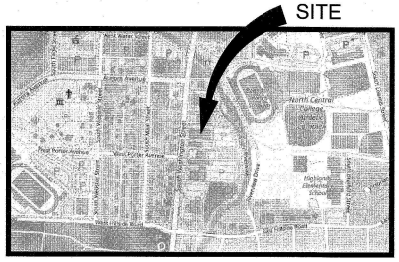
PIN NO.: 07-24-206-026

ALTA/NSPS LAND TITLE SURVEY

OF



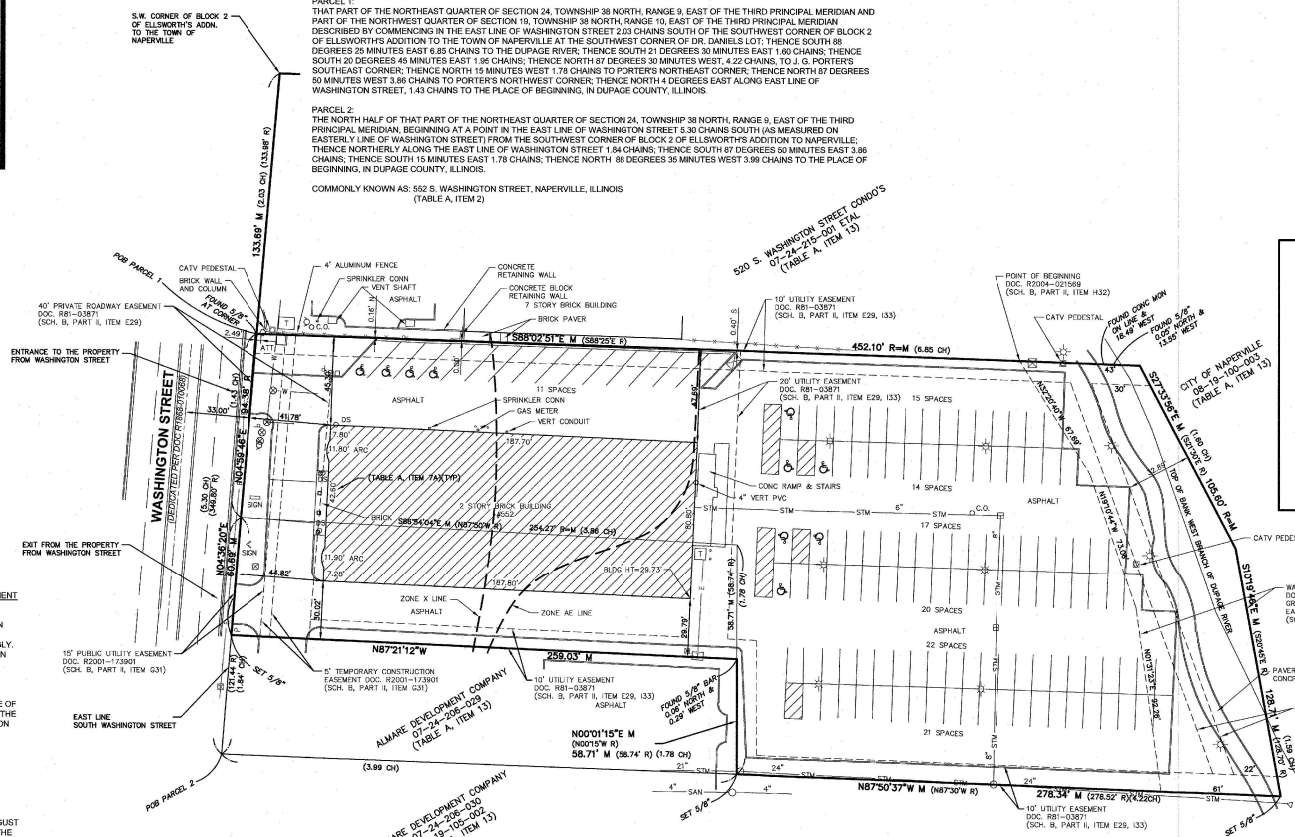
LOCATION MAP

NOT TO SCALE

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING IN THE EAST LINE OF WASHINGTON STREET 2.03 CHAINS SOUTH OF THE SOUTHWEST CORNER OF BLOCK 2 OF ELLSWORTH'S ADDITION TO THE TOWN OF NAPERVILLE AT THE SOUTHWEST CORNER OF DR. DANIELS LOT; THENCE SOUTH 88 DEGREES 25 MINUTES EAST 6.85 CHAINS TO THE DUPAGE RIVER; THENCE SOUTH 21 DEGREES 30 MINUTES EAST 1.60 CHAINS; THENCE SOUTH 20 DEGREES 45 MINUTES EAST 1.95 CHAINS; THENCE NORTH 87 DEGREES 30 MINUTES WEST, 4.22 CHAINS, TO J. G. PORTER'S SOUTHEAST CORNER; THENCE NORTH 15 MINUTES WEST 1.78 CHAINS TO PORTER'S NORTHEAST CORNER; THENCE NORTH 87 DEGREES 50 MINUTES WEST 3.86 CHAINS TO PORTER'S NORTHWEST CORNER; THENCE NORTH 4 DEGREES EAST ALONG EAST LINE OF WASHINGTON STREET, 1.43 CHAINS TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE NORTH HALF OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT IN THE EAST LINE OF WASHINGTON STREET 5.30 CHAINS SOUTH (AS MEASURED ON EASTERLY LINE OF WASHINGTON STREET) FROM THE SOUTHWEST CORNER OF BLOCK 2 OF ELLSWORTH'S ADDITION TO NAPERVILLE; THENCE NORTHERLY ALONG THE EAST LINE OF WASHINGTON STREET 1.84 CHAINS; THENCE SOUTH 87 DEGREES 50 MINUTES EAST 3.86 CHAINS; THENCE SOUTH 15 MINUTES EAST 1.78 CHAINS; THENCE NORTH 88 DEGREES 35 MINUTES WEST 3.99 CHAINS TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 552 S. WASHINGTON STREET, NAPERVILLE, ILLINOIS
(TABLE A, ITEM 2)



SCALE: 1" = 30'
BASIS OF BEARING – ASSUMED

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

EXISTING

- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- UNDERGROUND ELECTRIC LINE
- FIRE HYDRANT
- VALVE IN VAULT
- INLET
- MANHOLE WITH CLOSED LID
- MANHOLE WITH OPEN LID
- FLARED END SECTION
- LIGHT POLE
- PEDESTAL
- HANDHOLE
- SIGN
- CURB & GUTTER

SITE AREA: 94,114 S.F. = 2.1606 ACRES
(TABLE A, ITEM 4)

SURVEYOR NOTES:

1. THIS SURVEY IS BASED ON CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER CCHI2002919LD, DATED MAY 29, 2020. ALL EASEMENTS AND ENCUMBRANCES SHOWN ON THE PROPERTY ARE LIMITED TO THOSE NAMED IN THE COMMITMENT. A SEPARATE SEARCH FOR DOCUMENTS OF RECORD IS NOT TO BE IMPLIED BY THIS PLAT.
2. UPON REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, DUPAGE COUNTY, ILLINOIS, PANEL 144 OF 287, MAP NUMBER 17043C0144J, MAP REVISED DATE, AUGUST 1, 2019, PART OF THIS PROPERTY FALLS IN FLOOD ZONE AE, DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED". THIS LINE IS SHOWN GRAPHICALLY ON THE SURVEY, BY SCALED LOCATION FROM THE FLOOD MAP. AN ADDITIONAL AREA FALLS IN FLOOD ZONE X (SHADED) BEING DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE AE IS ALSO COVERED BY FLOODWAY. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENTS SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. THIS LINE IS ALSO SHOWN GRAPHICALLY ON THE SURVEY, BY SCALED LOCATIONS FROM THE FLOOD MAP.
3. STRIPED PARKING SPACE COUNT:
   REGULAR STRIPED PARKING SPACES 120
   DISABLED STRIPED PARKING SPACES 10
   TOTAL STRIPED PARKING SPACES 130
4. UTILITIES SHOWN ARE BASED ON VISUAL INSPECTION ONLY, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. LOCATIONS OF ALL BURIED UTILITIES ARE CONSIDERED APPROXIMATE. CONTACT J.U.L.I.E. AT 1-800-892-0123 FOR EXACT LOCATIONS, PRIOR TO ANY DESIGN OR CONSTRUCTION.

NOTES FROM SCHEDULE B, PART II EXCEPTION, CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER CCHI2002919LD, DATED MAY 29, 2020.

Z24. REFERENCE IS MADE TO THE FOLLOWING NOTE: THE LEGAL DESCRIPTION OF PARCEL 2 IN SCHEDULE A HAS BEEN AMENDED TO DELETE THAT PORTION FALLING WITHIN GLEN C. SCHILLERSTROM SUBDIVISION. FUTURE INSTRUMENTS SHOULD BE DRAFTED ACCORDINGLY. THE LEGAL DESCRIPTION IN SCHEDULE A IS SUBJECT TO OUR RECEIPT AND REVIEW OF AN ALTA SURVEY, AND THIS COMMITMENT IS SUBJECT TO SUCH MODIFICATIONS AND/OR EXCEPTIONS AS MAY THEN BE DEEMED NECESSARY. (SURVEYORS NOTE: WE HAVE ELIMINATED THIS LINE FROM THE LEGAL DESCRIPTION ON THIS SURVEY)

AA25. REFERENCE IS MADE TO RIGHTS, IF ANY, OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND WITHIN THE BED OF THE DUPAGE RIVER, AND THE RIGHTS OF OTHER OWNERS IN AND BORDERING ON THE RIVER IN RESPECT TO THE WATER OF SAID RIVER. (NOTHING TO PLOT)

AB26. REFERENCE IS MADE TO RIGHTS OF WAYS FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY. (NOTHING TO PLOT)

C27. REFERENCE IS MADE TO RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES. (AFFECTS PARCEL 2)

D28. REFERENCE IS MADE TO ORDINANCE NO. 77-135 OF THE CITY OF NAPERVILLE, DATED AUGUST 24, 1977 AND RECORDED DECEMBER 23, 1977 AS DOCUMENT NO. R77-118611, AMENDING THE ZONING ORDINANCE OF THE CITY OF NAPERVILLE, ILLINOIS, BY RE-ZONING CERTAIN PROPERTY FROM R-1 (SINGLE FAMILY RESIDENCE DISTRICT) TO B-1 (RETAIL BUSINESS DISTRICT)(AS DESCRIBED IN SAID INSTRUMENT) ALSO RELATING TO OTHER USES, RESTRICTIONS, COVENANTS AND CONDITIONS AS THEREIN CONTAINED AND SET FORTH. (NOTHING TO PLOT)(SEE DOCUMENT FOR SPECIFICS)

E29. REFERENCE IS MADE TO A PLAT OF SURVEY AND DEDICATION MADE BY ELMHURST NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 4515, RECORDED JANUARY 21, 1981 AS DOCUMENT NO. R81-03871, DEDICATING THE WESTERLY 40 FEET OF THE LAND FOR ROAD PURPOSES AND RESERVING AND GRANTING ALL AREAS SHOWN THEREON AS UTILITY EASEMENTS TO THE CITY OF NAPERVILLE FOR SANITARY SEWER LINES, STORM SEWER LINES, WATER LINES AND ELECTRICAL SERVICE LINES. (PLOTTED)

F30. REFERENCE IS MADE TO A PLAT OF SURVEY AND DEDICATION MADE BY CHICAGO HEADQUARTERS LIMITED RECORDED MAY 22, 1983 AS DOCUMENT NO. R83-23169, GRANTING AN EASEMENT TO THE CITY OF NAPERVILLE FOR CONSTRUCTION AND MAINTENANCE OF A WALKWAY. (PLOTTED)

G31. REFERENCE IS MADE TO TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN AGREEMENT FOR PERMANENT AND TEMPORARY PUBLIC UTILITY EASEMENTS BETWEEN CITY OF NAPERVILLE AND HARRIS BANK NAPERVILLE AS TRUSTEE UNDER TRUST NUMBER 4569 RECORDED AUGUST 17, 2001 AS DOCUMENT NO. R2001-173901 FOR FURTHER PARTICULARS SEE RECORD. (PLOTTED)

H32. REFERENCE IS MADE TO TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN MEMORANDUM OF AGREEMENT, RESTRICTIVE COVENANT AND GRANT OF EASEMENT RECORDED JANUARY 23, 2004 AS DOCUMENT NO. R2004-021569 FOR FURTHER PARTICULARS SEE RECORD. (PLOTTED)

I33. REFERENCE IS MADE TO UTILITY EASEMENT AS DISCLOSED BY ALTA SURVEY NUMBER 719-502 PREPARED BY BOLLINGER, LACH & ASSOCIATES, INC. DATED OCTOBER 15, 2004 AS FOLLOWS: 10 FEET ALONG THE NORTH, SOUTH AND EAST LINES OF THE LAND. (PLOTTED)(REFER TO DOCUMENT R81-03871)(SEE ITEM E29)

J34. REFERENCE IS MADE TO TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN UNRECORDED TEMPORARY CONSTRUCTION EASEMENT DATED AUGUST 12, 2004 MADE BY AND BETWEEN HARRIS BANK NAPERVILLE, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 25, 1984 AND KNOWN AS TRUST NUMBER 4569 AND 520 SOUTH LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

TO: TACITURNUS INVESTMENTS, LTD, AN ILLINOIS CORPORATION
RIVERFRONT PLAZA 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 21, 2020.

DATE OF PLAT OR MAP: JULY 21, 2020

BY: Mark S. Steinke
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2587
MY LICENSE EXPIRES/RENEWS 11-30-2020

PROFESSIONAL LAND SURVEYOR 2587 LISLE, ILLINOIS STATE OF ILLINOIS

PREPARED: 7-21-20

INTECH CONSULTANTS, INC.
1989 UNIVERSITY LANE, SUITE D
LISLE, ILLINOIS 60532
PHONE: 630-964-5656
ENGINEERS – SURVEYORS
ILLINOIS REGISTRATION No. 184-001040

SHEET No. 1 of 1 JOB No.: 7277

EXHIBIT B

ALTA/ACSM LAND TITLE SURVEY

M:\CAD Project\SURVEY 7000\7277\7277 ALTA.dwg, ALTA, 8/13/2020 9:58:05 AM, SLP