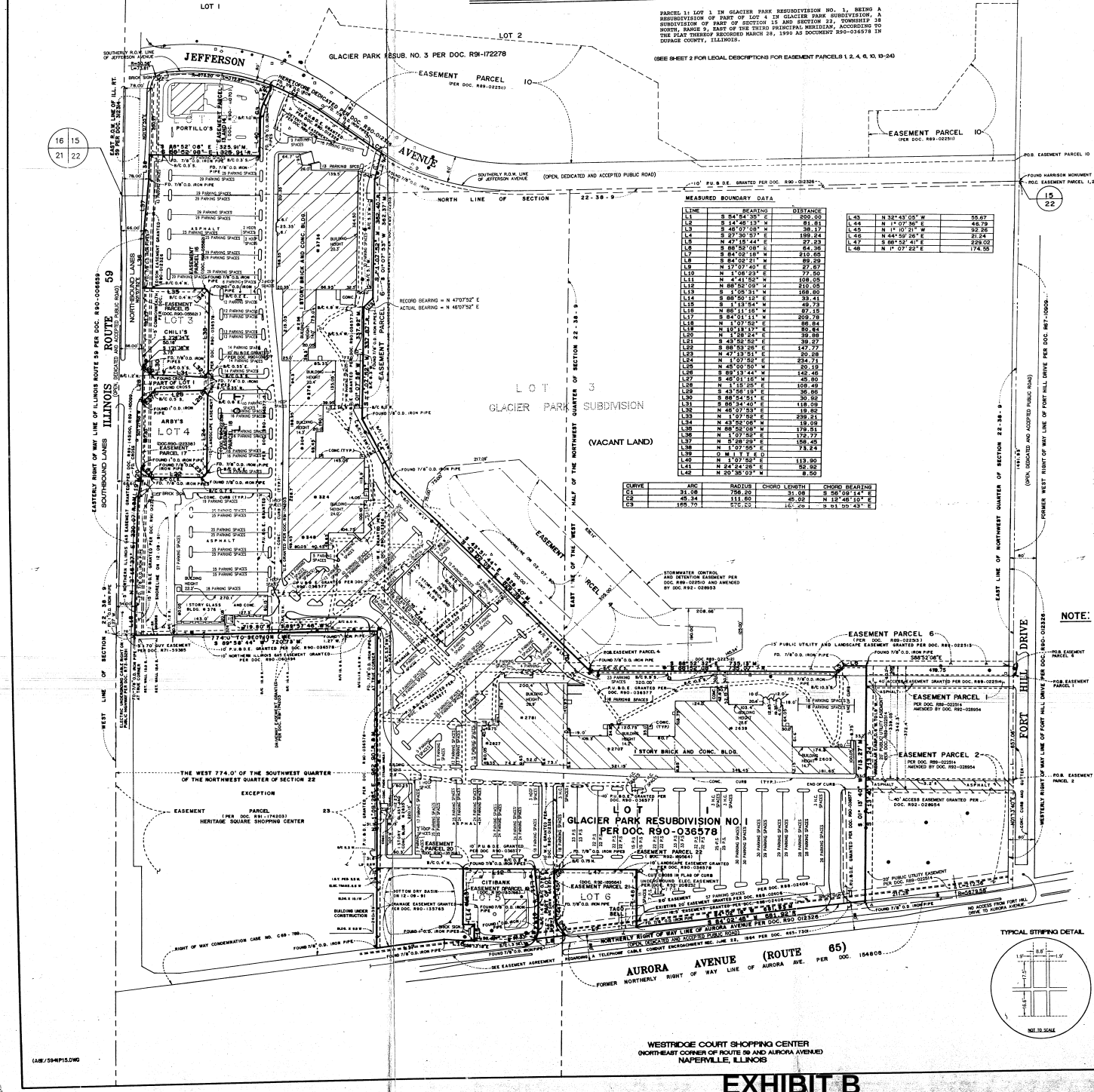
A.C.S.M. / A.L.T.A. LAND TITLE SURVEY

PARCEL 1: LOT 1 IN GLACIER PARK RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF LOT 4 IN GLACIER PARK SUBDIVISION, A SUBDIVISION OF PART OF SECTION 15 AND SECTION 22, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 1990 AS DOCUMENT R90-036578 IN DUPAGE COUNTY, ILLINOIS.

(SEE SHEET 2 FOR LEGAL DESCRIPTIONS FOR EASEMENT PARCELS 1, 2, 4, 6, 10, 13-24)



NOTES

1.) SEE DOCUMENT NO. R90-036578 (GLACIER PARK RESUBDIVISION NO. 1) FOR DOC. SPECIFICS REGARDING EASEMENT PARCELS 13, 14, 15, 16, 17 AND 18, AS THEY PERTAIN TO PORTIONS OF LOTS IN THE SUBDIVISION NOT COVERED BY THIS SURVEY.

2.) SEE DOCUMENT NO. R90-036577 FOR DETAILS AND DIMENSIONS OF SANITARY SEWER AND WATERMAIN EASEMENTS.

3.) SEE DOCUMENT NOS. R89-145009 AND R89-145100 FOR DETAILS AND DIMENSIONS OF GAS EASEMENT.

4.) THE MEASURED VALUES FOR BEARINGS ARE REFERENCED TO THE WEST LINE OF FORT HILL DRIVE, HAVING A RECORD BEARING OF NORTH 01 DEGREE 12 MINUTES 40 SECONDS EAST.

5.) ALL "FOUND 7/8" IRON PIPE" CALLS ARE CAPPED 7/8" O.D. X 24" IRON PIPES.

6.) THE ACCURACY REQUIREMENTS FOR A LAND TITLE SURVEY EXCEED THE ACCURACY REQUIREMENTS FOR SUBDIVISION SURVEYS. WE HAVE SHOWN MEASURED VALUES FOR ALL PROPERTY LINES.

7.) ALL LANDSCAPE EASEMENTS PER DOCUMENT NO. R90-036578 ARE RESERVED, GRANTED AND GRANTED TO THE CITY OF NAPERVILLE FOR PUBLIC UTILITY AND DRAINAGE EASEMENTS.

8.) SEE DOCUMENT NO. R91-174203 FOR DETAILS AND DIMENSIONS OF THE DRIVEWAY AND UTILITY EASEMENTS.

9.) SEE DOCUMENT NO. R92-108232 FOR DIMENSIONS OF THE UNDERGROUND ELECTRICAL EASEMENT.

10.) THIS PROPERTY IS ZONED B2 COMMUNITY SHOPPING CENTER DISTRICT
MINIMUM AREA = 10 ACRES
LOT WIDTH = NO LOT WIDTH REQUIREMENTS
YARD REQUIREMENTS = 50' WHEN NOT ABUTTING RESIDENTIAL OR AGRICULTURAL DISTRICTS
MAXIMUM FLOOR AREA RATIO = 0.325
APPROXIMATE SQUARE FOOTAGE OF BUILDINGS IS 456,700 SQUARE FEET

ASSUMED MERIDIAN N
1" = 100'

MEASURED BOUNDARY DATA

LINE	BEARING	DISTANCE
L1	S 54°54'35" E	200.00
L2	S 14°46'13" W	81.81
L3	S 46°07'08" W	38.17
L4	S 27°30'57" E	199.24
L5	N 47°15'44" E	27.23
L6	S 88°52'08" E	64.36
L7	S 84°02'18" W	210.65
L8	S 84°02'21" W	89.29
L9	N 17°07'40" E	27.67
L10	N 1°06'23" E	77.50
L11	N 4°41'52" W	108.05
L12	N 88°52'09" W	210.05
L13	S 1°08'31" W	168.80
L14	S 88°50'12" E	33.41
L15	S 1°13'54" W	49.73
L16	N 86°11'16" W	87.15
L17	S 84°01'11" W	209.78
L18	N 1°07'52" E	86.84
L19	N 10°13'17" E	50.84
L20	N 1°08'24" E	39.88
L21	S 43°52'52" E	39.27
L22	S 88°53'26" E	147.77
L23	N 47°13'51" E	20.28
L24	N 1°07'52" E	234.71
L25	N 45°00'50" W	20.19
L26	S 89°13'44" W	142.46
L27	S 46°01'16" W	45.80
L28	N 1°15'25" E	109.49
L29	S 43°56'19" E	36.86
L30	S 88°54'51" E	30.92
L31	S 86°34'40" E	118.09
L32	N 46°07'53" E	19.82
L33	N 1°07'52" E	239.21
L34	N 43°52'06" W	19.09
L35	N 88°52'08" W	179.51
L36	N 1°07'52" E	172.77
L37	S 5°28'29" E	158.45
L38	N 1°07'55" E	73.24
L39	O M I T T E D	
L40	N 1°07'52" E	113.90
L41	N 24°24'26" E	52.92
L42	N 20°35'03" W	8.50
L43	N 32°43'05" W	55.67
L44	N 1°07'36" E	46.79
L45	N 1°10'21" W	92.26
L46	N 44°59'26" E	21.24
L47	S 88°52'41" E	229.02
L48	N 1°07'22" E	174.58

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	31.08	756.20	31.08	S 56°09'14" E
C2	45.34	111.60	45.02	N 12°46'10" E
C3	165.70	576.20	165.28	S 61°55'43" E

RECORD BOUNDARY DATA

LINE	BEARING	DISTANCE
L1	S 54°54'35" E	200.00
L2	S 14°44'44" W	81.78
L3	S 46°07'52" W	38.16
L4	S 27°31'08" E	199.27
L5	N 47°15'44" E	27.23
L6	S 88°52'08" E	64.36
L7	S 84°02'46" W	210.65
L8	S 84°02'46" W	89.27
L9	N 17°06'51" E	27.69
L10	N 1°07'54" E	77.48
L11	N 4°41'58" W	108.05
L12	N 88°52'06" W	210.00
L13	S 1°07'54" W	168.81
L14	S 88°52'06" E	33.38
L15	S 1°07'54" W	49.73
L16	N 86°13'18" W	87.09
L17	S 84°02'46" W	209.77
L18	N 1°07'52" E	86.84
L19	N 10°13'17" E	50.64
L20	N 1°13'38" E	39.97
L21	S 43°52'06" E	39.22
L22	S 88°52'06" E	147.81
L23	N 47°32'32" E	20.31
L24	N 1°07'52" E	234.71
L25	N 45°00'50" W	20.19
L26	S 89°14'34" W	142.53
L27	S 46°07'54" W	45.88
L28	N 1°21'38" E	108.48
L29	S 43°52'06" E	36.78
L30	S 88°52'06" E	31.01
L31	S 86°34'40" E	118.09
L32	N 46°07'53" E	19.82
L33	N 1°07'52" E	239.21
L34	N 43°52'06" W	19.09
L35	N 88°52'06" W	179.51
L36	N 1°07'52" E	172.77
L37	N 5°28'29" E	158.45
L38	N 1°07'55" E	73.24
L39	O M I T T E D	
L40	N 1°07'52" E	113.90
L41	N 24°24'26" E	52.92
L42	N 20°35'03" W	8.50
L43	N 32°38'25" W	55.70
L44	N 1°07'54" E	46.76
L45	N 1°10'34" W	92.27
L46	N 44°58'40" E	21.21
L47	S 88°52'06" E	229.02
L48	N 1°07'54" E	174.57

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	165.70	576.20	165.28	S 61°55'43" E
C2	31.05	756.20	31.05	S 56°05'10" E
C3	45.34	111.60	45.02	N 12°46'10" E

VICINITY MAP
NO SCALE

NOTE: ACREAGE TO HEAVY LINES = 50.078 ACRES
2,226,999 SQUARE FEET

TOTAL NUMBER OF PARKING SPACES =
2,803 STANDARD SPACES
42 HANDICAPPED SPACES
16 TRUCK LOADING DOCKS

LEGEND

- STORM MANHOLE
- SANITARY MANHOLE
- INLET MANHOLE
- WATER MANHOLE
- LIGHT POLE
- POWER POLE
- FLARED END SECTION
- FIRE HYDRANT
- CURB INLET
- TRANSFORMER
- I.B.T. MANHOLE

P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
W.E. = WATERMAIN EASEMENT
R. = RECORD
M. = MEASURED
U.E. = UTILITY EASEMENT

STATE OF ILLINOIS
COUNTY OF DUPAGE } SS

THE UNDERSIGNED HEREBY CERTIFIES TO NEW PLAN REALTY TRUST, A MASSACHUSETTS BUSINESS TRUST, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY THAT THE SURVEY PREPARED BY ME ENTITLED "LAND TITLE SURVEY" WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE SURVEY CORRECTLY SHOWS: (i) THE LOCATION AND TYPE OF ALL BUILDINGS, VISIBLE STRUCTURES AND VISIBLE IMPROVEMENTS SITUATED ON THE PREMISES DESCRIBED THEREIN; (ii) EXCEPT AS SHOWN, THERE ARE (a) NO VISIBLE OR RECORDED EASEMENTS OR RIGHTS-OF-WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS-OF-WAY OF ACCESS THE ENCROACHING LANDS INCLUDED ABOVE OR WHICH APPEAR FROM A CURSORY INSPECTION OF SAID PREMISES, (b) NO PARTY WALLS, (c) NO ENCROACHMENTS ON ADJOINING PREMISES, EASEMENTS, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, VISIBLE STRUCTURES OR OTHER VISIBLE IMPROVEMENTS, AND (d) NO ENCROACHMENTS ON SAID PREMISES BY BUILDINGS, VISIBLE STRUCTURES OR OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ADJOINING PREMISES; (iii) THE COURSES AND MEASURED DISTANCES OF THE EXTERIOR PROPERTY LINE OF THE PREMISES AND ANY EASEMENTS LOCATED ON OR AFFECTING SAID PREMISES; (iv) THE LOCATION OF ALL HANDICAPPED PARKING SPACES AND THE TOTAL PARKING SPACES ON SAID PREMISES AND ANY EASEMENTS LOCATED ON OR AFFECTING SAID PREMISES; (v) THE DIMENSIONS OF ALL IMPROVEMENTS ON SAID PREMISES AT GROUND SURFACE LEVEL AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF SAID PREMISES; AND (vi) THE SCALE, THE NORTH DIRECTION, THE BEGINNING POINT, THE DISTANCE TO THE NEAREST INTERSECTION, STREET AND POINT OF REFERENCE FROM WHICH SAID PREMISES ARE MEASURED. THE WIDTH OF THE STREET OR STREETS ON WHICH SAID PREMISES ABUT, THE LOT AND BLOCK NUMBER SHOWN ON ANY FIELD MAP TO WHICH REFERENCE IS MADE IN THE LEGAL DESCRIPTION OF SAID PREMISES IS IN ACCORDANCE WITH THE FILING DATE OF SUCH MAP, EXCEPT AS SHOWN THEREON. THE UNDERSIGNED FURTHER CERTIFIES THAT, BASED UPON THE CURRENT TITLE COMMITMENT FOR THE SUBJECT PROPERTY, THE UNDERSIGNED FURTHER CERTIFIES THAT ALL STREETS ABUTTING SAID PREMISES, AND ALL MEANS OF INGRESS AND EGRESS FOR SAID PREMISES HAVE BEEN COMPLETED, DEDICATED AND ACCEPTED BY THE CITY OF NAPERVILLE, EXCEPT AS SHOWN (SOUTH END OF FORT HILL DRIVE). THAT UTILITY SERVICES AS EVIDENCED BY VISIBLE EVIDENCE HAVE BEEN SHOWN, AND THAT THE SURVEY SHOWS THE LOCATION OF ALL STORM STRUCTURES FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE, EXCEPT AS SHOWN ON THE SURVEY. NO PART OF SAID PREMISES LIES WITHIN AN AREA DESIGNATED PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA" OR AN AREA WHICH IS SUBJECT TO "SPECIAL FLOOD HAZARD" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER ACT OF 1973, AS AMENDED AND AS DESCRIBED IN THE NOTICE PUBLISHED IN THE FEDERAL REGISTER, VOL. 39, NO. 50, MARCH 12, 1974, AND THE FLOOD INSURANCE RATE MAP OR "FLOOD HAZARD BOUNDARY MAP" OR "FLOOD HAZARD FLOODWAY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS OF SURVEYING AND MAPPING IN 1992, AND INCLUDES TABLE A ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19 AND 20. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN.

COMPASS, LTD.
BY: MICHAEL F. FILIPINO
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 3566
DATE: July 10, 1997

MICHAEL F. FILIPINO
35-3566
PROFESSIONAL LAND SURVEYOR
NAPERVILLE, ILLINOIS

REVISED 7-2-97

PIN 07-22-102-010

ALTA/ACSM LAND TITLE SURVEY
LOT 1 IN GLACIER PARK RESUBDIVISION NO. 1

JUNE 24, 1997

REVISIONS:	BY
1-10-93	K.M. R.S.
REV. PER CLIENT COMMENT 1-23-93	K.M.
REVISED PER CLIENT REQUEST 7-15-97	DJW
REVISED PER CLIENT REQUEST 7-17-97	DJW

COMPASS
Land Surveying
1000 Bond Road, Suite 5, Naperville, IL 60563
630/355-3880 FAX 708/961-5171

DATE: 6-24-97
SCALE: 1" = 100'
DRAWN BY: E.G. - S.P.
JOB: 5941.151
SHEET 1 OF 3 SHEETS
DR. FT.-9 PAGE 1-14

(ASE/59-WP15.DWG)

EXHIBIT B

WESTRIDGE COURT - NAPERVILLE