

NATIONAL SURVEY SERVICE, INC.

ALTA/ACSM LAND TITLE SURVEY

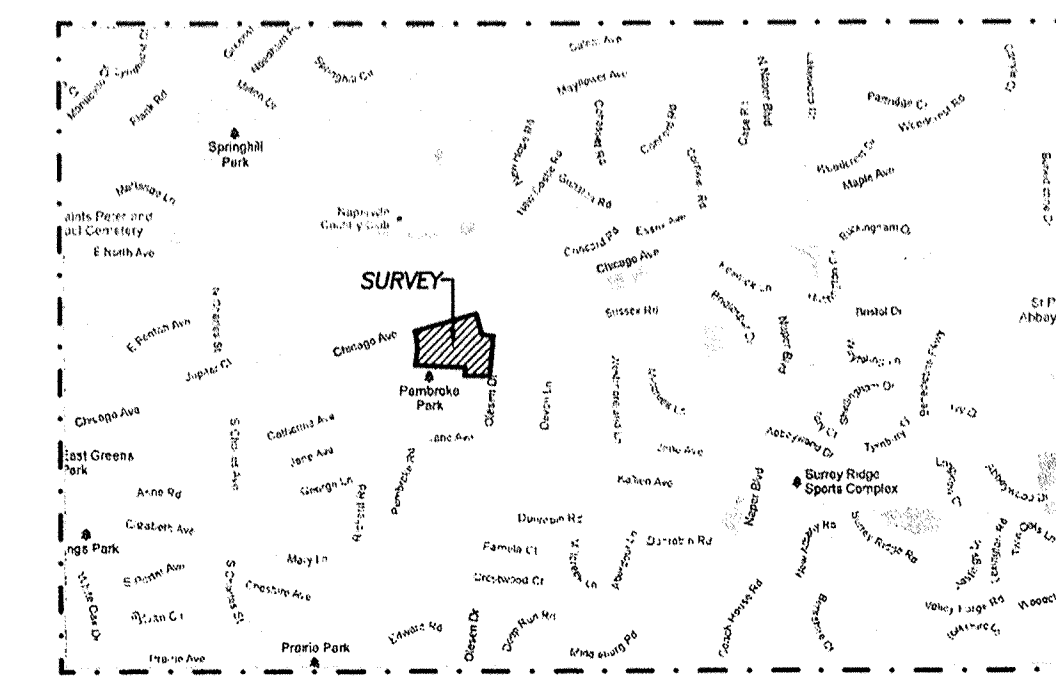
Plat of Survey

SURVEY NO. N-99428 STAKE DATE: JAN. 15, 1975
N-127103 SURVEY JAN. 26, 2007
N-127298 LOCATION JUN. 1, 2007
N-129014 SURVEY NOV. 1, 2012
ADDED NAME TO CERTIFICATE NOV. 14, 2012

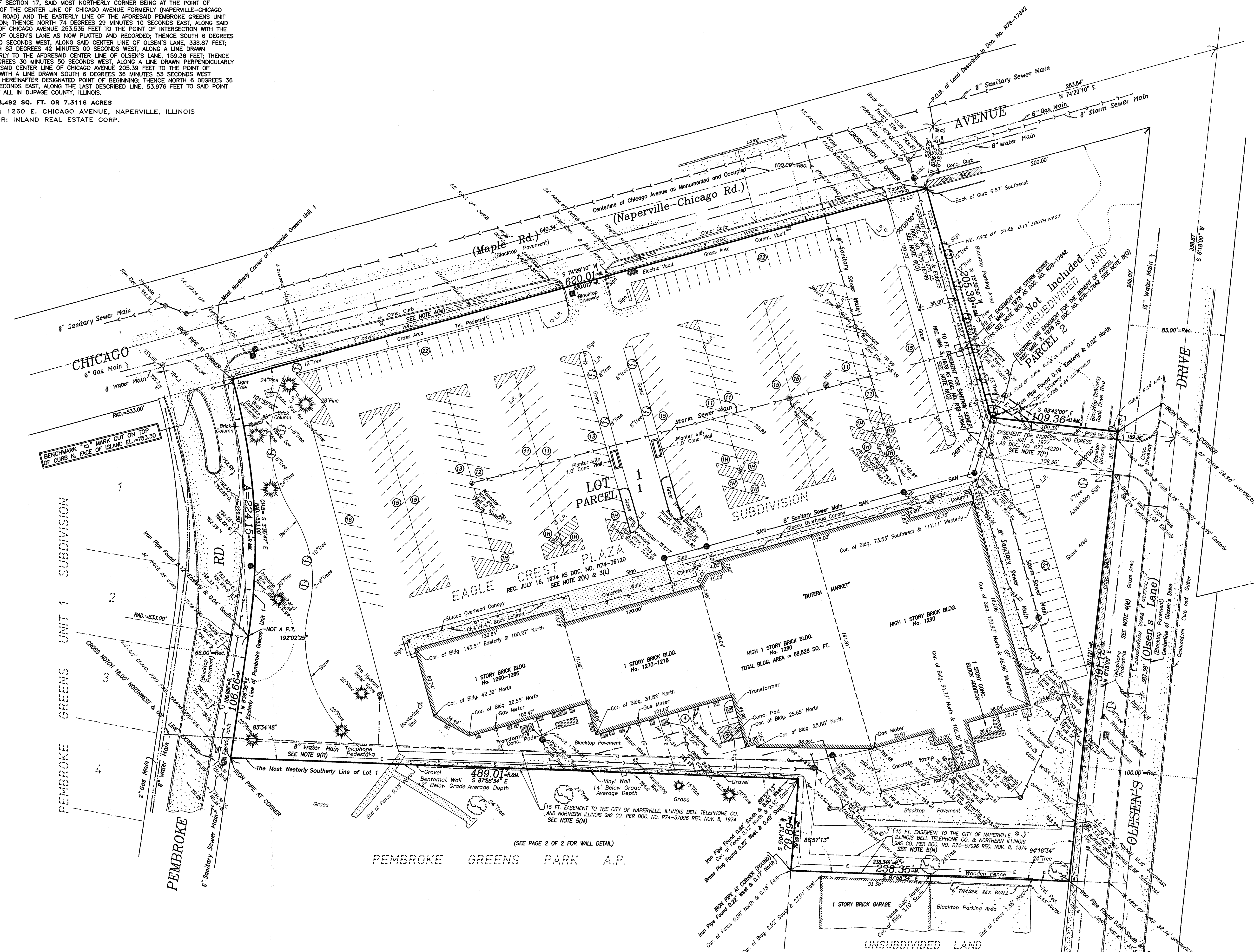
PARCEL 1:
LOT 1 IN EAGLE CREST PLAZA SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1974 AS DOCUMENT 874-36120, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
ELECTRIC LINE EASEMENT FOR THE BENEFIT OF PARCEL 1, CREATED BY EASEMENT GRANT RECORDED MARCH 3, 1978 AS DOCUMENT 878-17642, AS DESCRIBED IN PARAGRAPH 3 AND DEPICTED IN EXHIBIT A-1 THEREIN, FALLING IN THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIBED LAND:
THAT PART OF THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE CENTER LINE OF CHICAGO AVENUE FORMERLY (NAPERVILLE-CHICAGO ROAD) (MAPLE ROAD) AS NOW MONUMENTED AND OCCUPIED, SAID POINT BEING 840.35 FEET (AS MEASURED ALONG SAID CENTER LINE) NORTHEASTERLY OF THE MOST NORTHERLY CORNER OF PEMBROKE GREENS UNIT ONE, BEING A SUBDIVISION IN THE AFORESAID SOUTH 1/2 OF SECTION 17, SAID MOST NORTHERLY CORNER BEING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF CHICAGO AVENUE FORMERLY (NAPERVILLE-CHICAGO ROAD) (MAPLE ROAD) AND THE EASTERLY LINE OF THE AFORESAID PEMBROKE GREENS UNIT ONE SUBDIVISION THENCE NORTH 74 DEGREES 29 MINUTES 10 SECONDS EAST, ALONG SAID CENTER LINE OF CHICAGO AVENUE 263.55 FEET TO THE POINT OF INTERSECTION WITH THE CENTER LINE OF OLSEN'S LANE AS NOW PLATTED AND RECORDED; THENCE SOUTH 6 DEGREES 15 MINUTES 00 SECONDS WEST, ALONG SAID CENTER LINE OF OLSEN'S LANE, 338.87 FEET; THENCE NORTH 83 DEGREES 42 MINUTES 00 SECONDS WEST, ALONG A LINE DRAWN PERPENDICULARLY TO THE AFORESAID CENTER LINE OF OLSEN'S LANE, 159.36 FEET; THENCE NORTH 15 DEGREES 30 MINUTES 50 SECONDS WEST, ALONG A LINE DRAWN PERPENDICULARLY TO THE AFORESAID CENTER LINE OF OLSEN'S LANE, 205.39 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN SOUTH 8 DEGREES 35 MINUTES 55 SECONDS WEST THROUGH THE HEREINAFTER DESIGNATED POINT OF BEGINNING, THENCE NORTH 6 DEGREES 36 MINUTES 53 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 53.976 FEET TO SAID POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

AREA = 316,492 SQ. FT. OR 7.3116 ACRES
KNOWN AS: 1260 E. CHICAGO AVENUE, NAPERVILLE, ILLINOIS
SURVEY FOR: INLAND REAL ESTATE CORP.



VICINITY MAP
NO SCALE



- TITLE EXCEPTIONS AND SURVEY NOTES:
- (1) (U), ORDINANCE APPROVING CONDITIONAL USE FOR MARTIAL ARTS STUDIO RECORDED AUGUST 14, 2003 AS DOCUMENT NUMBER R203-318906.
 - (2) (K), TERMS, PROVISIONS AND CONDITIONS CONTAINED IN STATEMENT OF INTENT AND AGREEMENT FOR EAGLE CREST PLAZA RECORDED JULY 16, 1974 AS DOCUMENT 874-36120.
 - (3) (L), RESTRICTIONS, LIMITATIONS, REGULATIONS AND CONDITIONS CONTAINED IN ORDINANCE NO. 72-52 OF THE CITY OF NAPERVILLE RECORDED NOVEMBER 24, 1972 AS DOCUMENT 872-72321 AND MODIFIED BY DOCUMENT 877-16982 AND AMENDED BY DOCUMENT 877-16984 RELATING TO THE USE OF THE LAND, RESTRICTIONS ON SIZE OF GREENING OF THE LAND, DEDICATION OF PORTION OF THE LAND FOR ROAD WIDENING PURPOSES AND TAP-ON FEES.
NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
 - (4) (M), GRANT DATED FEBRUARY 17, 1910 AND RECORDED NOVEMBER 11, 1910 AS DOCUMENT 102450 TO CHICAGO TELEPHONE COMPANY, OF THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ITS LINES OF TELEPHONE AND TELEGRAPH INCLUDING NECESSARY POLES, WIRES, ETC. OVER, UPON AND ALONG THE PUBLIC ROADS, STREETS AND HIGHWAYS OR ADJOINING THE PROPERTY OWNED BY FIRST PARTY IN THE TOWNSHIP OF LEXINGTON, DUPAGE COUNTY, ILLINOIS.
 - (5) (N), GRANT OF EASEMENT DATED OCTOBER 24, 1974 AND RECORDED NOVEMBER 8, 1974 AS DOCUMENT 874-57096, TO THE CITY OF NAPERVILLE, A MUNICIPAL CORPORATION OF ILLINOIS, AND THE ILLINOIS BELL TELEPHONE COMPANY AND NORTHERN ILLINOIS GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, OF A PERPETUAL RIGHT EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, OPERATE, USE, MAINTAIN, RELOCATE AND RENEW VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, TOGETHER WITH THE NECESSARY APPURTENANCES UNDER, THROUGH, ALONG AND ACROSS THE LAND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND OVER SAID LAND FOR REPAIRING, REMOVING, RENEWING AND FOR DOING ANYTHING NECESSARY, USEFUL OR CONVENIENT FOR THE OPERATION OF THE EASEMENT HEREIN.
 - (6) (O), GRANT OF EASEMENT MADE BY FIRST NATIONAL BANK AND TRUST COMPANY OF EASTON, AS TRUSTEE UNDER TRUST NUMBER R-1850, TO LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 41303, DATED FEBRUARY 19, 1975 AND RECORDED APRIL 21, 1975 AS DOCUMENT 875-18799, WHEREIN GRANTOR GRANTS TO GRANTEE AN EASEMENT ACROSS A PORTION OF PARCEL 1 AS DESCRIBED IN SAID GRANT. SAID LAND IS BEING IMPROVED BY GRANTOR OR ITS ASSIGNS WITH BUILDINGS USED FOR COMMERCIAL SHOPPING CENTER PURPOSES AND THE EASEMENT PREMISES IS BEING IMPROVED BY GRANTOR OR ASSIGNS AS A PRIVATE DRIVE FOR INGRESS AND EGRESS OFF CHICAGO AVENUE. THE INSTALLATION AND MAINTENANCE BY THE GRANTEE OF PIPES, CONDUITS OR WIRES UNDER, UPON OR OVER PREMISES OR ANY OTHER IMPROVEMENTS OR USE EXCEPT AS HEREIN PERMITTED, IS FORBIDDEN, UNLESS THE WRITTEN CONSENT OF THE GRANTOR OR ITS ASSIGNS IS FIRST HAD AND OBTAINED. ALL PROVISIONS OF SAID GRANT INCLUDING THE BENEFITS AND BURDENS RUN WITH THE LAND AND ARE BINDING UPON AND INURE TO THE HEIRS, EXECUTORS, ADMINISTRATORS, GRANTEES, ASSIGNS, ETC.
 - (7) (P), GRANT OF EASEMENT RECORDED JUNE 3, 1977 AS DOCUMENT 877-42201, AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS FROM PARCEL 11 (OTHER PROPERTY) TO OLSEN'S DRIVE ON, ALONG AND ACROSS THAT PORTION OF PARCEL 1 (THE LAND) TOGETHER WITH PROVISIONS AS THEREIN CONTAINED.
 - (8) (Q), GRANT OF EASEMENT RECORDED MARCH 3, 1978 AS DOCUMENT 878-17642, RELATING TO A SANITARY SEWER LINE, STORM SEWER LINE, ELECTRIC LINE AND OTHER PROVISIONS AS THEREIN CONTAINED.
 - (9) (R), POSSIBLE EASEMENT RIGHTS FOR THE 8 INCH WATER MAIN LOCATED OUTSIDE OF THE UTILITY EASEMENT ALONG THE SOUTHERLY PORTION OF THE LAND, AS SHOWN ON PLAT OF SURVEY BY NATIONAL SURVEY SERVICE, INC. DATED SEPTEMBER 19, 1986, NO. 129315.
 - (10) (U) (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF THE EASEMENT.

TO: JPS PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY;
1260 CHICAGO AVENUE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY;
INLAND REAL ESTATE CORPORATION, A MARILAND CORPORATION;
CHICAGO TITLE INSURANCE COMPANY;
JF MORGAN WELLS BANK, N.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 8, 9, 11(A), 15 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 1, 2012.

DATE OF PLAT OR MAP: NOVEMBER 14, 2012
Joseph A. Lima
JOSEPH A. LIMA
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3080

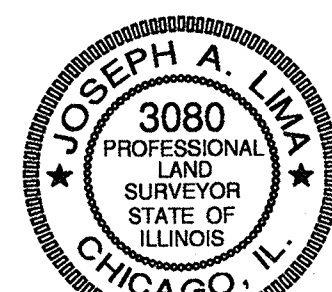
THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT ORDER NUMBER 1401-80012003-02 WITH AN EFFECTIVE DATE OF OCTOBER 1, 2012. EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID COMMITMENT, OR EASEMENTS OF WHICH THE UNDERSIGNED SURVEYOR HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

TABLE A ITEMS NOTES:
16. WE FIND NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS.
18. WE FIND NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ADDED NAME TO CERTIFICATE NOV. 14, 2012
N-129014 SURVEY NOV. 1, 2012
N-127298 LOCATION JUN. 1, 2007
N-127103 SURVEY JAN. 26, 2007
SURVEY NO. N-99428 STAKE DATE: JAN. 15, 1975

State of Illinois
County of Cook, ss.
I, *Joseph A. Lima*
do hereby certify that we have surveyed the above described property in accordance with official records and that the above plat is a true representation of said survey. Dimensions are corrected to a temperature of 62° Fahrenheit. This professional service conforms to the current Illinois minimum standards for a boundary survey.

NATIONAL SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
30 S. MICHIGAN AVENUE, SUITE 200
CHICAGO, ILLINOIS 60603
WWW.NATIONALSURVEYSERVICE.COM
TEL: 312-630-9480 FAX: 312-630-9484
BY: *Joseph A. Lima*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3080
jlima@nationalsurveyservice.com DRAWN BY: S.M.



IMPORTANT
NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF, THUS: 4.57 MEANS 4 FEET AND .57 FEET, OR IN FEET AND INCHES, THUS: 4'-5 13/16

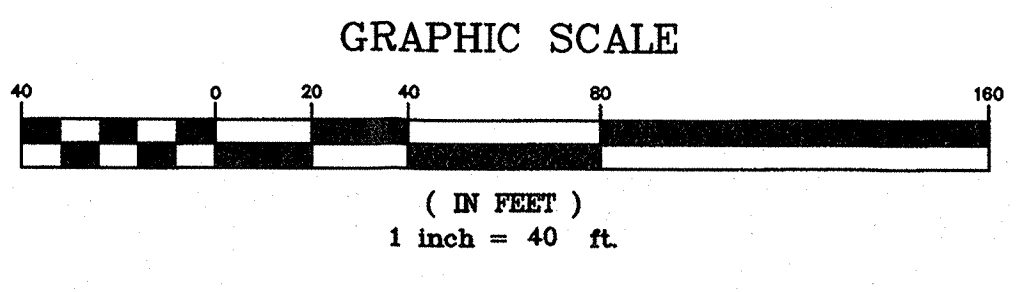
CONTRACTORS AND BUILDERS SHOULD BE NOTIFIED TO CAREFULLY TEST AND COMPARE ON THE GROUND THE POINTS, MEASUREMENTS, ETC. AS NOTED ON THIS PLAT WITH THE STAKES, POINTS, MEASUREMENTS, ETC. ON THE PROPERTY BEFORE BUILDING ON THE SAME, AND AT ONCE REPORT ANY SEEMING OR APPARENT DISCREPANCY BETWEEN THE SAME TO THE SURVEYORS SO THAT THE MISUNDERSTANDING OR DISPLACEMENT OF POINTS MAY BE CORRECTED BEFORE CHANGE IS DONE.
UTILITY DATA OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND IS SHOWN AS PER RECORDS OBTAINED FROM PRIVATE AND PUBLIC SOURCES AS INDICATED AND SHOULD BE ASSUMED TO BE APPROXIMATE.
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UTILITY LEGEND:
— E — E — ELECTRIC, TELEPHONE & CABLE TV UTILITY PAINT MARKS PLACED BY J.U.L.I.E. ON JANUARY 26, 2007.
— G — G — GAS UTILITY PAINT MARKS PLACED BY J.U.L.I.E. ON JANUARY 26, 2007.
— SAN — SAN — 8" SANITARY SEWER MAIN

NOTES:
1) ELEVATIONS SHOWN HEREON ARE PLUS AND WERE MEASURED IN RELATION TO N.G.V.D. 1929 DATUM ON JANUARY 15, 1975.
2) UTILITIES SHOWN HEREON WERE PORTRAYED ON JANUARY 15, 1975, EXCEPT FOR THOSE ALONG THE MOST WESTERLY SOUTHERLY PROPERTY LINE, WHICH WERE LOCATED FROM PAINT MARKS PLACED BY J.U.L.I.E. ON JANUARY 26, 2007.

① DENOTES NUMBER OF HANDICAPPED PARKING SPACES
TOTAL NUMBER OF HANDICAPPED PARKING SPACES = 12
② DENOTES NUMBER OF REGULAR PARKING SPACES
TOTAL NUMBER OF REGULAR PARKING SPACES = 282

FLOOD HAZARD INFORMATION:
THE SUBJECT PROPERTY IS DESIGNATED AS ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF NAPERVILLE, ILLINOIS, COMMUNITY NO. 170197, PANEL NO. 0804, MAP NUMBER 17043C0804H, MAP EFFECTIVE DATE DECEMBER 16, 2004, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



LEGEND:
A = ARC LENGTH
BLDG. = BUILDING
CH. = CHORD BEARING
CONC. = CONCRETE
COR. = CORNER
D = DEAD
DOC. NO. = DOCUMENT NUMBER
LP. = LIGHT POLE
M (MEAS) = MEASURED
P.C. = POINT OF CURVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
P.T. = POINT OF TANGENT
RAD. = RADIUS
R = RECORD
SECT. = SECTION
NE = NORTHEAST E = EAST
NW = NORTHWEST N = NORTH
SE = SOUTHEAST S = SOUTH
SW = SOUTHWEST W = WEST

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MPLICENSE EXPIRES 11/02/2014