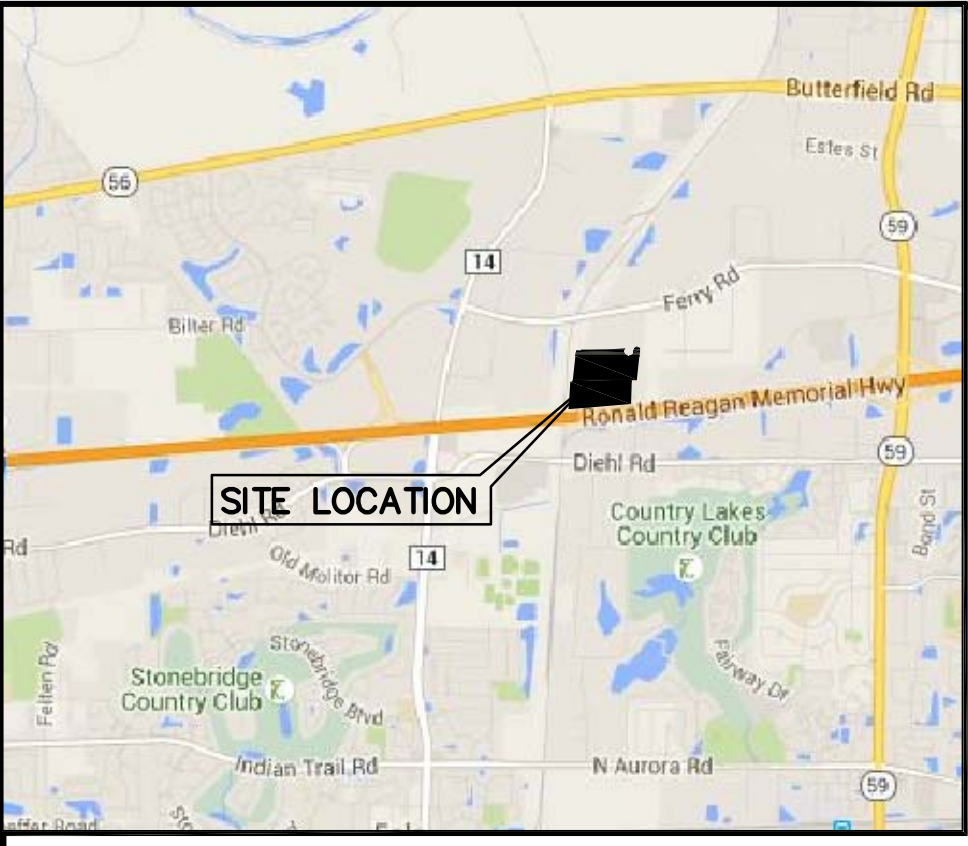
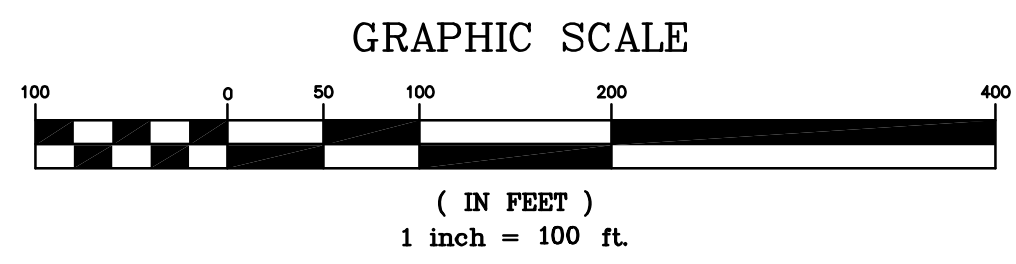


ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION (AS SURVEYED)

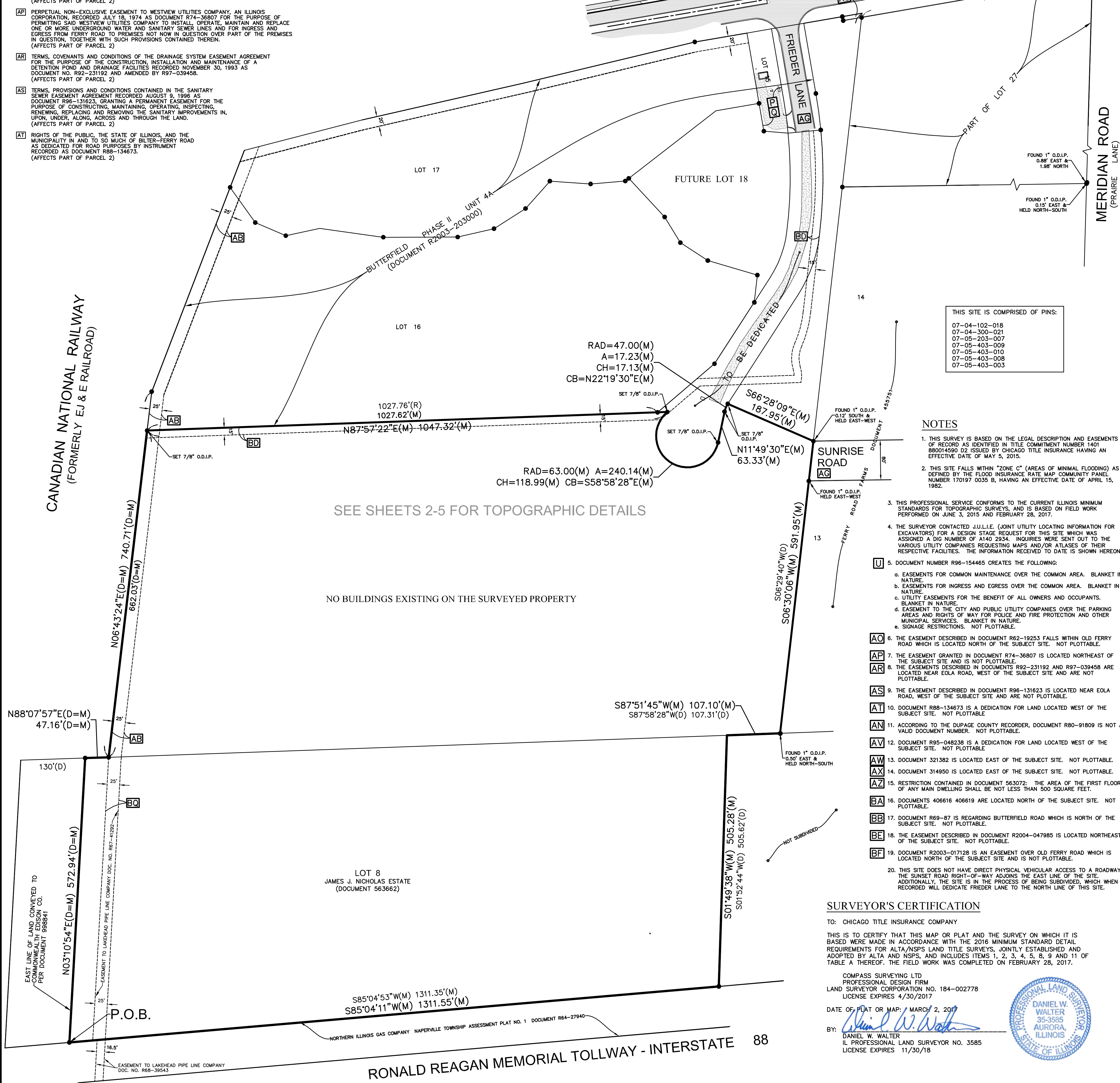
THAT PART OF THE WEST HALF OF SECTION 4 AND PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF NORTHERN ILLINOIS GAS COMPANY NAPERVILLE TOWNSHIP ASSESSMENT PLAT NO. 1, RECORDED AS DOCUMENT R64-27940 WITH THE EAST LINE OF PROPERTY CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT 998841; THENCE NORTH 03 DEGREES 10 MINUTES 54 SECONDS EAST, ALONG SAID EAST LINE, SAID EAST LINE BEING A LINE DRAWN 130 FEET EAST OF THE WEST LINE OF LOT 8 OF THE ASSESSMENT PLAT OF THE LANDS OF JAMES J. NICHOLS ESTATE, RECORDED AS DOCUMENT 563662, A DISTANCE OF 572.34 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE NORTH 88 DEGREES 07 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE, 47.16 FEET TO THE EAST LINE OF LANDS OF THE ELON, JOULET AND EASTERN RAILROAD; THENCE NORTH 06 DEGREES 43 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE, 692.03 FEET TO THE SOUTHWEST CORNER OF LOT 16 IN BUTTERFIELD PHASE II UNIT 4A, RECORDED AS DOCUMENT R2003-203000; THENCE NORTH 87 DEGREES 57 MINUTES 22 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 16 AND ALONG THE EASTERN EXTENSION OF SAID SOUTH LINE, 1047.32 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG A CURVE CONCAVE SOUTHWESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 63.00 FEET, A CHORD BEARING OF SOUTH 58 DEGREES 58 MINUTES 28 SECONDS EAST, A CHORD LENGTH OF 118.99 FEET, AN ARC LENGTH OF 240.14 FEET TO A POINT OF TANGENCY; THENCE NORTH 11 DEGREES 49 MINUTES 30 SECONDS EAST, TANGENT TO THE LAST DESCRIBED COURSE, 63.33 FEET TO A POINT OF CURVE; THENCE NORTH 09 DEGREES 09 SECONDS EAST, 187.95 FEET TO THE SOUTHWEST CORNER OF LOT 14 IN ARTHUR T. MCINTOSH AND CO.'S FERRY ROAD FARMS, RECORDED AS DOCUMENT NUMBER 455751; THENCE SOUTH 06 DEGREES 30 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID ARTHUR T. MCINTOSH AND CO.'S FERRY ROAD FARMS, 591.95 FEET TO THE SOUTHWEST CORNER OF LOT 13 IN SAID ARTHUR T. MCINTOSH AND CO.'S FERRY ROAD FARMS; THENCE SOUTH 87 DEGREES 51 DEGREES 28 MINUTES 09 SECONDS EAST, 187.95 FEET TO THE SOUTHWEST CORNER OF LOT 14 IN ARTHUR T. MCINTOSH AND CO.'S FERRY ROAD FARMS; RECORDED AS DOCUMENT 563662; THENCE SOUTH 01 DEGREE 49 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 505.28 FEET TO THE NORTH LINE OF THE NORTHERN ILLINOIS GAS COMPANY NAPERVILLE TOWNSHIP ASSESSMENT PLAT NO. 1, RECORDED AS DOCUMENT R64-27940; THENCE SOUTH 85 DEGREES 04 MINUTES 11 SECONDS WEST ALONG SAID NORTH LINE, 1311.55 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



AREA SUMMARY	
(TO HEAVY LINES)	
1,563,592 SQUARE FEET	OR
35.85 ACRES	OR
(BASED ON MEASURED VALUES)	

SCHEDULE B EXCEPTIONS

- [P] TERMS AND CONDITIONS CONTAINED IN EASEMENT AGREEMENT (LANDSCAPE) RECORDED JULY 26, 2011 AS DOCUMENT NUMBER R2011-08927. (AFFECTS PARCELS 1, 2 AND 3)
- [Q] TERMS AND CONDITIONS CONTAINED IN EASEMENT AGREEMENT (SIGN) RECORDED JULY 26, 2011 AS DOCUMENT NUMBER R2011-08928. (AFFECTS PARCELS 1, 2 AND 3)
- [U] TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND OF CERTAIN RECIPROCAL RIGHTS AND EASEMENTS RECORDED SEPTEMBER 19, 1998 AS DOCUMENT R96-154465, AS AMENDED FROM TIME TO TIME, REGARDING THE DEVELOPMENT, USE, CHARACTER AND LOCATION OF IMPROVEMENTS ON THE LAND, SAID DECLARATION PROVIDES FOR SPECIAL ASSESSMENTS TO BE LEVIED FOR THE MAINTENANCE AND OPERATION FOR THE ASSOCIATION, CREATED BY THE DECLARATION.
- DECLARATION OF INCLUSION NO. 8 RECORDED DECEMBER 12, 2003 AS DOCUMENT NUMBER R2003-468388.
- DECLARATION OF INCLUSION NO. 9 BY AND BETWEEN CHICAGO TITLE LAND TRUST COMPANY, A CORPORATION OF ILLINOIS SUCCESSOR TRUSTEE AS TRUSTEE UNDER TRUST AGREEMENT DATED <OT 8, 1971 AND KNOWN AS TRUST NUMBER 43123, DUPAGE PROPERTY VENTURE AND BUTTERFIELD OWNERS ASSOCIATION RECORDED NOVEMBER 15, 2007 AS DOCUMENT R2007-205006, AND THE TERMS AND PROVISIONS THEREIN CONTAINED. (AFFECTS PARCELS 1 AND 2)
- [AB] GRANT DATED SEPTEMBER 19, 1967 AND RECORDED SEPTEMBER 29, 1967 AS DOCUMENT R67-39016 AND RE-RECORDED AS DOCUMENT R68-51084 TO LAKEHEAD PIPE LINE COMPANY, A CORPORATION OF DELAWARE, OF A PERPETUAL EASEMENT AND RIGHT OF WAY FOR PIPELINES, EQUIPMENT AND APPURTENANCES THERETO OVER THAT PART OF THE LAND DESCRIBED THEREIN AND AS SHOWN ON THE PLAT OF SUBDIVISION, 2007 AS DOCUMENT R2007-205006, AND THE TERMS AND PROVISIONS THEREIN CONTAINED. (AFFECTS PARCEL 2, SEE DOCUMENT FOR EXACT LOCATION)
- [AC] RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
- [AD] AGREEMENT MADE ABOUT THE YEAR 1880 BY AND BETWEEN DEWITT C. BROWN, JAMES W. MCKEE AND JOSEPH BROMMEL AND REFERRED TO IN DOCUMENT 25498 "UNDER WHICH AGREEMENT A PART OF SAID MCKEE'S LAND" LYING NORTH OF THE PREMISES ADJOINING LOT 3 OF BRUMMEL'S ASSESSMENT PLAT RECORDED AS DOCUMENT 408024 TO THE WEST IS TILED ONTO SAID BROWN'S LAND NEAR THE FOUR CORNER OF THE WARRENVILLE, BIG WOODS AND AURORA ROAD AND UNDER WHICH AGREEMENT "AT OR ABOUT SAID TIME SAID BROWN TILED ACROSS SAID AURORA ROAD AND THENCE ACROSS HIS OWN LAND" (LOT 3 OF BRUMMEL'S ASSESSMENT PLAT AFORESAID) "INTO A SLOUGH OWNED BY SAID BROMMEL" (LYING ON THE LAND AND PREMISES ADJOINING TO THE WEST) AND ALL DRAINAGE RIGHTS OR RIGHTS INCIDENT THERETO ARISING OUT OF SAID PREVIOUS AGREEMENT. (AFFECTS PART OF PARCEL 2)
- [AG] GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED APRIL 11, 1962 AND RECORDED JULY 18, 1962 AS DOCUMENT R62-19253, GRANTING THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN LINES OF TELEPHONE AND TELEGRAPH CONSISTING OF SUCH POLES, WIRES, ETC., AS THE GRANTEE MAY FROM TIME TO TIME REQUIRE, UPON, ALONG AND UNDER THE PUBLIC ROADS WHICH THE GRANTORS OWN OR HAVE ANY INTEREST IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH THE RIGHT TO PERMIT THE ATTACHMENT OF AND TO CARRY IN CONDUITS, WIRES AND CABLES OF ANY OTHER COMPANIES IN THE NORTH 1/2 OF THE PUBLIC HIGHWAY KNOWN AS FERRY ROAD. (AFFECTS PART OF PARCEL 2)
- [AH] PERPETUAL NON-EXCLUSIVE EASEMENT TO WESTVIEW UTILITIES COMPANY, AN ILLINOIS CORPORATION, RECORDED JULY 18, 1974 AS DOCUMENT R74-36807 FOR THE PURPOSE OF PERMITTING SAID WESTVIEW UTILITIES COMPANY TO INSTALL, OPERATE, MAINTAIN AND REPLACE ONE OR MORE UNDERGROUND WATER AND SANITARY SEWER LINES AND FOR INGRESS AND EGRESS FROM FERRY ROAD TO PREMISES NOT NOW IN QUESTION OVER PART OF THE PREMISES IN QUESTION, TOGETHER WITH SUCH PROVISIONS CONTAINED THEREIN. (AFFECTS PART OF PARCEL 2)
- [AI] TERMS, COVENANTS AND CONDITIONS OF THE DRAINAGE SYSTEM EASEMENT AGREEMENT FOR THE PURPOSE OF THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF A DETENTION AND DRAINAGE FACILITIES RECORDED NOVEMBER 30, 1993 AS DOCUMENT NO. R92-231192 AND AMENDED BY R97-039458. (AFFECTS PART OF PARCEL 2)
- [AJ] TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE SANITARY SEWER EASEMENT AGREEMENT RECORDED AUGUST 19, 1998 AS DOCUMENT R96-131623, GRANTING A PERMANENT EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, INSPECTING, RENEWING, REPLACING AND REMOVING THE SANITARY IMPROVEMENTS IN, UPON, UNDER, ALONG, ACROSS AND THROUGH THE LAND. (AFFECTS PART OF PARCEL 2)
- [AK] RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO SO MUCH OF BILTER-FERRY ROAD AS DEDICATED FOR ROAD PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT R89-91809. (AFFECTS PART OF PARCEL 2)
- [AL] RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO SO MUCH OF BILTER ROAD AS DEDICATED FOR ROAD PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT R99-048238. (AFFECTS PART OF PARCEL 2)
- [AM] RIGHTS OF THE PUBLIC AND OF THE STATE OF ILLINOIS IN AND TO SO MUCH OF THE LAND AS DEDICATED FOR ROAD PURPOSES BY INSTRUMENT DATED JUNE 30, 1931 AND RECORDED JANUARY 13, 1932 AS DOCUMENT 321382. (AFFECTS PART OF PARCEL 2)
- [AN] RIGHTS OF THE PUBLIC AND OF THE STATE OF ILLINOIS IN AND TO SO MUCH OF THE LAND AS DEDICATED FOR ROAD PURPOSES BY INSTRUMENT DATED JUNE 30, 1931 AND RECORDED JULY 15, 1931 AS DOCUMENT 314950. (AFFECTS PART OF PARCEL 2)
- [AO] RESTRICTIONS CONTAINED IN WARRANTY DEED RECORDED AS DOCUMENT 563072, RELATING TO THE FLOOR AREA, SANITARY PROVISIONS, CONSTRUCTION AND PLANS AND SPECIFICATIONS OF BUILDINGS TO BE ERRECTED ON THE LAND. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION. (AFFECTS PART OF PARCEL 2)
- [AP] RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND FALLING WITHIN WARRENVILLE AND BIG WOODS ROAD (NOW KNOWN AS BUTTERFIELD ROAD AND ALSO AS ROUTE 56) AS DEDICATED FOR ROAD PURPOSES BY INSTRUMENT RECORDED DECEMBER 21, 1939 AS DOCUMENT 406616 AND 406619. (AFFECTS PART OF PARCEL 2)
- [AQ] ORDER RECORDED JANUARY 2, 1969 AS DOCUMENT R69-87 BY THE STATE OF ILLINOIS, DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DIVISION OF HIGHWAYS, ESTABLISHING FEDERAL AID ROUTE 131 AS A FREEWAY AND PROVIDING THAT ACCESS BETWEEN SAID FREEWAY AND ABUTTING LANDS IS TO BE PERMITTED ONLY AT ENTRANCES PROVIDED FOR THAT PURPOSE UNDER PERMITS FROM SAID DEPARTMENT. (AFFECTS PART OF PARCEL 2)
- [AR] WE FIND OF RECORD THE FOLLOWING INSTRUMENTS RECORDED AS DOCUMENTS R92-147212, R92-147213, R92-147214 AND R92-147215, WHICH MAY AFFECT PIPELINE EASEMENTS RUNNING THROUGH THE LAND (AND OTHER PROPERTY NOT NOW IN QUESTION), INsofar AS THE RIGHT, TITLE AND INTEREST IN SAID EASEMENTS ONLY. (AFFECTS PART OF PARCEL 2)
- [AS] TERMS AND CONDITIONS CONTAINED IN WATER MAIN EASEMENT AGREEMENT (TEMPORARY AND PERMANENT) DATED AS OF MARCH 27, 2003 AND RECORDED DECEMBER 4, 2003 AS DOCUMENT NO. R2003-459554. (AFFECTS PART OF PARCEL 2)
- [AT] TERMS AND CONDITIONS CONTAINED IN PERMANENT DRAINAGE PIPE AND OUTFALL EASEMENT RECORDED FEBRUARY 20, 2004 AS DOCUMENT NO. R2004-047985. (AFFECTS PART OF PARCEL 2)
- [AU] TERMS AND CONDITIONS CONTAINED IN FERRY ROAD EASEMENT AGREEMENT DATED DECEMBER 5, 2002 AND RECORDED JANUARY 14, 2003 AS DOCUMENT NO. R2003-017128. (AFFECTS PART OF PARCEL 2)
- [AV] RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED FERRY ROAD FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES. (AFFECTS PART OF PARCEL 2)
- [AW] RESTRICTIONS AND CONDITIONS (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 DEED RECORDED FEBRUARY 15, 1994 AS DOCUMENT 70806, RELATING TO ARCHITECTURAL CONTROL OF THE LAND. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION. (AFFECTS PART OF PARCEL 2)
- [AX] RIGHT OF WAY AND EASEMENT GRANT RECORDED OCTOBER 13, 1967 AS DOCUMENT R67-41292 GRANTING EASEMENT IN FAVOR OF LAKEHEAD PIPE LINE COMPANY, INC., A DELAWARE CORPORATION TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, REMOVE, REPLACE AND RECONSTRUCT ONE OR MORE PIPELINES ON, OVER, UNDER AND ACROSS A STRIP OF LAND 25 FEET WIDE LYING EAST OF AND ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF COMMONWEALTH EDISON COMPANY. ASSIGNED TO LAKEHEAD PIPE LINE COMPANY, LIMITED PARTNERSHIP BY INSTRUMENT RECORDED DECEMBER 18, 1991 AS DOCUMENT R91-170282. (AFFECTS PARCEL 2)
- [AY] TERMS AND CONDITIONS CONTAINED IN ANNEXATION AGREEMENT RECORDED NOVEMBER 7, 2002 AS DOCUMENT NUMBER R2002-304086 AND RE-RECORDED MAY 16, 2006 AS DOCUMENT NUMBER R2006-091302. (AFFECTS PART OF PARCEL 2)
- [AZ] SCHEDULE B EXCEPTIONS A, BR, E, F, G, M, H, BK, BL, L, J, R, K, T, BM, BN, AND BO ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN. SCHEDULE B EXCEPTIONS S, V, W, X, Y, Z, AA, AC, AD, AE, AF, AY, L, N, BS, AND BT AFFECTS LAND NOT INCLUDED IN THIS SURVEY.
- [BA] * NOT PLOTTABLE



THIS SITE IS COMPRISED OF PINS:	
07-04-102-018	
07-04-30-021	
07-05-203-007	
07-05-403-009	
07-05-403-010	
07-05-403-008	
07-05-403-003	

NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 1401 88014590 D2 ISSUED BY CHICAGO TITLE INSURANCE HAVING AN EFFECTIVE DATE OF MAY 5, 2015.
2. THIS SITE FALLS WITHIN "ZONE C" (AREAS OF MINIMAL FLOODING) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170197 0035 B, HAVING AN EFFECTIVE DATE OF APRIL 15, 1982.
3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON JUNE 3, 2015 AND FEBRUARY 28, 2017.
4. THE SURVEYOR CONTACTED J.U.L.I.E. (JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS) FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF A140 2934. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLAS OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.
5. DOCUMENT NUMBER R96-154465 CREATES THE FOLLOWING:
 - a. EASEMENTS FOR COMMON MAINTENANCE OVER THE COMMON AREA. BLANKET IN NATURE.
 - b. EASEMENTS FOR INGRESS AND EGRESS OVER THE COMMON AREA. BLANKET IN NATURE.
 - c. UTILITY EASEMENTS FOR THE BENEFIT OF ALL OWNERS AND OCCUPANTS.
 - d. EASEMENT TO THE CITY AND PUBLIC UTILITY COMPANIES OVER THE PARKING AREAS AND RIGHTS OF WAY FOR POLICE AND FIRE PROTECTION AND OTHER MUNICIPAL SERVICES. BLANKET IN NATURE.
 - e. SIGNAGE RESTRICTIONS. NOT PLOTTABLE.
6. THE EASEMENT DESCRIBED IN DOCUMENT R62-19253 FALLS WITHIN OLD FERRY ROAD WHICH IS LOCATED NORTH OF THE SUBJECT SITE. NOT PLOTTABLE.
7. THE EASEMENT GRANTED IN DOCUMENT R74-36807 IS LOCATED NORTHEAST OF THE SUBJECT SITE AND IS NOT PLOTTABLE.
8. THE EASEMENTS DESCRIBED IN DOCUMENTS R92-231192 AND R97-039458 ARE LOCATED NEAR EOLA ROAD, WEST OF THE SUBJECT SITE AND ARE NOT PLOTTABLE.
9. THE EASEMENT DESCRIBED IN DOCUMENT R96-131623 IS LOCATED NEAR EOLA ROAD, WEST OF THE SUBJECT SITE AND ARE NOT PLOTTABLE.
10. DOCUMENT R88-134673 IS A DEDICATION FOR LAND LOCATED WEST OF THE SUBJECT SITE. NOT PLOTTABLE.
11. ACCORDING TO THE DUPAGE COUNTY RECORDER, DOCUMENT R80-91809 IS NOT A VALID DOCUMENT NUMBER. NOT PLOTTABLE.
12. DOCUMENT R95-048238 IS A DEDICATION FOR LAND LOCATED WEST OF THE SUBJECT SITE. NOT PLOTTABLE.
13. DOCUMENT 321382 IS LOCATED EAST OF THE SUBJECT SITE. NOT PLOTTABLE.
14. DOCUMENT 314950 IS LOCATED EAST OF THE SUBJECT SITE. NOT PLOTTABLE.
15. RESTRICTION CONTAINED IN DOCUMENT 563072: THE AREA OF THE FIRST FLOOR OF ANY MAIN DWELLING SHALL BE NOT LESS THAN 500 SQUARE FEET.
16. DOCUMENTS 406616 406619 ARE LOCATED NORTH OF THE SUBJECT SITE. NOT PLOTTABLE.
17. DOCUMENT R69-87 IS REGARDING BUTTERFIELD ROAD WHICH IS NORTH OF THE SUBJECT SITE. NOT PLOTTABLE.
18. THE EASEMENT DESCRIBED IN DOCUMENT R2004-047985 IS LOCATED NORTHEAST OF THE SUBJECT SITE. NOT PLOTTABLE.
19. DOCUMENT R2003-017128 IS AN EASEMENT OVER OLD FERRY ROAD WHICH IS LOCATED NORTH OF THE SUBJECT SITE AND IS NOT PLOTTABLE.
20. THIS SITE DOES NOT HAVE DIRECT PHYSICAL VEHICULAR ACCESS TO A ROADWAY. THE SUNSET ROAD RIGHT-OF-WAY ADJOINS THE EAST LINE OF THE SITE. ADDITIONALLY, THE SITE IS IN THE PROCESS OF BEING SUBDIVIDED, WHICH WHEN RECORDED WILL DEDICATE FRIERER LANE TO THE NORTH LINE OF THIS SITE.

SURVEYOR'S CERTIFICATION

TO: 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 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, 5, 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 28, 2017.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2017

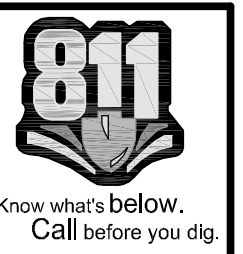
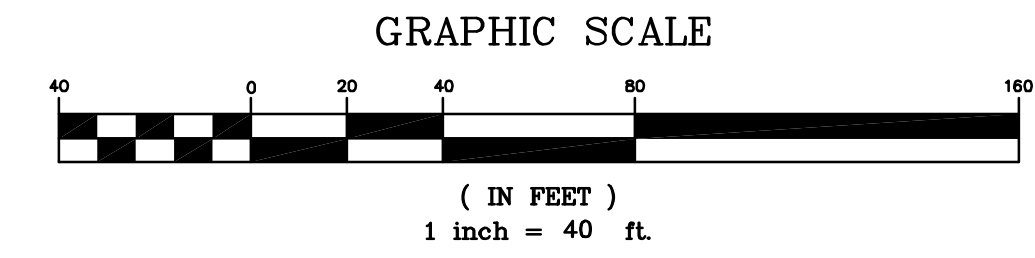
DATE OF PLAT OR MAP: MARCH 2, 2017

BY: Daniel W. Walter
DANIEL W. WALTER
IL PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/18



COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT Lot 401 Butterfield Phase II, Unit 4B Aurora, IL	DATE: 3-2-17 PC: AW DRAWN BY: MRA CHECKED BY: DW	BOOK 336 PG 76-80 & BOOK 452 PG 1-2 & BOOK 500 PG 3-5
	CLIENT DUPAGE PROPERTIES VENTURE 1428 N. Clinton Place River Forest, IL 60305	NO. _____ REVISIONS _____ DATE _____ BY _____	UTILITY STATEMENT THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. NEITHER THE SURVEYOR NOR THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



- BENCHMARKS**
- REFERENCE BENCHMARK**
CITY OF AURORA CONTROL MONUMENT #25
(NAVD 88 DATUM)
REBAR IN NORTH END OF FIRST MEDIAN NORTH OF FERRY ROAD ON EOLA ROAD
ELEVATION=747.206
- SITE BENCHMARKS**
- SITE BENCHMARK #1**
BOLT WITH TAG ON FIRST FIRE HYDRANT SOUTH OF FERRY ROAD ON EAST SIDE OF FRIEDER LANE
ELEVATION=724.78
- SITE BENCHMARK #2**
BOLT WITH TAG ON THIRD FIRE HYDRANT SOUTH OF FERRY ROAD ON EAST SIDE OF FRIEDER LANE
ELEVATION=717.95
- SITE BENCHMARK #3**
BOLT WITH TAG ON FIRE HYDRANT AT NORTHWEST CORNER OF SITE
ELEVATION=721.46
- SITE BENCHMARK #4**
CUT SQUARE ON TOP CENTER OF CONCRETE HEADWALL NEAR NORTH RIGHT-OF-WAY OF INTERSTATE 88 NEAR SOUTHEAST CORNER OF SITE
ELEVATION=712.78

SITE CONDITIONS NOTE

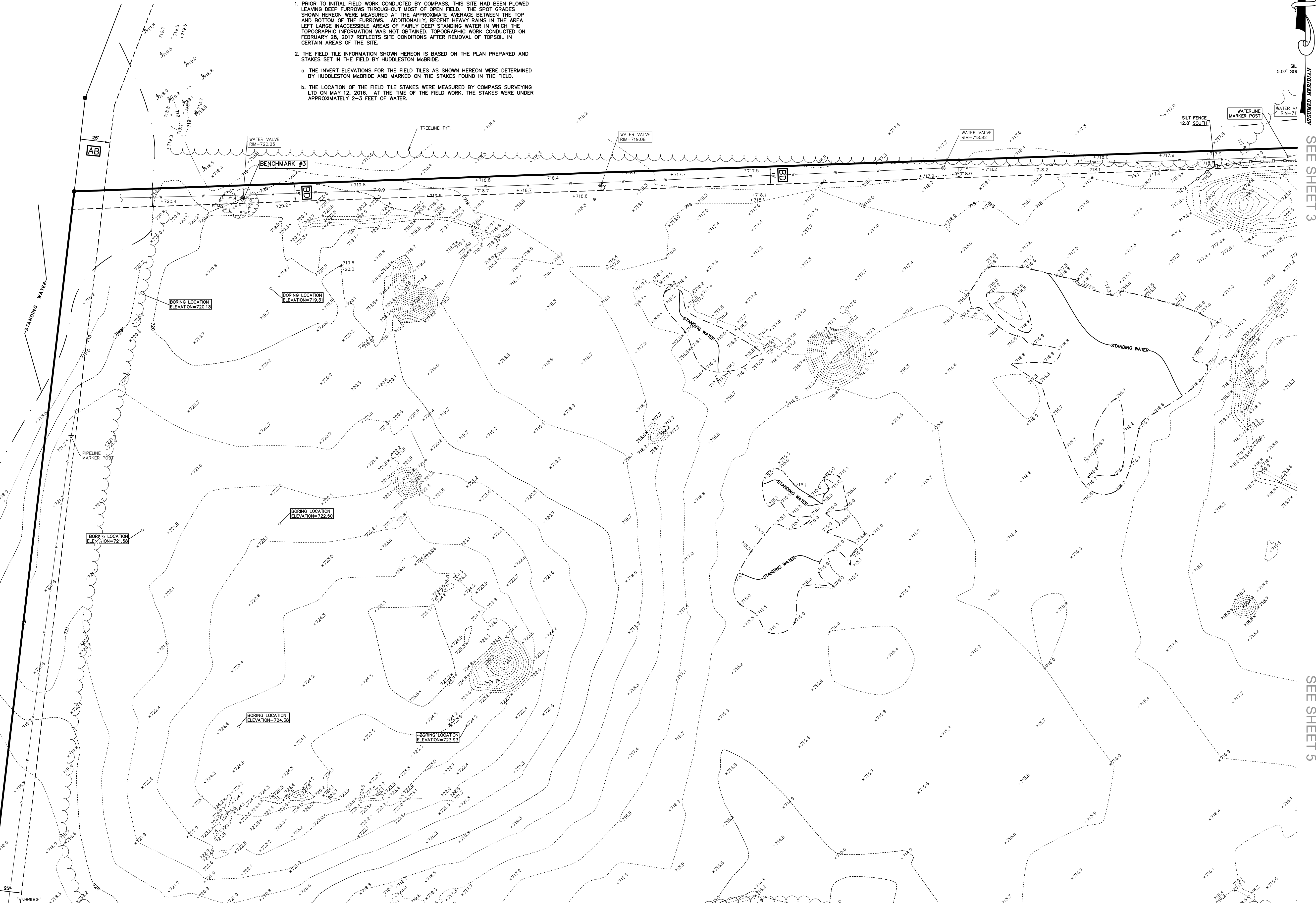
1. PRIOR TO INITIAL FIELD WORK CONDUCTED BY COMPASS, THIS SITE HAD BEEN PLOWED LEAVING DEEP FURROWS THROUGHOUT MOST OF OPEN FIELD. THE SPOT GRADES SHOWN HEREON WERE MEASURED AT THE APPROXIMATE AVERAGE BETWEEN THE TOP AND BOTTOM OF THE FURROWS. ADDITIONALLY, RECENT HEAVY RAINS IN THE AREA LEFT LARGE INACCESSIBLE AREAS OF FAIRLY DEEP STANDING WATER IN WHICH THE TOPOGRAPHIC INFORMATION WAS NOT OBTAINED. TOPOGRAPHIC WORK CONDUCTED ON FEBRUARY 28, 2017 REFLECTS SITE CONDITIONS AFTER REMOVAL OF TOPSOIL IN CERTAIN AREAS OF THE SITE.

2. THE FIELD TILE INFORMATION SHOWN HEREON IS BASED ON THE PLAN PREPARED AND STAKES SET IN THE FIELD BY HUDDLESTON MCBRIDE.

a. THE INVERT ELEVATIONS FOR THE FIELD TILES AS SHOWN HEREON WERE DETERMINED BY HUDDLESTON MCBRIDE AND MARKED ON THE STAKES FOUND IN THE FIELD.

b. THE LOCATION OF THE FIELD TILE STAKES WERE MEASURED BY COMPASS SURVEYING LTD ON MAY 12, 2016. AT THE TIME OF THE FIELD WORK, THE STAKES WERE UNDER APPROXIMATELY 2-3 FEET OF WATER.

- LEGEND**
- FOUND 1" O.D.I.P. UNLESS OTHERWISE NOTED (HOLD LOCATION) (CONTROL POINTS)
 - CONCRETE MONUMENT
 - ⊕ CROSS IN CONCRETE
 - ⊙ MANHOLE
 - ⊙ STORM STRUCTURE
 - ⊙ SANITARY MANHOLE
 - ⊙ VALVE VAULT
 - ⊙ FLARED END SECTION
 - ⊙ UTILITY POLE
 - ⊙ GUY POLE
 - ⊙ OVERHEAD TRAFFIC SIGNAL
 - ⊙ TRAFFIC SIGNAL MANHOLE
 - OHW — OVERHEAD WIRES
 - ⊙ GAS METER
 - ⊙ ELECTRIC METER
 - ⊙ TRANSFORMER PAD
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ ELECTRIC PEDESTAL
 - ⊙ TELEPHONE MANHOLE
 - ⊙ CABLE TELEVISION PEDESTAL
 - ⊙ ELECTRIC MANHOLE
 - ⊙ VALVE BOX
 - ⊙ B/BOX
 - ⊙ SIGN
 - ⊙ BOLLARD POLE
 - ⊙ LIGHT POLE
 - ⊙ LIGHT POLE
 - ⊙ HAND HOLE
 - ⊙ MAILBOX
 - ⊙ WETLAND MARKER FLAG
 - ⊙ GAS MARKER
 - ⊙ ELECTRIC MARKER
 - ⊙ TELEPHONE MARKER
 - ⊙ WATER MARKER
 - ⊙ GAS VALVE
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - GAS MAIN
 - ELECTRIC LINE
 - TELEPHONE LINE
 - ⊙ CONFERENTIAL TREE W/APPROX. DIAMETER
 - ⊙ DECIDUOUS TREE W/APPROX. DIAMETER
 - ⊙ MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
 - ⊙ ELEVATION
 - BITUMINOUS PAVEMENT
 - CONCRETE SURFACE
 - GRAVEL SURFACE
 - LANDSCAPE AREA
 - STONE SURFACE
 - DETECTABLE TACTILE WARNING SURFACE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - METAL GUARDRAIL
 - SILT FENCE
- ABBREVIATIONS**
- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(D) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
- LINE LEGEND**
- LIMITS OF LAND PER LEGAL DESCRIPTION
 - ADJACENT LAND PARCEL LINE
 - EASEMENT LINE
 - CENTERLINE
 - BUILDING SETBACK LINE
 - SECTION LINE
 - EXISTING CONTOUR



SEE SHEET 3

SEE SHEET 4

SEE SHEET 5

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORDS SUPPLIED TO SURVEYORS. THE SURVEYORS MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES THAT MAY BE PRESENT. THE SURVEYORS MAKE NO WARRANTY, EXPRESS OR IMPLIED, THAT THE UTILITIES SHOWN ARE ACCURATELY LOCATED. THE SURVEYORS MAKE NO WARRANTY THAT THE UTILITIES SHOWN ARE ACCURATELY LOCATED. THE SURVEYORS MAKE NO WARRANTY THAT THE UTILITIES SHOWN ARE ACCURATELY LOCATED. THE SURVEYORS MAKE NO WARRANTY THAT THE UTILITIES SHOWN ARE ACCURATELY LOCATED. THE SURVEYORS MAKE NO WARRANTY THAT THE UTILITIES SHOWN ARE ACCURATELY LOCATED.

NO.	DATE	BY

PROJECT	CLIENT
Lot 401 Butterfield Phase II, Unit 4B Aurora, IL	DUPAGE PROPERTIES VENTURE 1428 N. Clinton Place Beverly Hills, IL 60088

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@COMPASSSURVEYING.COM

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

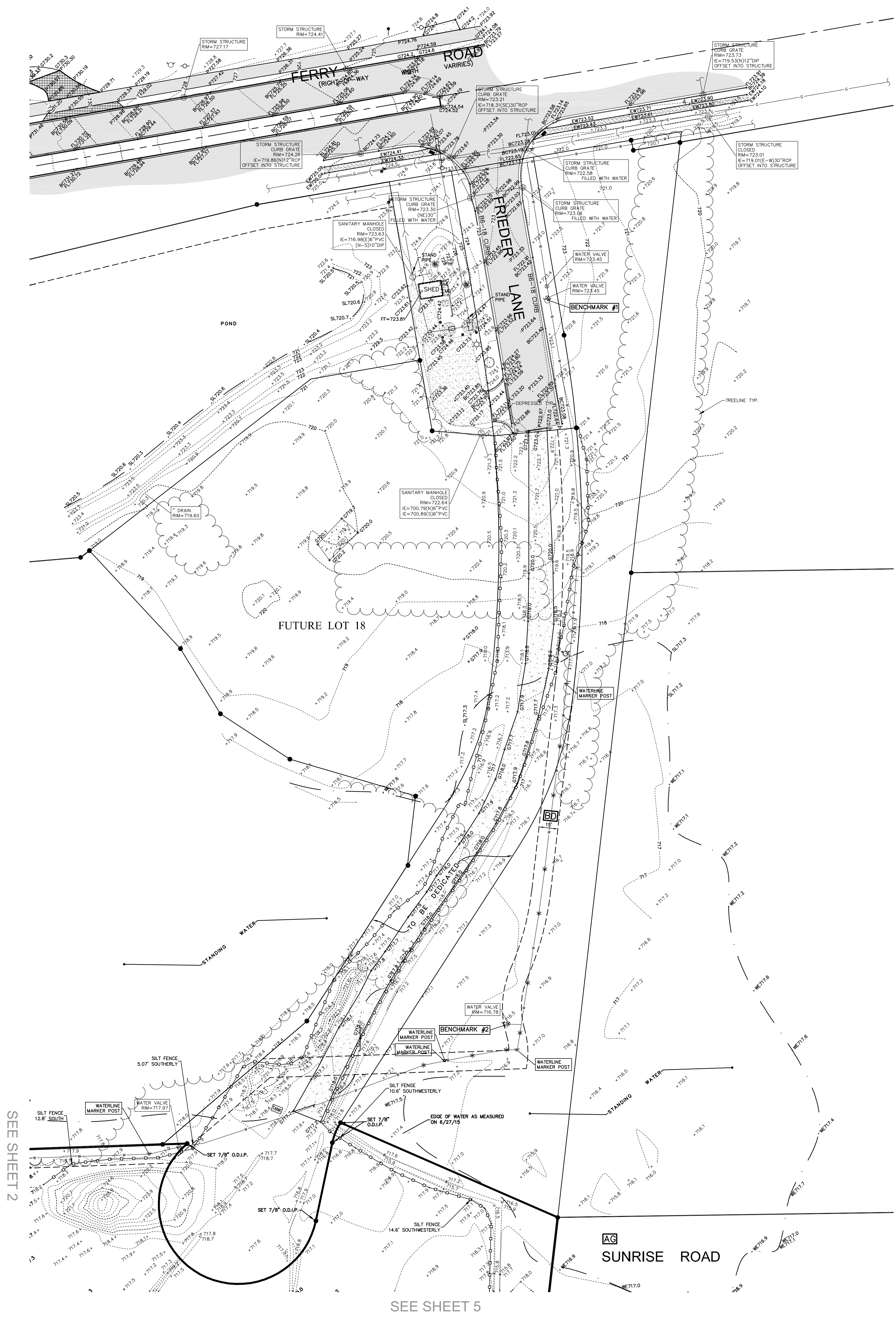
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SITE CONDITIONS NOTE

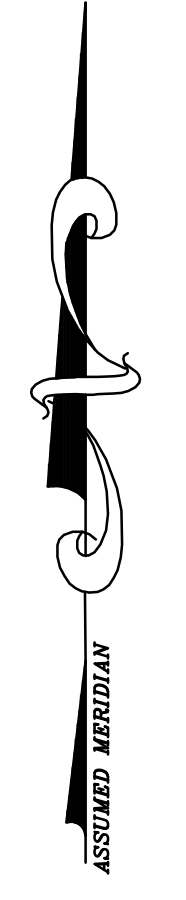
- PRIOR TO INITIAL FIELD WORK CONDUCTED BY COMPASS, THIS SITE HAD BEEN PLOWED LEAVING DEEP FURROWS THROUGHOUT MOST OF OPEN FIELD. THE SPOT GRADES SHOWN HEREON WERE MEASURED AT THE APPROXIMATE AVERAGE BETWEEN THE TOP AND BOTTOM OF THE FURROWS. ADDITIONALLY, RECENT HEAVY RAINS IN THE AREA LEFT LARGE INACCESSIBLE AREAS OF FAIRLY DEEP STANDING WATER IN WHICH THE TOPOGRAPHIC INFORMATION WAS NOT OBTAINED. TOPOGRAPHIC WORK CONDUCTED ON FEBRUARY 28, 2017 REFLECTS SITE CONDITIONS AFTER REMOVAL OF TOPSOIL IN CERTAIN AREAS OF THE SITE.
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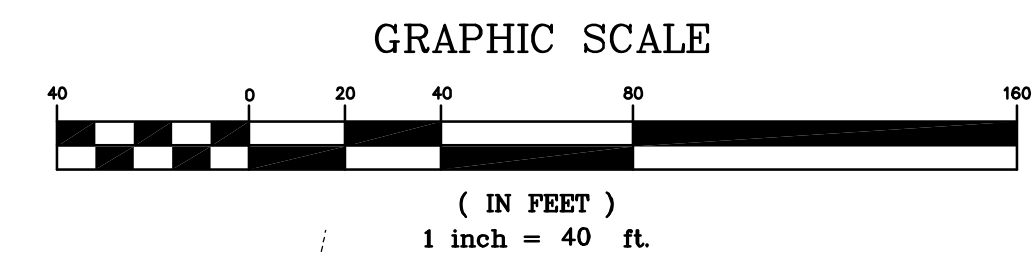
SEE SHEET 2

SEE SHEET 5

3 OF 5 SCALE: 1" = 40' COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT Lot 401 Butterfield Phase II, Unit 4B Aurora, IL	DATE: 3-2-17 PC: AW DRAWN BY: MRA CHECKED BY: DW	BOOK 336 PG 76-80 & BOOK 452 PG 1-2 & BOOK 500 PG 3-5	UTILITY STATEMENT THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.																																																																																																																																											
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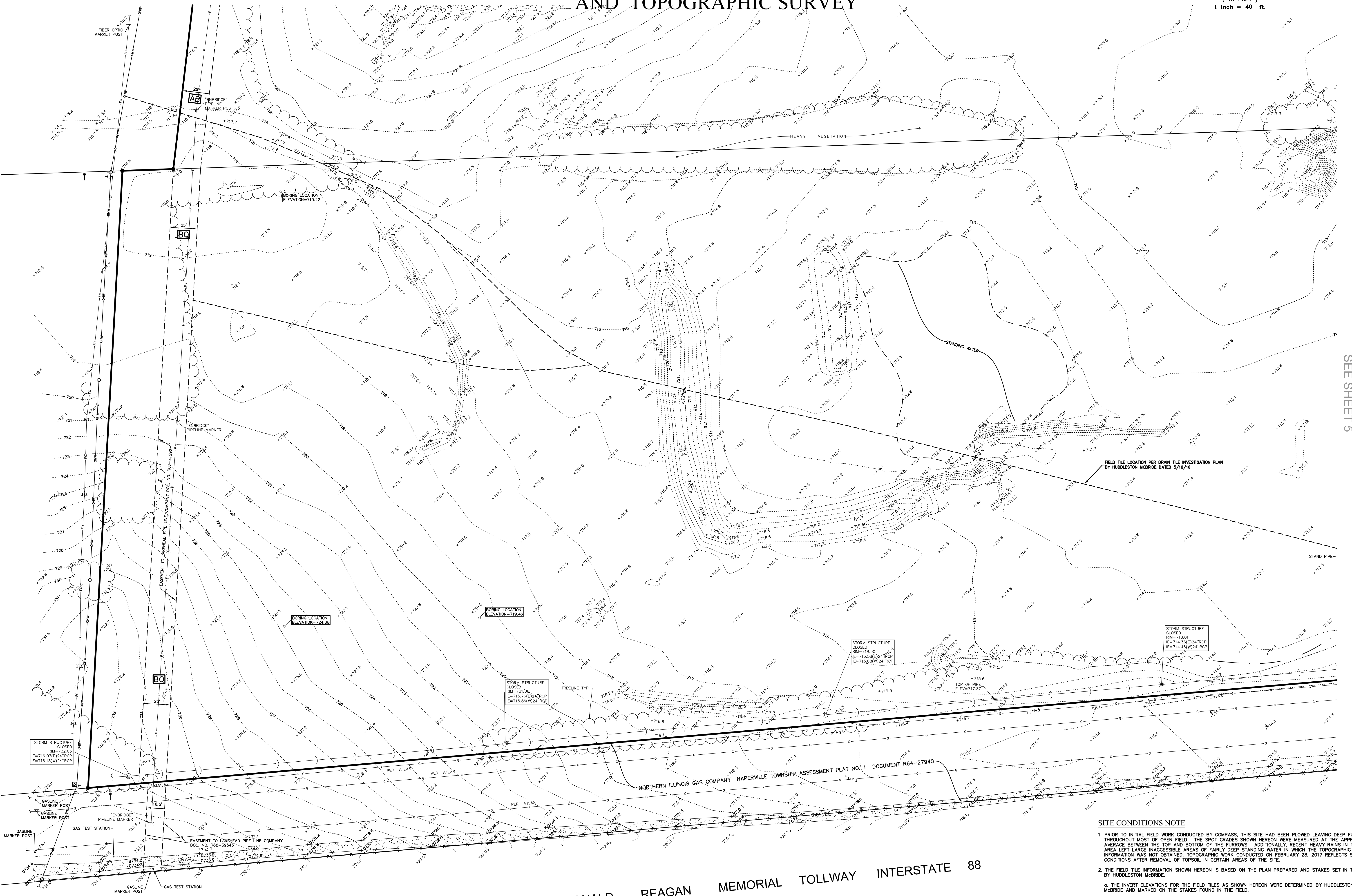


ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



SEE SHEET 2

SEE SHEET 5



ASSURED SURVEYING

811
Know what's below.
Call before you dig.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE UTILITIES SHOWN. THE SURVEYOR IS NOT RESPONSIBLE FOR DAMAGES TO ANY UTILITIES OR PERSONS OR PROPERTY CAUSED BY THE UTILITIES SHOWN. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE COMPLETELY ACCURATE. THE SURVEYOR IS NOT RESPONSIBLE FOR DAMAGES TO ANY UTILITIES OR PERSONS OR PROPERTY CAUSED BY THE UTILITIES SHOWN. THE SURVEYOR IS NOT RESPONSIBLE FOR DAMAGES TO ANY UTILITIES OR PERSONS OR PROPERTY CAUSED BY THE UTILITIES SHOWN.

NO.	DATE	BY	REVISIONS

PROJECT	Lot 401 Butterfield Phase II, Unit 4B Aurora, IL
CLIENT	DUPAGE PROPERTIES VENTURE 1428 N. Clinton Place Aurora, IL 60506

COMPASS SURVEYING LTD
ALTA SURVEYS & TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7050 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 40'
4 OF 5
PROJ. NO.: 17.0063-02

SITE CONDITIONS NOTE

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b. THE LOCATION OF THE FIELD TILE STAKES WERE MEASURED BY COMPASS SURVEYING LTD ON MAY 12, 2016. AT THE TIME OF THE FIELD WORK, THE STAKES WERE UNDER APPROXIMATELY 2-3 FEET OF WATER.

RONALD REAGAN MEMORIAL TOLLWAY INTERSTATE 88

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE



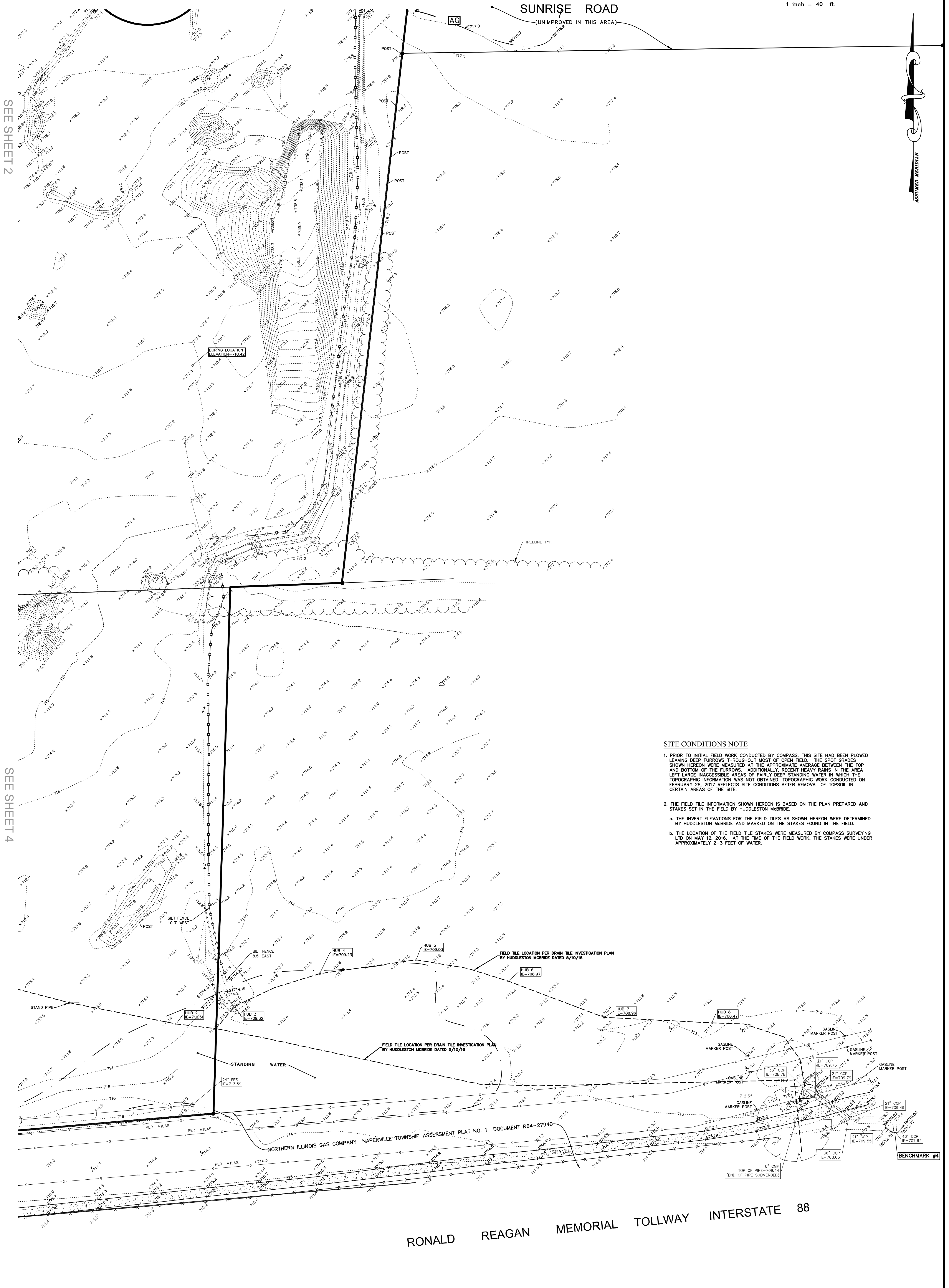
(IN FEET)
1 inch = 40 ft.

SEE SHEET 3

SUNRISE ROAD
(UNIMPROVED IN THIS AREA)

SEE SHEET 2

ASSUMED MERIDIAN



SITE CONDITIONS NOTE

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SEE SHEET 4

RONALD REAGAN MEMORIAL TOLLWAY INTERSTATE 88

<p style="font-size: 24pt; font-weight: bold;">5 OF 5</p> <p style="font-size: 10pt;">SCALE: 1" = 40'</p>	<p style="font-size: 18pt; font-weight: bold;">COMPASS SURVEYING LTD</p> <p style="font-size: 10pt;">ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING</p> <p style="font-size: 10pt;">2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM</p>	<p style="font-size: 10pt;">PROJECT</p> <p style="font-size: 10pt;">Lot 401 Butterfield Phase II, Unit 4B Aurora, IL</p> <p style="font-size: 10pt;">CLIENT</p> <p style="font-size: 10pt;">DUPAGE PROPERTIES VENTURE 1428 N. Clinton Place River Forest, IL 60305</p>	<p style="font-size: 10pt;">DATE: 3-2-17</p> <p style="font-size: 10pt;">PC AW</p> <p style="font-size: 10pt;">DRAWN BY MRA</p> <p style="font-size: 10pt;">CHECKED BY DW</p>	<p style="font-size: 10pt;">BOOK 336 PG 76-80 & BOOK 452 PG 1-2 & BOOK 500 PG 3-6</p>	<p style="font-size: 10pt;">NO.</p>	<p style="font-size: 10pt;">REVISIONS</p>	<p style="font-size: 10pt;">DATE</p>	<p style="font-size: 10pt;">BY</p>

UTILITY STATEMENT

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