

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

126 & 140 N. WRIGHT STREET
NAPERVILLE, IL



SITE LOCATION

VICINITY MAP

SURVEYOR'S NOTES

1. 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.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
3. EASEMENTS AND REPRIVILEGES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 180193489W WITH AN EFFECTIVE DATE OF DECEMBER 14, 2016.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST, MAD 83.
5. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
6. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
7. DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
8. PARCEL CONTAINS 3.789 ACRES, OR 165,027 SQUARE FEET, MORE OR LESS AND MATHEMATICALLY CLOSED.
9. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 1702130013 C WITH AN EFFECTIVE DATE OF MAY 18, 1992, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE 2 AS DESIGNATED AND DEFINED BY F.E.M.A.
10. CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE.
11. POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).
12. EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE.
13. POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED A VISIBLE ON SURFACE.
14. NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
15. NO VISIBLE WATER FEATURES OBSERVED (i.e. STREAMS, PONDS, ETC.).
16. NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHTS OF WAY.
17. THE PROPERTY MAPPED HEREON IS THE SAME AS THAT DESCRIBED IN THE LETTER REPORT REFERENCED IN SURVEYOR'S NOTE #3.
18. WITH RESPECT TO TABLE A ITEM 23, MODIFICATION TO TABLE A ITEM 11 LISTING SURVEYING OF ONLY OBSERVABLE UTILITIES.
19. PROPERTY CONTAINS 113 TOTAL PARKING SPACES.

PARCEL DESCRIPTION

BLOCK 2 IN KROEDLER'S ADDITION TO NAPERVILLE, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

PARCEL 1: BLOCK 2 (EXCEPT THE SOUTH 282.10 FEET OF THE EAST 187.00 FEET AS MEASURED ON THE EAST AND SOUTH LINES) IN KROEDLER'S ADDITION TO NAPERVILLE, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 282.10 FEET OF THE EAST 187.00 FEET AS MEASURED ON THE EAST AND SOUTH LINES, IN BLOCK 2 IN KROEDLER'S ADDITION TO NAPERVILLE, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

SURVEY-RELATED SCHEDULE B EXCEPTIONS NOTES

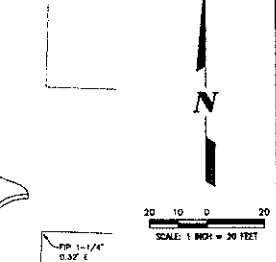
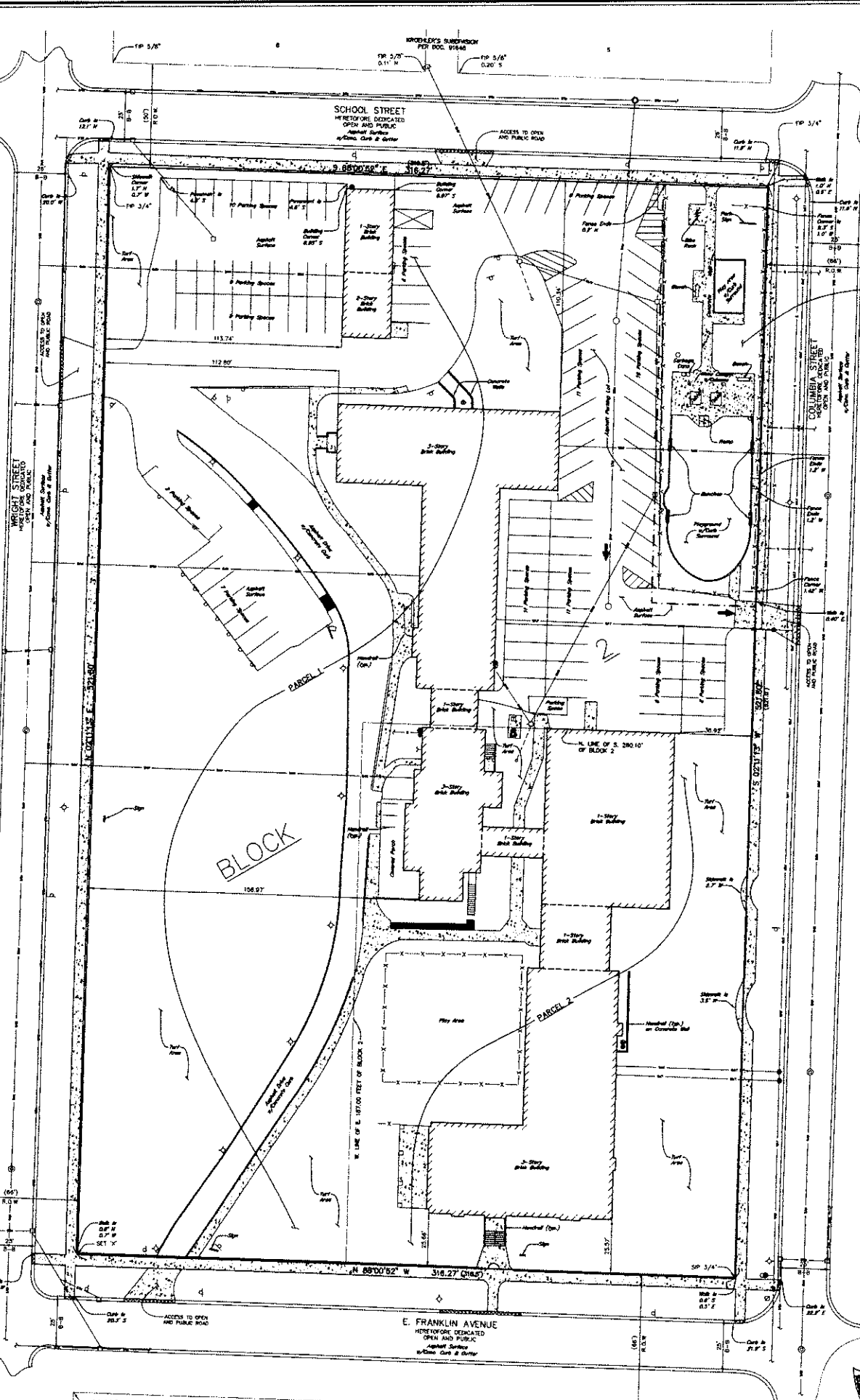
NO SURVEY-RELATED SCHEDULE B TITLE EXCEPTIONS.

SURVEYOR'S CERTIFICATE

TO: NORTH CENTRAL COLLEGE
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/N.S.P.S. LAND TITLE SURVEYS, UNLESS OTHERWISE SPECIFIED AND ADOPTED BY ALTA AND N.S.P.S., AND INCLUDES ITEMS 2, 3, 4, 8, 9, 11 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 11, 2020.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY EXPIRES ON NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002837
EXPIRES APRIL 30, 2020



1. HARPENVILLE PARK DISTRICT IMPROVED LEASE OVER THE NORTH 200' OF THE EAST 50 FEET OF BLOCK FOR LEASE AGREEMENT DATED 8-11-88 BETWEEN THE HARPENVILLE PARK DISTRICT AND LITTLE FRIDGES WORKSHOP, INC.
2. FP 1-1/4" 0.37' E
3. FP 1-1/4" 1.11' E
4. FP 1-1/4" 0.87' E
5. FP 1-1/4" 0.87' E
6. FP 1-1/4" 0.87' E
7. FP 1-1/4" 0.87' E
8. FP 1-1/4" 0.87' E
9. FP 1-1/4" 0.87' E
10. FP 1-1/4" 0.87' E

SYMBOL/ABBREVIATION LEGEND

○	DRAIN
○	CATCH BASIN
○	STORM INLET
○	UTILITY POLE
○	ELECTRIC JUNCTION BOX
○	TRANSFORMER
○	ELECTRIC HAND HOLE
○	LIGHT STANDARD
○	ELECTRIC METER
○	ELECTRIC MANHOLE
○	MANHOLE
○	SIGN
○	GAS METER
○	GAS REGULATOR
○	TELEPHONE PEDESTAL
○	SANITARY CLEANOUT
○	TELEPHONE JUNCTION BOX
○	BUFFALO BOX
○	FIRE HYDRANT
○	WATER VALVE
○	WATER VALVE VAULT
○	BRICK SURFACE
○	CONCRETE SURFACE
○	DEPRESSED CURB

LINE LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE OR RIGHT OF WAY LINE
---	LIMITS OF LEASE AREA
---	UNDERGROUND SANITARY LINE
---	UNDERGROUND WATER LINE
---	OVERHEAD WIRES
---	UNDERGROUND GAS LINE
---	UNDERGROUND ELECTRIC LINE
---	FENCE
B-B	BACK TO BACK
R.O.W.	RIGHT OF WAY

PREPARED BY:
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DRAWN BY: AJS FLD. BK. / PG. NO. D22/34
COMPLETION DATE: 02-22-18 JOB NO: 409.060
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