIME OF THIS SURVEY THERE IS NO VISIBLE EVIDENCE OF A CEMETERY.

MN5 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 55 SHUMAN BOULEVARD.

MN6 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM SHUMAN BOULEVARD WHICH IS GOVERNED BY THE CITY OF NAPERVILLE PROVIDED.

Record Description

PARCEL 1:

LOT 2 IN BP METROWEST SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST AND SECTION 6, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 2005 AS DOCUMENT NUMBER R2005-282581, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER, UNDER, ACROSS, IN AND UPON THE COMMON AREAS, AND SUCH OTHER EASEMENTS DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAPERVILLE OFFICE PARK DATED AUGUST 28, 1977, AND RECORDED AUGUST 29, 1977, AS INSTRUMENT NUMBER R77-75890, IN THE OFFICIAL RECORDS OF DUPAGE COUNTY, ILLINOIS, AND AMENDED BY THAT CERTAIN CORRECTION TO LEGAL DESCRIPTION EXHIBITS A AND B1 TO NAPERVILLE OFFICE PARK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED SEPTEMBER 30, 1977, AND RECORDED OCTOBER 6, 1977, AS INSTRUMENT NUMBER R77-81082, IN SAID OFFICE RECORDS, AS SUPPLEMENTED BY THAT CERTAIN SUPPLEMENTAL DECLARATION FOR NAPERVILLE OFFICE PARK DATED JULY 17, 1978, AS INSTRUMENT NUMBER R78-63898, IN SAID OFFICIAL RECORDS

Vicinity Map

(NOT TO SCALE)

Items Corresponding to Schedule B

6 DEDICATION PLAT MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1959 AND KNOWN AS TRUST NUMBER 41184, RECORDED AS DOCUMENT NUMBER R71-27174 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER R71-50923, GRANTING THE FOLLOWING EASEMENT: EASEMENT FOR MUNICIPAL SERVICES OVER THE FOLLOWING DESCRIBED LAND: THAT PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 10, AND SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: RUNNING WEST ON THE NORTH LINE OF SAID SECTION, 94 LINKS TO AN OLD FENCE LINE; THENCE NORTH 0 DEGREES 58 MINUTES EAST ALONG SAID OLD FENCE LINE A DISTANCE OF 1,291.49 FEET TO AN ANGLE IN AFORESAID FENCE LINE; THENCE NORTH 0 DEGREES 58 MINUTES WEST ALONG AN OLD FENCE LINE 1,170.87 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF PROPERTY CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY, FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS GAS COMPANY, ALONG A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 85,736.2 FEET A DISTANCE OF 1,422.68 FEET TO A POINT WHICH IS 45.0 FEET WEST OF THE WEST LINE OF THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 894725; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID PROPERTY DESCRIBED IN DOCUMENT NUMBER 894725, A DISTANCE OF 10.0 FEET; THENCE WESTERLY ALONG A LINE WHICH IS 10.0 FEET SOUTH OF, AS MEASURED RADIALLY THERETO, THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY, ALONG A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 85,726.2 FEET, A DISTANCE OF 1,421.85 FEET; THENCE NORTH 0 DEGREES 58 MINUTES WEST 10.0 FEET TO THE POINT OF BEGINNING. (AFFECTS THE NORTHERLY 10 FEET OF THIS LAND). ITEM DOES APPLY AND IS PLATTED

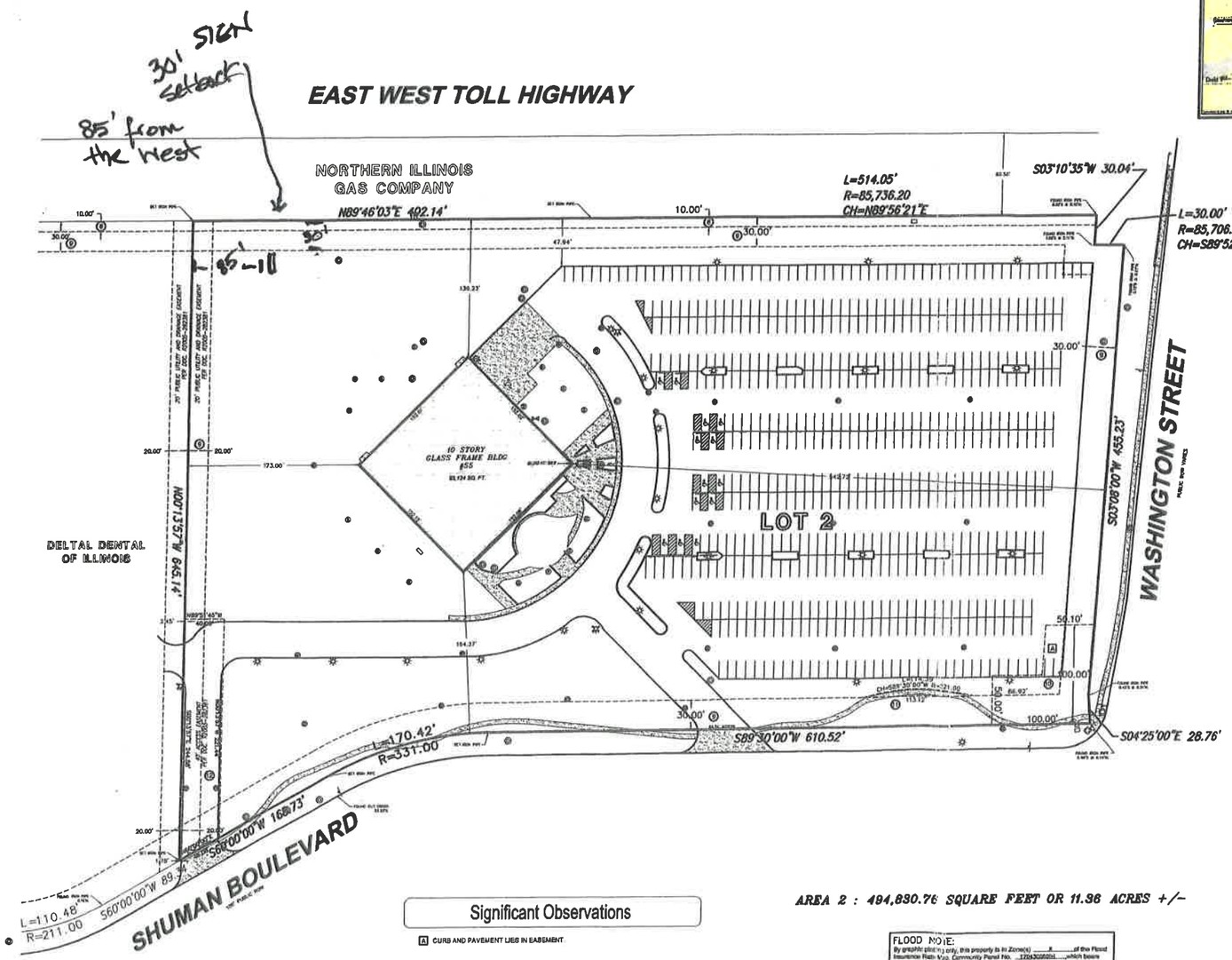
7 CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAPERVILLE OFFICE PARK MADE BY NAPERVILLE OFFICE PARK, INC., A DELAWARE CORPORATION, DATED ON AUGUST 28, 1977 AND RECORDED AUGUST 29, 1977 AS DOCUMENT NUMBER R77-75890 AND AS CORRECTED BY DOCUMENT NUMBER R77-81082 AND AS SUPPLEMENTED BY DOCUMENT R78-63898, RELATING TO THE CREATION OF OFFICE PARK OF NAPERVILLE ASSOCIATION, AND REGARDING RIGHTS OF THE OWNERS OF THE NAPERVILLE OFFICE PARK IN SAID ASSOCIATION, AND PROVIDING FOR A RIGHT AND EASEMENT OF ENJOYMENT IN AND TO THE COMMON AREAS, RESERVING THE RIGHT TO DEDICATE OR TRANSFER ALL OR ANY PART OF THE COMMON AREAS TO ANY PUBLIC AGENCY, AUTHORITY OR UTILITY, CREATING CERTAIN RESTRICTIONS REGARDING THE IMPROVEMENTS TO BE ERECTED ON THE LAND AND GENERAL ARCHITECTURAL CONTROL BY APPROVAL OVER ANY PLANS FOR DESIGN OR LOCATION OF SAID IMPROVEMENTS, RELATING TO CERTAIN YARD REQUIREMENTS AND LANDSCAPING OF THE LAND, SIGNS AND FENCES TO BE ERECTED, TAX DIVISION OF COMMON AREAS AND PROVIDING FOR EXTERIOR MAINTENANCE OF
SAID LAND. NOTE: A BREACH OR VIOLATION OF THE ABOVE NOTED RESTRICTIONS WILL NOT CAUSE A FORFEITURE OR REVERSION OF TITLE. ITEM DOES APPLY, IS BLANKET IN NATURE AND NOT PLATTED

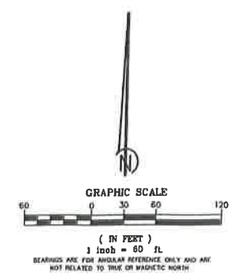
9 PERPETUAL NON-EXCLUSIVE EASEMENT FOR UNDERGROUND UTILITIES, SIDEWALKS, TOGETHER WITH RIGHT OF ACCESS TO SAID EASEMENT AS RESERVED BY GRANTOR IN DEED, NAPERVILLE OFFICE PARK, INC., CONVEYING THE SUBJECT PROPERTY, RECORDED SEPTEMBER 24, 1981 AS DOCUMENT NUMBER R81-52185 AND AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 21, 2005 AS DOCUMENT NUMBER R2005-282581. (AFFECTS A 30 FOOT WIDE STRIP ADJACENT TO THE NORTH, EAST AND SOUTH LINES AND 20 FOOT WIDE STRIP ALONG THE WEST LINE). ITEM DOES APPLY AND IS PLATTED.

10 ENTRANCE AREA COVENANTS AND RESTRICTIONS AGREEMENT DATED SEPTEMBER 18, 1981 AND RECORDED SEPTEMBER 24, 1981 AS DOCUMENT NUMBER R81-52187 MADE BY AND BETWEEN NAPERVILLE OFFICE PARK, INC., A DELAWARE CORPORATION, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 8, 1981 AND KNOWN AS TRUST NUMBER 53734, WHEREIN NAPERVILLE OFFICE PARK SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, ERECT, RECONSTRUCT, OPERATE, REPLACE, REPAIR, AND MAINTAIN DECORATIVE LANDSCAPING AND OR IDENTIFICATION OF NAPERVILLE OFFICE PARK BY SIGN OR OTHERWISE, UPON, OVER AND WITHIN THE LANDSCAPED ENTRANCE AREA DESCRIBED AS FOLLOWS: THE SOUTH 50 FEET OF THE EAST 100 FEET AND THE EAST 50 FEET OF THE NORTH 50 FEET OF THE SOUTH 100 FEET OF THE LAND. NOTE: IF NAPERVILLE OFFICE PARK EXERCISES ITS RIGHT TO IMPROVE THE LANDSCAPED ENTRANCE AREA, THEN THAT AREA SHALL BE DESIGNATED AS COMMON AREA AND MAINTAINED AS PROVIDED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER R77-75890, SUPPLEMENTED BY DOCUMENT NUMBERS R77-81082 AND R78-63898. ITEM DOES APPLY AND IS PLATTED.

11 PUBLIC SIDEWALK EASEMENT ALONG THE SOUTH LINE OF THE PROPERTY AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 21, 2005 AS DOCUMENT NUMBER R2005-282581. ITEM DOES APPLY AND IS PLATTED.

12 PERMANENT, NON-EXCLUSIVE EASEMENT RESERVED FOR AND GRANTED TO OWNERS, GRANTEES, ASSIGNS, SUCCESSORS, MORTGAGEES AND TENANTS OF LOT 1 OF BP METROWEST SUBDIVISION, AND THEIR GUESTS AND INVITEES, OVER, UPON AND ACROSS THAT PART OF LOT 2 DESIGNATED AS "ACCESS EASEMENT" ALONG THE WEST 40 FEET AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 21, 2005 AS DOCUMENT NUMBER R2005-282581. ITEM DOES APPLY AND IS PLATTED.





Significant Observations

A CURB AND PAVEMENT LIES IN EASEMENT.

AREA 2 : 494,830.76 SQUARE FEET OR 11.36 ACRES +/-

FLOOD NOTE:
By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 17043C0291H which bears an effective date of 12/16/2004 and is not in a Special Flood Hazard Area.

ALTA/ACSM Land Title Survey

Based on Stewart Title Guaranty Company Commitment No. 15000031371 bearing an effective date of March 31, 2015.

Surveyor's Certification

To: Equus Capital Partners, Ltd.; BPG Investment Partnership IX, L.P.; BBC Metrowest, LLC and Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, and 13 of Table A thereof. The field work was completed on April 24, 2015

James L. Harpole
Illinois Professional Land Surveyor No. 3190
In the State of Illinois, Expires 11-30-2016

Date of First Issue	April 24, 2015
Date of Last Revision	June 15, 2015

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

JLH Land Surveying Inc.
Land Surveying
Construction Services
7222 Countryright Drive, Plainfield, Illinois 60586
(815) 729-4000 E-Mail: www.jlhsurvey.com

DATE	REVISIONS	BY
4/24/15	REVISE PARKING COUNT	JAH
6/15/15	REVISE CERTIFICATE	JLH

55 SHUMAN BOULEVARD
NAPERVILLE, ILLINOIS
BBC METROWEST, LLC

PROJ. MGR.: JLH
DRAWN BY:
CHECKED BY: JLH
DATE: 4/24/2015
SCALE: 1"=60'

SHEET 1 OF 1

15-500-100