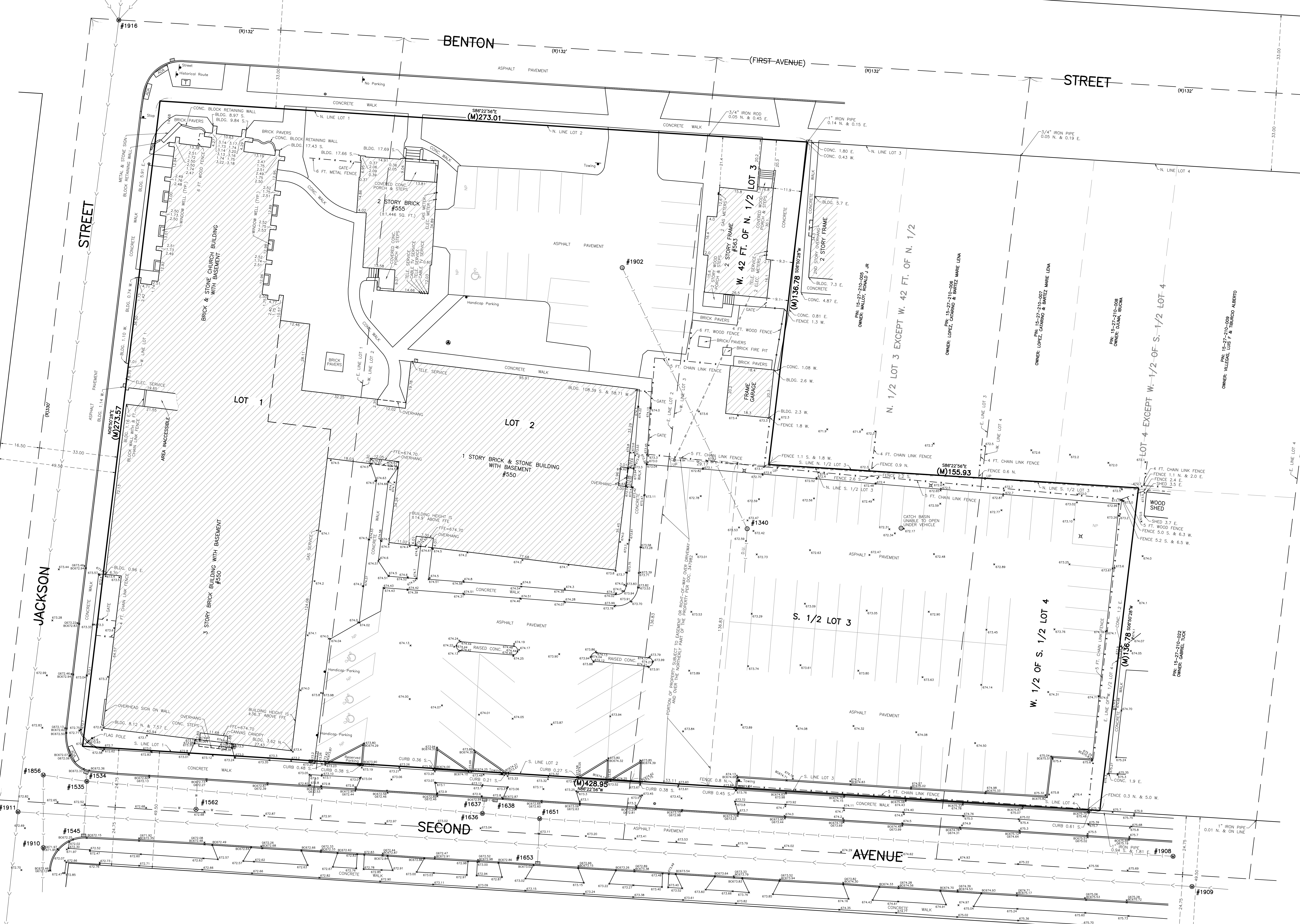


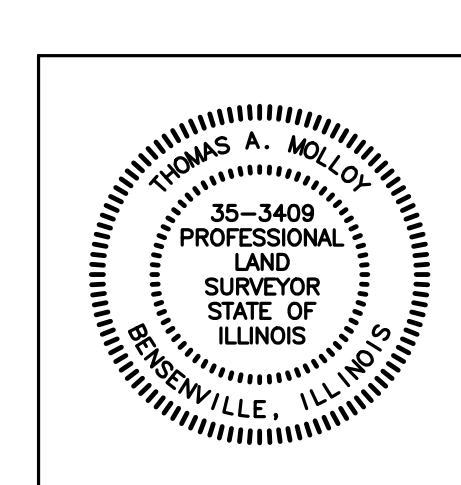
# ALTA/NSPS LAND TITLE SURVEY

OF  
 LOT 1, LOT 2, THE SOUTHERLY HALF OF LOT 3, THE WESTERLY 42 FEET OF THE NORTHERLY HALF OF LOT 3 AND THE WEST HALF OF  
 THE SOUTH HALF OF LOT 4 IN BLOCK 1 OF HICKORY'S ADDITION TO AURORA, IN THE CITY OF AURORA, HANE COUNTY, ILLINOIS  
 COMMONLY KNOWN AS: 545-563 BENTON STREET AND 550-566 SECOND AVENUE, AURORA, ILLINOIS

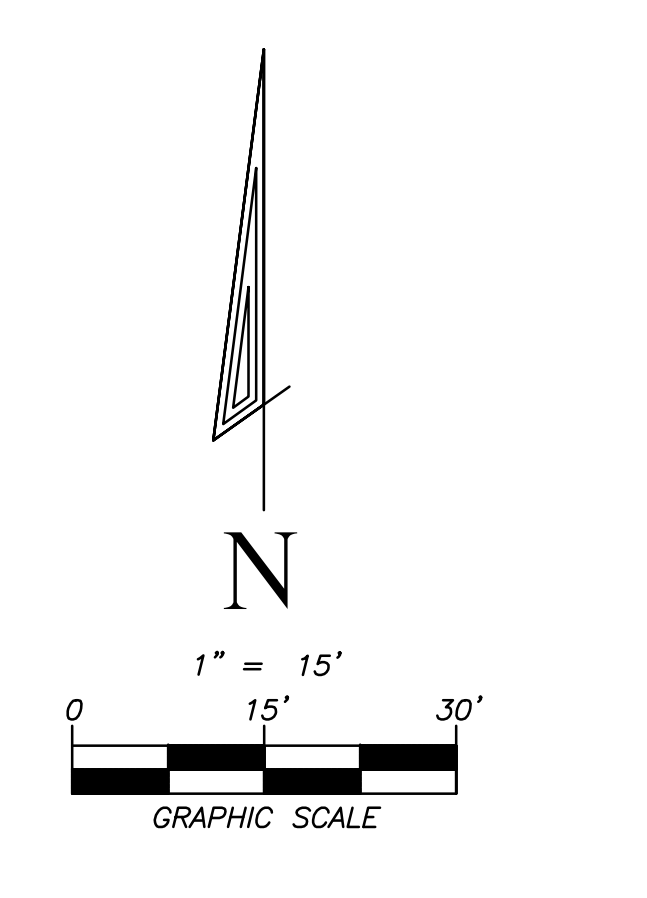
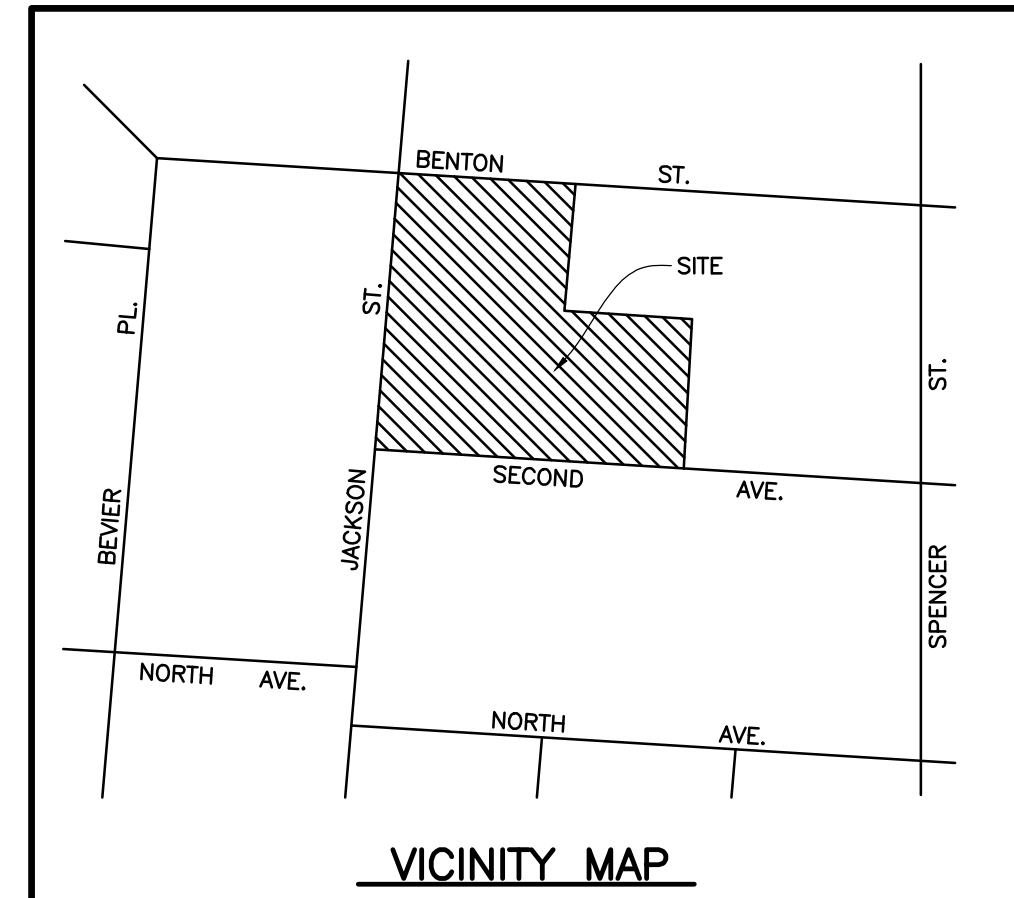


**SURVEYOR'S NOTES**  
**TITLE COMMITMENT:** THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE, AS REFERENCED IN SCHEDULE B OF TITLE SERVICES MIDWEST LLC COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 303553 VERSION 1 WITH A COMMITMENT DATE OF JANUARY 25, 2024.  
 11. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART OF THE PREMISES IN QUESTION TAKEN, USED OR DEDICATED FOR ROADS AND HIGHWAYS. [ROAD RIGHT-OF-WAYS PLOTTED ON THE DRAWING]  
 12. GRANT DATED JULY 1, 1931 AND RECORDED JULY 6, 1931 AS DOCUMENT 347982 MADE BY RICHARD KUTIEL AND MAY KUEHL, HIS WIFE TO MARTIN E. LOFTUS AND MARGARET S. LOFTUS, HIS WIFE OF A PERPETUAL EASEMENT OVER THE WESTERLY AND NORTHERLY PART OF THE LAND FOR A DRIVEWAY, AFFECTS PART OF LOT 3 [DOCUMENT DOES NOT DEFINE THE EXACT LOCATION OF SAID EASEMENT, PORTION OF THE PROPERTY SUBJECT TO EASEMENT OR RIGHT-OF-WAY PLOTTED ON THE DRAWING]  
**TAX PARCEL PERMANENT INDEX NUMBER:**  
 15-27-210-001  
 15-27-210-002  
 15-27-210-004  
 15-27-210-018  
 15-27-210-019  
 15-27-210-019  
 15-27-210-019  
 15-27-210-021

**ACCESS STATEMENT:** THE PROPERTY HAS DIRECT PHYSICAL VEHICULAR ACCESS TO AND FROM SECOND AVENUE AND JACKSON STREET, BOTH LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREETS OR HIGHWAYS.  
**BASIS OF BEARINGS:** THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM AND DO NOT REFLECT ANY RECORD CORRECTIONS.  
**TABLE A - ITEM 1 STATEMENT AS TO MONUMENTS PLACED:** SEE DRAWING FOR MONUMENTS PLACED AT MAJOR CORNERS OF THE SURVEYED PROPERTY OR FOUND WHILE COMPLETING THE FIELD SURVEY.  
**TABLE A - ITEM 2 STATEMENT AS TO ADDRESS:** THE POSTED ADDRESS OF THE PROPERTY DESCRIBED WHILE CONDUCTING THE FIELD WORK IS 550 SECOND AVENUE AND 555 & 563 BENTON STREET, AURORA, ILLINOIS.  
**TABLE A - ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION:** BASED ON OUR REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COUNTY-PARK ID: 1708020343H WITH A MAP REVISION DATE OF AUGUST 3, 2009, THE PROPERTY LEGALLY DESCRIBED HEREON FALLS WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
**TABLE A - ITEM 4 STATEMENT AS TO GROSS LAND AREA:** THE PROPERTY LEGALLY DESCRIBED HEREON CONTAINS 80594 SQUARE FEET OR 2.327 ACRES, MORE OR LESS.  
**TABLE A - ITEM 5(A) STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS:** SURVEYOR HAS NOT BEEN PROVIDED WITH ZONING CLASSIFICATION OR RESTRICTIONS BY THE INSURER. BASED ON OUR REVIEW OF THE OFFICIAL CITY OF AURORA ONLINE ZONING MAP, SURVEYOR FINDS THE PROPERTY TO BE ZONED "R2(S)".  
**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 APPROXIMATE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF BUILDINGS AT GROUND LEVEL.  
**TABLE A - ITEM 7(B)(2) STATEMENT AS TO SQUARE FOOTAGE OF OTHER AREAS AS SPECIFIED BY THE CLIENT:** NO AREAS HAVE BEEN SPECIFIED BY CLIENT.  
**TABLE A - ITEM 7(C) STATEMENT AS TO MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE:** SEE DRAWING FOR THE MEASURED HEIGHT OF BUILDINGS ABOVE FINISHED FLOOR ELEVATION.  
**TABLE A - ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED:** SURVEYOR HAS SHOWN LOCATION OF SUBSTANTIAL FEATURES OBSERVED ON THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
**TABLE A - ITEM 9 STATEMENT AS TO PAINT STRIPPED PARKING SPACES:** THE LAND SURVEYED HEREON CONTAINS A TOTAL OF 108 EXISTING IDENTIFIABLE PAINT STRIPPED PARKING SPACES INCLUDING 104 REGULAR SPACES AND 4 DESIGNATED HANDICAP SPACES.  
**TABLE A - ITEM 10 STATEMENT AS TO DIVISION OR PARTY WALLS:** SURVEYOR FINDS NO VISIBLE EVIDENCE OF DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES IN THE PROCESS OF CONDUCTING THE FIELDWORK. FURTHER, SURVEYOR FINDS NO PARTY WALL AGREEMENTS FILED IN RECORD DOCUMENTS.  
**TABLE A - ITEM 11(A) & 11(B) STATEMENT REGARDING EXISTING UTILITIES:** SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE ON OR ABOVE THE SURFACE, COLLECTED PURSUANT TO SECTION 5.6.1. IN ADDITION, SURVEYOR OBTAINED AN UTILITY LOCATE ON MAY 16, 2024 WHICH WAS ASSIGNED I.D. NO. 2441370347. FURTHER, SURVEYOR REQUESTED UNDERGROUND UTILITY RECORDS FROM THE CITY OF AURORA, THE APPROXIMATE LOCATION OF UNDERGROUND UTILITIES FOR PAINT MARKINGS HAS BEEN PLOTTED ON THE DRAWING. (NOTE AS STATED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2021: UTILITY LOCATE REQUESTS FOR PAINT MARKINGS MAY BE IGNORED IN AN INCOMPLETE RESPONSE, IF MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.)  
**TABLE A - ITEM 12 STATEMENT REGARDING ENVIRONMENTAL AGENCY SURVEY RELATED REQUIREMENTS:** THE SURVEY HAS BEEN PREPARED TO ILLINOIS HOUSING DEVELOPMENT AUTHORITY (IHLA) SURVEY REQUIREMENTS.  
**TABLE A - ITEM 13 STATEMENT REGARDING ADJOINING OWNERS:** SEE DRAWING FOR NAMES OF ADJOINING OWNERS AS OBTAINED FROM THE HANE 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 AND BUILDING CONSTRUCTION:** SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON OR WITHIN THE PROPERTY LEGALLY DESCRIBED HEREON IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
**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 IN THE PROCESS OF CONDUCTING THE FIELD WORK.  
**TABLE "A" ITEM 18 STATEMENT OF OFFSITE EASEMENTS:** SURVEYOR FINDS NO OFFSITE EASEMENTS OR SERVICES BENEFITING THE SURVEYED PROPERTY THAT ARE INCLUDED IN THE RECORD DOCUMENTS.  
**TABLE A - ITEM 19 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 )  
 COUNTY OF DUPAGE ) SS  
 I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY TO:  
 ASSOCIATION FOR INDIVIDUAL DEVELOPMENT, AN ILLINOIS NOT-FOR-PROFIT CORPORATION;  
 ILLINOIS HOUSING DEVELOPMENT AUTHORITY (IHLA);  
 TITLE SERVICES MIDWEST LLC;  
 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 INCLUDED IN THE RECORD DOCUMENTS, (605, 606, 700(1), 700(2), 701, 8, 9, 10, 11(a)) (BY OBSERVED EVIDENCE ON OR ABOVE THE SURFACE ONLY, COLLECTED PURSUANT TO SECTION 5.6.1(a), 11(b), 12, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE "A" THEREOF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
 THE FIELD WORK WAS COMPLETED ON JUNE 10, 2024.  
 SIGNED AT BENSenville, ILLINOIS THIS 17TH DAY OF JUNE, A.D. 2024.  
 EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD.  
 AN ILLINOIS PROFESSIONAL SURVEYOR, DESIGN FIRM - LICENSE NO. 154-004840  
  
 THOMAS A. MOLLOY  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 30399  
 (EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE)  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SURVEY.  
 VALID ONLY WITH EMBOSSED SEAL

DATE: BY: EJC  
**PAGE: 1 of 1**  
**ORDER NO.: 240073**  
**FILE: 27-38-08**  
**PROJECT NO.: 2807**  
 CLIENT: ASSOCIATION FOR INDIVIDUAL DEVELOPMENT  
 REVISION  
 JUNE 17, 2024 240073 INITIAL ALTA SURVEY W/LIMITED TOPO  
 REVISION



<b>CBN 1340</b> RM=672.85 WV=669.59 8" PVC (NW) D.U. WV=668.51 8" CLAY (S) D.U.  <b>INL 1534</b> RM=672.11 WV=668.31 12" RCP (N) WV=667.81 18" RCP (W) WV=668.51 12" RCP (S) WV=668.31 18" RCP (E)  <b>MHL 1535</b> RM=672.11 WV=668.31 12" RCP (N) WV=667.81 18" RCP (W) WV=668.51 12" RCP (S) WV=668.31 18" RCP (E)  <b>INL 1545</b> RM=672.29 WV=669.29 8" DIP (N) WV=669.99 8" DIP (EW)  <b>MHL 1914</b> RM=672.29 WV=669.29 8" DIP (N) WV=669.99 8" DIP (EW)  <b>MHL 1636</b> RM=672.82 WV=668.79 12" RCP (E) WV=668.34 18" RCP (W)	<b>INL 1637</b> RM=672.84 WV=668.24 18" RCP (E) WV=668.07 18" RCP (W)  <b>INL 1638</b> RM=672.42 WV=669.02 18" RCP (W)  <b>MHL 1651</b> RM=672.85 WV=669.03 12" RCP (S) WV=668.98 12" RCP (E) WV=668.31 18" RCP (W)  <b>INL 1653</b> RM=672.57 WV=669.78 12" RCP (N) WV=669.06 12" RCP (W)  <b>MHL 1856</b> RM=672.59 WV=668.29 18" RCP (E) WV=668.49 24" RCP (S)  <b>CBN 1902</b> RM=672.82 WV=670.04 8" DIP (SE)	<b>MHL 1908</b> RM=672.44 WV=671.96 12" RCP (W) WV=669.07 18" RCP (E)  <b>MHL 1909</b> RM=672.42 WV=669.02 18" RCP (W)  <b>MHL 1910</b> RM=672.29 WV=669.29 8" DIP (N) WV=669.99 8" DIP (EW)  <b>MHL 1911</b> RM=672.29 WV=669.29 8" DIP (N) WV=669.99 8" DIP (EW)  <b>MHL 1916</b> RM=672.82 WV=668.34 18" RCP (W) WV=668.34 18" RCP (W)
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**LEGEND:**

	Sanitary Manhole		Gas Valve
	Storm Catch Basin		Handicap Parking Space
	Storm Curb Inlet		Depressed Curb
	Manhole		No Parking Area
	Water Valve Vault		ADA Tactile Dome
	S-Box		Destination Unknown
	Light Pole		Finished Floor Elevation
	Utility Pole W/Overhead Wire		Back of Curb Elevation
	Traffic Sign		Gutter Elevation
	Mail Box		Hard Surface Elevation
	Telephone Pedestal		Ground Elevation
	Telephone Vault		