

ALTA/NSPS LAND TITLE SURVEY

NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. 2018-00637COM, DATED April 25, 2018

- OPTION TO PURCHASE AS CONTAINED IN OPTION AGREEMENT RECORDED JANUARY 5, 1995 AS DOCUMENT R95-001705, MADE BY AND BETWEEN D/D PARTNERS, INC. AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 10093, AND ALL RIGHTS THEREUNDER OF AND ALL RIGHTS DONE OR SUFFERED THEREUNDER BY SAID PARTY(S) OR BY ANY PARTY(S) CLAIMING THEREUNDER. BLANKET IN NATURE.
- EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED MAY 16, 1989 AS DOCUMENT R89-057292, AND FIRST AMENDMENT RECORDED SEPTEMBER 22, 1994 AS DOCUMENT R94-192656, AND SECOND AMENDMENT RECORDED MAY 30, 2002 AS DOCUMENT NO. R2002-142271. BLANKET IN NATURE.
- COVENANTS AND CONDITIONS CONTAINED IN GRANT OF ROAD EASEMENT MADE BY AND BETWEEN THE UNION NATIONAL BANK AND TRUST COMPANY OF JOLIET, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 2, 1970 AND KNOWN AS TRUST NUMBER 1035 AND BANK OF NAPERVILLE, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 5, 1974 AND KNOWN AS TRUST NUMBER 1785 DATED JANUARY 7, 1975 AND RECORDED JUNE 16, 1975 AS DOCUMENT R75-02465 RELATING TO FINANCIAL OBLIGATION FOR CONSTRUCTION OF A ROAD AND FOR THE PERMANENT MAINTENANCE AND REPAIR OF SUCH ROAD FROM TIME TO TIME. CAN NOT LOCATE WITH DOCUMENTS PROVIDED.
- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN MEMORANDUM OF AGREEMENT FOR GRANT OF MUTUAL UTILITY EASEMENTS DATED JANUARY 7, 1975 AND RECORDED JANUARY 16, 1975 AS DOCUMENT R75-02466 MADE BY AND BETWEEN UNION NATIONAL BANK AND TRUST COMPANY OF JOLIET, ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 2, 1970 AND KNOWN AS TRUST NUMBER 1035 AND AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 14, 1972 AND KNOWN AS TRUST NUMBER 1735 AND BANK OF NAPERVILLE, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 5, 1974 AND KNOWN AS TRUST NUMBER 1785 PROVIDING THAT UPON DEMAND, MUTUAL PERPETUAL EASEMENTS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING AND MAINTAINING A SANITARY SEWER, A STORM SEWER, F. LAWFUL AND/OR WATER LINE UNDERGROUND ACROSS CONTIGUOUS TRACTS OF LAND OWNED BY THE ABOVE PARTIES. SAID AGREEMENT REGARDING EASEMENTS ORIGINALLY CONTAINED IN AGREEMENT MADE BY ABOVE PARTIES AND DATED FEBRUARY 5, 1974. 10' UTILITY EASEMENT (UNABLE TO LOCATE WITH DOCUMENTS PROVIDED).
- GRANT OF UTILITY EASEMENT AND EASEMENT AGREEMENT DATED DECEMBER 29, 1977 AND RECORDED JANUARY 31, 1978 AS DOCUMENT R78-08901, MADE BY BANK OF NAPERVILLE, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 27, 1977 AND KNOWN AS TRUST NUMBER 3008 TO UNION NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 2, 1970 AND KNOWN AS TRUST NUMBER 1035, GRANTING A PERPETUAL EASEMENT TO INSTALL, OWN, OPERATE, MAINTAIN, REPLACE, REPAIR AND OTHERWISE DEAL WITH ONE OR MORE SANITARY OR STORM SEWER LINES OF WATER MAIN LINES, ON, THROUGH, OVER, ACROSS AND UNDER THE LAND FOR THE BENEFIT OF OTHER PROPERTY NOT NOW IN QUESTION KNOWN AS THE "CARTER PARCEL", ALSO BANK OF NAPERVILLE TRUST, GRANTS TO GRANTEE, A STRIP OF LAND APPROXIMATELY 10 FEET IN WIDTH RUNNING PARALLEL TO THE AFORESAID EASEMENT, FOR THE PURPOSE OF TEMPORARY ACCESS INGRESS AND EGRESS OF PERSONS, VEHICLES AND EQUIPMENT NECESSARY TO BE USED FOR SEWER LINE OR LINES. 10' UTILITY EASEMENT (UNABLE TO LOCATE WITH DOCUMENTS PROVIDED).
- MEMORANDUM OF ROADWAY EASEMENT PROVISIONS OF OPTION TO BUY REAL ESTATE, DATED DECEMBER 29, 1977 AS DOCUMENT JANUARY 31, 1978 AS DOCUMENT R78-08902, MADE BY AND BETWEEN BANK OF NAPERVILLE AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 27, 1977 AND 3008 AND UNION NATIONAL BANK AND TRUST COMPANY OF JOLIET ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 2, 1970 AND KNOWN AS TRUST NUMBER 1035, RELATING TO AN OPTION AGREEMENT FOR POSSIBLE ROADWAY EASEMENTS OVER THE LAND OR OVER A PARCEL OF LAND, NOT NOW IN QUESTION, AS DISCLOSED BY AN AGREEMENT TO PURCHASE THE LAND DATED APRIL 23, 1977, AND STATING THAT IF THE STATE OF ILLINOIS CAUSES THE IN AND OUT RIGHTS TO THE IN AND OUT RIGHTS BY THE STATE OF ILLINOIS, SHALL HAVE A ROADWAY EASEMENT, TO ROUTE 59, ON CERTAIN TERMS AND CONDITIONS SET FORTH IN THE AFORESAID OPTION TO BUY REAL ESTATE AGREEMENT ENTERED INTO BETWEEN BANK OF NAPERVILLE, AS TRUSTEE UNDER TRUST NUMBER 3008 AND FRANCES COFER AND ALICE LANG AS TRUSTEES OF THE "CARTER PARCEL". CAN NOT LOCATE WITH DOCUMENTS PROVIDED.
- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ANNEXATION AGREEMENT AND ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN AS FOX RIVER COMMONS SUBDIVISION TO THE CITY OF NAPERVILLE, RECORDED OCTOBER 13, 1989 AS DOCUMENT R89-128786 AND R89-128786. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ANNEXATION AGREEMENT AND ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN AS FOX RIVER COMMONS SUBDIVISION TO THE CITY OF NAPERVILLE, RECORDED OCTOBER 13, 1989 AS DOCUMENT R89-128785 AND R89-128786. BLANKET IN NATURE.
- INTENTIONALLY DELETED.

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: WALMART; LAWYERS TITLE; & FIDELITY NATIONAL TITLE INSURANCE COMPANY
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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 7b(1), 7c, 8, 9, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 18, 2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD SURVEY: Christopher Sharpe, Surveyor

For inquiries, questions or concerns about this survey contact MFeldbusch@ussurveyor.com or call 1-800-867-8783 ext. 208

U.S. SURVEYOR
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
"America's Land Surveyor"
1-800-TO-SURVEY

PREPARED FOR:



PROJECT LOCATION:

DUPAGE COUNTY, STATE OF ILLINOIS

PROJECT ADDRESS:

808 SOUTH ROUTE 59
NAPERVILLE, IL 60540

PROJECT TYPE:

ALTA/NSPS LAND
TITLE SURVEY



LICENSE NO. 184-003107

NOT VALID WITHOUT
ORIGINAL SIGNATURE

PROFORMA

RODNEY K. YOUNG L.S.
ILLINOIS REGISTRATION NO. 2999
DATE OF CERTIFICATION 5/25/18
LICENSE EXPIRATION DATE 11/30/18

SHEET 1 OF 1

JOB NUMBER:

SS52698.DWG_NC

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

A1 NONE NOTED

SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.

ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS

A2 NONE NOTED

NOTE:
THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, MORTGAGES, PLAT PLANS, CONSTRUCTION, LANDSCAPING, FENCING, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT, DIGITAL MILLENNIUM COPYRIGHT ACT TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE. U.S. SURVEYOR, ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE ORIGINAL DATE, SCOPE, AND PURPOSE.

FLOOD DATA This property is in Zone X
of the Flood Insurance Rate Map, Community Panel No. 1702130011C
which has an effective date of 05/18/1992 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

1. ZONING-B-2 COMMUNITY SHOPPING CENTER & PUD

SETBACKS-

FRONT=

SIDE=

REAR=

HEIGHT RESTRICTIONS- NOT TO EXCEED STORIES OR 34'

PARKING PROVIDED-

-REGULAR=518 SPACES

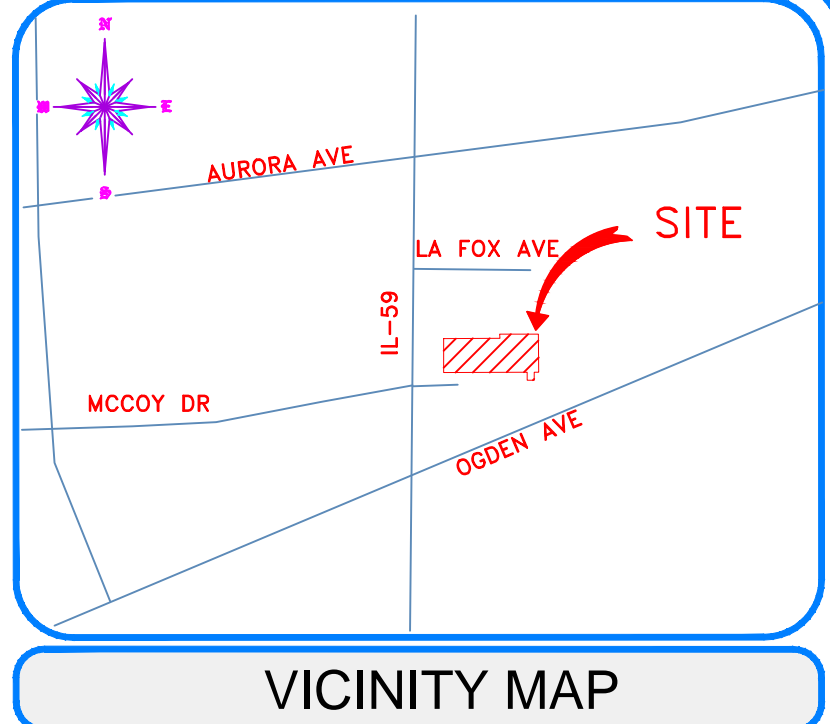
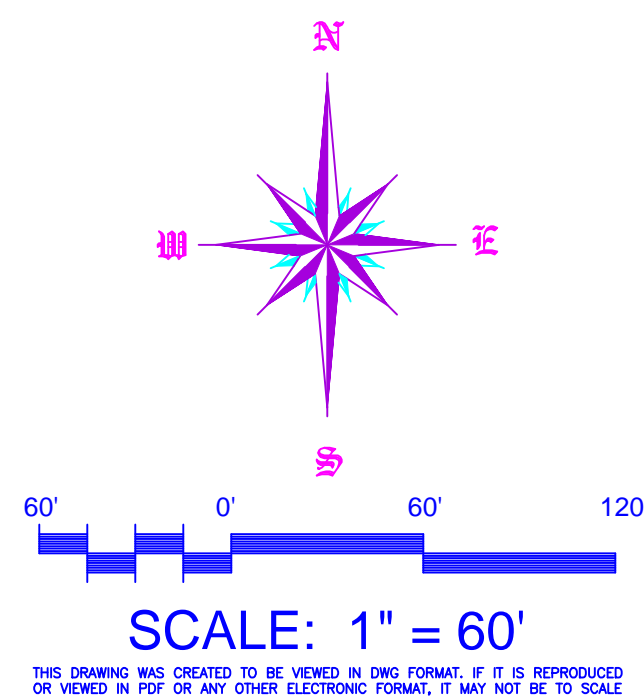
-HANDICAP=18 SPACES

TOTAL SPACES PROVIDED=534

LEGAL DESCRIPTION

LOT 1 IN FOX RIVER COMMONS RESUBDIVISION OF LOTS 2 & 3 OF FOX RIVER COMMONS ASSESSMENT PLAT NO. ONE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, AND PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 16, 2008 AS DOCUMENT NUMBER R2008-177452 AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 12, 2013 AS DOCUMENT NUMBER R2013-154666, IN DUPAGE COUNTY, ILLINOIS.

N/F
PROJECT NAPERVILLE LLC
PIN: 0722300038



STANDARD LEGEND

- | | | |
|---------------------------|----------------------------|------------------------------|
| ● MONUMENT FOUND | POWERPOLE | SS SAN SEWER LINE |
| ○ MONUMENT SET | GUY WIRE | SEWER MANHOLE |
| ■ P.K. NAIL FOUND | LIGHT POLE | GREASE TRAP |
| □ P.K. NAIL SET | GROUND LIGHT | FORCE MAIN |
| ○ WAG NAIL FOUND | STREET LIGHT POLE | CLEAN OUT |
| ○ WAG NAIL SET | ELEC. TRANSFORMER | STORM DRAIN LINE |
| × FOUND X MARK | AIR CONDITIONER | STORM DRAIN MANHOLE |
| × SET X MARK | BURIED ELECTRIC | STORM INLET |
| ▲ R.R. SPIKE FOUND | OVERHEAD ELECTRIC | CATCH BASIN |
| ▲ R.R. SPIKE SET | ELECTRIC METER | CURB INLET |
| ■ BENCHMARK | ELECTRIC BOX | PAY PHONE |
| ■ CONC. R/W MARKER | GENERATOR | TELEPHONE BOX |
| (P) RECORD DATA | ELECTRICAL VAULT | TELEPHONE PEDESTAL |
| (M) MEASURED DATA | ELECTRICAL PEDESTAL | TELEPHONE MANHOLE |
| (C) CALCULATED DATA | WATER LINE | TELEPHONE POLE |
| R/W RIGHT OF WAY | WATER MANHOLE | OVERHEAD TELEPHONE |
| BSL BACK SET LINE | WATER METER | UNDERGROUND TELEPHONE MARKER |
| RCP REINFORCED CONC PIPE | HYDRANT | CABLE TELEVISION |
| CMP CORRUGATED METAL PIPE | BLOW OFF PREVENTOR | FIBER OPTIC CABLE |
| PVC PLASTIC PIPE | FIRE DEPARTMENT CONNECTION | OVERHEAD CABLE |
| MTL METAL | FIRE PROTECTION VALVE | CABLE BOX |
| AGL ABOVE GROUND LEVEL | HOSE BIBB | CABLE PEDESTAL |
| F.2 FOOTPRINT | CONTROL VALVE | UNDERGROUND CABLE MARKER |
| LANDSCAPING | IRRIGATION CONTROL VALVE | TELECOMMUNICATIONS MANHOLE |
| CONIFER TREE | RECLAIMED WATER VALVE | PEDESTAL |
| SQUARE METAL LID | WATER VAULT | TRAFFIC SIGNAL |
| F.P. FLAG POLE | UNKNOWN MANHOLE | TRAFFIC MANHOLE |
| UNKNOWN MANHOLE | GAS VALVE | TRAFFIC SIGNAL BOX |
| FROZEN MANHOLE | GAS METER | STOP SIGN |
| UNKNOWN VAULT | UNDERGROUND GAS VALVE | SIGN |
| UNKNOWN VAULT METAL | GAS PEDESTAL | PROPANE TANK |
| UNKNOWN VALVE | GAS MANHOLE | OIL MARKER |
| MAIL BOX | GAS LINE | FENCE |
| BOLLARD | MONITORING WELL | |
| B.O.H. BORE HOLE | | |
| M.W. MONITORING WELL | | |

NOTES CORRESPONDING TO SCHEDULE B (CONT)

AS PER COMMITMENT NO. 2018-00637COM, DATED April 25, 2018

- 19 INTENTIONALLY DELETED
- 20 TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN THE NON-DISTURBANCE AGREEMENT AND EASEMENTS WITH COVENANTS AND RESTRICTION AFFECTING LAND ("CR") AS RECORDED AUGUST 21, 1991 AS DOCUMENT R91-108962, MADE BY AND BETWEEN F & M DISTRIBUTORS, INC. AND WAL-MART PROPERTIES, INC. BLANKET IN NATURE.
- 21 TERMS, PROVISIONS AND CONDITIONS CONTAINED IN STATEMENT OF INTENT AND AGREEMENT RECORDED JANUARY 29, 1990 AS DOCUMENT R90-012323. BLANKET IN NATURE.
- 22 INSTALLMENT AGREEMENTS RECORDED AS DOCUMENTS R90-001252, R90-036850, R90090369 AND R91-065437, RELATING TO ELECTRIC SYSTEM DEVELOPMENT CHARGES ON THE LAND. BLANKET IN NATURE.
- 24 INTEREST OF S. D. M. INC., AN ILLINOIS CORPORATION UNDER AN AGREEMENT TO PURCHASE THE LAND MADE WITH LA GRANGE STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 28, 1979 AND KNOWN AS TRUST NUMBER 5485 DATED NOVEMBER 5, 1982 AND RECORDED DECEMBER 1, 1982 AS DOCUMENT R82-55629 AND AS DISCLOSED IN TRUSTEE'S DEED R84-101769 AND DEED IN TRUST R84-101770 RECORDED DECEMBER 20, 1984, AND OF ALL PERSONS CLAIMING THEREUNDER. BLANKET IN NATURE.
- 25 INTEREST OF WILLOW MANAGEMENT CORPORATION, AS DISCLOSED BY CASE NO. 84AM41 AND RIGHTS OF ALL THOSE CLAIMING BY THROUGH OR UNDER THEM, INCLUDING JUDGMENT AND DECREE CREDITORS, IF ANY AND AS DISCLOSED IN TRUSTEE'S DEED R84101769 AND DEED IN TRUST R84-101770 RECORDED DECEMBER 20, 1984. BLANKET IN NATURE.
- 27 ORDINANCE NO. 02-45 RECORDED DECEMBER 16, 2008 AS DOCUMENT NUMBER R2008177452, AN ORDINANCE APPROVING A MAJOR CHANGE TO THE PLANNED UNIT DEVELOPMENT FOR LOTS 2 AND 3 OF FOX RIVER COMMONS AND APPROVING THE FINAL PLANNED UNIT DEVELOPMENT PLAT AND RESUBDIVISION FOR FOX RIVER COMMONS LOCATED AT THE NORTHEAST CORNER OF ROUTE 59 AND OGDEN AVENUE. BLANKET IN NATURE.
- 28 EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE, INCIDENTAL PURPOSES, AND THE PROVISIONS, STORMWATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS THEREIN CONTAINED IN THE PLAT RECORDED DECEMBER 16, 2008 AS DOCUMENT NUMBER R2008-177452. BLANKET IN NATURE.
- 29 DECLARATION OF STORMWATER EASEMENT RECORDED DECEMBER 29, 2017 AS DOCUMENT NUMBER R2017-132865. AS SHOWN HEREON

QUALITY CONTROL

.DWG REVIEWED BY FIELD SURVEYOR

LEGAL DESCRIPTION PROOF READ

PROFORMA REVIEWED BY SIGNING PLS, RY

RECORD CLOSURE 1:210057.0

CALCULATED CLOSURE 1:543125.8

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED.

THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: MAY 25, 2018
REVISION: CLIENT COMMENTS_RY DATE: JUNE 18, 2018
REVISION: DATE: , 2018
REVISION: DATE: , 2018

