

# A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

## PROPERTY DESCRIPTION:

### PARCEL ONE:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 12.84 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 25 SECONDS EAST ALONG A NORTH-SOUTH FENCE LINE, A DISTANCE OF 855.04 FEET MEASURED; THENCE NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST (RECORD) NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST (RECORD) NORTH 00 DEGREES 15 MINUTES 51 SECONDS EAST (MEASURED); ALONG SAID FENCE LINE 589.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST (RECORD) NORTH 00 DEGREES 15 MINUTES 51 SECONDS EAST, ALONG SAID FENCE LINE 758.08 FEET TO THE SOUTH LINE OF SULLIVAN ROAD, DEDICATED BY DOCUMENT NUMBER 1904564; THENCE THE FOLLOWING FIVE (5) CALLS BEING ALONG THE SOUTH RIGHT OF WAY OF SAID SULLIVAN ROAD; THENCE SOUTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 40.16 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1046.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 14 MINUTES 53 SECONDS A DISTANCE OF 570.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 40.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 38 DEGREES 51 MINUTES 43 SECONDS EAST 200.82 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 926.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 14 MINUTES 53 SECONDS A DISTANCE OF 505.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 75.71 FEET (RECORD, 79.92 FEET MEASURED); TO THE WEST LINE OF THE EAST 1321.36 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 00 DEGREES 05 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF EAST 1321.36 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 996.56 FEET; THENCE SOUTH 76 DEGREES 09 MINUTES 46 SECONDS WEST, 290.00 FEET; THENCE SOUTH 85 DEGREES 32 MINUTES 55 SECONDS WEST, 1042.11 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE ORCHARD CORRIDOR OFFICE PARK SUBDIVISION, UNIT 1 RECORDED AUGUST 14, 2006 AS DOCUMENT 2006K088647, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

### PARCEL TWO:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7, 12.84 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 25 SECONDS EAST ALONG A FENCE LINE, A DISTANCE OF 855.04 FEET MEASURED; THENCE NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST ALONG SAID FENCE LINE 589.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST (RECORD) NORTH 00 DEGREES 15 MINUTES 51 SECONDS EAST (MEASURED) ALONG SAID FENCE LINE, 1348.89 FEET TO THE SOUTH LINE OF SULLIVAN ROAD, DEDICATED BY DOCUMENT NUMBER 1904564; (THE FOLLOWING FIVE (5) CALLS BEING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SULLIVAN ROAD); THENCE SOUTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 40.16 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1046.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 14 MINUTES 53 SECONDS A DISTANCE OF 570.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 51 MINUTES 43 SECONDS EAST, 200.82 FEET TO A POINT OF TANGENCY; THENCE NORTH 38 DEGREES 51 MINUTES 43 SECONDS EAST 200.82 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 926.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 14 MINUTES 53 SECONDS A DISTANCE OF 505.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 75.71 FEET (RECORD, 79.92 FEET MEASURED); TO THE WEST LINE OF THE EAST 1321.36 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 00 DEGREES 05 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF THE EAST 1321.36 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 996.56 FEET; THENCE SOUTH 76 DEGREES 09 MINUTES 46 SECONDS WEST, 290.00 FEET; THENCE SOUTH 85 DEGREES 32 MINUTES 55 SECONDS WEST, 1042.11 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE ORCHARD CORRIDOR OFFICE PARK SUBDIVISION, UNIT 1 RECORDED AUGUST 14, 2006 AS DOCUMENT 2006K088647, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

### PARCEL THREE:

LOTS 1, 2 AND 4 TO 9, INCLUSIVE, IN ORCHARD CORRIDOR OFFICE PARK SUBDIVISION UNIT 1, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 2006 AS DOCUMENT 2006K088647, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

## NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO./FILE NO.: AF1010237 WITH AN EFFECTIVE DATE MAY 17, 2021 AND LAST RECEIVED JULY 13, 2021

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED, AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE, OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL J.U.L.I.E. AT 1-800-892-0123. (IF WE ARE CERTIFYING TO 11)

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ADDITION TO THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.

NO CEMETERIES, GRAVESITE OR BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. ADDITIONALLY, THIS SURVEYOR HAS NO PRIOR KNOWLEDGE OF CEMETERIES, GRAVESITE OR BURIAL GROUNDS BEING LOCATED ON THE SURVEYED PROPERTY.

THE SURVEYED PROPERTY HAS DIRECT ACCESS TO SULLIVAN ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.

## TAX P.L.N.s (PER TITLE COMMITMENT):

15-07-400-033 (AFFECTS PARCEL 1)  
15-07-400-034 (AFFECTS PARCEL 2)  
15-07-402-001 (AFFECTS LOT 3 OF PARCEL 3)  
15-07-402-002 (AFFECTS LOT 8 OF PARCEL 3)  
15-07-402-003 (AFFECTS LOT 6 OF PARCEL 3)  
15-07-402-004 (AFFECTS LOT 5 OF PARCEL 3)  
15-07-402-005 (AFFECTS LOT 4 OF PARCEL 3)  
15-07-402-006 (AFFECTS LOT 1 OF PARCEL 3)  
15-07-402-007 (AFFECTS LOT 2 OF PARCEL 3)  
15-07-402-008 (AFFECTS LOT 4 OF PARCEL 3)

MONUMENTS WERE FOUND/SET AT THE PARCEL CORNERS AS SHOWN. (TABLE A ITEM 1)

## ADDRESS:

2200 SULLIVAN RD

AURORA, IL 60506

(TABLE A ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17089C0340H MAP WITH AN EFFECTIVE DATE/MAP REVISED OF AUGUST 3, 2009, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD IDENTIFIED BY SAID F.J.R.M. MAP. (TABLE A ITEM 3)

PROPERTY SURVEYED CONTAINS 1,287,486 SQUARE FEET, OR 29.557 ACRES, MORE OR LESS. (TABLE A ITEM 4)

SUBSTANTIAL FEATURES ARE SHOWN HEREON. (TABLE A ITEM 8)

UTILITIES SHOWN HEREON WERE LOCATED AS PART OF THE SURVEY FOR THE SUBJECT PARCEL. (TABLE A ITEM 11)

NAME OF THE ADJOINERS SHOWN HEREON ARE CURRENT OWNERS AND/OR TAXPAYERS AS LISTED ON THE KANE COUNTY ASSESSOR'S WEBSITE ACCESSED ON AUGUST 19, 2021. (TABLE A ITEM 13)

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. (TABLE A ITEM 16)

THIS SURVEYOR KNOWS OF NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (TABLE A ITEM 17)

## STATE OF ILLINOIS)

SS

COUNTY OF COOK }

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

AND TO: PDC CHICAGO LPV, LLC

AND TO: SRI VENKATESWARA SWAMI TEMPLE OF GREATER CHICAGO, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 8, 11(a), 13, 16, 17 & 19 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 17, 2021.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_, 2021 IN ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPH, P.L.S. No. 035-3540

LICENSE EXPIRES: 11-30-2022

jchristoph@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

## REVISIONS:

DATE: 08/20/2021

JOB NO.: 10570

FILENAME: 10570ALTA-01

SHEET 1 OF 3

## CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

9575 W. Higgins Road, Suite 700,

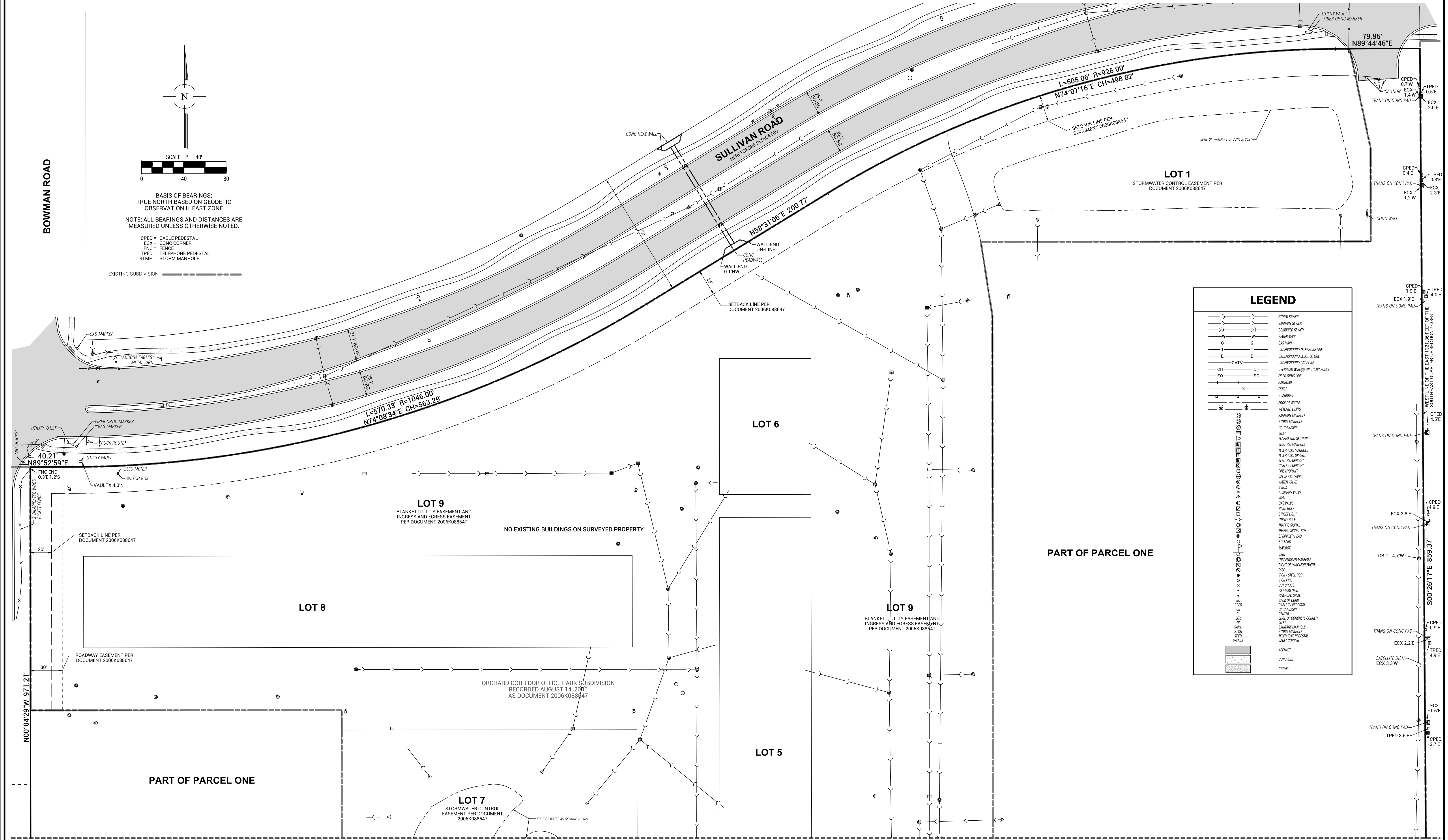
Rosemont, Illinois 60018

Phone: (847) 696-4060 Fax: (847) 696-4065

# FOR REVIEW PURPOSES ONLY

PREPARED FOR:  
PANATTONI DEVELOPMENT COMPANY, INC  
6250 NORTH RIVER ROAD  
SUITE 4050  
ROSEMONT, ILLINOIS, 60018

# A.L.T.A. / N.S.P.S. LAND TITLE SURVEY



PREPARED FOR:  
PANATTONI DEVELOPMENT COMPANY, INC  
6250 NORTH RIVER ROAD  
SUITE 4050  
ROSEMONT, ILLINOIS, 60018

**FOR REVIEW  
PURPOSES ONLY**

REVISIONS:



**CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 08/20/2021

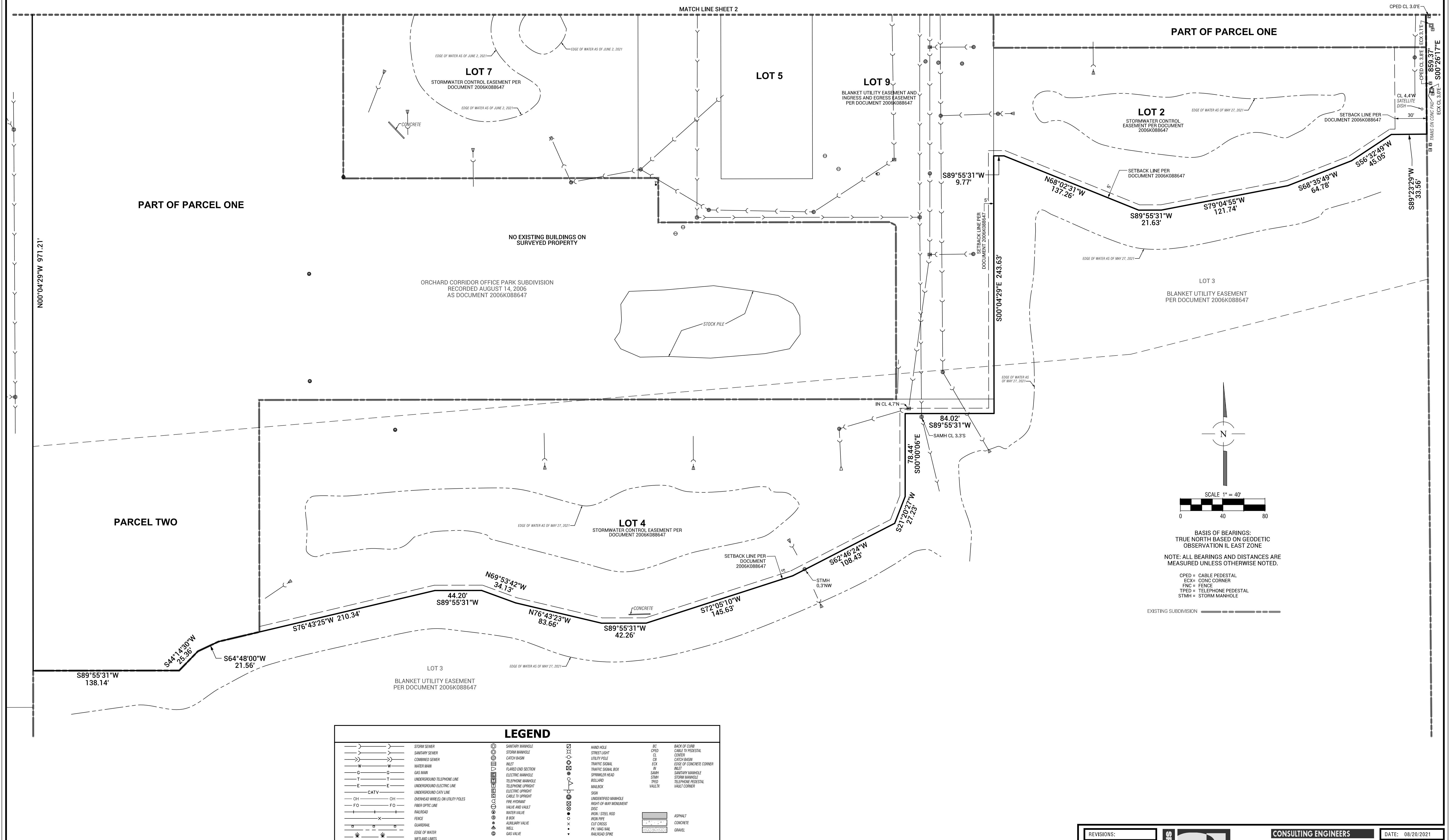
JOB NO: 10570

FILENAME:  
10570ALTA-01

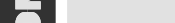
SHEET  
2 OF 3



***A.L.T.A. / N.S.P.S. LAND TITLE SURVEY***



**FOR REVIEW  
PURPOSES ONLY**

REVISIONS:     		<b>CONSULTING ENGINEERS</b> <b>SITE DEVELOPMENT ENGINEERS</b> <b>LAND SURVEYORS</b>	DATE: 08/20/2021  JOB NO: 10570  FILENAME: 10570ALTA-01  SHEET 3 OF 3
		9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060, Fax: (847) 696-4065	