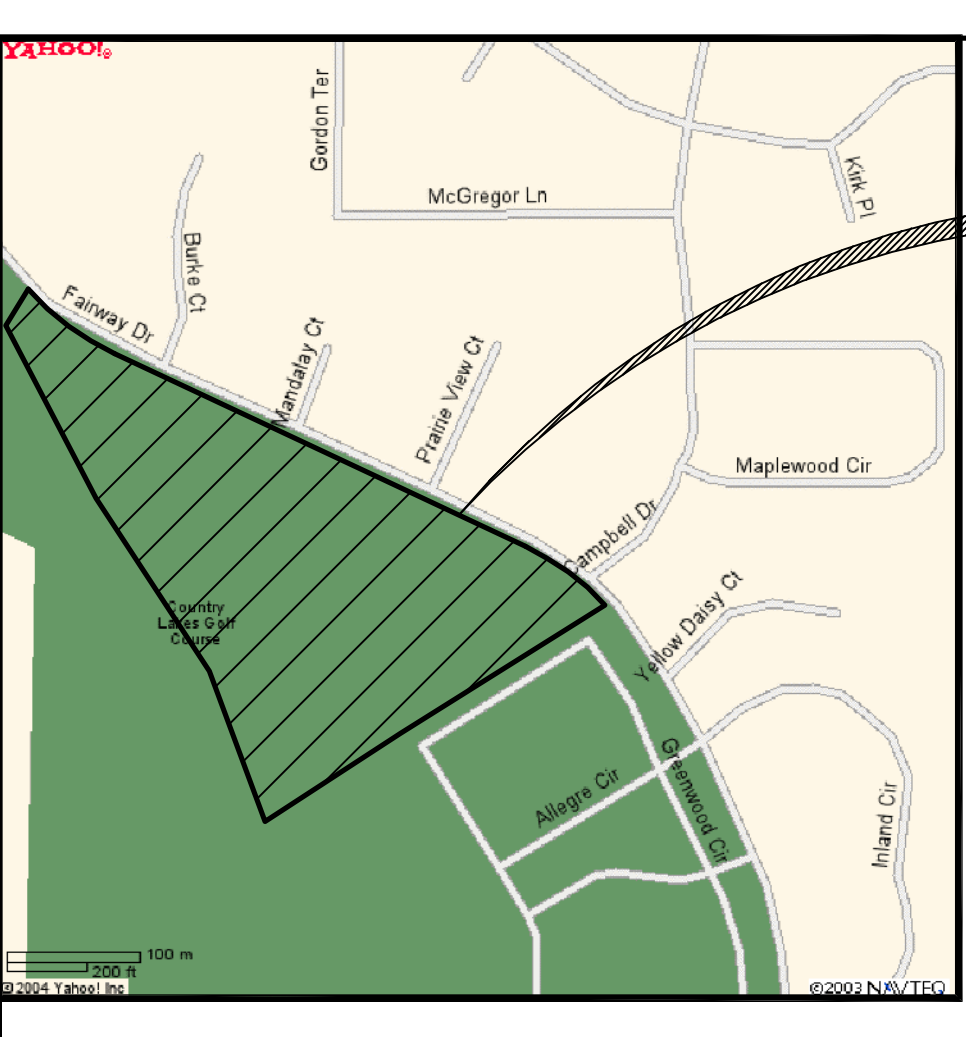
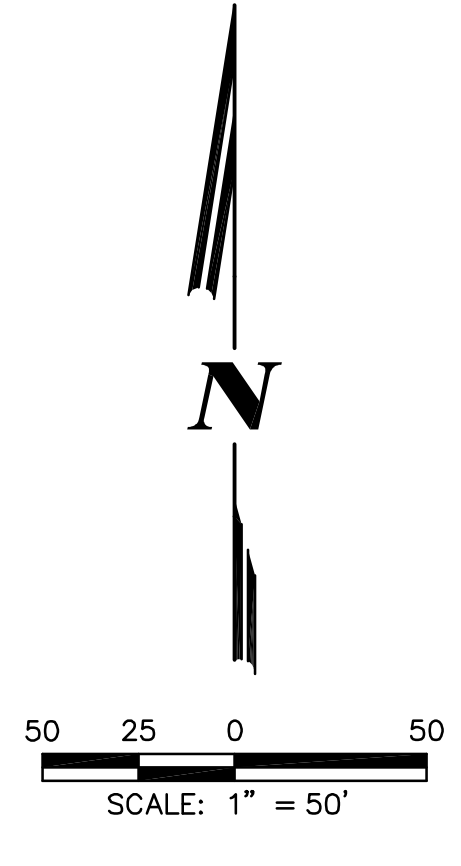


A.L.T.A./N.S.P.S. LAND TITLE SURVEY

FAIRWAYS OF NAPERVILLE APARTMENTS

970 FAIRWAY DRIVE

NAPERVILLE, IL 60563



SITE LOCATION

VICINITY MAP

SURVEY RELATED SCHEDULE B TITLE EXCEPTIONS

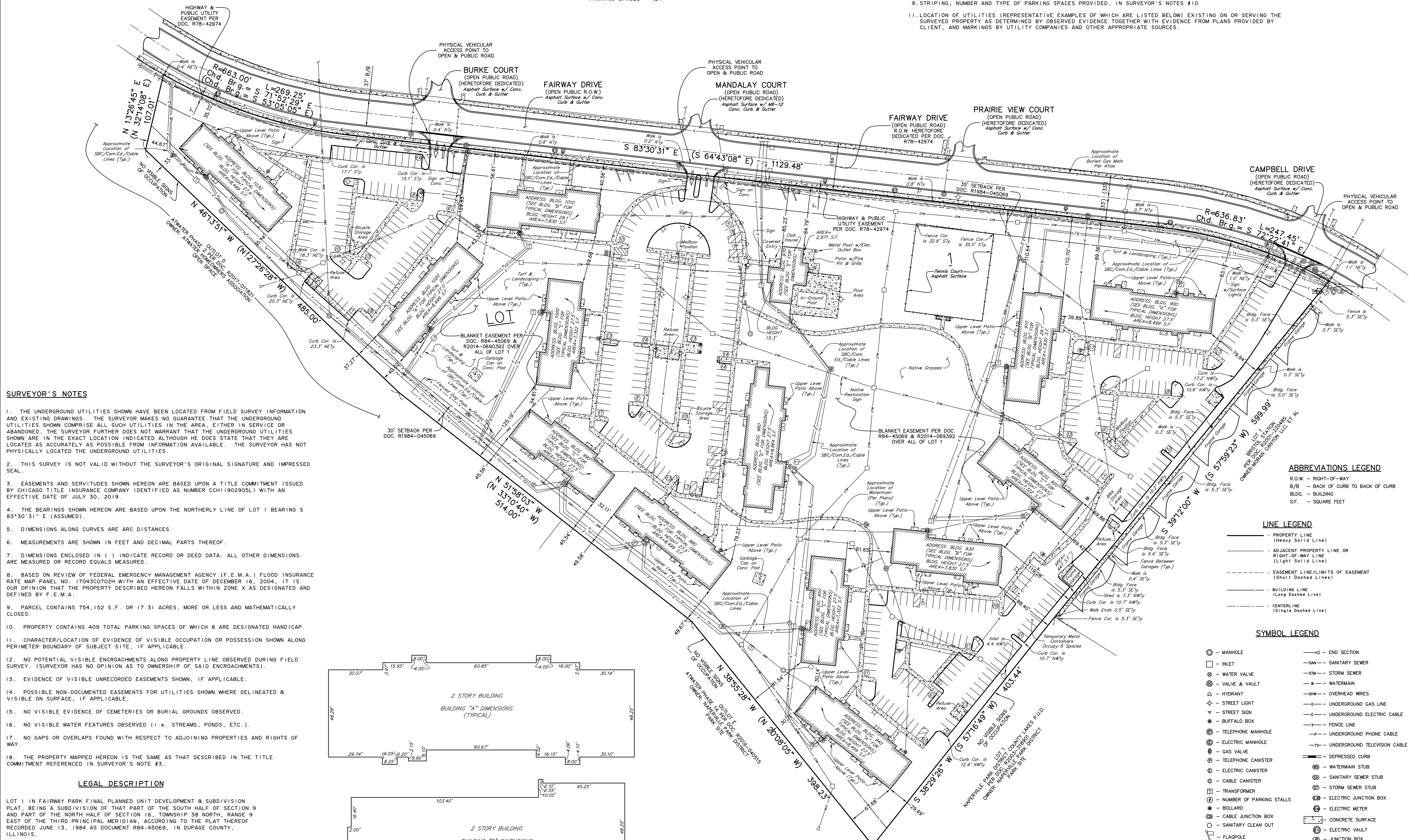
- ③ EASEMENT FOR HIGHWAY AND PUBLIC UTILITIES, AND THE EASEMENT PROVISIONS AND GRANTEES AS SET FORTH IN DOCUMENT R78-42974 OVER NORTH 7 FEET OF THE LAND. **PLOTTED.**
- ④ BLANKET EASEMENT AND THE EASEMENT PROVISIONS AND GRANTEES AS SET FORTH ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT R84-45069, OVER ALL OF LOT 1 EXCEPT THEREFROM THOSE PARTS DELINEATED AS BUILDINGS. **BLANKET EASEMENT, NOTED ON PLAT.**
- ⑤ LAND USE AND DESIGN SCHEDULE PER DOCUMENT R84-45069.
- ⑥ EASEMENT FOR BROAD BAND COMMUNICATION SERVICE PER DOCUMENT R2014-069392. **BLANKET EASEMENT, NOTED ON PLAT.**

ZONING DATA PER PZR PREPARED BY ZONING INFO, INC. REPORT DATED 8/16/19 - SITE #64455

CURRENT USE: MULTI-FAMILY
 CURRENT ZONING OF PROPERTY: "R4 PUD" MEDIUM DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT PUD
 SITE REQUIREMENTS: REQUIRED / ALLOWED:
 MINIMUM LOT AREA- 451,500 SQUARE FEET
 MINIMUM LOT WIDTH- 75 FEET
 MAXIMUM NUMBER OF DWELLING UNITS- 210 UNITS
 MAXIMUM DENSITY (DWELLING UNITS PER ACRE)- 12.13
 MAXIMUM HEIGHT (FEET)- 75 FEET
 STREET SETBACK- 35 FEET
 GOLF COURSE SETBACK- 30 FEET
 BUILDING SEPARATION- 30 FEET
 PARKING SPACES- 424

NOTES ON OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS (TABLE A)

- 2. ADDRESSES SHOWN.
- 3. FLOOD ZONE CLASSIFICATION PROVIDED IN SURVEYOR'S NOTES #8
- 4. GROSS LAND AREA PROVIDED IN SURVEYOR'S NOTES #9
- 6(A)-1(B). CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AND PARKING REQUIREMENTS SHOWN BASED ON PZR REFERENCED HEREON.
- 7(A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL PROVIDED.
- 7(B)(1). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL PROVIDED.
- 7(C). MEASURED HEIGHT OF BUILDING SHOWN, MEASURED FROM FINISHED FLOOR TO RIDGE
- 8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SHOWN.
- 9. STRIPING, NUMBER AND TYPE OF PARKING SPACES PROVIDED, IN SURVEYOR'S NOTES #10
- 11. LOCATION OF UTILITIES (REPRESENTATIVE EXAMPLES OF WHICH ARE LISTED BELOW) EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES.



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 SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER CH1190200L1 WITH AN EFFECTIVE DATE OF JULY 30, 2019.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY LINE OF LOT 1 BEARING S 83°30'31" E (ASSUMED).
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. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17043C0702H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.
9. PARCEL CONTAINS 754,152 S.F. OR 17.31 ACRES, MORE OR LESS AND MATHEMATICALLY CLOSES.
10. PROPERTY CONTAINS 409 TOTAL PARKING SPACES OF WHICH 8 ARE DESIGNATED HANDICAP.
11. CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE, IF APPLICABLE.
12. NO POTENTIAL VISIBLE ENCROACHMENTS ALONG PROPERTY LINE OBSERVED DURING FIELD SURVEY. (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).
13. EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE.
14. POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED & VISIBLE ON SURFACE, IF APPLICABLE.
15. NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
16. NO VISIBLE WATER FEATURES OBSERVED (I.E. STREAMS, PONDS, ETC.).
17. NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHTS OF WAY.
18. THE PROPERTY MAPPED HEREON IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERENCED IN SURVEYOR'S NOTE #3.

LEGAL DESCRIPTION

LOT 1 IN FAIRWAY PARK FINAL PLANNED UNIT DEVELOPMENT & SUBDIVISION AND PART, BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF SECTION 9 AND PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1984 AS DOCUMENT R84-45069, IN DUPAGE COUNTY, ILLINOIS.

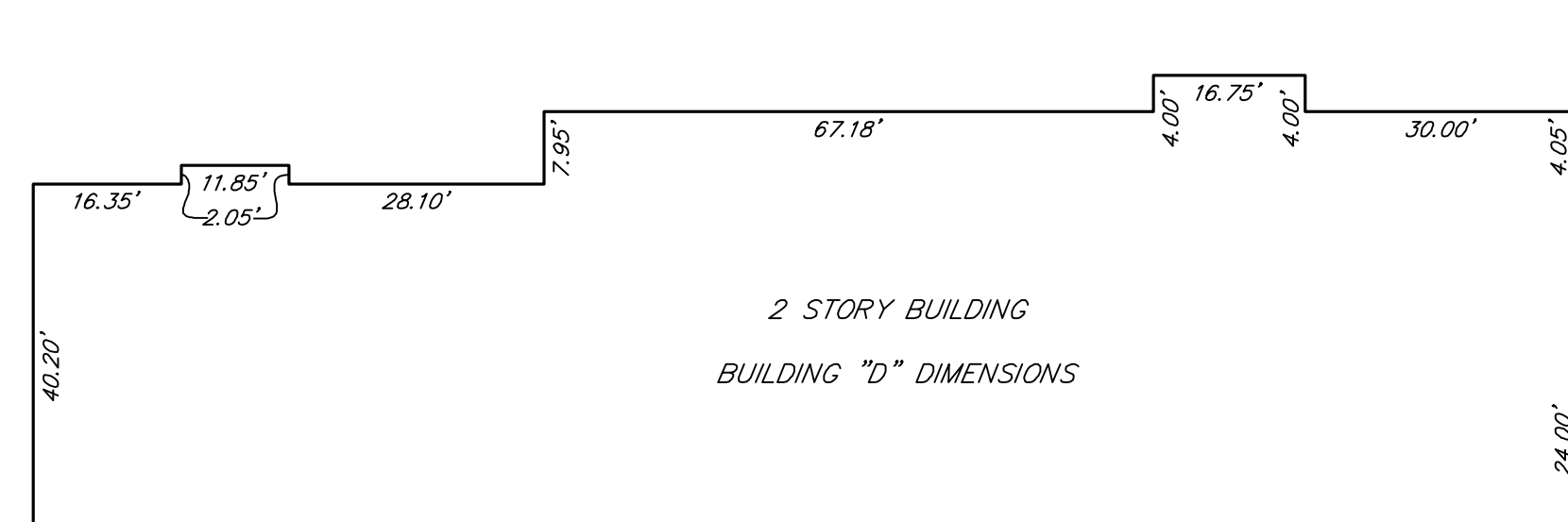
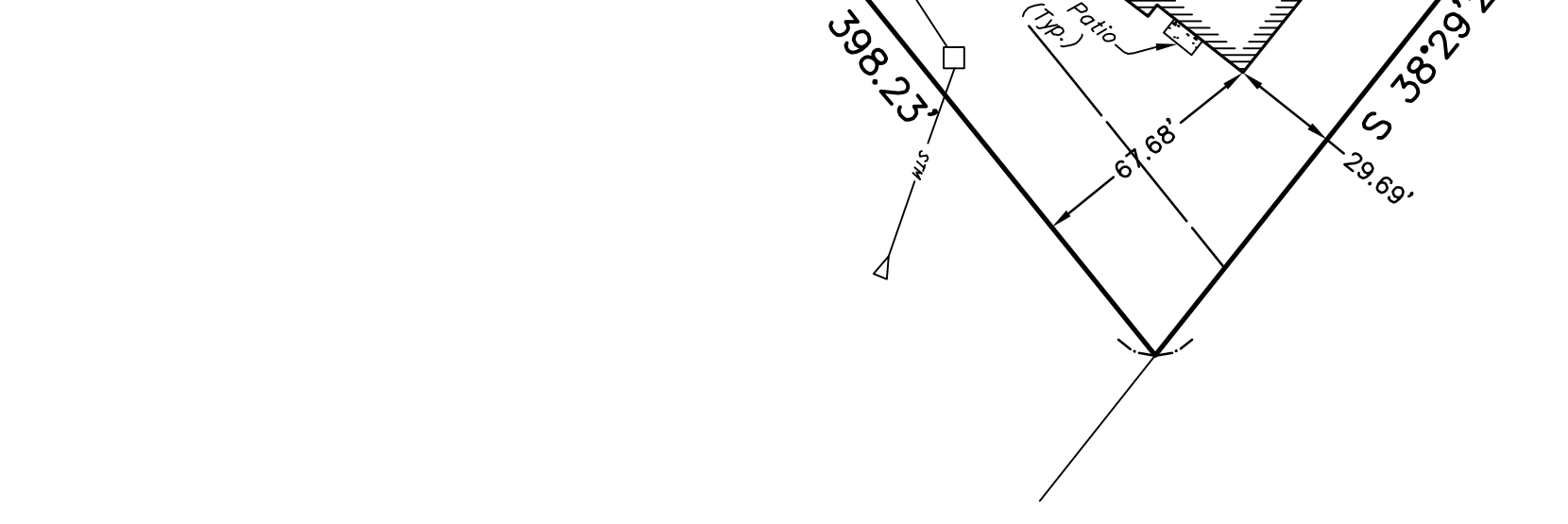
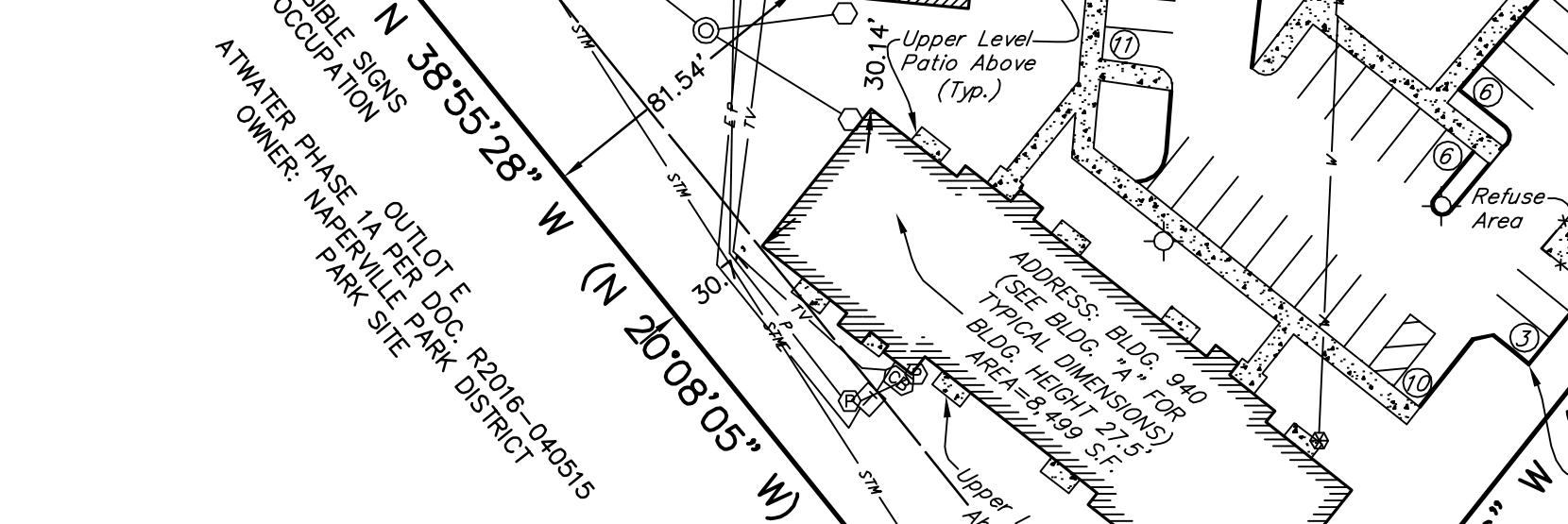
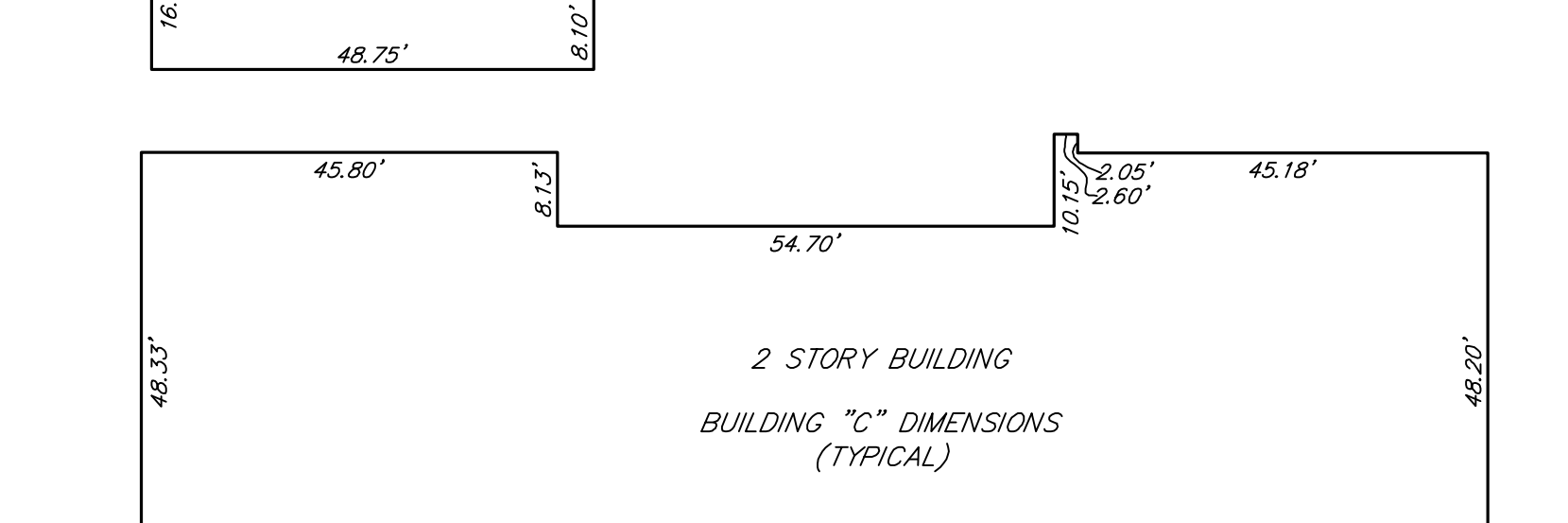
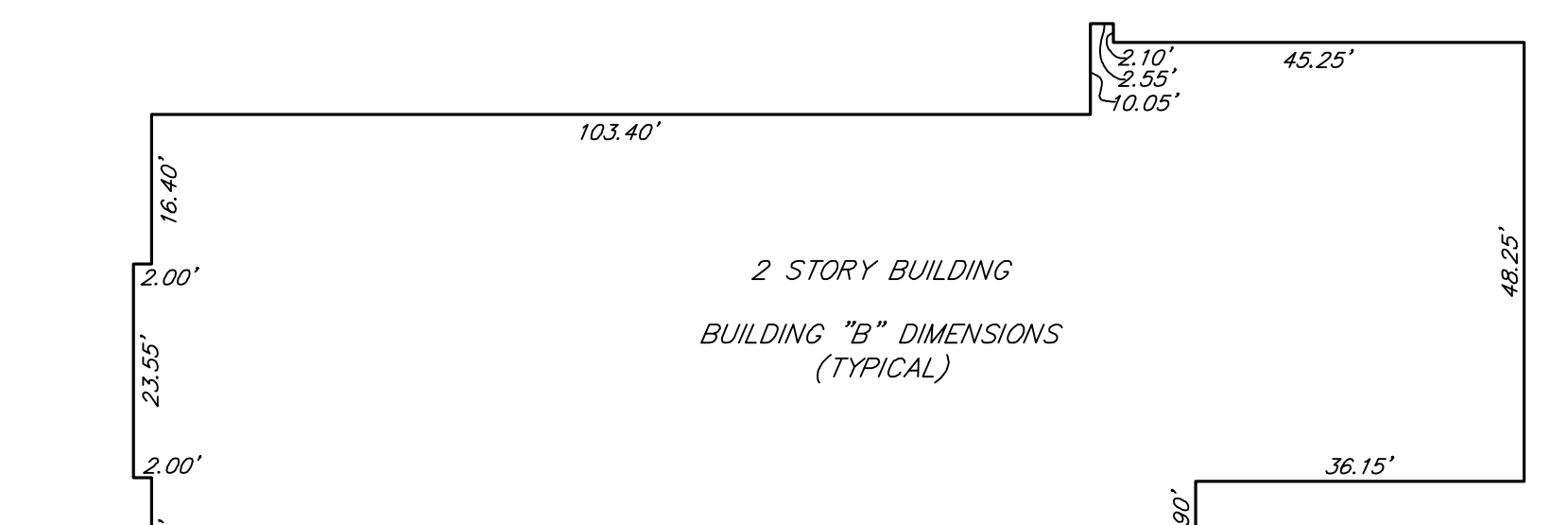
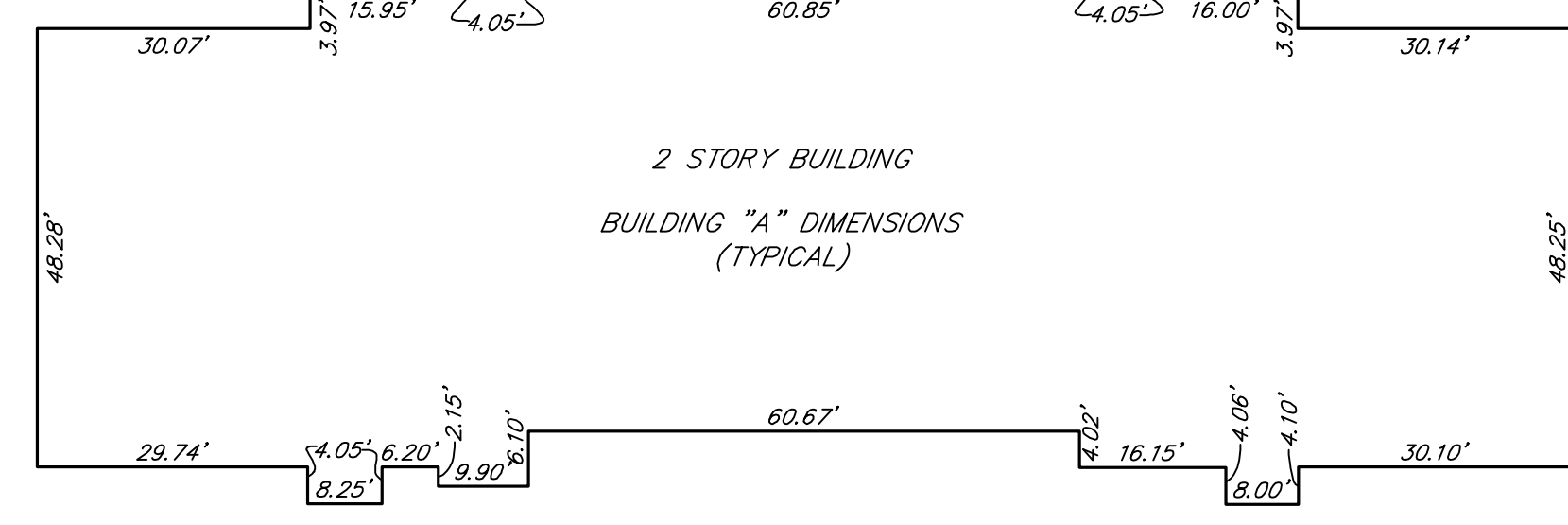
SURVEYOR'S CERTIFICATE

TO: ANSONIA FAIRWAYS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 CHICAGO TITLE INSURANCE COMPANY
 LEVINFIELD PEARLSTEIN, LLC
 BERKADIA COMMERCIAL MORTGAGE LLC
 FEDERAL HOME LOAN MORTGAGE CORPORATION
 MOSS & BARNETT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS

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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND N.S.P.S. AND INCLUDES ITEMS 2, 3, 4, 6(1), 6(1), 6(1), 7(1), 7(1)(1), 8, 9, 11 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 5/25/05, 11/15/12, 6/10/13, 2/15/16 & 7/29/19.

DATE OF PLAT OR MAP: AUGUST 20, 2019.

PETER A. BLAESER
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2020
 PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937,
 EXPIRES APRIL 30, 2021



ABBREVIATIONS LEGEND

- R.O.W. - RIGHT-OF-WAY
- B/B - BACK OF CURB TO BACK OF CURB
- BLDG. - BUILDING
- S.F. - SQUARE FEET

LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- ADJOINING PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- BUILDING LINE (Long Dashed Line)
- CENTERLINE (Single Dashed Line)

SYMBOL LEGEND

- MANHOLE
- INLET
- WATER VALVE
- VALVE & VAULT
- HYDRANT
- STREET LIGHT
- STREET SIGN
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC CABLE
- FENCE LINE
- UNDERGROUND PHONE CABLE
- UNDERGROUND TELEVISION CABLE
- DEPRESSED CURB
- WATERMAN STUB
- SANITARY SEWER STUB
- ELECTRIC CANISTER
- SANITARY SEWER STUB
- STORM SEWER STUB
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- CONCRETE SURFACE
- ELECTRIC VAULT
- JUNCTION BOX
- DOG WASTE STATION
- END SECTION
- SANITARY SEWER
- STORM SEWER
- WATERMAN
- OVERHEAD WIRES
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC CABLE
- FENCE LINE
- UNDERGROUND PHONE CABLE
- UNDERGROUND TELEVISION CABLE
- DEPRESSED CURB
- WATERMAN STUB
- SANITARY SEWER STUB
- STORM SEWER STUB
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- CONCRETE SURFACE
- ELECTRIC VAULT
- JUNCTION BOX
- DOG WASTE STATION
- DIRECTION OF TRAFFIC

PREPARED BY:
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 Consulting Engineers, Land Surveyors & Planners
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 E-Mail: cef@cemcon.com Website: www.cemcon.com

DISC NO.: 904157 FILE NAME: ALTA
 DRAWN BY: KOA FLD. BK. / PG. NO.: A-62/49/ NOTES
 COMPLETION DATE: 2-17-16 JOB NO.: 904.157
 PROJECT REFERENCE: 903626
 REVISION: 02-25-16/AIB REVISED PER TITLE & SURVEY OBJECTION MEMO DATED 02-24-16
 REVISION: 03-02-16/REP OBJECTION MEMO FROM PURCHASER'S COUNSEL
 REVISION: 03-15-16/AIB ADD ENTITIES/STALL COUNT
 REVISION: 08-01-19/SMR PER CURRENT TITLE COMMITMENT AND RECENT FIELD SURVEY WORK
 REVISION: 08-20-19/SMR OBJECTION LETTER DATED 8-11-19
 REVISION: 09-12-19/SMR OBJECTION LETTER DATED 9-11-19

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