EXHIBIT B

TOPOGRAPHIC SURVEY

SURVEY PREPARED FOR

PIZZUTI DEVELOPMENT
2001 BUTTERFIELD RD., STE. #440
DOWNERS GROVE, IL. 60515

LEGAL DESCRIPTION

LOT 1 IN THE FINAL PLAT OF SUBDIVISION FOR MCDOWELL POINT, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2008 AS DOCUMENT R2008-143214, IN DUPAGE COUNTY, ILLINOIS.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

SHEET INDEX

SHEET 1 OF 2	BOUNDARY, EASEMENT AND SETBACK INFORMATION.
SHEET 2 OF 2	TOPOGRAPHIC INFORMATION AND LOT DETAIL.

LOCATION MAP
NOT TO SCALE

SURVEY SITE

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.

6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON ARE BASED ON THE FOLLOWING: ACTUAL OBSERVED LOCATION AT AN OPEN MANHOLE; ENGINEERING PLANS SHOWING THE EXISTING AND/OR PROPOSED UTILITY; UTILITY ATLASES FROM PRIVATE UTILITY COMPANIES AND/OR LOCAL MUNICIPALITIES. THE EXACT LOCATION MAY BE DIFFERENT FROM THE LOCATION SHOWN HEREON.

7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.

8. THIS SURVEY WAS PREPARED FOR PIZZUTI DEVELOPMENT BASED ON A FIELD SURVEY COMPLETED ON MAY 2, 2016. BOUNDARY LINES SHOWN HEREON ARE BASED ON AN ALTA SURVEY PREPARED BY COMPASS SURVEYING, LTD DATED APRIL 26, 2016.

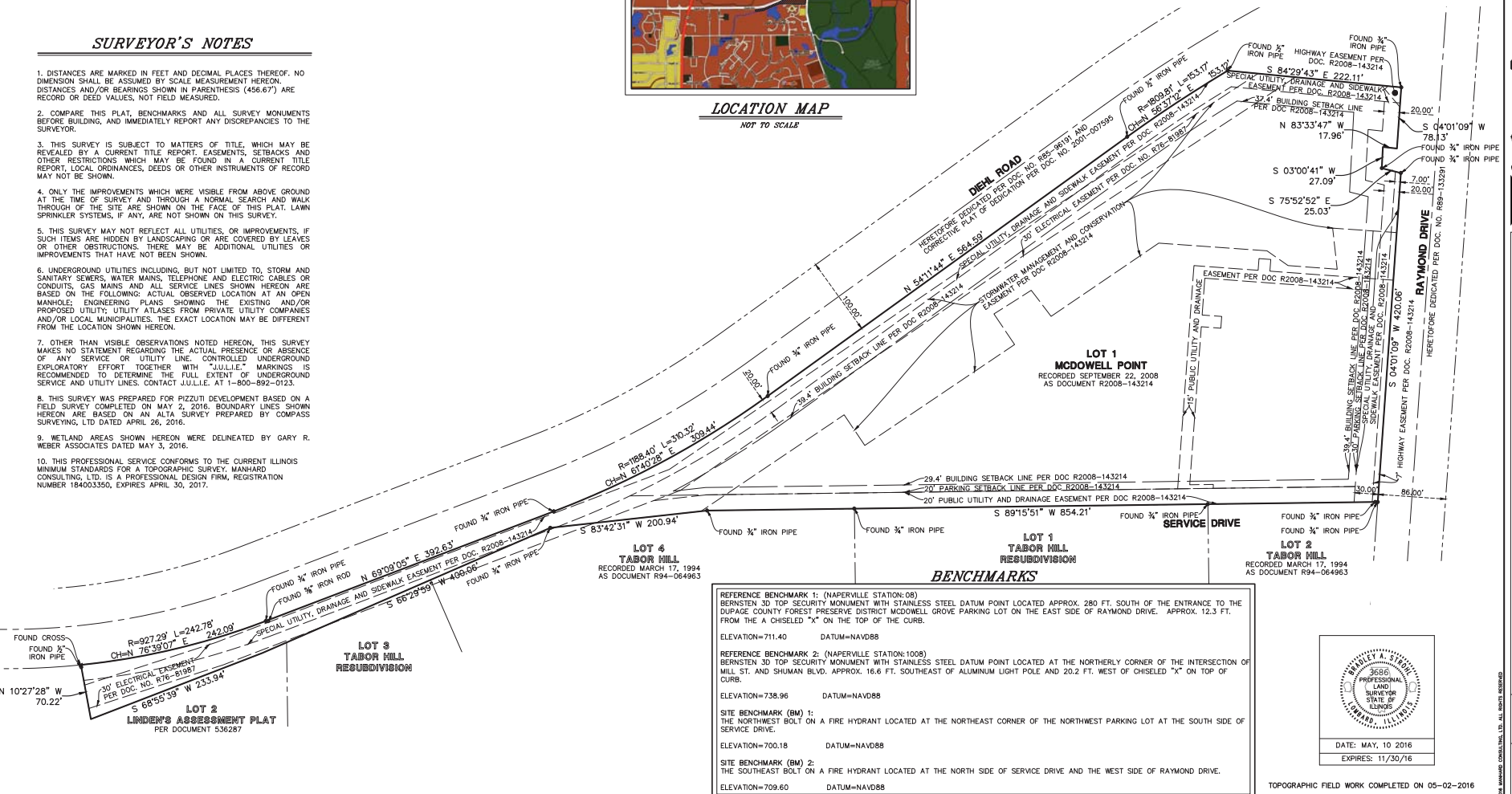9. WETLAND AREAS SHOWN HEREON WERE DELINEATED BY GARY R. WEBER ASSOCIATES DATED MAY 3, 2016.

10. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2017.

BENCHMARKS

REFERENCE BENCHMARK 1: (NAPERVILLE STATION: 08)
BERNSTEN 3D TOP SECURITY MONUMENT WITH STAINLESS STEEL DATUM POINT LOCATED APPROX. 280 FT. SOUTH OF THE ENTRANCE TO THE DUPAGE COUNTY FOREST PRESERVE DISTRICT MCDOWELL GROVE PARKING LOT ON THE EAST SIDE OF RAYMOND DRIVE. APPROX. 12.3 FT. FROM THE A CHISELED "X" ON THE TOP OF THE CURB.

ELEVATION=711.40   DATUM=NAVD88

REFERENCE BENCHMARK 2: (NAPERVILLE STATION:1008)
BERNSTEN 3D TOP SECURITY MONUMENT WITH STAINLESS STEEL DATUM POINT LOCATED AT THE NORTHERLY CORNER OF THE INTERSECTION OF MILL ST. AND SHUMAN BLVD. APPROX. 16.6 FT. SOUTHEAST OF ALUMINUM LIGHT POLE AND 20.2 FT. WEST OF CHISELED "X" ON TOP OF CURB.

ELEVATION=738.96   DATUM=NAVD88

SITE BENCHMARK (BM) 1:
THE NORTHWEST BOLT ON A FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST PARKING LOT AT THE SOUTH SIDE OF SERVICE DRIVE.

ELEVATION=700.18   DATUM=NAVD88

SITE BENCHMARK (BM) 2:
THE SOUTHEAST BOLT ON A FIRE HYDRANT LOCATED AT THE NORTH SIDE OF SERVICE DRIVE AND THE WEST SIDE OF RAYMOND DRIVE.

ELEVATION=709.60   DATUM=NAVD88

LOT 1 MCDOWELL POINT
RECORDED SEPTEMBER 22, 2008 AS DOCUMENT R2008-143214

DIEHL ROAD

RAYMOND DRIVE

SERVICE DRIVE

LOT 4 TABOR HILL
RECORDED MARCH 17, 1994 AS DOCUMENT R94-064963

LOT 1 TABOR HILL

LOT 2 TABOR HILL
RECORDED MARCH 17, 1994 AS DOCUMENT R94-064963

LOT 3 TABOR HILL RESUBDIVISION

LOT 2 LINDEN'S ASSESSMENT PLAT
PER DOCUMENT 536287

Manhard CONSULTING, LTD

MCDOWELL POINT DEVELOPMENT
VACANT LAND - RAYMOND DR. & DIEHL RD., NAPERVILLE
TOPOGRAPHIC SURVEY

BRADLEY A. STROUD
3686
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

PROJ. MGR.: BAS
PROJ. ASSOC.: CNB
DRAWN BY: CNB
DATE: 05-11-16
SCALE: 1"=60'

DATE: MAY, 10 2016
EXPIRES: 11/30/16

SHEET **1** OF 2

TOPOGRAPHIC FIELD WORK COMPLETED ON 05-02-2016

PZDNVIL01