

EDWARD J. MOLLOY & ASSOCIATES

A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING
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ALTA/NSPS LAND TITLE SURVEY

OF

PARCEL 1:
 2 IN FINAL PLAT OF SUBDIVISION FOR 1756 NORTH AURORA ROAD, BEING A RESUBDIVISION OF PART OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION THEREOF RECORDED JULY 26, 2016 AS DOCUMENT R2016-076644, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
 NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED IN DEED RECORDED AS DOCUMENT R98-086134 FOR THE PURPOSES OF INGRESS, EGRESS AND DRIVEWAY PURPOSES OVER THE FOLLOWING DESCRIBED LAND: THE EAST 80 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE OF LOT 3) OF THE SOUTH 125.00 FEET OF THE NORTH 158.00 FEET (AS MEASURED PERPENDICULAR TO THE NORTH LINE OF LOT 3) OF LOT 3 IN GAGNE ASSESSMENT PLAT.

COMMONLY KNOWN AS: 1756 NORTH AURORA ROAD, NAPERVILLE, ILLINOIS

SURVEYOR'S NOTES
 TITLE COMMITMENT: THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS REFERENCED IN SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER NS-1207383-CH2 WITH A COMMITMENT DATE OF FEBRUARY 02, 2024.

CURRENT TITLE COMMITMENT HAS BEEN REQUESTED, BUT NOT PROVIDED AS OF THE DATE SHOWN HEREON.

- BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 1959-950898. (AFFECTS THE NORTH 40 FEET) [PLOTTED ON THE DRAWING]
- EASEMENT RECORDED AUGUST 15, 2001 AS DOCUMENT R2001-171565 GRANTED TO ILLINOIS BELL TELEPHONE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS SEE DOCUMENT FOR PARTICULARS) [PLOTTED ON THE DRAWING]
- TERMS AND PROVISIONS AS SET FORTH IN AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR THE PROPERTY COMMONLY KNOWN AS WILSON WHOLESALE SUPPLY COMPANY LOCATED AT 29 W 471 NORTH AURORA ROAD AND 29 W 629 NORTH AURORA ROAD RECORDED JUNE 14, 2002 AS DOCUMENT NO. R2002-156440. (AFFECTS SEE DOCUMENT FOR PARTICULARS) [PROPERTY DESCRIBED IN SAID ANNEXATION AGREEMENT DOES FALL WITHIN OR IMMEDIATELY ADJOIN THE PROPERTY LEGALLY DESCRIBED HEREON]
- TERMS AND PROVISIONS AS SET FORTH IN AN ORDINANCE ANNEXING CERTAIN PROPERTY COMMONLY KNOWN AS FIVE H LLC LOCATED AT 29 W 505 NORTH AURORA ROAD RECORDED JUNE 14, 2002 AS DOCUMENT R2002-156447. CORRECTION - ADDITION OF PIN # 07-15-101-018 RECORDED APRIL 15, 2002 AS DOCUMENT R2002-102721. (AFFECTS TH PROPERTY BUT IS NOT A PLOTTABLE MATTER)
- TERMS AND PROVISIONS AS SET FORTH IN AN ANNEXATION TO NAPERVILLE PARK DISTRICT RECORDED JULY 11, 2002 AS DOCUMENT R2002-178505. (AFFECTS THE PROPERTY BUT IS NOT A PLOTTABLE MATTER)
- PUBLIC UTILITY AND SIDEWALK EASEMENT AS SET FORTH IN AN AGREEMENT FOR PUBLIC UTILITY AND SIDEWALK EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT BETWEEN THE CITY OF NAPERVILLE AND FIVE H LLC, AND THE TERMS AND PROVISIONS THEREIN, DATED OCTOBER 1, 2003 AS DOCUMENT R2003-408842. (AFFECTS THE NORTH 17') [PLOTTED ON THE DRAWING]
- TERMS AND PROVISIONS AS SET FORTH IN AN AGREEMENT FOR A PUBLIC UTILITIES AND DRAINAGE EASEMENT DATED AUGUST 13, 2012 AND RECORDED AS DOCUMENT R2012-137718. (FOR FURTHER PARTICULARS, SEE DOCUMENT) [PLOTTED ON THE DRAWING]
- PUBLIC UTILITY & DRAINAGE EASEMENTS, AND THE EASEMENT PROVISIONS AND GRANTEE AS SET FORTH ON THE FINAL PLAT OF SUBDIVISION FOR 1756 NORTH AURORA ROAD RECORDED JULY 26, 2016 AS DOCUMENT R2016-076644. (AFFECTS THE LAND AS DEPICTED ON PLAT) [PLOTTED ON THE DRAWING]
- CROSS ACCESS EASEMENT, AND THE EASEMENT PROVISIONS AND GRANTEE AS SET FORTH ON THE FINAL PLAT OF SUBDIVISION FOR 1756 NORTH AURORA ROAD RECORDED JULY 26, 2016 AS DOCUMENT R2016-076644. (AFFECTS THE LAND AS DEPICTED ON PLAT) [PLOTTED ON THE DRAWING. THE PROVISIONS HAVE BEEN AMENDED PER "FIRST AMENDMENT TO PLAT OF SUBDIVISION" RECORDED NOVEMBER 4, 2025 AS DOCUMENT NO. R2025-070823]
- TERMS, CONDITIONS AND PROVISIONS OF COVENANT RUNNING WITH THE LAND RECORDED MAY 07, 2018 AS DOCUMENT NO. R2018-039405. (FOR FURTHER PARTICULARS, SEE DOCUMENT) [AFFECTS THE PROPERTY BUT IS NOT A PLOTTABLE MATTER]
- TERMS, CONDITIONS AND PROVISIONS OF NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED IN SPECIAL WARRANTY DEED RECORDED MAY 06, 1998 AS DOCUMENT R98-086134 FOR THE PURPOSES OF INGRESS, EGRESS AND DRIVEWAY PURPOSES. (FOR FURTHER PARTICULARS, SEE DOCUMENT) [PLOTTED ON THE DRAWING AS PARCEL 2.]
- RIGHTS OF THE ADJOINING OWNERS IN AND TO THE CONCURRENT USE OF SAID EASEMENT DESCRIBED IN SCHEDULE A. [PARCEL 2 PLOTTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBER: 07-15-101-027

ACCESS STATEMENT: THE PROPERTY HAS NO DIRECT PHYSICAL VEHICULAR ACCESS (DRIVEWAYS, CURB CUTS, ETC.) TO AND FROM THE PROPERTY LEGALLY DESCRIBED HEREON OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. HOWEVER, THE PROPERTY DOES ABUT NORTH AURORA ROAD, A LEGALLY OPENED AND PUBLICLY DEDICATED, AND MAINTAINED STREET OR HIGHWAY AND HAS PHYSICAL VEHICULAR ACCESS TO AND FROM NORTH AURORA ROAD BY WAY OF INGRESS AND EGRESS EASEMENT PER DOC. R98-086134 AND DOC. R2016-076644 AS SHOWN HEREON.

BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT OF SUBDIVISION.

TABLE A - ITEM 1 STATEMENT AS TO MONUMENTS PLACED: SEE DRAWING FOR MONUMENTS PLACED AT MAJOR CORNERS OF THE SURVEYED PROPERTY OR FOUND WHILE CONDUCTING THE FIELD SURVEY.

TABLE A - ITEM 2 STATEMENT AS TO ADDRESS: THE PROPERTY LEGALLY DESCRIBED HEREON IS VACANT, NO POSTED ADDRESS OF THE PROPERTY OBSERVED WHILE CONDUCTING THE FIELD WORK. THE PROPERTY LEGALLY DESCRIBED HEREON IS COMMONLY KNOWN AS 1756 NORTH AURORA ROAD, NAPERVILLE, ILLINOIS.

TABLE A - ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION: BASED ON OUR REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17043C0128J WITH A MAP REVISED DATE OF AUGUST 1, 2019, THE PROPERTY LEGALLY DESCRIBED HEREON FALLS WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TABLE A - ITEM 4 STATEMENT AS TO GROSS LAND AREA: THE PROPERTY LEGALLY DESCRIBED HEREON CONTAINS 81,034 SQUARE FEET OR 1.860 ACRES, MORE OR LESS.

TABLE A - ITEM 6(A) & 6(B) STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS: SURVEYOR HAS NOT BEEN PROVIDED WITH ZONING CLASSIFICATION OR RESTRICTIONS BY THE INSURER, BASED ON OUR REVIEW OF THE OFFICIAL CITY OF NAPERVILLE ONLINE ZONING MAP, SURVEYOR FINDS THE PROPERTY TO BE ZONED "1".

TABLE A - ITEM 7(A) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL: THE PROPERTY LEGALLY DESCRIBED HEREON IS VACANT, NO BUILDINGS OBSERVED WHILE CONDUCTING THE FIELD WORK.

TABLE A - ITEM 7(B)(1) STATEMENT REGARDING SQUARE FOOTAGE OF BUILDING FOOTPRINT: THE PROPERTY LEGALLY DESCRIBED HEREON IS VACANT, NO BUILDINGS OBSERVED WHILE CONDUCTING THE FIELD WORK.

TABLE A - ITEM 7(C) STATEMENT AS TO MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE: THE PROPERTY LEGALLY DESCRIBED HEREON IS VACANT, NO BUILDINGS OBSERVED WHILE CONDUCTING THE FIELD WORK.

TABLE A - ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN LOCATION OF SUBSTANTIAL FEATURES OBSERVED ON THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.

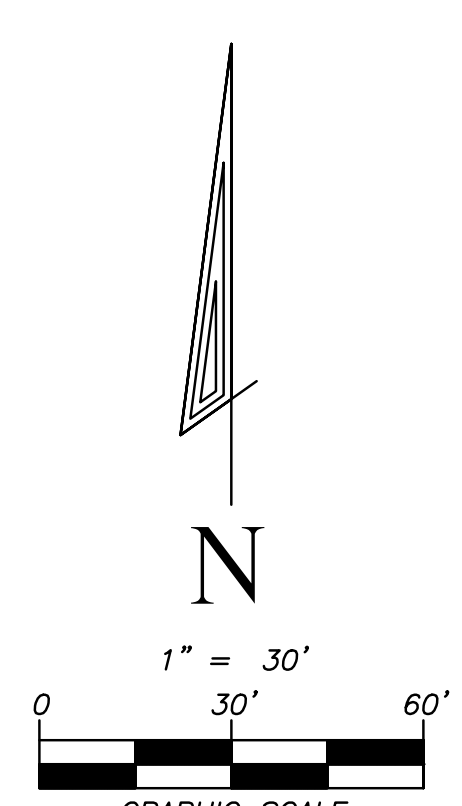
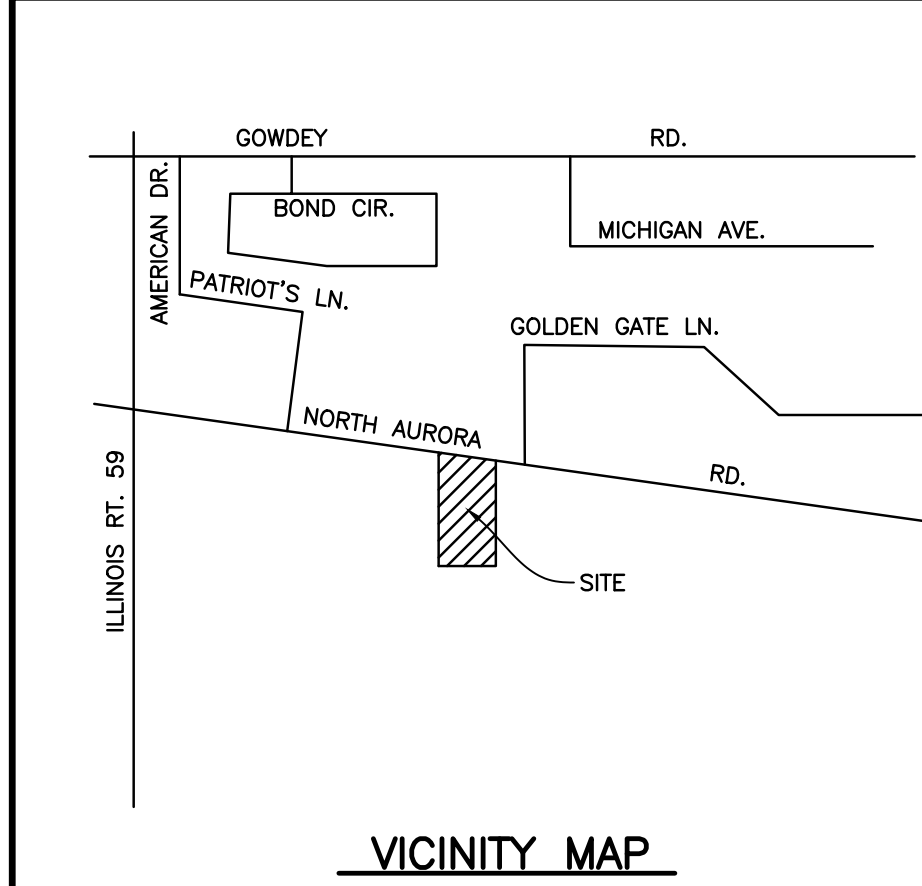
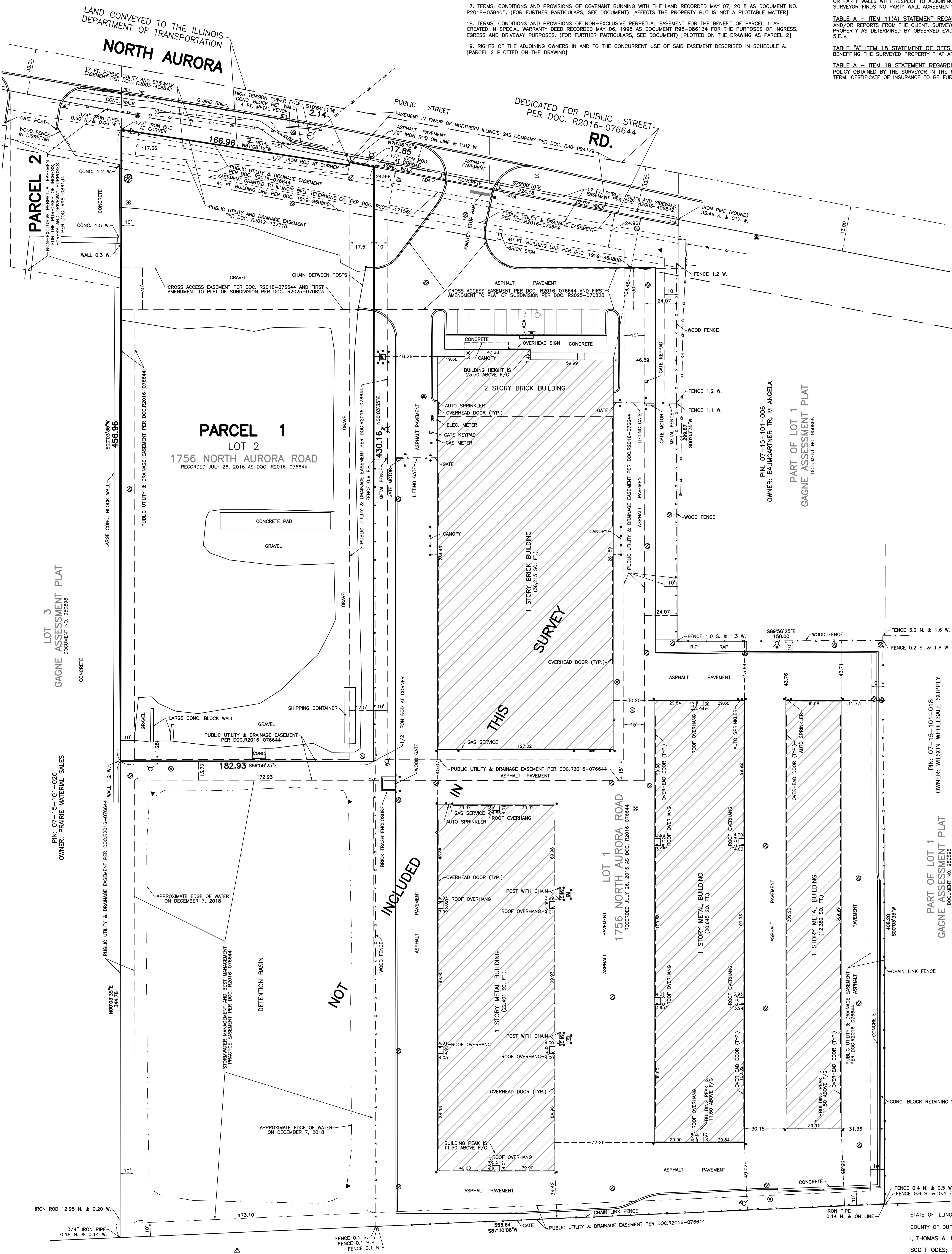
TABLE A - ITEM 9 STATEMENT AS TO PAINT STRIPED PARKING SPACES: THE LAND SURVEYED HEREON CONTAINS A TOTAL OF 189 EXISTING IDENTIFIABLE PAINT STRIPED PARKING SPACES INCLUDING 184 REGULAR SPACES AND 5 DESIGNATED HANDICAP SPACES.

TABLE A - ITEM 10 STATEMENT AS TO DIVISION OR PARTY WALLS: SURVEYOR FINDS NO VISIBLE EVIDENCE OF DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES IN THE PROCESS OF CONDUCTING THE FIELDWORK. FURTHER, SURVEYOR FINDS NO PARTY WALL AGREEMENTS DISCLOSED IN RECORD DOCUMENTS.

TABLE A - ITEM 11(A) STATEMENT REGARDING EXISTING UTILITIES: SURVEYOR HAS NOT BEEN PROVIDED WITH PLANS AND/OR REPORTS FROM THE CLIENT. SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE ON OR ABOVE THE SURFACE ONLY, COLLECTED PURSUANT TO SECTION 5.E.IV.

TABLE "A" ITEM 18 STATEMENT OF OFFSITE EASEMENTS: SEE DRAWING FOR OFFSITE EASEMENTS OR SERVICEDS BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS.

TABLE A - ITEM 19 STATEMENT REGARDING PROFESSIONAL LIABILITY INSURANCE: PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.



- LEGEND:**
- Sanitary Manhole
 - Storm Manhole
 - Manhole
 - Water Valve Vault
 - Storm Catch Basin/Inlet
 - Flared End Section
 - Fire Hydrant
 - B-Box
 - Light Pole
 - Utility Pole W/Overhead Wire
 - Traffic Sign
 - Concrete Filled Post
 - Electric Vault
 - Electric Transformer
 - Cable TV Pedestal
 - Telephone Pedestal
 - Downspout
 - Gas Vent Pipe
 - Handicap Parking Space
 - Depressed Curb
 - Finished Grade (F/G)
 - No Parking Area (NP)

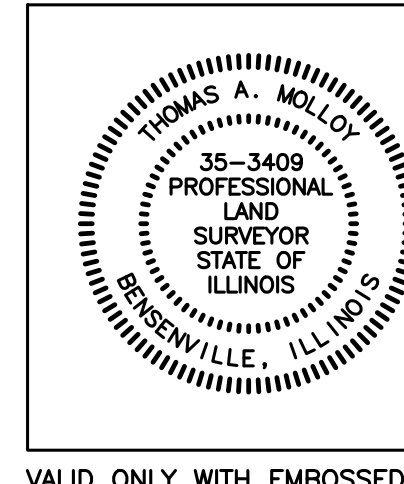
STATE OF ILLINOIS }
 COUNTY OF DUPAGE } SS
 I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY TO:
 SCOTT ODES;
 FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a) (BY OBSERVED EVIDENCE ON OR ABOVE THE SURFACE ONLY, COLLECTED PURSUANT TO SECTION 5.E.IV), 18 AND 19 OF TABLE "A" THEREOF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 27, 2026.
 SIGNED AT BENSENVILLE, ILLINOIS THIS 16TH DAY OF MARCH, A.D. 2026

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD.
 AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-004840

THOMAS A. MOLLOY
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3533-009
 (EXPIRES NOVEMBER 30, 2028 AND IS RENEWABLE)
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
 VALID ONLY WITH EMBOSSED SEAL ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



DRAFTED BY: BJE

PAGE: 1 OF 1

ORDER NO.: 260015

FILE: 15-38-09

PROJECT NO.: 2314

REVISION DATE	ORDER NO.	REVISION
MAR. 16, 2026	260015	ALTA SURVEY - ISSUED DATE
FEB. 27, 2026	260015	ALTA SURVEY [REPLACES ORDER 240045]
REVISION DATE	ORDER NO.	REVISION

CLIENT: ASPHALT PAVING PROFESSIONALS, INC.