SITE MAP NOT TO SCALE

CONCRETE

ROOF DRAIN/DOWN SPOUT

STORM INLET

CLEANOUT

HOSE BIB

HYDRANT

WATER VALVE

WATER VALVE VAULT PAINTED WATER LINE

SPRINKLER HEAD

FOUND DISK IN CONCRETE

FOUND ROW MARKER

S FOUND RAILROAD SPIKE

FBM FOUND BRASS MONUMENT +FCC FOUND CROSS NOTCH

EXISTING TOP OF CURB ELEVATION

FOUND IRON ROD

WATER METER

PK FOUND PK NAIL

FIB FOUND IRON BAR

SPK SET PK NAIL

SIP SET IRON PIPE

STORM MANHOLE

SANITARY MANHOLE

FLARED END SECTION

R2003-092726 (SEE RECORDED PLAT

FOR EASEMENT DETAILS)

<u>LEGEND</u> PAINTED GAS LINE GAS VALVE SG GAS METER ⊗ G GAS VALVE VAULT GAS METER PIPELINE MARKER MONITORING WELL POST INDICATOR VALVE WELL HEAD FLAGPOLE POST/BOLLARD PUBLIC PAY TELEPHONE PARKING METER WETLAND MARKER BASKETBALL HOOP AIR CONDITIONER PAD/UNIT

W/ TRUNK SIZE QUARTER SECTION CORNER

SBM SET MONUMENT SET TRAVERSE POINT SET CONCRETE MONUMENT **ABBREVIATIONS**

> EXISTING EDGE OF PAVEMENT ELEVATION EXISTING SPOT ELEVATION H.C. HANDICAP PARKING F.F. FINISHED FLOOR T.F. TOP OF FOUNDATION CMP CORRUGATED METAL PIPE RCP REINFORCED CONCRETE PIPE VCP VITRIFIED CLAY PIPE FRM. FRAME BRK. BRICK

TC TOP OF CURB DEP DEPRESSED CURB EP EDGE OF PAVEMEN F.L. FLOW LINE CONC. CONCRETE BIT. BITUMINOUS MH MANHOLE CW CONCRETE WALK TW TOP OF WALL

BW BOTTOM OF WALL

TP TOP OF PIPE

BW BACK OF WALK

DIP DUCTILE IRON PL

SD STORM DRAIN

SAN SANITARY SEWER

CB CHORD BEARING

U.E. UTILITY EASEMENT

P.U.E. PUBLIC UTILITY EASEMENT

PC POINT OF CURVATURE

M.U.E. MUNICIPAL UTILITY EASEMENT

I.E. INGRESS & EGRESS EASEMENT

PCC POINT OF COMPOUND CURVATURE

PRC POINT OF REVERSE CURVATURE

<0.00'> INFORMATION TAKEN FROM DEED

ETBE EXCEPTION TO BLANKET EASEMENT

D.E. DRAINAGE EASEMENT

PT POINT OF TANGENCY

(0.00') RECORD DATUM

[0.00'] MEASURED DATUM

0.00' CALCULATED DATUM

A ARC LENGTH

R RADIUS

INV INVERT

N NORTH

S SOUTH

E EAST

W WEST

FES FLARED END SECTION

of conveyance for Lot 5, the owner(s), from time to time, of said Lot 5 shall be deemed to have covenanted and agreed to undertake such maintenance of the "Cross Access Easement #2" as aforesaid, during the period for which such owner(s) shall own Lot but not the obligation) to pave and surface the "Cross Access Easement #2" area with an mpervious material (such as concrete or asphalt) of sufficient bearing strength so as to No obstructions or barriers shall be erected on or about "Cross Access Easement #2."

CROSS-ACCESS EASEMENT #3 A perpetual non-exclusive easement for vehicular ingress and egress is hereby granted in favor of Lots 5, 6, 7, 8 and 11, over and across the portions of Lots 6, 7, 8 and 11 as marked and identified as "Cross Access Easement #3" on this Plat. The owner(s), from time to time, of Lot 6 shall at its (their) sole expense, keep and maintain so much of the "Cross Access Easement #3" as lies within said Lot 6, in good order and repair, and improved with a continuous impervious material (such as concrete or asphalt) of sufficient bearing strength so as to accommodate the automobile, truck and tractor trailer vehicles as shall, from

> CROSS-ACCESS EASEMENT #3 CONTINUED The owner(s), from time to time, of Lot 7 shall at its (their) sole expense, keep and maintain so much of the "Cross Access Easement #3" as lies within said Lot 7, in good order and repair, and improved with a continuous impervious material (such as concrete or asphalt) of sufficient bearing strength so as to accommodate the automobile, truck and tractor trailer vehicles as shall, from time to time, regularly use such easement area. By accepting any deed or other instrument of

conveyance for Lot 7, the owner(s), from time to time, of said Lot 7 shall be deemed to have

covenanted and agreed to undertake such maintenance of so much of the "Cross Access Easeme

#3" as lies within said Lot 7 as aforesaid, during the period for which such owner(s) shall own Lot

Easement #3" as lies within said Lot 6 as aforesaid, during the period for which such owner(s) shall

conveyance for lot 6 the owner(s) from time to time of said lot 6 shall be deemed to

have covenanted and agreed to undertake such maintenance of so much of the "Cross Acces

EASEMENT PROVISIONS TAKEN FROM R2003-092726

A perpetual non—exclusive easement for vehicular ingress and egress is hereby granted in favor of

Lot 8, over and across the portion of Lot 12 marked and identified as "Cross Access Easement #1 on this Plat.

of conveyance for Lot 8, the owner(s), from time to time, of said Lot 8 shall be deemed to have

covenanted and gareed to undertake such maintenance of the "Cross Access Easement #1" as

(but not the obligation) to pave and surface the "Cross Access Easement #1" area with an

nodate the automobile, truck and tractor trailer vehicles as shall, from time to time, regularly

A perpetual non-exclusive easement for vehicular ingress and egress is hereby granted in favor of

The owner(s), from time to time, of Lot 5 shall at its (their) sole expense, keep and maintain the

Cross Access Easement #2" in good order and repair. By accepting any deed or other instrument

Lot 5, over and across the portion of Lot 6 marked and identified as "Cross Access Easement #2" on this Plat.

impervious material (such as concrete or asphalt) of sufficient beging strength so as to

No obstructions or barriers shall be erected on or about "Cross Access Easement #1."

aforesaid, during the period for which such owner(s) shall own Lot

The owner(s), from time to time, of Lot 8 shall at its (their) sole expense, keep and maintain so much of the "Cross Access Easement #3" as lies within said Lot 8, in good order and repair, and improved with a continuous impervious material (such as concrete or asphalt) of sufficient bearing trength so as to accommodate the automobile, truck and tractor trailer vehicles as shall, from time to time, regularly use such easement area. By accepting any deed or other instrument of conveyance for Lot 8, the owner(s), from time to time, of said Lot 8 shall be deemed to have covenanted and agreed to undertake such maintenance of so much of the "Cross Access Easement #3" as lies within said Lot 8 as aforesaid, during the period for which such owner(s) shall own

No obstructions or barriers shall be erected on or about "Cross Access Easement #3." In establishing and/or maintaining the grade level of the impervious surface of the "Cross Access Easement #3" area, each of the respective owners of Lots 5, 6, 7 and 8 shall cooperate in maintaining a reasonably consistent grade level so as to permit unobstructed vehicle movements and consistent maintenance. For purposes of "Cross Access Easement #3," maintenance shall be deemed to include (but not be limited to) the repair of potholes and cracks, keeping the surface of the easement area free of snow and ice, and providing surface striping for the coordinated movement

A perpetual non-exclusive easement for vehicular ingress and egress is hereby granted in favor of Lots 2, 3, 4, 5, 6, 7 and 8, over and across the portions of Lot 15 as marked and identified as 'Ingress & Egress Easement" (I.E.) on this Plat. No obstructions or barriers shall be erected on or about the "Ingress & Egress Easement" (I.E.).

With respect to each of the foregoing Cross Access Easements and the foregoing Ingress—Egress 1. Whenever an easement is granted in favor of a Lot, it shall be intended for the benefit and use of the Lot Owner(s) and each of its or their tenants, subtenants, contractors, employees, agents, customers, vendors, invitees and all of the other lawful occupants of or visitors to each of said

2. The Owner(s) of a Lot over which any of the foregoing Cross Access or Ingress-Egress sements lie shall have the right to establish reasonable traffic controls over the subject easement area on such Lot, including but not limited to speed limits, and yield and stop requirements at intersections or access points, provided that such traffic controls shall not have the effect of denying or unreasonably limiting vehicular access to and from all of the Lots so benefited by the foregoing easements. Restricting or limiting access over or through any easement hereby created, by day or time of day, shall be strictly prohibited, it being the intent hereof that access shall be per day, each and every day.

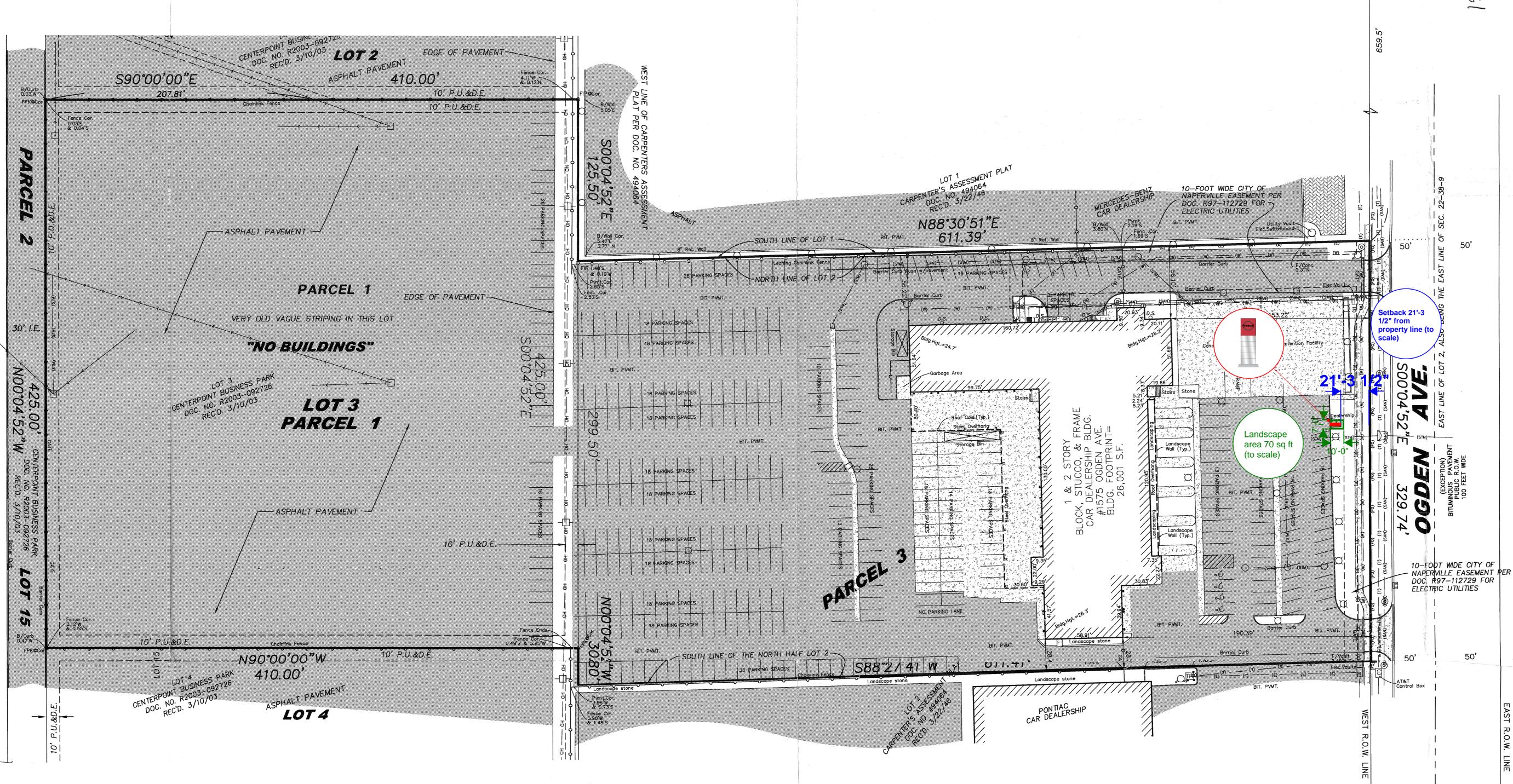
Access for Lots 2, 3 and 4 Required: No deed from the subdivider hereunder shall be recorded conveying Lots 2, 3 or 4 as shown on this Final Plat of Subdivision until a release is obtained from the City of Naperville, which release shall be in recordable form and will be issued by the City of Naperville upon its receipt of proof that access to a public right of way has been provided, or that the purchaser is contractually obligated to provide access to Ogden Avenue on a permanent basis. Said contractual obligation shall be a covenant running with the land (with respect to lots 2, 3, and 4) until the contractual obligation has been satisfied, and shall require either consolidation of the purchased parcel with an djacent parcel having established access to Ogden Avenue, or a permanent access easement to Ogden Avenue as set forth herein, either of which shall occur within six (6) months of closing. 1 to City of Naperville Ordinance 03-50 passed on February 18, 2003 approving this Final Plat of permanent access easement has been provided. This requirement shall be a covenant running with the land (with respect to said Lots 2, 3 and 4) until this requirement has been satisfied for a

GERALD NISSAN SUBARU CAR DEALERSHIP NAPERVILLE, DU PAGE COUNTY, ILLINOIS

JEFFERSON AVENUE

N 88°37'08" E

ALTA/ACSM LAND TITLE SURVEY



1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.

. ONLY PRINTS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL

GENERAL NOTES

COPIES. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE

3. DO NOT SCALE DIMENSIONS FROM THIS PLAT. 4. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

5. A CURRENT CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT, ORDER NO. 1401 880008078. EFFECTIVELY DATED SEPTEMBER 11, 2009 AS REVISED AND AMENDED WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. THE PROPERTY IS SUBJECT TO THOSE TITLE EXCEPTIONS LISTED THEREIN. REFER TO "PERTINENT TITLE EXCEPTIONS" LISTED ON THE FACE OF THIS PLAT.

6. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND ORSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES. NO UNDERGROUND DRAIN TILES, IF ANY EXIST, SHOWN HEREON. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.

7 THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.

9. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION. 10. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL

THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

CITY'S ZONING OFFICER.

INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER

11. THIS PROPERTY IS ZONED "B3" PER LATEST ZONING MAP FROM THE CITY OF NAPERVILLE, ILLINOIS. THE PROPERTY IS SUBJECT TO RESTRICTIONS AS ESTABLISHED PURSUANT TO THE ZONING ORDINANCES AS AMENDED. IN REFERENCE TO TABLE A ITEM 6. THERE MAY BE A NFFD FOR AN INTERPRETATION OF A RESTRICTION. THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION. VERIFY ALL INQUIRIES WITH THE

12. THERE IS NO OBSERVABLE EVIDENCE OF A SOLID WASTE DUMP, SANITARY LAND FILL OR CEMETERIES ON THE PROPERTY.

13. THERE ARE NO NEW RIGHT OF WAY CHANGES THAT THE SURVEYOR IS AWARE OF.

14. THIS IS NOT A TOPOGRAPHIC SURVEY AND IS NOT TO BE USED FOR DETAILED SITE DESIGN. 15. EXISTING EASEMENTS SHOWN HEREON ARE PURSUANT TO THE RESPECTIVE RECORDED PLAT OF SUBDIVISION, UNLESS NOTED OTHERWISE.

UTILITY ATLAS NOTES:

CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS

J.U.L.I.E. DESIGN STAGE REQUEST DIG NUMBER A2810551 RECEIVED 10/08/09 CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE

INFORMATION ON OCT. 8, 2009 **RESPONSE** SUPPLIED LETTER/NO MAP A. T. & T. (TRANS.) A. T. & T. (DIST.) RESPONDED WITH ATLAS COM-ED "ALL CLEAR" NO RESPONSE DUPAGE WATER COMMISSION NO RESPONSE KENTUCKY DATA LINK, INC. NO RESPONSE UNITE PRIVATE NETWORK "ALL CLEAR" NICOR GAS NO RESPONSE CITY OF NAPERVILLE (ENG.) RESPONDED WITH ATLAS RESPONDED WITH ATLAS CITY OF NAPERVILLE (ELEC.) SMP CONTRACT LOCATOR NO RESPONSE

FLOOD HAZARD NOTE

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER F.E.M.A. FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBERS 1702130111C AND 1702130012C, BOTH WITH EFFECTIVE DATE OF MAY 18, 1992.

BASIS OF BEARINGS

SQ. FT. * ACRES

4.0002

4.6306

8.6308

AREA

174,251

201,709

ASSUMED THE SOUTH LINE OF JEFFERSON

AVENUE TO BE: N 88° 37' 05" E

PARCEL

PARKING COUNT

REGULAR SPACES HANDICAP

ZONING NOTES - "B3"

PER CITY OF NAPERVILLE'S MUNICIPAL CODE.

6-7C-7: YARD REQUIREMENTS:

The minimum yards required in the B3 district shall be as follows: 1. Where a side lot line of the B3 district coincides with a side or rear lot line in an adjacent residence district or is across an existing or proposed right of way from property located in a residence district, a yard shall be provided along such side lot line as follows:

1.1. Where the B3 district abuts a lot located in an R1A, E1, E2, or AG district, the yard provided shall be not less than fifteen feet (15') in depth. 1.2. Where the B3 district abuts a lot located in an R1B, R2, R3, R4, or R5 district, the yard provided shall be not less than twelve feet (12') in depth.

R1A. E1. E2, or AG district, the yard provided shall be not less than fifteen feet (15') in depth as measured from the edge of the existing or proposed right of way abutting the B3 district. (Ord. 80-5, 1-21-1980)

1.3. Where the B3 district is across an existing or proposed right of way from property located in an

1.4. Where the B3 district is across an existing or proposed right of way from property located in an R1B, R2, R3, R4, or R5 district, the yard provided shall be not less than twelve feet (12') in depth as measured from the edge of the existing or proposed right of way abutting the 53 district. (Ord. 93-14, 1-19-1993) 2. Where a rear lot line of the B3 district coincides with a side or rear lot line in an adjacent

district, a yard shall be provided along such rear lot line as follows: 2.1. Where the B3 district abuts a lot located in an R1A, E1, E2, or AG district, the yard provided shall be not less than fifteen feet (15') in depth. 2.2. Where the B3 district abuts a lot located in an R1B, R2, R3, R4, or R5 district, the yard

residence district or across an existing or proposed right of way from property located in a residence

provided shall be not less than twelve feet (12') in depth. 2.3. Where the B3 district is across an existing or proposed right of way from property located in an R1A, E1, E2, or AG district, the yard provided shall be not less than fifteen feet (15') in depth as measured from the edge of the existing or proposed right of way abutting the B3 district. (Ord. 80-5, 1-21-1980)

2.4. Where the B3 district is across an existing or proposed right of way from property located in an R1B, R2, R3, R4, or R5 district, the yard provided shall be not less than twelve feet (12') in depth as measured from the edge of the existing or proposed right of way abutting the B3 district. (Ord. 93-14. 1-19-1993) 3. Where the extension of a front or side lot line coincides with a front lot line of an abutting lot

located in a residence district or is across an existing or proposed right of way from property located in a residence district, a yard equal in depth to the minimum front yard required by this title on such abutting residential lot shall be provided along such front or side lot lines.

4. Fuel dispensing devices shall be exempt from the established front yard or corner side yard requirements, but all such dispensing devices shall be set back from the front lot line and the corner side lot line a distance of not less than fifteen feet (15'). (Ord. 80-5, 1-21-1980) 6-7C-8: HEIGHT LIMITATIONS/BULK REGULATIONS:

The maximum floor area ratio for all buildings and structures in the B3 district shall be 0.325. (Ord. 91-52, 4-3-1991)

SURVEYOR'S CERTIFICATE

LEGAL DESCRIPTION

LOT 3 IN CENTERPOINT BUSINESS PARK, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE

9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE

PLAT OF CENTERPOINT BUSINESS PARK, AFORESAID, FOR INGRESS AND EGRESS OVER AND ACROSS THE PORTIONS OF LOT 15 AS MARKED AND IDENTIFIED AS INGRESS AND EGRESS EASEMENT.

THE NORTH 1/2 OF LOT 2 OF CARPENTER'S ASSESSMENT PLAT OF

SECTION 22. TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED

> **PERTINENT** TITLE COMMITMENT EXCEPTIONS

DOCUMENT RECORDED MARCH 18, 2003 AS DOCUMENT NO. R2003-105103 WHICH DOES NOT CONTAIN A REVERSIONARY OF FORFEITURE CLAUSE.

EVIDENCED BY THE POWER POLES, OVERHEAD WIRES AND STORM SEWERS

EAST 200 FEET OF THE NORTHERLY 20 FEET OF THE MOST SOUTHERLY 30

TWO 20 FOOT AND ONE 50 FOOT STRIP WESTERLY OF AND ADJOINING LOT

AFFECTS PROPERTY; PLOTTED HEREON (SEE SITE MAP & RECORDED PLAT

AFFECTS PROPERTY; PLOTTED HEREON (SEE SITE MAP & RECORDED PLAT)

CERTIFICATION BY THE SURVEYOR THAT THE LAND IS LOCATED WITHIN ZONE X,

AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS IDENTIFIED

EASEMENT AFFECTS PROPERTY; NOTED HEREON (SEE ALSO RECORD SUBPLA

USE OF SAID EASEMENT. AFFECTS PROPERTY; NOTED HEREON (SEE SUBPLAT

AFFECTS PROPERTY; NOTED HEREON

10 AND VARIOUS 10 FOOT STRIPS IN THE EASTERLY PART OF LOT 15 IN

FORTH ON THE LAT OF CENTERPOINT BUSINESS PARK, AFORESAID, AS

SHOWN ON PLAT OF SURVEY PREPARED BY V3 CONSULTANTS, DATED JANUARY 27, 2003 AND UPDATED APRIL 30, 2003, PROJECT NO. 02027

36 PUBLIC UTILITY AND DRAINAGE EASEMENT AS SHOWN AND SET FORTH ON THE PLAT OF CENTERPOINT BUSINESS PARK, RECORDED MARCH 10, 2003

AS DOCUMENT R2003-092726, AFORESAID, AS FOLLOWS:

AE 37 DRAINAGE EASEMENT AS SHOWN AND SET FORTH ON THE PLAT OF

AF 38 CITY OF NAPERVILLE SPECIAL UTILITY EASEMENT AS SHOWN AND SET

20 FEET ALONG THE NORTH LINE OF LOT 15 IN PARCEL 2

AG 39 THE PLAT OF CENTERPOINT BUSINESS PARK, AFORESAID, INCLUDES A

40 (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT

NOTE CONTAINED ON THE PLAT OF CENTERPOINT BUSINESS PARK.

DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT

OWNERS OF THE LOTS DRAINING INTO THE STORMWATER FACILITIES ON

LOTS 9, 10 AND 14 WILL PAY THEIR PROPORATIONATE SHARE OF THE

MAINTENANCE COST AFFECTS PROPERTY: NOTED HEREON (SEE SUBPLAT)

SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL

EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND

OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID

EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE

GRANT RECORDED/FILED AS DOCUMENT NO. R97-112729, AFFECTING THE

BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

AL 44 EASEMENT IN FAVOR OF CITY OF NAPERVILLE, AND ITSTALLED

LAND. AFFECTS PROPERTY; PLOTTED HEREON

AFORESAID, AS FOLLOWS:

CENTERPOINT BUSINESS PARK, AFORESAID, AS FOLLOWS:

PARCEL 2 (SEE PLAT FOR EXACT LOCATIONS)

PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF

MARCH 22, 1946 AS DOCUMENT 494064, EXCEPT THAT PART OF OGDE AVENUE TAKEN FOR RIGHT-OF-WAY. IN DUPAGE COUNTY, ILLINOIS.

PLAT THEREOF RECORDED MARCH 10, 2003 AS DOCUMENT

R2003-092726, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:

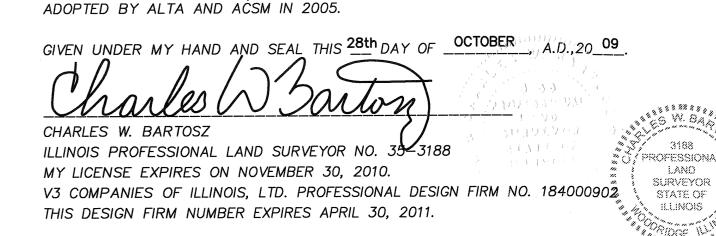
STATE OF ILLINOIS COUNTY OF DUPAGE

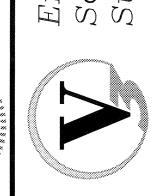
I HEREBY CERTIFY TO COMERICA BANK, A TEXAS BANKING ASSOCIATION (LENDER); CHICAGO TITLE INSURANCE COMPANY (TITLE COMPANY), AND NEIL D. GERALD. AS TRUSTEE OF THE NEIL D. GERALD REVOCABLE TRUST DATED FEBRUARY 29. 1988. AS AMFNDFD AND RESTATED THAT THE SURVEY PREPARED BY ME ENTITLED "GERALD NISSAN SUBARU CAR DEALERSHIP" WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES, AND DISTANCES SHOWN THEREON ARE CORRECT. THAT EXCEPT AS SHOWN OR NOTED HEREON, THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, THAT THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY. AND ANY APPLICABLE SET-BACK LINES OF THE PROPERTY, AND THAT THERE ARE NO EASEMENTS, ENCROACHMENTS, PARTY WALLS, CEMETERIES OR FAMILY BURYING GROUNDS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON: THAT ALL UTILITIES SERVICES REQUIRED FOR THE OPERATION OF THE PROPERTY EITHER FNTFR THE PROPERTY THROUGH ADJOINING PUBLIC STREETS OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL VISIBLE STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY; AND THAT THE PARCEL(S) DESCRIBED HEREON DO NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH ANY MAPS ENTITLED FLOOD INSURANCE RATE MAP, FLOOD HAZARD FLOODWAY BOUNDARY FLOOD HAZARD BOUNDARY MAP, OR FLOOD BOUNDARY AND 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. I FURTHER CERTIFY THAT THE PROPERTY ABUTS AN ACCESSIBLE

GERALD NISSAN SUBARU THIS SURVEY IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND

STREET (PUBLICLY DEDICATED), AND THAT THE FOLLOWING PARTY(IES) ARE IN

POSSESSION OF THE PROPERTY IN THE INDICATED CAPACITIES





7 4 7

4

Exhibit B