

**ITEMS CORRESPONDING TO SCHEDULE B-II**

THE FOLLOWING ARE SURVEY RELATED ITEMS IN SCHEDULE B IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 16024030WF WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2016.

- 21. PLAT OF EASEMENT FOR SANITARY SEWER FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 53827, TO CITY OF NAPERVILLE, A MUNICIPAL CORPORATION OF ILLINOIS, RECORDED AUGUST 18, 1969 AS DOCUMENT R63-36959, DESCRIBED AS FOLLOWS: A STRIP OF LAND 20.0 FEET WIDE LYING ADJACENT TO AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF UNITED STATES ROUTE #34 (OGDEN AVENUE) AND EXTENDING FROM THE CENTER LINE OF ROYAL ST. GEORGE DRIVE, IN CRESS CREEK SUBDIVISION, AS EXTENDED SOUTHEASTERLY ACROSS OGDEN AVENUE, NORTHEASTERLY ACROSS TRACT 1 OF THE PLAT OF SURVEY FOR MILLEDGE FARMS, AND ACROSS MILLEDGE FARMS, TO THE WEST LINE OF THE NAPERVILLE SCHOOL DISTRICT N. 107 PROPERTY. (SHOWN ON PLAT)
- 22. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A ROAD AND OFF-SITE IMPROVEMENTS AGREEMENT RECORDED JUNE 8, 1983 AS DOCUMENT R83-35336, MADE BY AND BETWEEN THE NAPERVILLE NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 17, 1970 AND KNOWN AS TRUST NUMBER 7-176; MILL-OGDEN VENTURE, AN ILLINOIS LIMITED PARTNERSHIP; ALBERT BENEDETTI, JOHN C. ADAMS; RICHARD WEHRLI; CARLETON HADJILYFIS; PHILIP F. FLINN AND THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, A CORPORATION OF NEW YORK (SHOWN ON PLAT)
- 23. TERMS, PROVISIONS AND CONDITIONS AND THE RIGHTS OF ADJOINING OWNERS TO THE CONCURRENT USE OF THE EASEMENT AS CONTAINED IN A DECLARATION OF EASEMENTS RECORDED JUNE 8, 1983 AS DOCUMENT R83-35331, MADE BY THE NAPERVILLE NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 17, 1970 AND KNOWN AS TRUST NUMBER 7-176. (SHOWN ON PLAT)
- 24. DRAINAGE AND UTILITY EASEMENT PROVISIONS, INCLUDING BUT NOT LIMITED TO A 10 FOOT PUBLIC UTILITY EASEMENT, CONTAINED IN CERTIFICATE APPENDED TO THE PLAT OF M. O. V. SUBDIVISION RECORDED JUNE 29, 1984 AS DOCUMENT R84-50465 AS FOLLOWS: DRAINAGE EASEMENTS ARE HEREBY GRANTED OVER, UNDER AND UPON THOSE PORTIONS OF REAL ESTATE HEREON INDICATED... FOR USE BY THE CITY OF NAPERVILLE, ILLINOIS, AS WELL AS THEIR HEIRS, SUCCESSORS AND ASSIGNS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING AND OPERATING WASTEWATER AND DRAINAGE FACILITIES INCLUDING A STORM WATER CONTROL STRUCTURE, AS WELL AS FOR THE PURPOSE OF PERIODIC FLOODING AND INGRESS AND EGRESS. (SHOWN ON PLAT)
- 25. EASEMENTS OF PUBLIC UTILITIES, DRAINAGE AND INCIDENTAL PURPOSES AND RIGHTS RELATING THERETO RESERVED AND GRANTED TO THE CITY OF NAPERVILLE AND TO THESE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF NAPERVILLE, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY, NOTHERN ILLINOIS GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" (P.U. AND D.E.) ON THE PLAT OF RESUBDIVISION RECORDED DECEMBER 19, 1984 IN THE OFFICE OF THE RECORDER OF DEEDS OF DUPAGE COUNTY, ILLINOIS AS DOCUMENT NO. R84-101332 AND AT PAGE 134 OF PLAT BOOK 114 AND EASEMENTS RESERVED AND GRANTED TO THE CITY OF NAPERVILLE AND OTHER GOVERNMENTAL AUTHORITIES OVER THE FOREGOING EASEMENT AREA AND OVER PARKING LOTS, DRIVES, AND OTHER PAVED SURFACES FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM, AND SANITARY SEWER SERVICE AND MAINTENANCE, ALL AS CREATED BY THE AFORESAID PLAT. (SHOWN ON PLAT)
- 27. EASEMENT RECORDED DECEMBER 10, 1985 AS DOCUMENT R85-108137 AND AT PAGE 56 OF PLAT BOOK 119 IN FAVOR OF THE CITY OF NAPERVILLE ELECTRICAL DEPARTMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES. (SHOWN ON PLAT)
- 28. A PERMANENT EASEMENT IN FAVOR OF THE CITY OF NAPERVILLE AS DISCLOSED BY PARAGRAPH (1) OF A MEMORANDUM OF EASEMENT RECORDED OCTOBER 25, 1962 AS DOCUMENT R62-38139 AND AS AMENDED BY AGREEMENT TO RELEASE A PORTION OF PUBLIC UTILITY EASEMENT RECORDED JULY 24, 1986 AS DOCUMENT NUMBER R86-82190. (SHOWN ON PLAT)
- 29. GRANT OF EASEMENT TO COMCAST OF ILLINOIS/WEST VIRGINIA, LLC ITS SUCCESSORS AND ASSIGNS FOR A BROADBAND COMMUNICATIONS SYSTEM RECORDED JUNE 17, 2005 AS DOCUMENT NUMBER R2005-126630. (BLANKET IN NATURE)

**SIGNIFICANT OBSERVATIONS**

- (A) BUILDING IS IN EASEMENT
- (B) BUILDING IS IN EASEMENT
- (C) MAINTENANCE GARAGE IS IN EASEMENT
- (D) BUILDING IS 0.8' IN EASEMENT

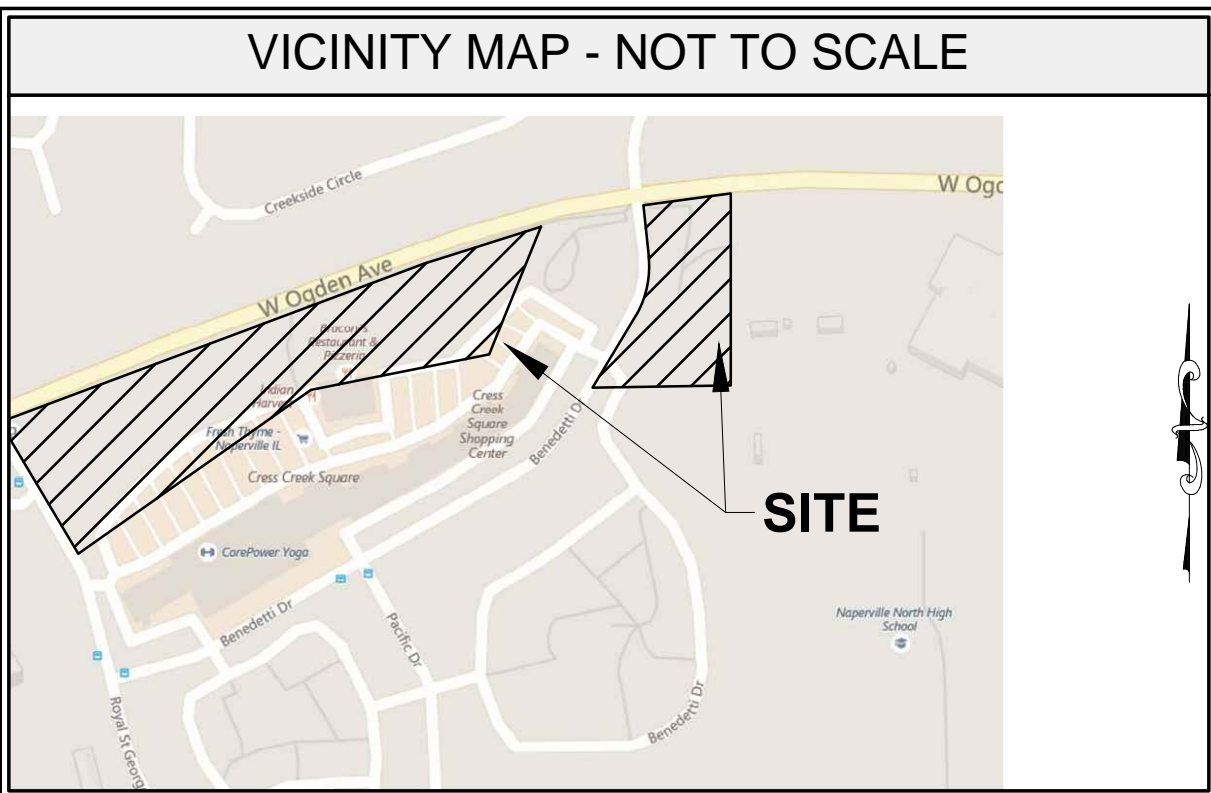
**ZONING INFORMATION**

THE ZONING FOR THE PROPERTY IS R-3 PLD MEDIUM DENSITY MULTIPLE FAMILY RESIDENCE PLANNED UNIT DEVELOPMENT, PER ZONING REPORT FROM ZONING INFO, INC., REPORT #47316 DATED NOVEMBER 2, 2016

FRONT SETBACK.....25 FT PLUS 1 FOOT PER 2 FEET OF BUILDING HEIGHT EXCEEDING 28 FEET  
 SIDE SETBACK.....15 FT PLUS 1 FOOT PER 2 FEET OF BUILDING HEIGHT EXCEEDING 28 FEET, 5 FT FOR ACCESSORY BUILDINGS  
 REAR SETBACK.....25 FT PLUS 1 FOOT PER 2 FEET OF BUILDING HEIGHT EXCEEDING 28 FEET, 5 FT FOR ACCESSORY BUILDINGS  
 BUILDING HEIGHT.....43 FT, 10 FT ACCESSORY STRUCTURES  
 MIN. LOT SIZE.....2,600 SQ.FT. PER DWELLING UNIT  
 MIN. LOT WIDTH.....50 FT  
 MIN. LOT DEPTH.....NONE  
 MAX. DENSITY.....35% OUTDOOR COMMON AREA  
 PARKING.....DWELLING, MULTIPLE-FAMILY: 2 PARKING SPACE PER DWELLING UNIT (2 PARKING SPACES X 352 DWELLING UNITS = 704 PARKING SPACES) + 0.25 GUEST PARKING SPACES PER UNIT FOR ANY DEVELOPMENT INCLUDING 5 OR MORE UNITS (0.25 PARKING SPACES X 352 DWELLING UNITS = 88 PARKING SPACES) (SECTION 6-9-3)  
 TOTAL PARKING SPACES REQUIRED: 792 TOTAL PARKING SPACES

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1702130007C, WHICH BEARS AN EFFECTIVE DATE OF 05/18/1992, BY CONTACT DATED 10/18/16 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/>. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

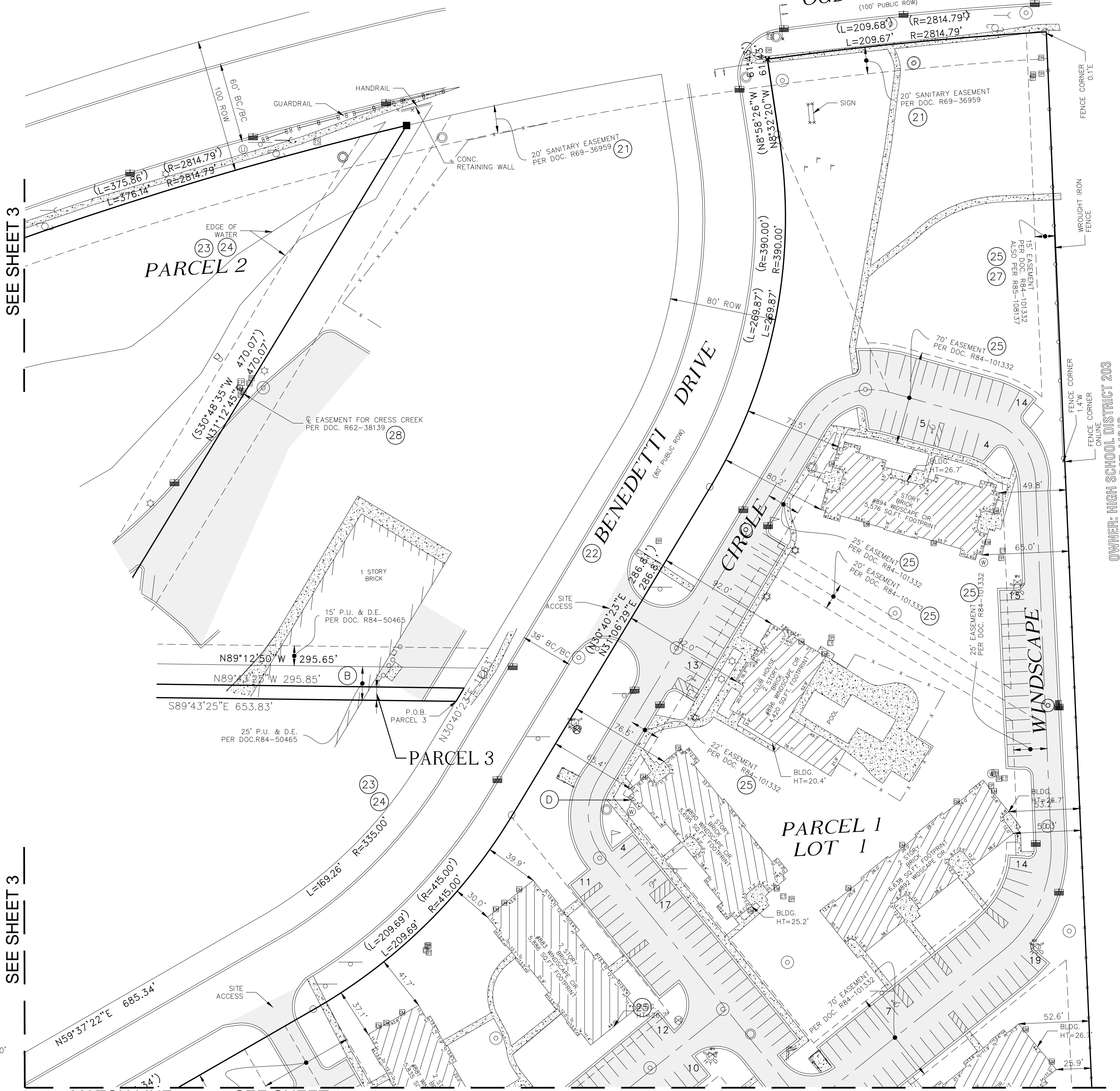


**MISCELLANEOUS NOTES**

- MN1 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- MN2 PARCEL 1: 909,698 SQ. FT. 20.88 ACRES  
 PARCEL 2: 322,274 SQ. FT. 7.40 ACRES  
 PARCEL 3: 2,967 SQ. FT. 0.07 ACRES
- MN3 PINS: PARCEL 1: 07-13-110-002
- MN4 AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- MN5 BEARING BASIS IS GEODETIC
- MN6 AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES OR STREET AND SIDEWALK REPAIRS OR CONSTRUCTION, NO CONTACT WITH JURISDICTION.
- MN7 AT THE TIME OF THE SURVEY NO WETLAND MARKERS WERE OBSERVED
- MN8 AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- MN9 VEHICULAR ACCESS TO THE PROPERTY IS CURRENTLY FROM BENEDETTI DRIVE & PACIFIC DRIVE BOTH PUBLIC RIGHT-OF-WAYS
- MN10 AT THE TIME OF SURVEY THERE WERE 569 REGULAR PARKING SPACES AND 11 HANDICAP SPACES ON PARCEL 1
- MN11 ADDRESSES ARE FROM FIELD OBSERVATION
- MN12 ROW WIDTHS OBTAINED FROM SUBDIVISION PLATS OR TAX MAPS

**LEGEND OF SYMBOLS & ABBREVIATIONS**

✕	FOUND CUT CROSS	N.	North
△	FOUND MAG NAIL	S.	South
○	SET CUT CROSS	E.	East
×	FOUND IRON PIPE	W.	West
●	SET IRON ROD	°	Degrees
▲	SET MAG NAIL	'	Feet or Minutes
○	FOUND IRON ROD	"	Inches or Seconds
⊕	GAS VALVE	Sq.	Square
⊖	WATER VALVE	Ft.	Feet
⊙	HYDRANT	Vol.	Volume
⊚	FIRE DEPARTMENT CONNECTION	Pg.	Page
⊛	ELECTRIC METER	O.R.	Official Record
⊜	TELEPHONE PEDISTAL	Calc.	Calculated
⊝	GAS METER	(7.77)	Record
⊞	COMED TRANSFORMER	M	Measured
⊟	UTILITY POLE	R/W	Right of Way
⊠	LIGHT POLE	C	Centerline
⊡	ELECTRIC MANHOLE	P.O.C	Point of commencement
⊢	TELEPHONE MANHOLE	P.O.B	Point of beginning
⊣	PAY BOX	B.S.L.	Building setback line
⊤	CATCH BASIN	P.S.L.	Parking setback line
⊥	SANITARY MANHOLE		
⊦	BOLLARD		
⊧	SIGN		
⊨	UNNAMED MANHOLE		
9	PARKING SPACES		
—	DEPRESSED CURB		
—	OVERHEAD UTILITIES		
—	CONCRETE		
—	ASPHALT		
—	GRAVEL		



**RECORD DESCRIPTION**

TITLE DESCRIPTION  
 PARCEL 1:  
 LOT 1 IN WINDSCAPE VILLAGE, BEING A RESUBDIVISION OF PARCEL 4, EXCEPTING THEREFROM THE SOUTH 210 FEET (AS MEASURED ALONG THE EAST LINE) OF THE EAST 810 FEET (AS MEASURED ALONG THE SOUTH LINE) IN M.O.V. SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 11, 12, 13 AND 14, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 19, 1984, AS DOCUMENT R84-101332, AND AT PAGE 134 IN PLAT BOOK 114, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:  
 A NON-EXCLUSIVE PERPETUAL EASEMENT FOR STORM WATER RETENTION APPURTENANT TO PARCEL 1 AS GRANTED BY DECLARATION OF EASEMENTS RECORDED JUNE 8, 1983 AS DOCUMENT R83-35331, IN THE OFFICIAL RECORDS OF DUPAGE COUNTY, ILLINOIS.

PARCEL 3:  
 AN EXCLUSIVE EASEMENT FOR STORM WATER LINES FOR THE BENEFIT OF PARCEL 1 AS GRANTED BY DECLARATION OF EASEMENTS RECORDED JUNE 8, 1983 AS DOCUMENT R83-35331, IN THE OFFICIAL RECORDS OF DUPAGE COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 16024030WF WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2016

**ALTANSPS LAND TITLE SURVEY**

**Windscaple of Naperville Apartment Homes**  
 B&C Project No. 201603814\_001  
 896 Benedetti Drive, Naperville, IL

Based upon Title Commitment No. 16024030WF of Chicago Title Insurance Company bearing an effective date of November 1, 2016

**SURVEYOR'S CERTIFICATION**

TO: PBH Windscaple, LLC, a Delaware limited liability company and Windscaple Naperville, LLC, a Delaware limited liability company, Chicago Title Insurance Company, Berkshire Commercial Mortgage LLC, Federal Home Loan Mortgage Corporation, Moss & Barnett, and respective successors and assigns, Avila Rodriguez Hernandez Mena & Fern LLP, and Bock & Clark Corporation:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, 1.00017 ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THE FOLLOWING ITEMS: 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/18/16

*Robert F. Sluis*  
 ROBERT F. SLUIS  
 REGISTRATION NO. 35-3558  
 IN THE STATE OF ILLINOIS  
 DATE OF PLAT: 10/18/16  
 DATE OF LAST REVISION: 11/20/16  
 NETWORK PROJECT NO. 201603814\_001

SURVEY PERFORMED BY:  
 M.GINGERICH, GEREALDY & ASSOCIATES  
 2520 S. GOUGAR ROAD  
 MANHATTAN, IL 60442  
 PHONE: 815-478-8680  
 FAX: 815-478-8685  
 EMAIL: RSLUIS@MG2A.COM  
 LICENSE EXPIRES NOVEMBER 30, 2018



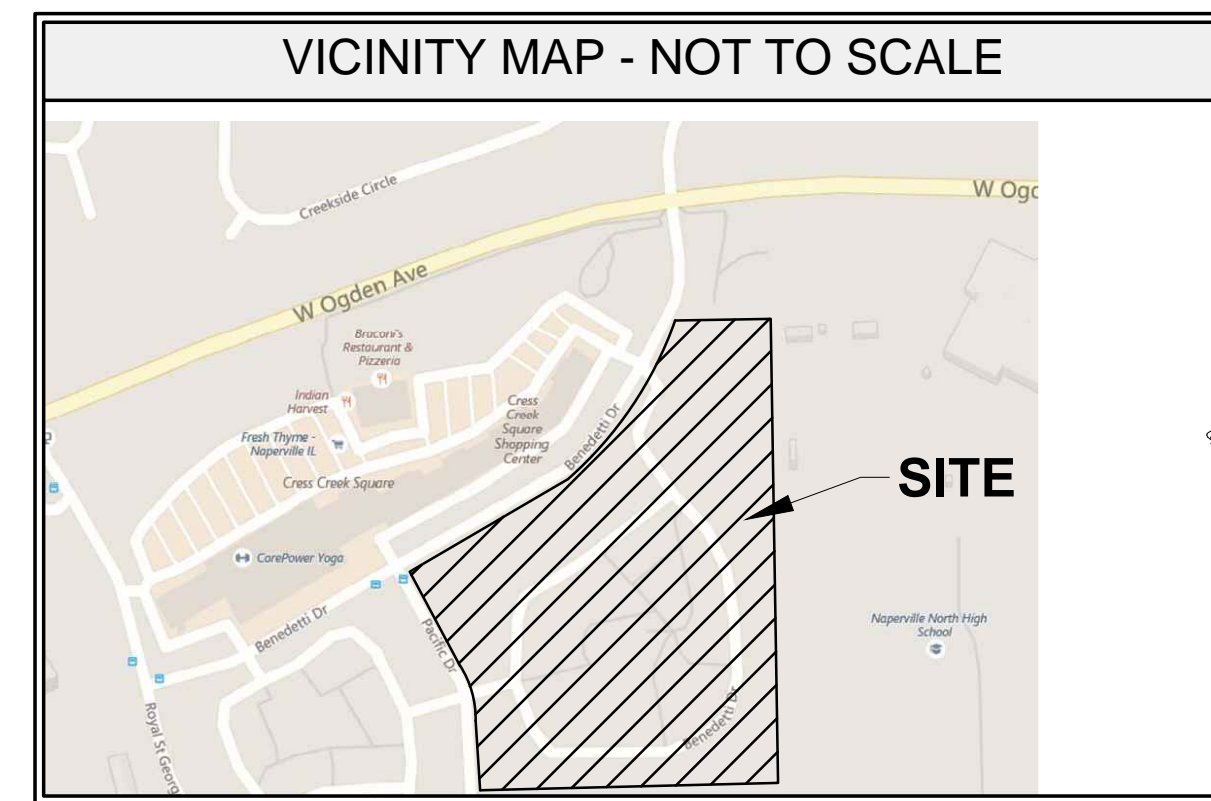
**LEGAL**

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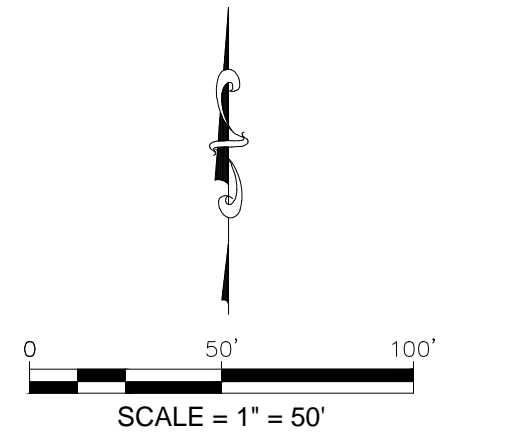
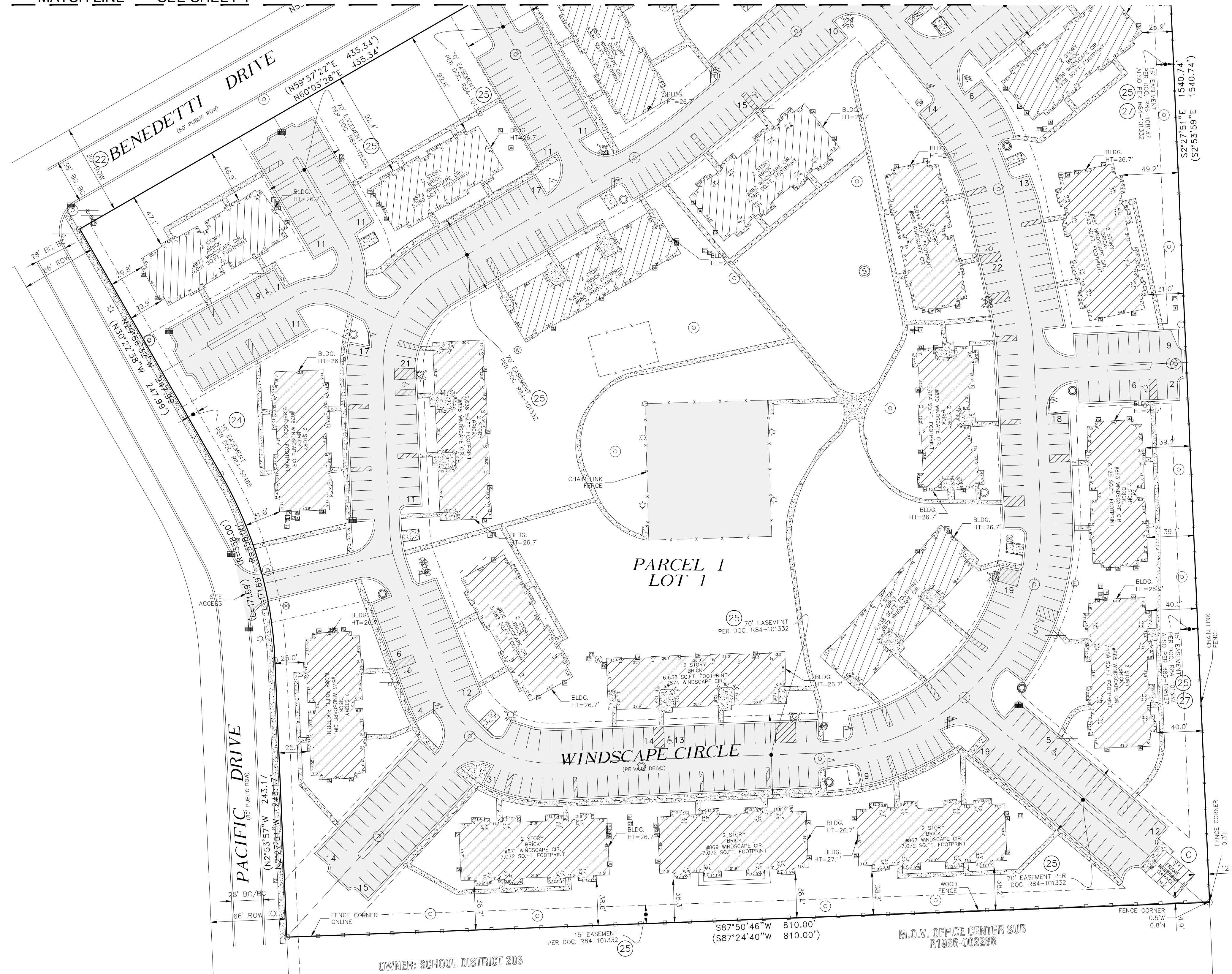
**Bock & Clark** National Coordinators  
 1-(800)-SURVEYS (787-8397)  
 Bock & Clark Corporation  
 3550 W. Market Street, Suite 200, Akron, Ohio 44333  
 maywehelpyou@bockandclark.com  
 www.bockandclark.com



VICINITY MAP - NOT TO SCALE



MATCH LINE SEE SHEET 1



ALT/NSPS LAND TITLE SURVEY

Windscape of Naperville Apartment Homes  
 B&C Project No. 201603814, 001  
 896 Benedetti Drive, Naperville, IL  
 Based upon Title Commitment No. 16024039WF  
 of Chicago Title Insurance Company  
 bearing an effective date of November 1, 2016

**Bock & Clark** National Coordinators  
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 www.bockandclark.com

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