

# ALTA/NSPS LAND TITLE SURVEY

OF

LOT 1 (EXCEPT THAT PART FALLING IN THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOT 1 IN BLOCK 1 OF ELLSWORTH ADDITION TO THE TOWN OF NAPERVILLE, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT; THENCE RUN SOUTHERLY ON THE WESTERLY LINE OF SAID LOT, 55 FEET; THENCE EAST ON THE SOUTH LINE OF SAID LOT, 34 FEET; THENCE NORTHERLY TO A POINT ON THE NORTH LINE OF SAID LOT, 25 FEET AND 6 1/2 INCHES FROM THE POINT OF BEGINNING; THENCE WEST ON THE NORTH LINE OF SAID LOT TO THE POINT OF BEGINNING) IN MARKET SQUARE RESUBDIVISION PLAT OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1986 AS DOCUMENT R86-133262, IN DUPAGE COUNTY, ILLINOIS.

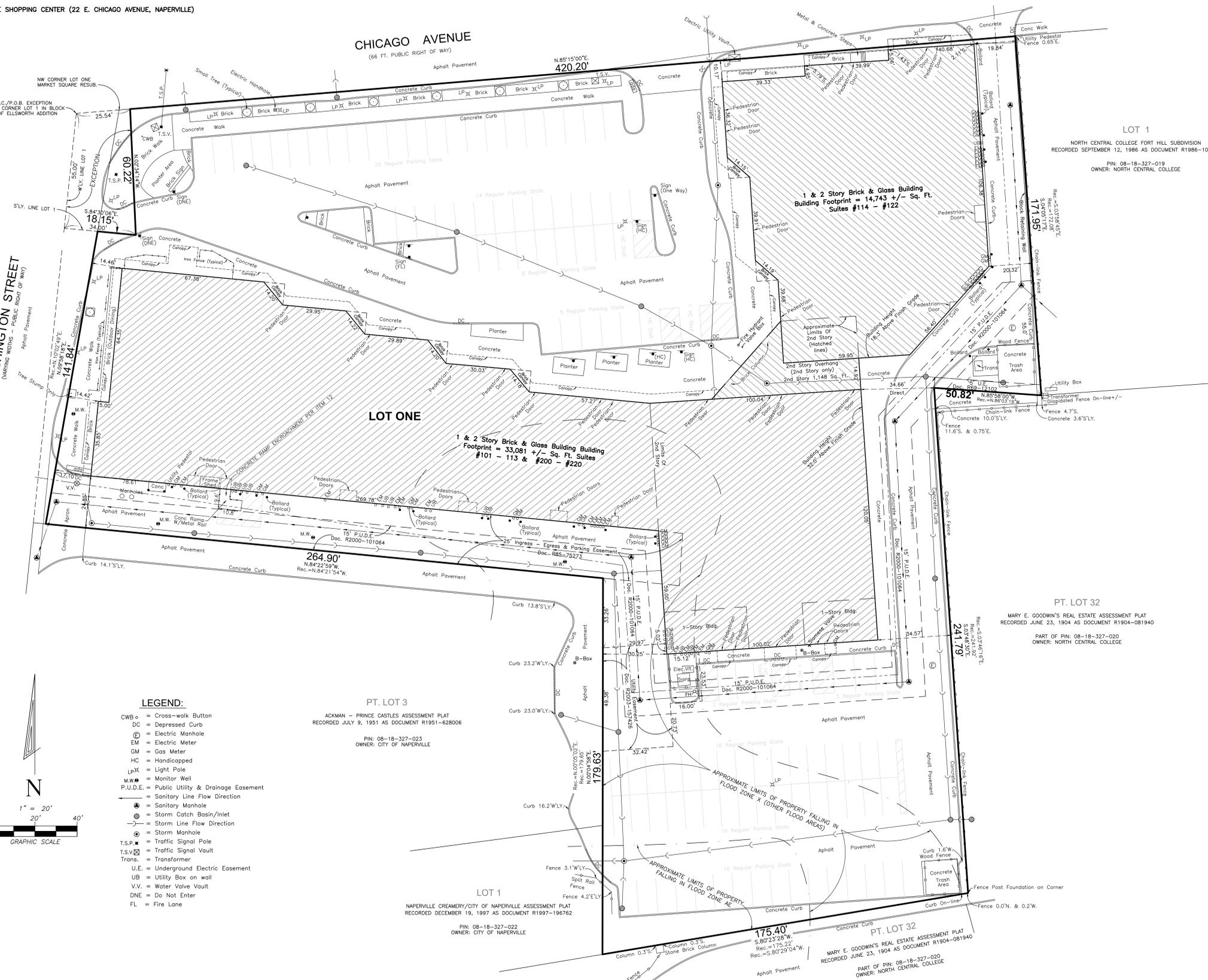
COMMONLY KNOWN AS: RIVER SQUARE SHOPPING CENTER (22 E. CHICAGO AVENUE, NAPERVILLE)

### SURVEYOR'S NOTES

- TITLE COMMITMENT:** THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1865A130038ALP WITH A COMMITMENT DATE OF OCTOBER 7, 2018.
- C. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE STATEMENT OF INTENT AND AGREEMENT RECORDED OCTOBER 28, 1986 AS DOCUMENT R86-133262, MADE BY AND BETWEEN NAPERVILLE NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 7-1749, RIVERWALK PARTNERS, AND THE CITY OF NAPERVILLE, RELATING TO THE DEVELOPMENT OF THE LAND. [TERMS PROVISIONS AND CONDITIONS ARE NON PLOTTABLE MATTERS]**
- D. GRANT OF EASEMENT, MADE BY HARRY E. RIDLEY AND EVA N. RIDLEY, HIS WIFE, TO THE CITY OF NAPERVILLE, RECORDED AS DOCUMENT R69-21202, FOR UNDERGROUND ELECTRIC LINES, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT R86-133262 AND ALSO SHOWN ON ALTA/NSPS LAND TITLE SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, SURVEY NO. 160233 DATED DECEMBER 2, 2016, AS REVISED. (AFFECTS THE SOUTH 5 FEET OF THE EAST 50.77 FEET OF THE NORTH 171.95 FEET OF THE LAND) [PLOTTED ON DRAWING]**
- E. GRANT OF EASEMENT DATED SEPTEMBER 5, 1985 AND RECORDED SEPTEMBER 9, 1985 AS DOCUMENT R85-75273 MADE BY NAPERVILLE NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 21, 1985 AND KNOWN AS TRUST NUMBER 7-1749 TO NAPERVILLE CREAMERY CO., ET AL, FOR THE PURPOSES OF INGRESS, EGRESS AND PARKING OVER THE SOUTH 25 FEET MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT AND PUBLIC UTILITY AND DRAINAGE, AND AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, SURVEY NO. 160233 DATED DECEMBER 2, 2016, AS REVISED. [PLOTTED ON DRAWING]**
- F. PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS AS CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF MARKET SQUARE RESUBDIVISION RECORDED AS DOCUMENT R86-133262 AND AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, SURVEY NO. 160233 DATED DECEMBER 2, 2016, AS REVISED. NOTE: EXACT LOCATION NOT DEPICTED ON SAID PLAT. [NOT PLOTTABLE]**
- G. EASEMENT IN FAVOR OF THE CITY OF NAPERVILLE, AND ITS/THEIR RESPECTIVE 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 PLAT OF EASEMENT RECORDED JULY 5, 2000 AS DOCUMENT NUMBER R2000-101064 AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, SURVEY NO. 160233 DATED DECEMBER 2, 2016, AS REVISED. (FOR EXACT LOCATION, SEE RECORD) [PLOTTED ON DRAWING]**
- H. EASEMENT IN FAVOR OF THE CITY OF NAPERVILLE, AND ITS/THEIR RESPECTIVE 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 PLAT OF EASEMENT RECORDED JULY 5, 2000 AS DOCUMENT NUMBER R2000-101064 AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, SURVEY NO. 130212 DATED DECEMBER 2, 2016, AS REVISED. (FOR EXACT LOCATION, SEE RECORD) [PLOTTED ON DRAWING]**
- I. ENCROACHMENT OF THE CONCRETE RAMP LOCATED MAINLY ON THE LAND ON THE EASEMENT SHOWN HEREIN AND AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, SURVEY NO. 160233 DATED DECEMBER 2, 2016, AS REVISED. [VISIBLE LOCATIONS PLOTTED ON DRAWING]**
- TAX PARCEL PERMANENT INDEX NUMBERS:** 07-13-437-006 and 08-18-327-017
- ACCESS STATEMENT:** THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM CHICAGO AVENUE AND WASHINGTON STREET, BOTH LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREETS OR HIGHWAYS.
- TABLE A - ITEM 1 STATEMENT AS TO MONUMENTS PLACED:** SEE DRAWING FOR ALL MONUMENTS PLACED OR FOUND WHILE COMPLETING THE FIELD SURVEY.
- TABLE A - ITEM 2 STATEMENT AS TO ADDRESS:** THE ADDRESS OF THE PROPERTY OBSERVED WHILE CONDUCTING THE FIELDWORK IS 22 EAST CHICAGO AVENUE, NAPERVILLE, ILLINOIS, SUITES 101-122 & 200-220.
- TABLE A - ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION:** OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17043C0705H AND 17043C0804H WITH A MAP EFFECTIVE DATE OF DECEMBER 16, 2004, SHOWS THAT THE PROPERTY FALLS WITHIN THE FOLLOWING FLOOD ZONES:  
ZONE "A" DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION DETERMINED  
ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.  
ZONE "Y" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, SEE DRAWING FOR APPROXIMATE LIMITS OF FLOOD ZONE AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
- TABLE A - ITEM 4 STATEMENT AS TO GROSS LAND AREA:** THE PROPERTY CONTAINS 128,131 SQUARE FEET OR 2.9415 ACRES.
- TABLE A - ITEM 6(a) & 6(b) STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS:** THIS SURVEY REFLECTS CERTAIN INFORMATION PROVIDED TO THIS SURVEYOR BY THE CITY OF NAPERVILLE IN THE PLANNING AND ZONING RESOURCE COMPANY ZONING AND SITE REQUIREMENTS SUMMARY FOR PZR SITE NUMBER 12443-1 DATED NOVEMBER 6, 2018. EXISTING ZONING DESIGNATION: B4, DOWNTOWN CORE DISTRICT BUILDING SETBACK LINES:  
FRONT = MINIMUM: NONE SPECIFIED, MAXIMUM: 6 FEET IF CONSTRUCTED AFTER JANUARY 1, 2012.  
SIDE/REAR = NONE SPECIFIED  
MAXIMUM BUILDING HEIGHT: 60 FEET  
MAXIMUM FLOOR AREA RATIO: 2.5  
REQUIRED PARKING SPACES: AS THE SUBJECT PROPERTY IS LOCATED WITHIN THE SPECIAL SERVICE AREA 24, IT WOULD NOT BE REQUIRED TO PROVIDE ANY PARKING SPACES.
- TABLE A - ITEM 7(a) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL:** SEE DRAWING FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL.
- TABLE A - ITEM 7(b)(1) STATEMENT REGARDING SQUARE FOOTAGE OF BUILDING FOOTPRINT:** SEE DRAWING FOR THE APPROXIMATE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
- TABLE A - ITEM 7(c) STATEMENT AS TO MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE:** SEE DRAWING FOR THE MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE.
- TABLE A - ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED:** SURVEYOR HAS SHOWN LOCATION OF VISIBLE FEATURES EXISTING ON THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.
- TABLE A - ITEM 9 STATEMENT AS TO PAINT STRIPED PARKING SPACES:** THE LAND SURVEYED HEREON CONTAINS A TOTAL OF 107 EXISTING PARKING SPACES INCLUDING 102 REGULAR PARKING SPACES AND 5 DESIGNATED HANDICAP PARKING SPACES.
- TABLE A - ITEM 13 STATEMENT REGARDING ADJOINING OWNERS:** SEE DRAWING FOR NAMES OF ADJOINING OWNERS AS OBTAINED FROM THE COOK COUNTY TREASURER'S WEBSITE.
- TABLE A - ITEM 14 STATEMENT REGARDING DISTANCE TO NEAREST INTERSECTING STREET:** SEE DRAWING FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.
- TABLE A - ITEM 16 STATEMENT REGARDING EARTH MOVING OR BUILDING CONSTRUCTION:** SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION.
- TABLE A - ITEM 17 STATEMENT REGARDING CHANGES IN STREET RIGHT-OF-WAY LINES:** SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTEMPLATED OR PROPOSED AND FINDS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- TABLE "A" ITEM 18 STATEMENT OF WETLAND AREAS:** SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- TABLE "A" ITEM 19 STATEMENT OF OFFSITE EASEMENTS:** SURVEYOR FINDS NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS.
- TABLE A - ITEM 20 STATEMENT REGARDING PROFESSIONAL LIABILITY INSURANCE:** PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

STATE OF ILLINOIS ) SS  
COUNTY OF DUPAGE )

I, **THOMAS A. MOLLOY**, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY TO:  
**VOYA RETIREMENT INSURANCE AND ANNUITY COMPANY, A CONNECTICUT CORPORATION, ITS PARTICIPANTS, SUCCESSORS, AND/OR ASSIGNS, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR;  
OR RIVER SQUARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY;  
CHICAGO TITLE INSURANCE COMPANY;**  
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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 13, 2018. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
SIGNED AT BENSENVILLE, ILLINOIS THIS 14TH DAY OF NOVEMBER, A.D. 2018  
EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD.  
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-004840  
  
**THOMAS A. MOLLOY**  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 184-004840  
(EXPIRES NOVEMBER 30, 2018 AND IS RENEWABLE)



- ### LEGEND:
- CWB = Cross-walk Button
  - DC = Depressed Curb
  - EM = Electric Manhole
  - EM = Electric Meter
  - GM = Gas Meter
  - HC = Handicapped
  - LPX = Light Pole
  - M.W. = Monitor Well
  - P.U.D.E. = Public Utility & Drainage Easement
  - Sanitary Line Flow Direction
  - Sanitary Manhole
  - Storm Catch Basin/Inlet
  - Storm Line Flow Direction
  - Storm Manhole
  - T.S.P. = Traffic Signal Pole
  - T.S.V. = Traffic Signal Vault
  - Trans. = Transformer
  - U.E. = Underground Electric Easement
  - UB = Utility Box on wall
  - V.V. = Water Valve Vault
  - DNE = Do Not Enter
  - FL = Fire Lane



COMPARE LEGAL DESCRIPTION AND MONUMENTS WITH THIS PLAT AND REPORT ANY DISCREPANCIES YOU MAY FIND TO THIS SURVEYOR AT ONCE.  
BUILDING DIMENSIONS AND TIES ARE TO BRICK BUILDING CORNERS.  
NO DIMENSIONS TO BE ASSUMED FROM SCALING.

NOVEMBER 19, 2018; COMMENTS REC. NOV. 16, 2018  
NOVEMBER 14, 2018; ORIGINAL ISSUE  
ORDER NO.: 180248  
FILE: 13-38-10  
PROJECT NO.: 2390  
PROJECT NAME: River Square - Naperville (22 E. Chicago Ave., Naperville)  
FOR: Holland & Knight LLP

TOTAL AREA OF TRACT SURVEYED:  
128,131 SQUARE FEET OR 2.9415 ACRES