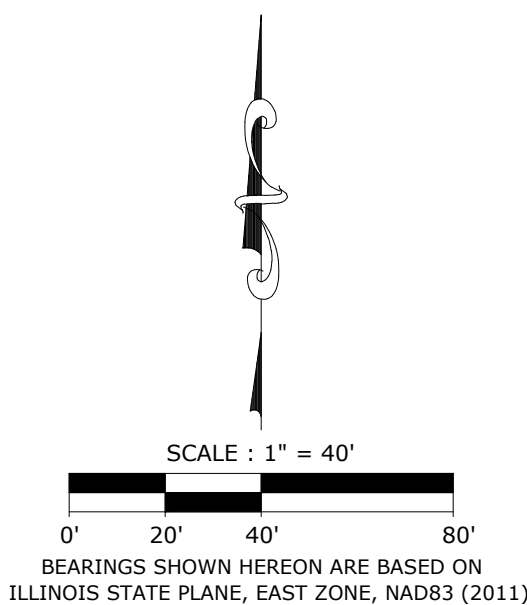


# ALTA/NSPS LAND TITLE SURVEY



CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NO.: 22CSC677002AU  
COMMITMENT DATE: JUNE 13, 2022

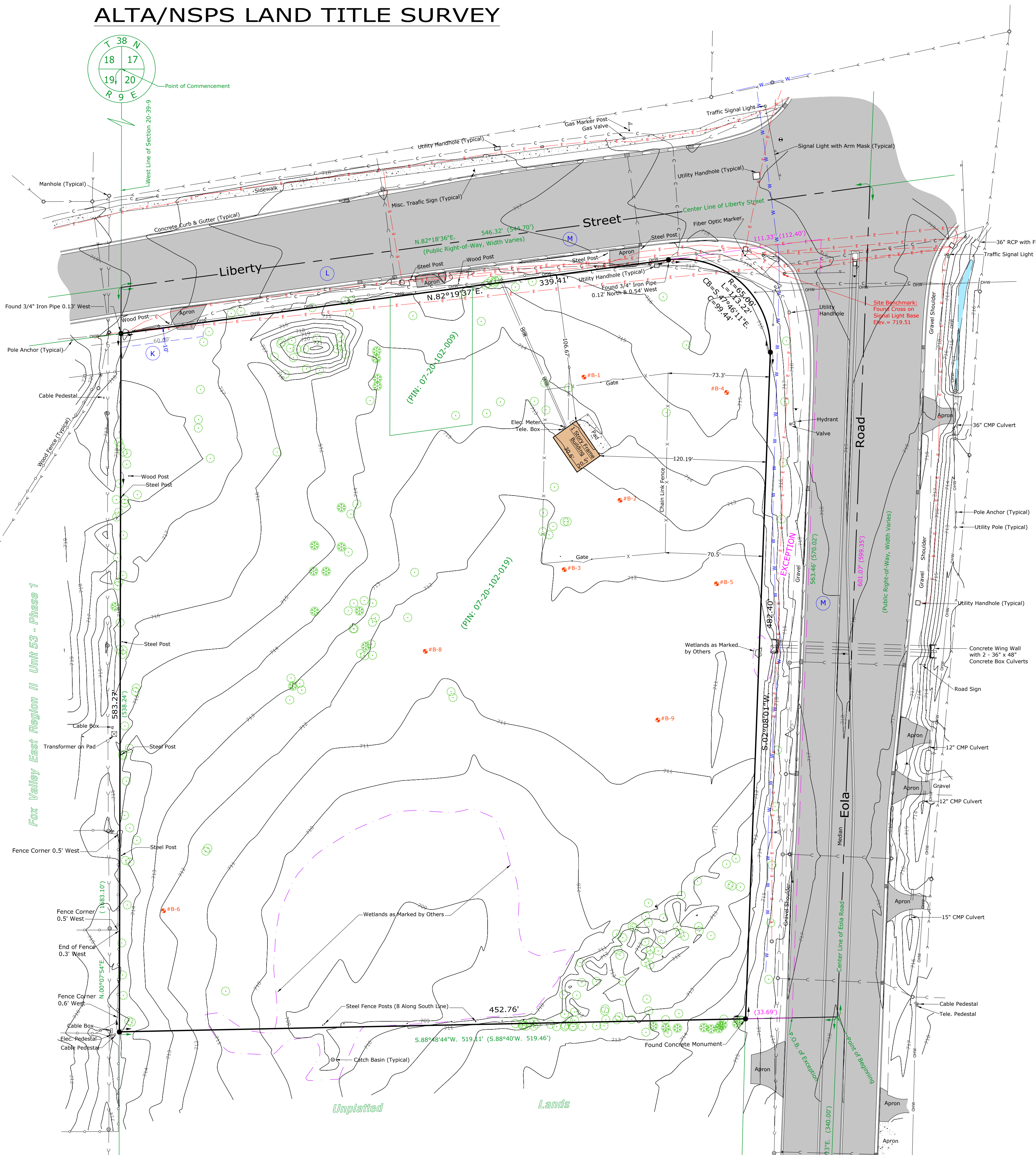
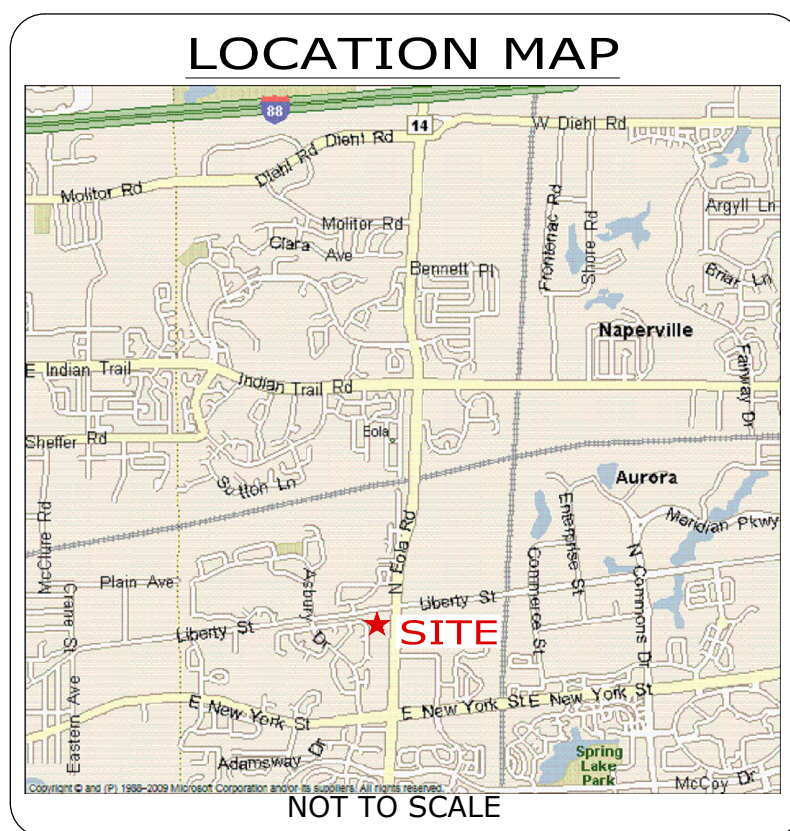
### SCHEDULE B, PART II EXCEPTIONS

ITEMS 1 THROUGH 7 ARE STANDARD EXCEPTIONS:  
ITEMS W 8, X 9, AB 10, AC 11, C 12, D 13, F 14, G 15, AA 16, Y 17, Z 18, I 19, J 20 AND Q 24 ARE NOT A MATTER OF SURVEY.

- K.** 21. COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN QUIT CLAIM DEED FROM THE COMMONWEALTH EDISON COMPANY TO NICHOLAS METROU AND HELEN METROU RECORDED SEPTEMBER 28, 1986 AS DOCUMENT R86-118368, WHEREIN COMMONWEALTH EDISON RESERVES ONTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE PERPETUAL RIGHT, EASEMENT AND AUTHORITY TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN UTILITY EQUIPMENT IN, UPON, AND ACROSS THAT PART OF PREMISES TAKEN, USED OR DEDICATED FOR ROAD PURPOSES AND IN THE SOUTHERLY 10 FEET OF THE NORTHERLY 43 FEET OF THE LAND.
- L.** 22. EASEMENT IN FAVOR OF THE THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS 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 GRANT RECORDED AS DOCUMENT NOS. R-93-183556 AND R93-183557, AFFECTING THE SOUTH 1/2 OF LIBERTY STREET OF LAND.
- M.** 23. RIGHT OF PUBLIC, THE STATE OF ILLINOIS AND MUNICIPALITY IN AND TO THAT PART OF THE LAND, , IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

### LEGEND

- |                                  |                                 |
|----------------------------------|---------------------------------|
| ○ Utility Pedestal               | ● Found Iron Stake as Indicated |
| ⊙ Water Valve                    | — Boundary Line                 |
| ⊙ Fire Hydrant                   | — Lot Line                      |
| ⊙ Miscellaneous Traffic Sign     | — Center Line                   |
| — Center Line of Wood Fence      | (XXX.XX)' Recorded / Deed       |
| — Underground Sanitary Line      | XXX.XX' Measured                |
| — Underground Storm Line         | — Contour Line w/Elevation      |
| — Underground Water Line         | Inv. Invert                     |
| — Underground Electric Line      | ○ Deciduous Tree                |
| — Underground Communication Line | ○ Non Deciduous Tree            |
| — Underground Gas Line           | ⊙ Soil Boring Location          |
| ■ Building                       | ■ Water                         |
| ■ Asphalt                        | ■ Gravel                        |



### LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER 1683.10 FEET; THENCE NORTH 88 DEGREES 40 MINUTES EAST 506.93 FEET TO THE ORIGINAL CENTER LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID CENTER LINE 340.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 40 MINUTES WEST 519.46 FEET TO SAID WEST LINE; THENCE NORTH ALONG SAID WEST LINE 538.24 FEET TO THE CENTER LINE OF LIBERTY STREET; THENCE EASTERLY ALONG THE CENTER LINE OF SAID LIBERTY STREET 544.70 FEET TO THE ORIGINAL CENTER LINE OF SAID EOLA ROAD; THENCE SOUTHERLY ALONG THE ORIGINAL CENTER LINE OF EOLA ROAD 599.35 FEET TO THE POINT OF BEGINNING, EXCEPT

THAT PART THEREOF CONVEYED BY DOCUMENT R94-065962 DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 20; THENCE SOUTH 0 DEGREES 09 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 20 A DISTANCE OF 1343.48 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 55 SECONDS EAST 485.62 FEET TO A POINT ON THE WEST LINE OF EOLA ROAD FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 28 MINUTES 55 SECONDS WEST 33.69 FEET; THENCE NORTH 2 DEGREES 13 MINUTES 15 SECONDS EAST 487.50 FEET FOR A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 65.00 FEET, HAVING A CHORD BEARING OF NORTH 47 DEGREES 56 MINUTES 54 SECONDS WEST A DISTANCE OF 113.83 FEET TO A POINT IN THE SOUTHERLY 10 FEET OF WAY LINE OF LIBERTY STREET; THENCE NORTH 83 DEGREES 11 MINUTES 23 SECONDS EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 112.40 FEET TO A POINT IN THE WEST LINE OF EOLA ROAD; THENCE SOUTH 2 DEGREES 15 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 570.02 FEET TO THE POINT OF BEGINNING.

### SURVEY NOTES

- THE PERMANENT PARCEL INDEX NUMBERS FOR THE PROPERTY DESCRIBED HEREON ARE 07-20-102-009 AND 07-20-102-019.
- THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.
- ALTA/NSPS LAND TITLE SURVEY TABLE A:**
- TABLE A ITEM 2:  
PROPERTY COMMONLY KNOWN AS: LIBERTY STREET & EOLA ROAD  
AURORA, IL 60502
- TABLE A ITEM 3:  
THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY NUMBER 170197, DUPAGE COUNTY, FOUND ON MAP NUMBER 17043C01381, DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF AUGUST 1, 2019. ZONE "X" IS AREA OF MINIMAL FLOOD HAZARD.
- TABLE A ITEM 4:  
THE PROPERTY DESCRIBED HEREON CONTAINS:  
GROSS AREA = 281,172 SQ. FT. OR 6.455 ACRES, MORE OR LESS.  
NET AREA = 244,347 SQ. FT. OR 5.609 ACRES, MORE OR LESS.
- TABLE A ITEM 5:  
VERTICAL RELIEF WITH SOURCE INFORMATION, CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK, AS SHOWN ON THE PLAT HEREON.
- TABLE A ITEM 8:  
SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE, AS SHOWN ON THE PLAT HEREON.
- TABLE A ITEM 11(b):  
EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY, AS SHOWN ON THE PLAT HEREON.

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } S.S.  
COUNTY OF KANE }

TO: Eco Wave Car Wash LLC  
Christana N. Parhas, Bessie N. Metrou, as Trustee of the Bessie N. Metru Living Trust, under Trust Number 2011-1, dated December 16, 2011, Mary E. Metrou-Stein, and Peter N. Metrou, as Tenants in Common and Chicago 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 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, 5, 8 AND 11(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN THE FIELD ON 6/11/2022.

DATED AT BATAVIA, ILLINOIS ON THIS 28TH DAY OF JUNE, A.D., 2022.

*Shawn R. Van Kampen*  
SHAWN R. VAN KAMPEN  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2710  
LICENSE EXPIRES 11/30/2022



PREPARED FOR:

600 Busse Highway  
Park Ridge, IL 60068  
Ph 847/698-6400

NO.	DATE	REVISION
1.	6/11/2022	FIELD SURVEY COMPLETED
2.	6/27/2022	ISSUED PRELIMINARY SURVEY
3.	6/28/2022	FINAL SURVEY COMPLETED

SITE DESIGNATION INFORMATION:  
SOUTHWEST CORNER OF  
LIBERTY STREET & EOLA ROAD  
AURORA, IL 60502

PROJECT NO.  
**718006**

ALTA  
SHEET 1 OF 1

DRAWN BY: PS    CHECKED BY: SVK

**UNDERGROUND UTILITY LOCATE**

Julie  
Dig No.: A221323923  
Order: 05/12/2022  
Marked: 05/17/2022

GPRS (Private Locator)  
Order: 05/13/2022  
Marked: 05/25/2022

PREPARED BY:

ASMO Consultants, Inc.  
16 E Wilson St - Batavia IL 60510  
(630) 879-0200 - advanced@advct.com  
Professional Design Firm #184-006014 expires 4/30/2023  
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SOURCE BENCHMARK: - NGS MONUMENT  
DESIGNATION - NA30001  
PID - DK3143  
STATE/COUNTY - IL / DU PAGE  
USGS QUAD - NORMANTOWN (2019)  
ELEVATION = 678.81 (NAVD88)