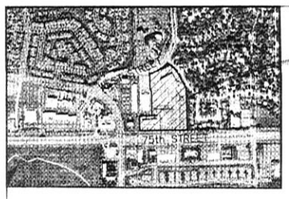


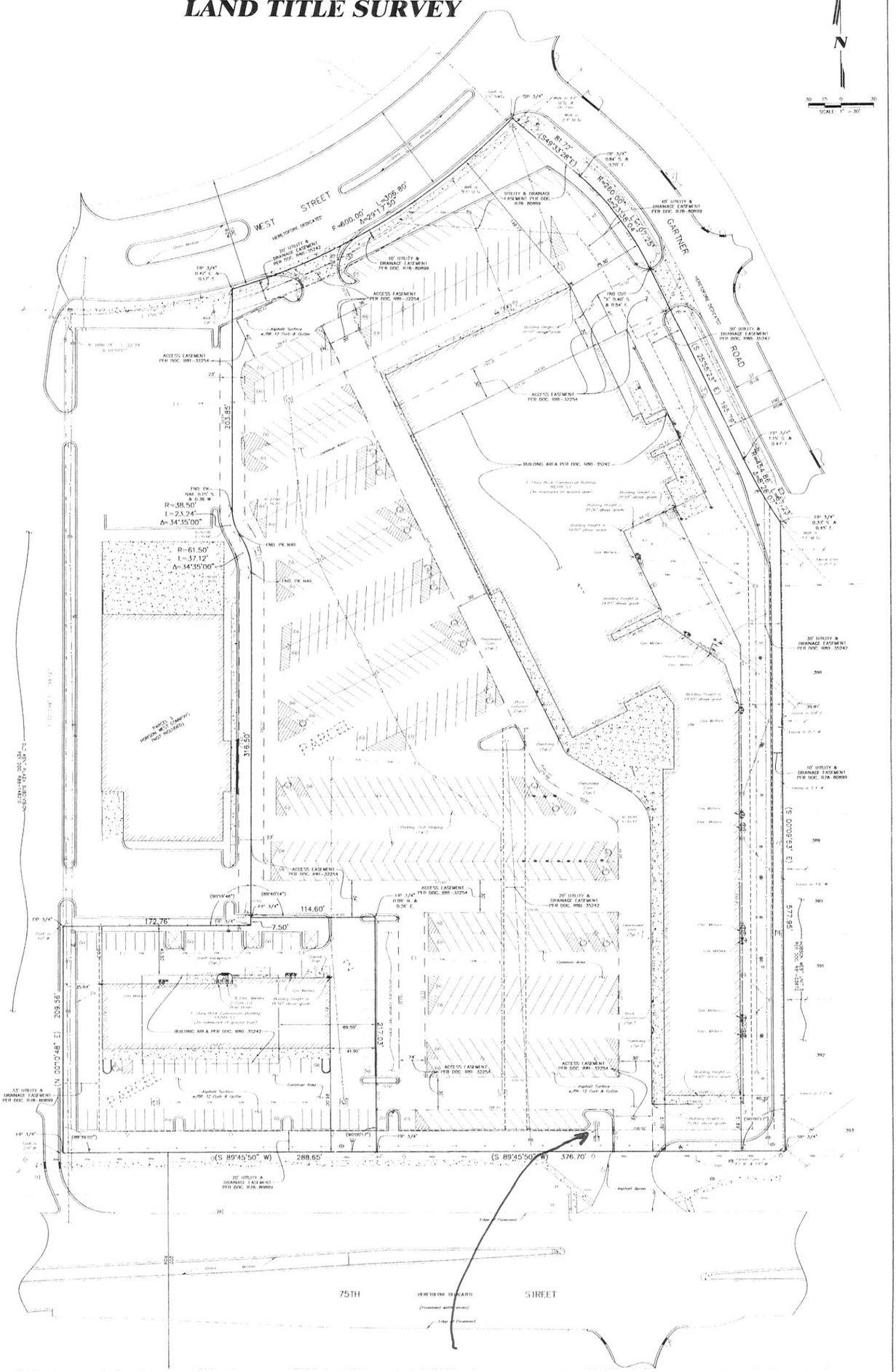
VICINITY MAP

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

SHEET 1 OF 1

N

SCALE: 1" = 30'



LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT OF WAY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Line)
- UTILITY & DRAINAGE EASEMENT LINE / LIMITS OF UTILITY & DRAINAGE EASEMENT (Short Dashed Line)
- ACCESS EASEMENT LINE / LIMITS OF ACCESS EASEMENT PER DOC. 88R-32254 (Dashed Dotted Line)

SYMBOL LEGEND

- MANHOLE
- CATCH BASIN
- INLET
- WATER VALVE
- VALVE & VAULT
- HYDRANT
- STREET LIGHT
- UTILITY POLE
- STREET SIGN
- MAILBOX
- BUILDING MARKER
- STORM DRAIN
- SEWER CLEANOUT
- GAS VALVE
- MONITORING WELL
- TRAFFIC SIGNAL
- TELEPHONE CABINET
- ELECTRIC CABINET
- CABLE CABINET
- TRANSFORMER
- NUMBER OF PARKING STALLS
- DUMPSTER
- FLAGPOLE
- CONCRETE SURFACE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD WIRES
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC CABLE
- TENTY LINE
- UNDERGROUND PHONE CABLE
- UNDERGROUND TELEVISION CABLE
- DEPRESSED CURB
- WATERMAIN SIGN
- SANITARY SEWER SIGN
- STORM SEWER SIGN
- ELECTRIC CONTROL BOX
- FIRE BOX
- SPRINKLER
- STAND PIPE
- GAS STAND PIPE
- HANDICAP
- FDC FIRE DEPT. BOX
- SIAMESE CONNECTION
- ALARM BELL
- GAS METER
- ELECTRIC METER
- IRRIGATION CONTROL BOX

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 IT DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
3. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE GOVERNED ON THE MAP. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.
5. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE CORPORATION (DENSLETON) AS NUMBER 1061926, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2005.

5a. PROPERTY SUBJECT TO TERMS OF RECAPTURE AGREEMENT RECORDED AS DOC. R2000-117202 (SCHEDULE B #5)

5b. PROPERTY SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AS DOC. R77-57543, R78-88128, AMENDED BY DOCS. 88R-28147, 88R-8906, 88R-5997 & 88R-9405 (SCHEDULE B #6)

5c. PROPERTY SUBJECT TO PROVISIONS & TERMS OF AGREEMENT RECORDED AS DOC. R78-80899 (SCHEDULE B #6, 7 & 8)

5d. PROPERTY SUBJECT TO TERMS OF AGREEMENT RECORDED AS DOC. 88R-35242, AMENDED BY DOC. 88R-40805 (SCHEDULE B #10)

5e. PROPERTY SUBJECT TO TERMS OF EASEMENT & MAINTENANCE AGREEMENT RECORDED AS DOC. 88R-40806 (LIMITS OF EASEMENTS NO1 THROUGH 7 EXHIBIT NO1 ATTACHED TO DOCUMENT) (SCHEDULE B #12)

5f. NICOR GAS EASEMENT OVER ALL OF PARCEL 2 PER DOC. 88R-14165 (SCHEDULE B #15)

6. DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED.
7. THE BEARINGS SHOWN HEREON ARE BASED UPON RECORD DATA AS ESTABLISHED PER DOC. 88R-35242
8. F.I.P. - FOUND IRON PIPE (# AS SHOWN)
   F.I.R. - FOUND IRON ROD
   S.I.P. - SET IRON PIPE (# AS SHOWN)
9. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY F.I.R.M.A. FLOOD INSURANCE RATE MAP PANEL NO. 17031C0012C & 17031C0016C, BOTH WITH EFFECTIVE DATES OF MAY 16, 1990, IT IS OUR OPINION THAT NO PART OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL HAZARD ZONE (NO SHADING) AS DESIGNATED AND DEFINED BY F.I.R.M.A.
10. PARCEL 1 CONTAINS 8.876 ACRES, MORE OR LESS
    PARCEL 2 CONTAINS 1.405 ACRES, MORE OR LESS
11. ADDRESS OF PROPERTY BEING: 951 WEST 75TH STREET, NAPERVILLE, IL

PARCEL DESCRIPTION

PARCEL 1: PARCEL 1 IN HOBSON WEST COMMONS, A SUBDIVISION OF LOT 185 IN HOBSON WEST UNIT 3, BEING A SUBDIVISION OF PARTS OF THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JUNE 20, 1990 AS DOCUMENT NUMBER R90-35242, AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER R91-51615, IN DUPAGE COUNTY, ILLINOIS.

ALSO

PARCEL 2: IN HOBSON WEST COMMONS, A SUBDIVISION OF LOT 185 IN HOBSON WEST UNIT 3, BEING A SUBDIVISION OF PARTS OF THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JUNE 20, 1990 AS DOCUMENT NUMBER R90-35242, AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER R91-51615, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: ACCESS EASEMENTS AND RIGHTS OF INGRESS AND EGRESS AS CREATED IN THE DECLARATION RECORDED MAY 29, 1984 AS DOCUMENT NUMBER R84-40094, OVER THE PREMISES DESCRIBED AS FOLLOWS: LOT 1 IN HOBSON WEST COMMONS, A SUBDIVISION RECORDED JUNE 20, 1990 AS DOCUMENT NUMBER R90-35242, AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER R91-51615, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

TO: MB HOBSON ASSOCIATES LIMITED PARTNERSHIP, FIRST NATIONAL BANK, A BANK OF AMERICA COMPANY, BANK OF CHINA, LAWYERS TITLE INSURANCE COMPANY, NEW YORK LAND SERVICES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b1, 7a, 7b1, 8, 9, 10 & 11a OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPERLY FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

DATED THIS 11TH DAY OF MAY, 2005

PETER A. HERZEG
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3027
MY COMMISSION EXPIRES ON NOVEMBER 30, 2006
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184.003937
EXPIRES APRIL 30, 2007

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60504-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

JOB NO.: 951117 FIELD NAME: ALTA
DRAWN BY: KDA FLD. BK. / PG. NO.: 48/78
COMPLETION DATE: 5-31-05 JOB NO.: 903.112
EXPIRE: N/A

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