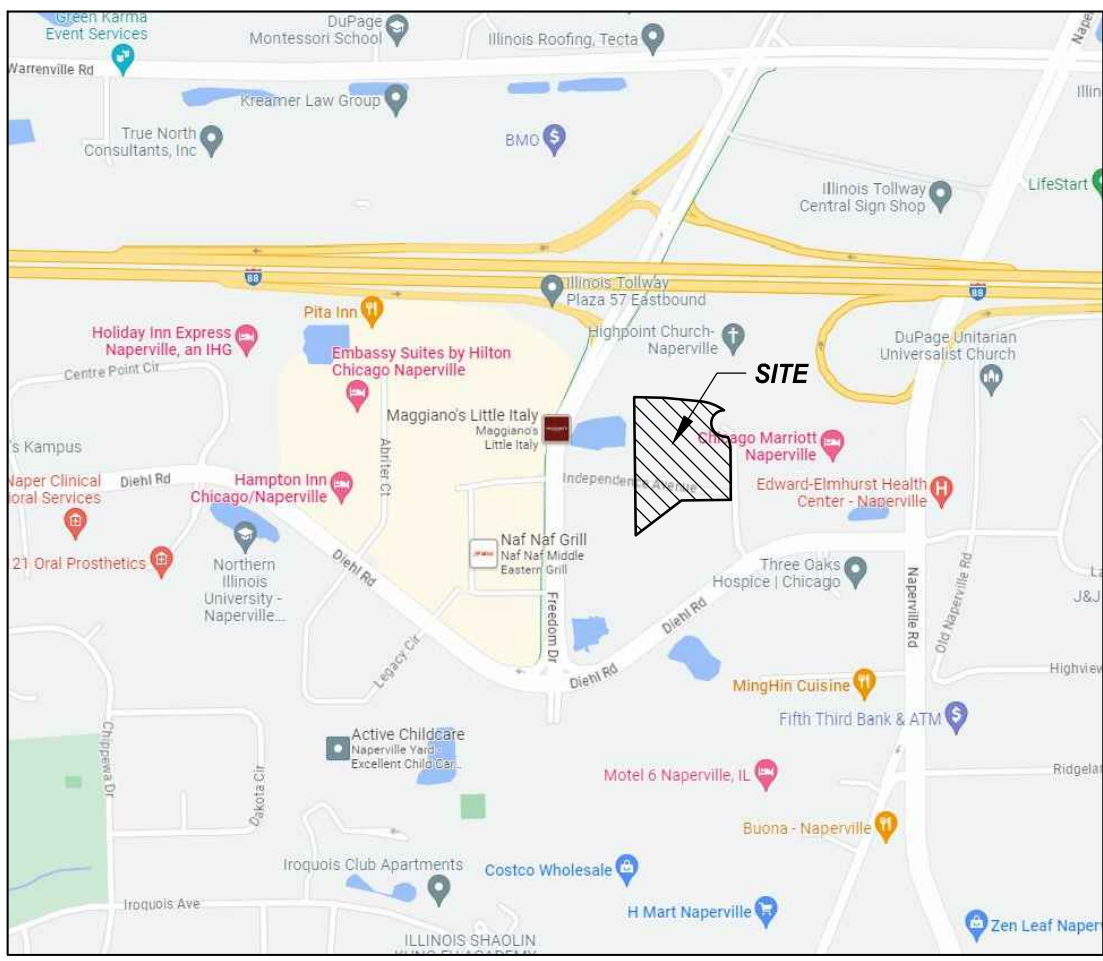


MAJOR CHANGE TO AMEND THE FINAL PLANNED UNIT DEVELOPMENT PLAT FOR LOT 13 OF FREEDOM COMMONS

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

P.I.N. 08-05-303-002

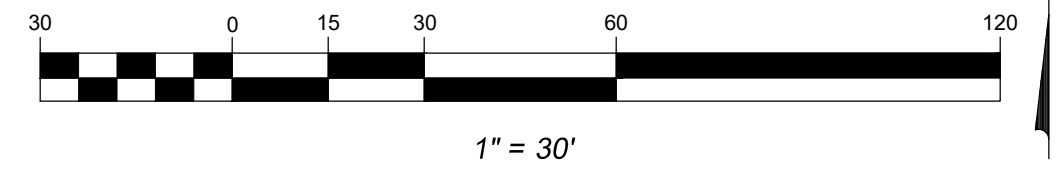
AREA

221,431 SQ. FT.
5.0834 ACRES

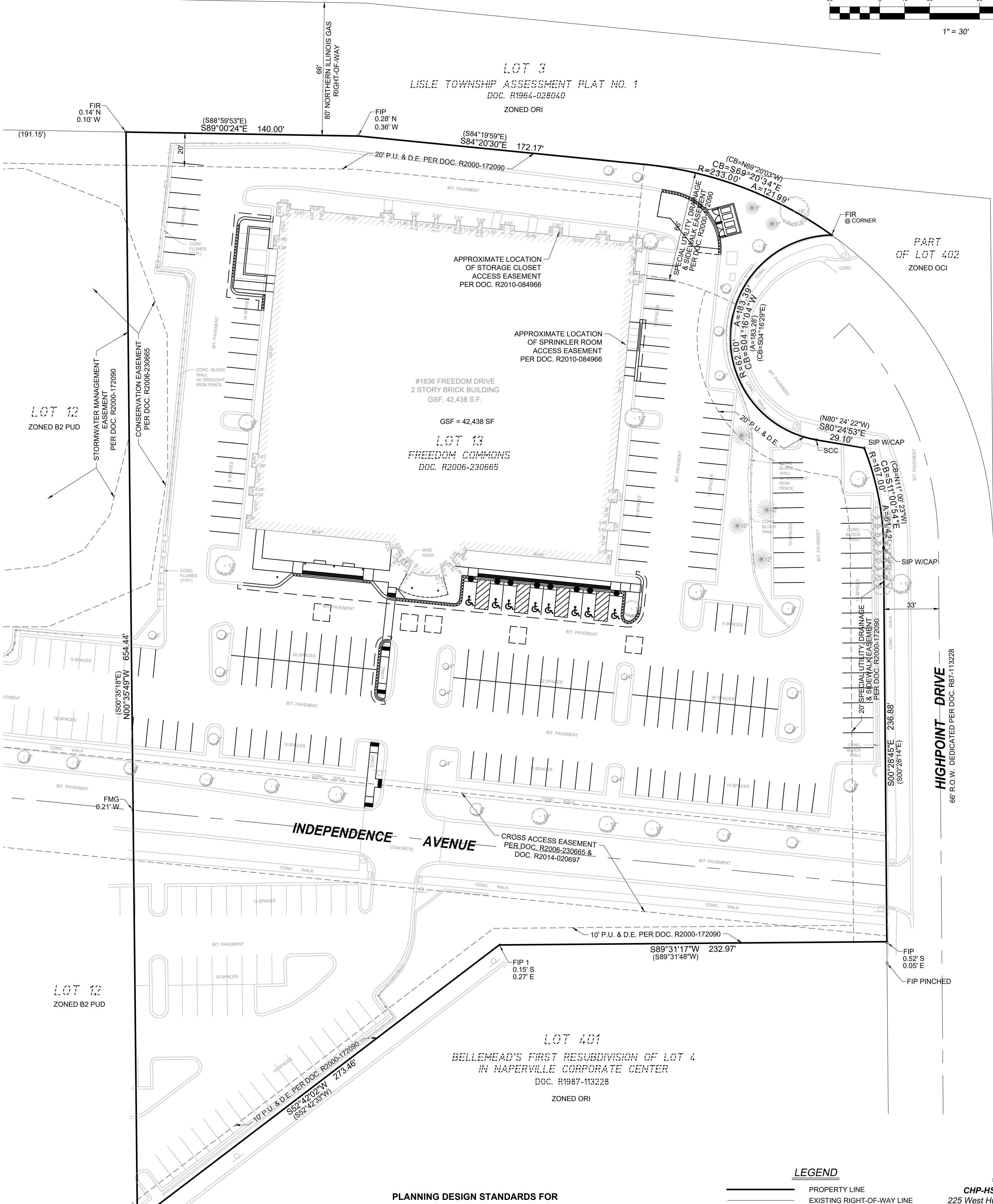
BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41° 48' 14.05780" N LONGITUDE: 88° 07' 28.76964" W ELLIPSOIDAL HEIGHT: 673.372 SFT GROUND SCALE FACTOR: 1.0000534335 ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE



STATE PLANE MERIDIAN



PLANNING DESIGN STANDARDS FOR FINAL PLANNED DEVELOPMENT PLAT FREEDOM COMMONS

Lot #	Zoning	Building Type	Stories	Feet	Parcel Area	Building GSF	Parking Required	Parking Provided	Open Space Provided
13	B2 PUD	Medical Office	2		221,431 SF	42,438 SF	5/1000 SF	250	

EXHIBIT B

THIS PLAT SUBMITTED FOR
RECORDING BY:
CITY OF NAPERVILLE
400 S. EAGLE STREET
NAPERVILLE, IL 60540

LEGEND

- PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT LINE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- (REC) RECORD DATUM
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FMG FOUND MAG NAIL
- SIP SET IRON PIPE

OWNER

CHP-HSG Naperville, LLC
225 West Hubbard Street, Suite 401
Chicago, IL 60654
847-922-7225
Contact: Daniel Ahlering

ENGINEER AND LAND SURVEYOR

V3 Companies, LTD.
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630-724-9200
Contact: Ryan Smykowski, P.E.

NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.
- UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT, 3/4" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.

PREPARED FOR:
CAPITAL HEALTHCARE PROPERTIES
225 W. HUBBARD STREET, SUITE 401
CHICAGO, IL 60654
847-922-7225

NO.	DATE	REVISIONS	DESCRIPTION
1.	02-16-24	REVISED PER CITY COMMENTS	
2.	03-14-24	REVISED PER CITY COMMENTS	
3.	04-01-24	REVISED PER CITY COMMENTS	

FINAL PLANNED UNIT DEVELOPMENT PLAT

FREEDOM COMMONS MOB, NAPERVILLE, IL

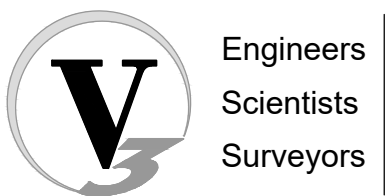
DRAFTING COMPLETED:	10-24-23	DRAWN BY:	MLP	PROJECT MANAGER:	EJM
FIELD WORK COMPLETED:	N/A	CHECKED BY:	EJM	SCALE:	1" = 30'

Project No: 230604

Group No: VP04.1

SHEET NO.

1 of 2



Engineers 7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
CAPITAL HEALTHCARE PROPERTIES
225 W. HUBBARD STREET, SUITE 401
CHICAGO, IL 60654
847-922-7225

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FINAL PLANNED UNIT DEVELOPMENT PLAT

FREEDOM COMMONS MOB, NAPERVILLE, IL

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Project No: 230604

Group No: VP04.1

SHEET NO.

1 of 2

City Project Number is 24-100002

**MAJOR CHANGE TO
AMEND THE FINAL PLANNED UNIT DEVELOPMENT PLAT
FOR
LOT 13 OF FREEDOM COMMONS**

P.I.N. 08-05-300-002

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY HEREON DESCRIBED AND AS SUCH OWNER HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED ON THE ATTACHED PLAT, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME ON THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____, THIS ____ DAY OF _____, A.D., 20____.

OWNER _____

BY: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (TITLE) AND _____ (TITLE) WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., 20____.

BY: _____
NOTARY PUBLIC

MORTGAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

_____, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE

PRINT MORTGAGEE NAME _____
DATED _____, A.D., 20____ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE ____ DAY OF _____, A.D., 20____ AS DOCUMENT NO. _____

_____, HEREBY CONSENTS TO AND APPROVES THE PLATTING OF THE LAND DEPICTED HEREON.

DATED THIS ____ DAY OF _____, A.D., 20____.

PRINT MORTGAGEE NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____ OF _____ AND

(NAME) _____ (TITLE) _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) _____ AND (TITLE) _____ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID _____, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS ____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC _____

LEGAL DESCRIPTION

LOT 13 IN FREEDOM COMMONS SUBDIVISION, BEING A RESUBDIVISION OF LOTS 403 AND 404 IN BELLEMEAD'S SECOND RESUBDIVISION OF NAPERVILLE CORPORATE CENTER, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 2, 2000 AS DOCUMENT NUMBER 2000-172090 AND CERTIFICATES OF CORRECTION RECORDED AS DOCUMENT R2000-172091 AND AS DOCUMENT NO. R2000-186395 ACCORDING TO THE PLAT OF SAID FREEDOM COMMONS RECORDED NOVEMBER 30, 2006 AS DOCUMENT NO. R2006-230665, IN DUPAGE COUNTY, ILLINOIS.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE ____ DAY OF _____, A.D., 20____.

BY: _____ CHAIRMAN ATTEST: _____ SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

THE ____ DAY OF _____, A.D., 20____.

BY: _____ MAYOR ATTEST: _____ CITY CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT _____, ILLINOIS

THIS ____ DAY OF _____, 20____.

COUNTY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ____ DAY OF _____, A.D., _____ AT ____ O'CLOCK ____ M, AND WAS RECORDED IN BOOK _____ OF PLAT ON PAGE _____.

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4037, HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE PROPERTY.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE.

I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE PROPERTY FALLS WITHIN "ZONE X", DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF THE CITY OF NAPERVILLE, ILLINOIS, DUPAGE & WILL COUNTIES (COMMUNITY PANEL NO. 170213 0008 C) EFFECTIVE DATE MAY 18, 1992.

GIVEN UNDER MY HAND AND SEAL AT WOODRIDGE, ILLINOIS

THIS 23RD DAY OF OCTOBER, A.D., 2023.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2014
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2015
emurray@v3co.com

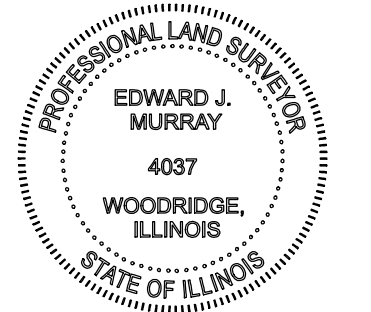


EXHIBIT B

V Engineers 7325 Janes Avenue, Suite 100
Scientists Woodridge, IL 60517
Surveyors 630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
CAPITAL HEALTHCARE PROPERTIES
225 W. HUBBART STREET, SUITE 401
CHICAGO, IL 60654
847-922-7225

REVISIONS		
NO.	DATE	DESCRIPTION
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FINAL PLANNED UNIT DEVELOPMENT PLAT

FREEDOM COMMONS MOB, NAPERVILLE, IL

DRAFTING COMPLETED: 10-24-23	DRAWN BY: MLP	PROJECT MANAGER: EJM
FIELD WORK COMPLETED: N/A	CHECKED BY: EJM	SCALE: 1" = 30'

Project No: 230604
Group No: VP04.1
SHEET NO.
2 of 2