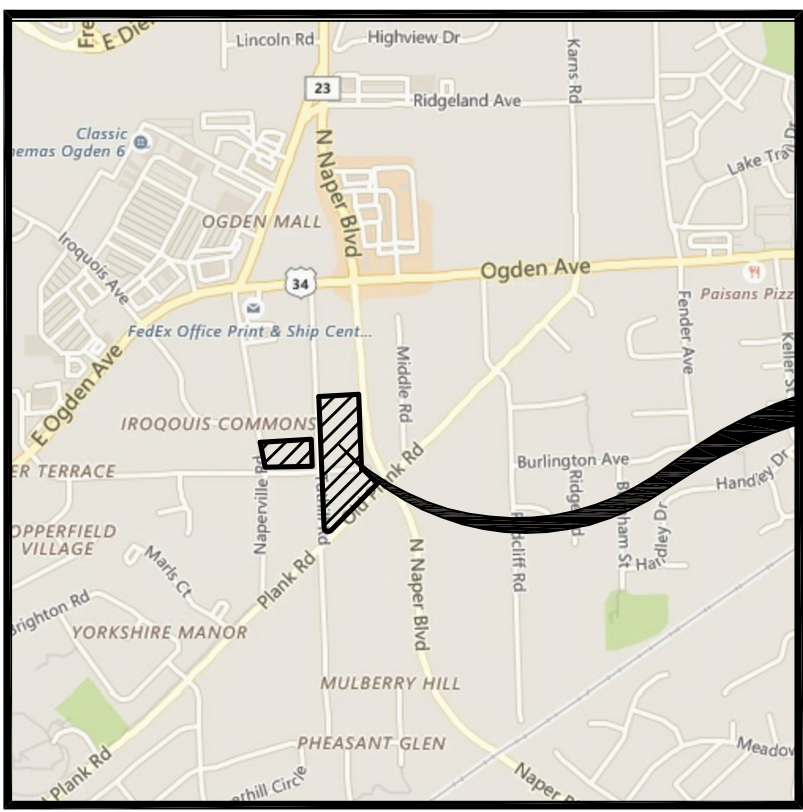


A.L.T.A./N.S.P.S. LAND TITLE SURVEY

PART SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

SHEET 1 OF 3



VICINITY MAP

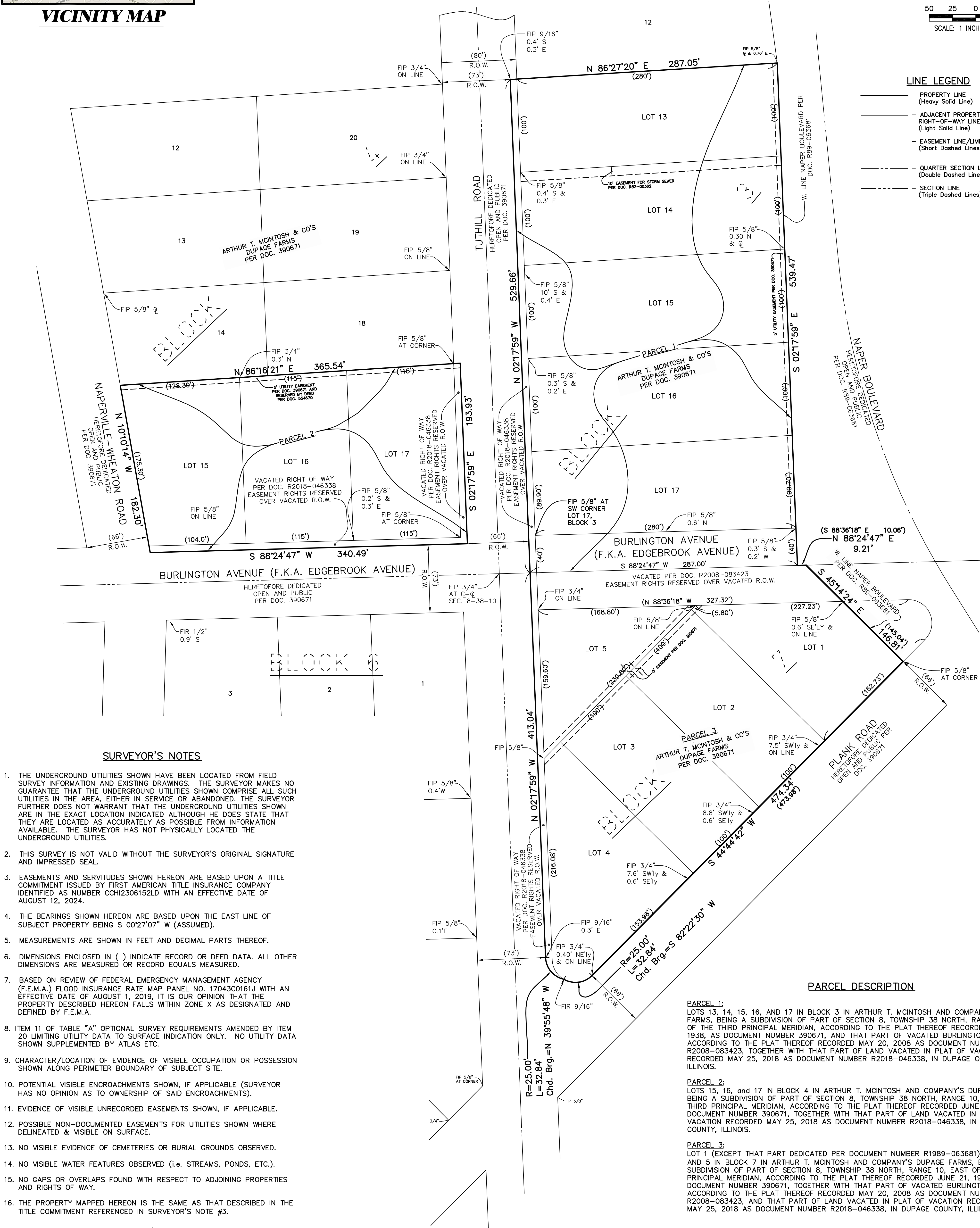
SITE
LOCATION

AREA		
PARCEL	SQUARE FEET	ACRES
1	153,409	3.521
2	66,120	1.518
3	109,794	2.521
TOTAL	329,323	7.560

50 25 0 50
SCALE: 1 INCH = 50 FEET

LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)



SURVEYOR'S NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
- EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER CCHI2306152LD WITH AN EFFECTIVE DATE OF AUGUST 12, 2024.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF SUBJECT PROPERTY BEING S 00°27'07" W (ASSUMED).
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
- BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17043C0161J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.
- ITEM 11 OF TABLE "A" OPTIONAL SURVEY REQUIREMENTS AMENDED BY ITEM 20 LIMITING UTILITY DATA TO SURFACE INDICATION ONLY. NO UTILITY DATA SHOWN SUPPLEMENTED BY ATLAS ETC.
- CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE.
- POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).
- EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE.
- POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED & VISIBLE ON SURFACE.
- NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
- NO VISIBLE WATER FEATURES OBSERVED (i.e. STREAMS, PONDS, ETC.).
- NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHTS OF WAY.
- THE PROPERTY MAPPED HEREON IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERENCED IN SURVEYOR'S NOTE #3.

SURVEYOR'S CERTIFICATE

TO: GEN-LAND, LLC
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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 8, 9, 11 & 20 OF TABLE "A" THEREOF.

THE FIELDWORK WAS COMPLETED ON JULY 31, 2024.

DATED THIS 6TH DAY OF NOVEMBER, 2024.

JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2025

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



PARCEL DESCRIPTION

PARCEL 1:
LOTS 13, 14, 15, 16, and 17 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, AND THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, TOGETHER WITH THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 15, 16, and 17 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, TOGETHER WITH THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
LOT 1 (EXCEPT THAT PART DEDICATED PER DOCUMENT NUMBER R1989-063681), LOT 2, 3, 4, AND 5 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, TOGETHER WITH THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, TOGETHER WITH THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.



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DISC NO.: 904501 FILE NAME: ALTA
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 08-05-24 JOB NO.: 904.501
PROJECT REFERENCE: 402.099
REVISED 09-04-24\AJB PER NEW TITLE
REVISED 10-29-24\AJB PER COUNSEL REVIEW
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30 15 0 30
SCALE: 1 INCH = 30 FEET



MATCH LINE - SEE SHEET 3



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C. PROPERTY SUBJECT TO 30 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF ARTHUR T. MCINTOSH AND CO'S DUPAGE FARMS AND RESTRICTIONS CONTAINED, THEREIN IN THE CERTIFICATE APPENDED TO THE PLATTER DOCUMENT 390671 AND ABROGATION THEREOF PER DOCUMENTS R2018-046079 AND R2018-046077: LINES PLOTTED WHERE THEY REMAIN-RESTRICTION PARTICULARS DO NOT PLOT.

D. PROPERTY SUBJECT TO PUBLIC UTILITY EASEMENT WHERE INDICATED ON THE PLAT PER DOCUMENT 390671, TOGETHER WITH RIGHT OF ACCESS THERETO: EASEMENTS PLOTTED.

F. PROPERTY SUBJECT TO RESERVATION OF EASEMENT FOR EXISTING UTILITIES
RETAINED IN THAT CERTAIN PLAT OF VACATION RECORDED AS DOCUMENT
R2008-083423: **NOTED.**

I. RESTRICTIONS AND EASEMENTS CONTAINED IN DEEDS RECORDED AS DOCUMENT 470818, 470819, AND 470820 RELATING TO THE LOCATION, FLOOR AREA, CONSTRUCTION AND SANITARY PROVISIONS OF BUILDINGS TO BE ERCTED ON THE LAND; AND A PUBLIC UTILITY EASEMENT OVER THE REAR FIVE FEET OF THE LAND: EASEMENTS PLOTTED.

M. PROPERTIES SUBJECT TO RESTRICTIONS AND EASEMENT (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTIFICATION, GENDER EXPRESSION, MEDICAL CONDITION OR STATUS, INFORMATION, AND INFORMATION APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SUCH COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) NOTED IN DEED, RECORDED AS DOCUMENT 554670: RESTRICTION DETAILS
DO NOT PLOT, EASEMENTS, SHOWN.

P. PROPERTY SUBJECT TO RIGHTS OF THE PUBLIC UTILITIES, IN VACATED STREETS AND ALLEYS FOR MAINTENANCE THEREIN OF THEIR POLES, CONDUITS, SEWERS AND OTHER FACILITIES: **NOTED.**

U. PROPERTY SUBJECT TO RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) CONTAINED IN THE CERTIFICATE TO APPEND THE PLAT OF ARTHUR T. MCINTOSH AND CO'S DUPAGE FARMS: SAID DOCUMENT NOT PROVIDED TO SURVEYOR.

X. PROPERTY SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENT (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) CONTAINED IN DEED RECORDED APRIL 17, 1942 AS DOCUMENT 43666, AND DEED RECORDED SEPTEMBER 11, 1951 AS DOCUMENT 15691, ARE HEREBY RELOCATED TO THE LOT, OR AREA, CONSTRUCTION AND SANITARY PROVISIONS OF BUILDINGS TO BE ERECTED ON THE LAND; AND A PUBLIC UTILITY EASEMENT OVER THE REAR FIVE (5) FEET OF THE LAND: COVENANTS AND RESTRICTIONS ARE NOT PLOTTABLE, EASEMENT PLOTTED.

Y. PROPERTY SUBJECT TO RECAPTURE AGREEMENT PLANK ROAD—TUTHILL ROAD
SANITARY SEWER EXTENSION, BY AND BETWEEN RECORDED AS DOCUMENT
R83-62558: PARTICULARS DO NOT PLOT.

AB. PROPERTY SUBJECT TO RESTRICTIONS AND EASEMENT IN DEED RECORDED AS
DOCUMENT 494162: RESTRICTION DETAILS DO NOT PLOT. EASEMENTS SHOWN.

	BOUNDARY LIMITS		HAND HOLE
	ADJACENT PROPERTY OR R.O.W. LINE		ELECTRIC JUNCTION BOX
	EASEMENT LIMITS		ELECTRIC MANHOLE
	OVERHEAD WIRES		ELECTRIC METER
	UNDERGROUND GAS LINE		ELECTRIC PEDESTAL
	UNDERGROUND STORM LINE		ELECTRIC TRANSFORMER
	UNDERGROUND SANITARY LINE		LIGHT STANDARD
	UNDERGROUND WATER LINE		UTILITY POLE
	UNDERGROUND ELECTRIC LINE		GUY WIRE
	UNDERGROUND PHONE LINE		MAILBOX
	UNDERGROUND FIBER OPTIC LINE		SATELLITE DISH
	FENCE		SIGN
	AIR CONDITIONER		REFLECTOR POST
	CABLE TV PEDESTAL		FIBER OPTIC MARKER POST
	CABLE TV MARKER POST		FIBER OPTIC CONTROL BOX
	STORM MANHOLE		STREET LIGHT CONTROL BOX
	CATCH BASIN		TELEPHONE JUNCTION BOX
	INLET		TELEPHONE MANHOLE
	FLARED END SECTION		TELEPHONE PEDESTAL
	SANITARY MANHOLE		TRAFFIC SIGNAL POLE
	FIRE HYDRANT		TRAFFIC SIGNAL POLE W/MAST
	WATER VALVE		TRAFFIC SIGNAL CONTROL BOX
	VALVE VAULT		UTILITY PEDESTAL CLUSTER W/NUMBER
	WELL HEAD		
	GAS MANHOLE		CONCRETE SURFACE
	GAS METER		
	GAS REGULATOR		BRICK SURFACE
	GAS VALVE		
	GAS MARKER POST		R.O.W. RIGHT OF WAY
	DEPRESSED CURB		B-B BACK-TO-BACK
			E-E EDGE-TO-EDGE

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