

# ALTA/NSPS LAND TITLE SURVEY

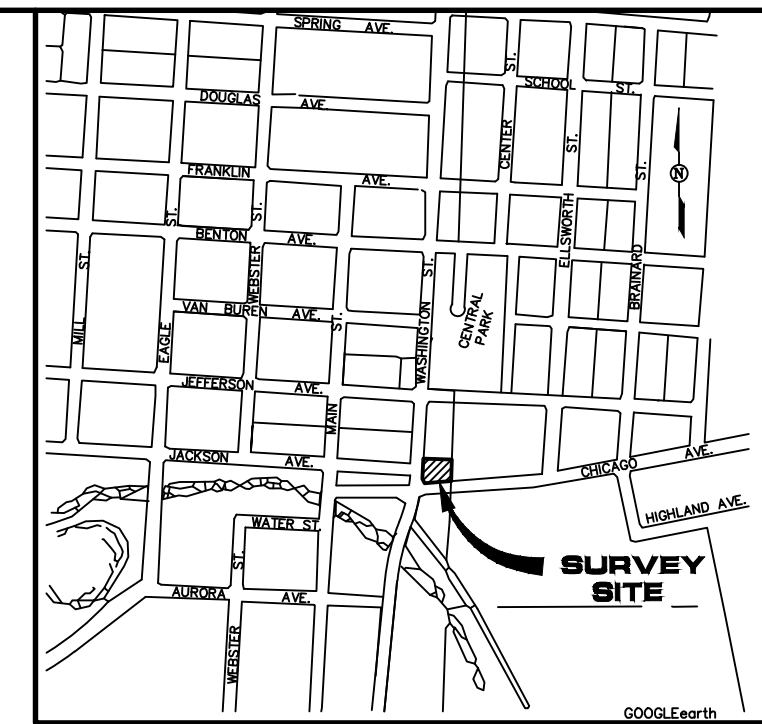
OF  
PART OF THE SOUTHEAST QUARTER OF SECTION 13 IN TOWNSHIP 38 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

AREA: 23,754 S.F. OR 0.545 ACRES

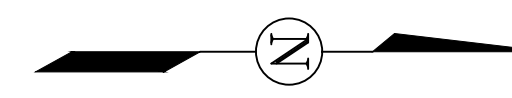
## LEGAL DESCRIPTION

LOT 1 IN YACKLEY SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 AND THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 1998 AS DOCUMENT R98-249184, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 07-13-431-010  
ADDRESS: 47 E. CHICAGO AVENUE  
NAPERVILLE, ILLINOIS



VICINITY MAP  
N.T.S.



0 10 20 40  
SCALE: 1"=20'

BASIS OF BEARINGS: ASSUMED

## SCHEDULE B EXCEPTIONS

- 1-23, 29-31 NOT SURVEY ITEMS. NOT PLOTTED
- 24. EASEMENT FOR ALLEY DOCUMENT 721224--PLOTTED
- 25. PUBLIC SIDEWALK EASEMENT DOCUMENT R98-249184 PLOTTED
- 26. EASEMENT FOR GAS SERVICE-- PLOTTED
- 27. RIGHTS OF PARTIES TO MAINTAIN UTILITIES BLANKET

## LEGEND

### SYMBOLS

- MANHOLE
- CATCH BASIN
- INLET
- VALVE & VAULT
- VALVE & BOX
- FIRE HYDRANT
- CLEANOUT
- BUFFALO BOX
- LIGHT STANDARD
- ROAD LIGHT STANDARD
- POWER POLE
- GAS VALVE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- ELECTRIC HAND HOLE
- ROADWAY/HANDICAP SIGN
- STORM SEWER
- SANITARY SEWER
- SANITARY SERVICE
- SANITARY SERVICE (ABANDONED)
- WATERMAIN
- OHE
- EDB
- E
- G
- T
- X
- FENCE LINE
- SIDEWALK
- CURB

### ABBREVIATIONS

- 000.00' MEAS. MEASURED DATA
- 000.00' REC. RECORD DATA
- P.U. & D.E. PUBLIC UTILITIES & DRAINAGE EASEMENT

### LINE LEGEND

- BOUNDARY LINE
- EXISTING LOT LINE
- CENTER LINE
- EXISTING EASEMENT LINE
- SECTION LINE

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }  
TO: GW PROPERTIES, INC.  
LLJ GW WASHINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
THE BANCORP BANK, A DELAWARE STATE-CHARTERED BANK, ITS SUCCESSORS AND/OR ASSIGNS  
CHICAGO TITLE INSURANCE COMPANY

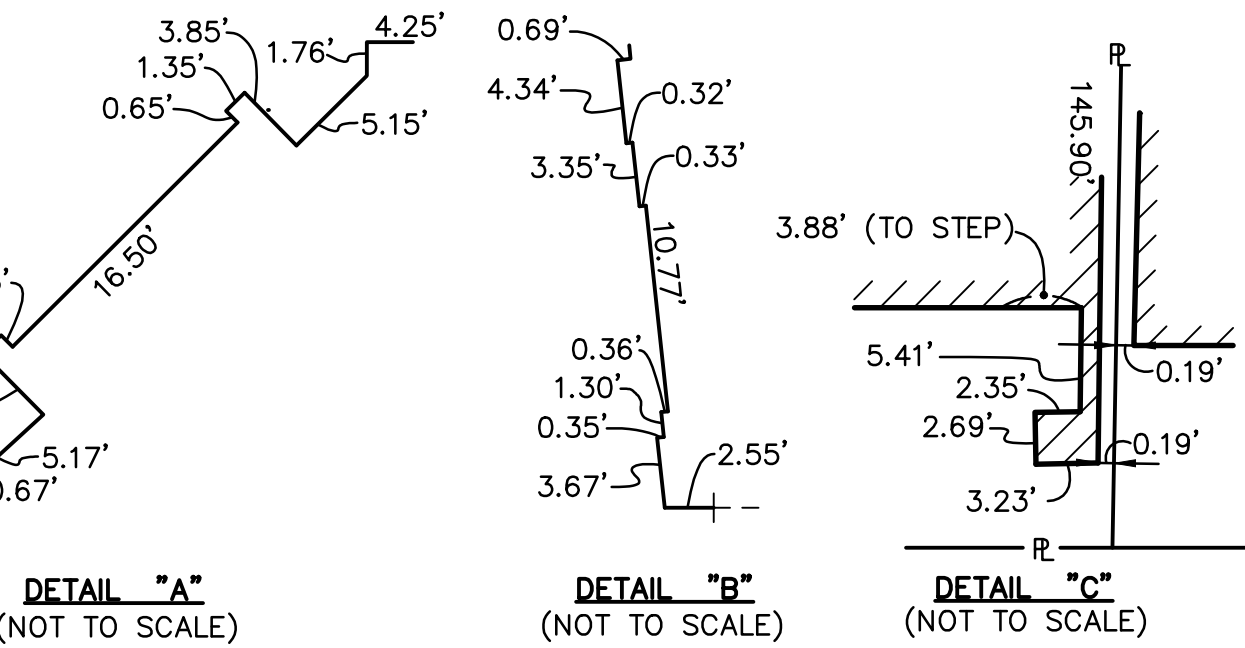
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 10, 2017.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2019, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

DATED THIS 27TH DAY OF NOVEMBER, A.D. 2017

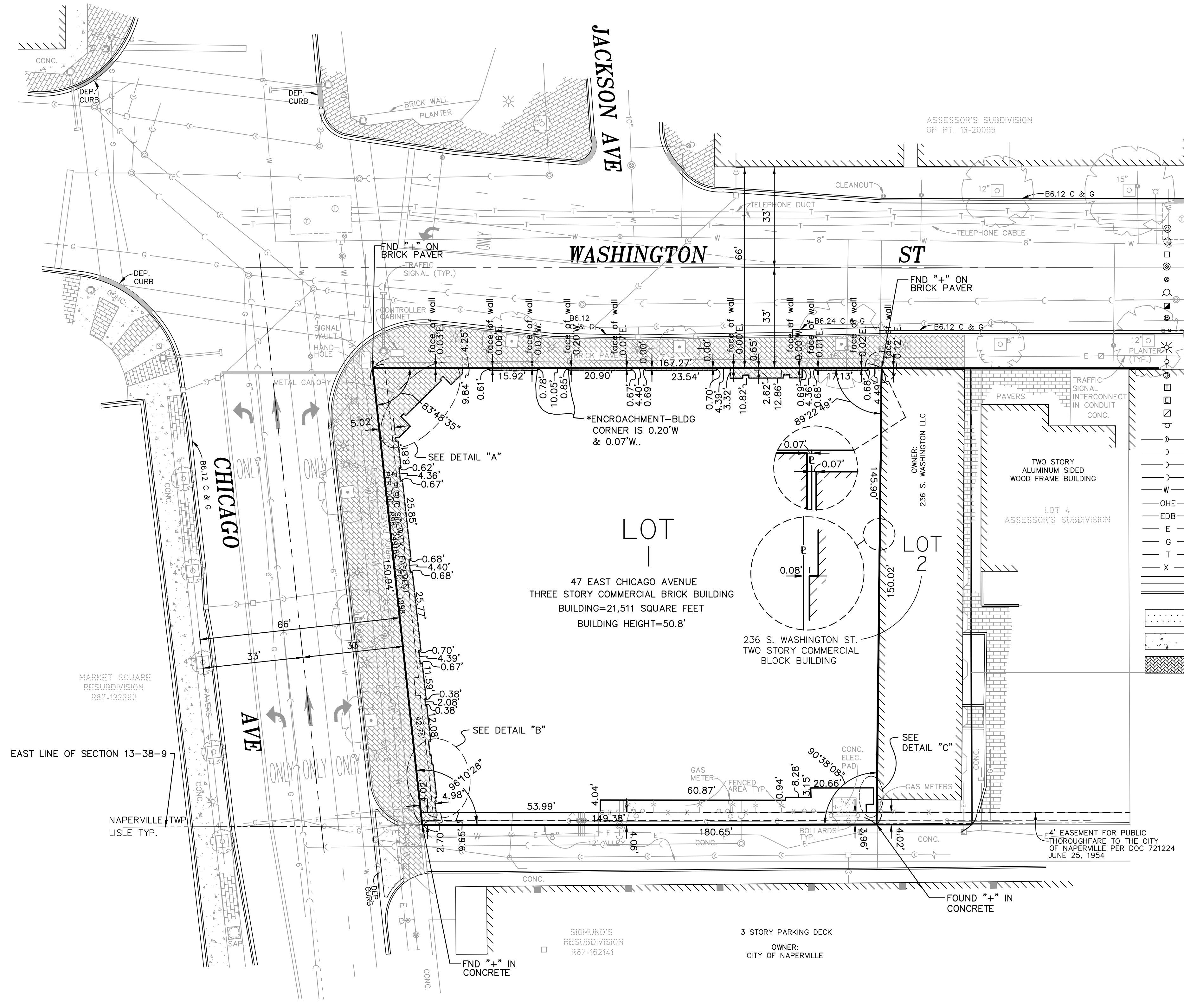
*Doyle R. McQuinn*

ILLINOIS LICENSED PROFESSIONAL  
LAND SURVEYOR NO. 2992  
LICENSE VALID THROUGH NOVEMBER 30, 2018



## SURVEYOR'S NOTES

1. REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NUMBER 1401 008985591 D2, DATED AUGUST 15, 2017, FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AS ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE CURRENT TITLE COMMITMENT OR REPORT.
2. THE SURVEYED PROPERTY IS IN ZONE X AREAS TO BE DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17043C0706H, DATED DECEMBER 16, 2004.
3. A PRZ ZONING REPORT DATED OCTOBER 19, 2017 PZR SITE NO. 107282-1 WAS PROVIDED. THE PROPERTY IS ZONED B4 DOWNTOWN CORE DISTRICT. SETBACKS--NONE PARKING REQUIREMENTS--NO MINIMUM SPACES REQUIRED HEIGHT REQUIREMENTS--MAXIMUM BUILDING HEIGHT=60' DENSITY REQUIREMENTS--MAXIMUM FLOOR AREA RATIO: 2.5:1
4. PARKING PROVIDED-- THERE ARE NO STRIPED PARKING SPACES LOCATED ON THE PROPERTY
5. BASIS OF BEARING: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NAD 83 (2011 ADJ.) ILLINOIS STATE PLANE EAST ZONE
6. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GAPS OR OVERLAPS OTHER THAN SHOWN ON THIS SURVEY.
7. THERE HAS NOT BEEN A WETLAND DELINEATION AT THIS TIME
8. THE UNDERSIGNED DID NOT OBSERVE EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
9. THE UNDERSIGNED HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
10. THE UNDERSIGNED HAS OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES 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 CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
12. PROFESSIONAL LIABILITY INSURANCE POLICY WILL BE PROVIDED UPON REQUEST.
13. SAID PROPERTY IS LOCATED AT THE CORNER OF INTERSECTING STREETS. (WASHINGTON STREET AND CHICAGO AVENUE)
14. SURVEYOR IS UNAWARE OF ANY PARTY WALLS.
15. THE PROPERTY HAS DIRECT ACCESS TO WASHINGTON STREET AND CHICAGO AVENUE, EACH A DEDICATED PUBLIC RIGHT-OF-WAY
16. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1401-8985591 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
17. THERE ARE TWO ENCROACHMENTS ON THE WEST FACE OF THE BUILDING \*SEE NOTE ON SURVEY AND DIMENSIONS.



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**ROAKE AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS  
1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540  
TEL (630) 366-3232 • FAX (630) 366-3267

PREPARED FOR:  
**GW PROPERTIES INC.**  
2211 N. ELSTON AVENUE SUITE 304  
CHICAGO, ILLINOIS 60614  
TEL. (773) 741-1825

NO. DATE DESCRIPTION			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-01-17	ATTORNEY REVIEW			
2	11-07-17	ADDED LENDER REQUIREMENTS			
3	11-22-17	REVIEW COMMENTS			

**47 E. CHICAGO AVENUE NAPERVILLE, ILLINOIS**

ALTA/NSPS LAND TITLE SURVEY

DRN/CKD BY: DRM/DRM FILE: 1351294ALTA FLD. BK./PG. 107/26,43 SHEET NO. 1 OF 1  
SCALE: 1"=10' DATE: 11/22/17 JOB NO.: 135.1294