

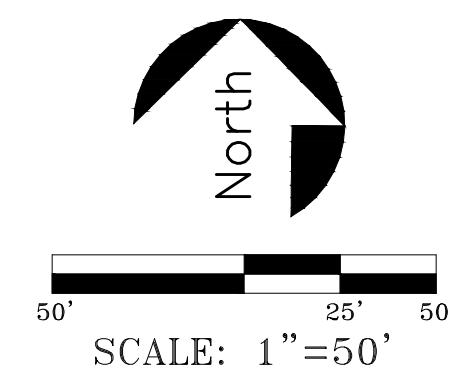
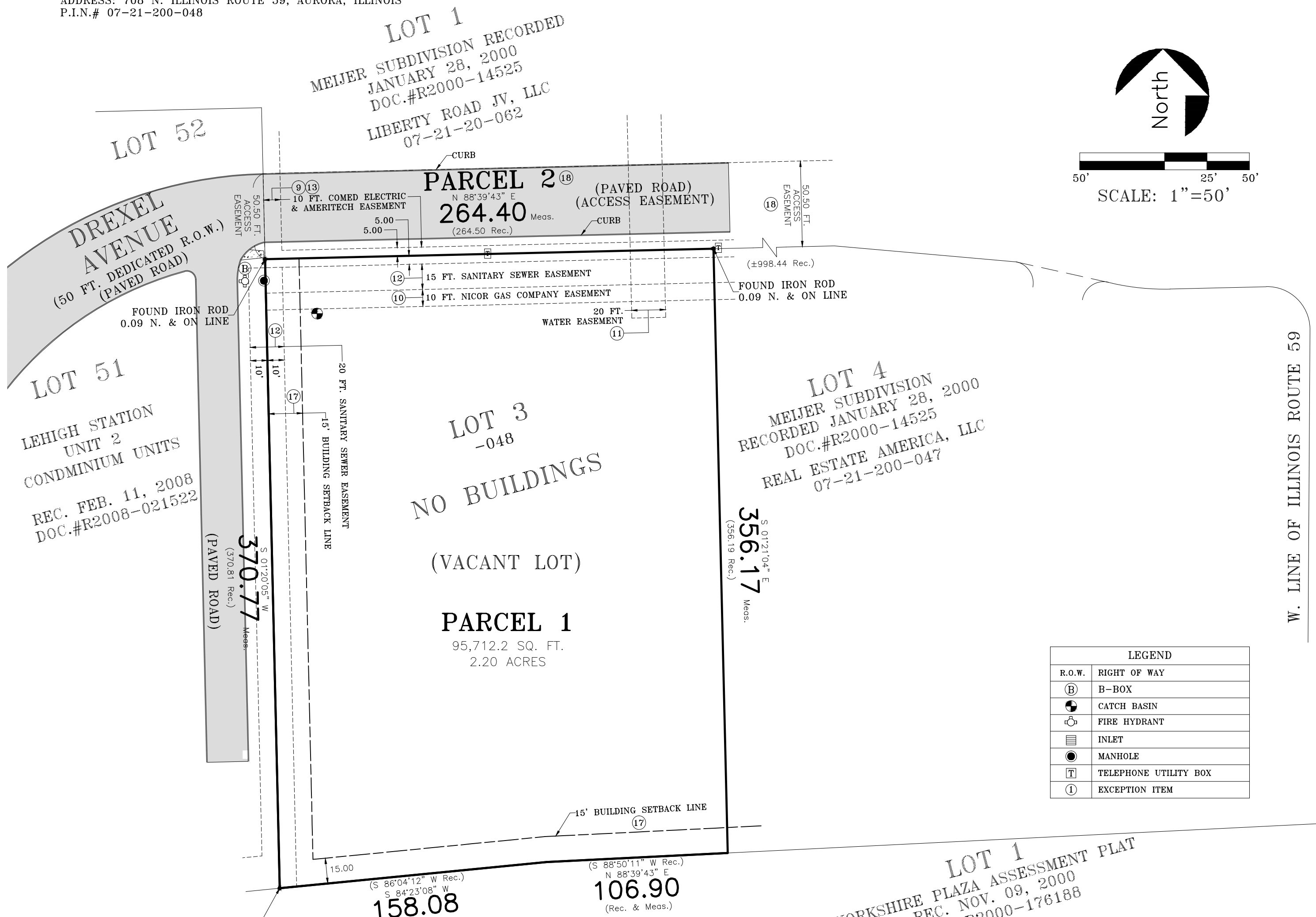
ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

PARCEL 1: LOT 3 IN MEJER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 21 AND THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2000 AS DOCUMENT R2000-14525, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY NON-EXCLUSIVE DRIVEWAY ACCESS EASEMENT AGREEMENT RECORDED JANUARY 27, 2000 AS DOCUMENT R2000-13296 FOR INGRESS AND EGRESS OVER PARTS OF LOT 2 AS DESCRIBED IN EXHIBIT B ATTACHED THERETO AND DEPICTED ON EXHIBIT C ATTACHED THERETO.

ADDRESS: 708 N. ILLINOIS ROUTE 59, AURORA, ILLINOIS
P.I.N.# 07-21-200-048



LEGEND	
R.O.W.	RIGHT OF WAY
(B)	B-BOX
(CB)	CATCH BASIN
(FH)	FIRE HYDRANT
(I)	INLET
(M)	MANHOLE
(T)	TELEPHONE UTILITY BOX
(E)	EXCEPTION ITEM

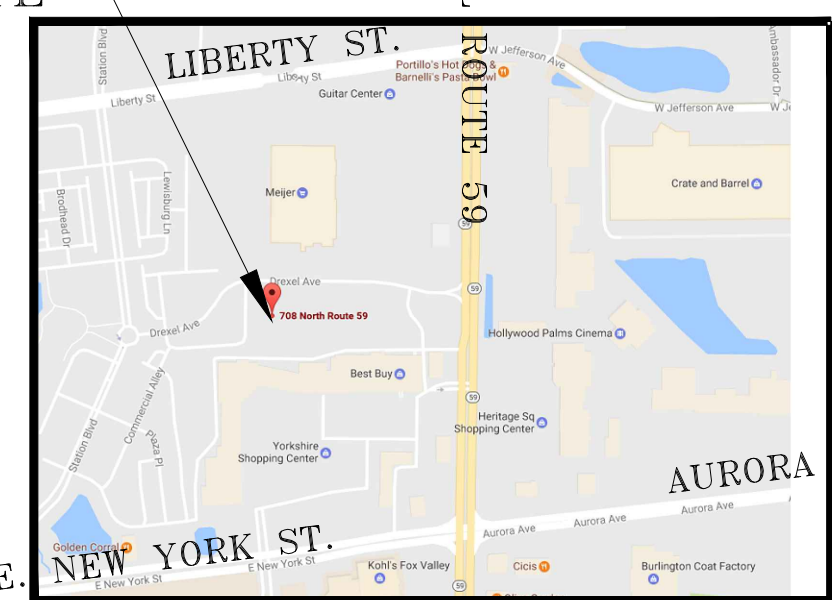
EXCEPTIONS FROM COVERAGE FROM TITLE COMMITMENT NO. 20004594, DATED MARCH 27, 2017

- 9: GRANT OF EASEMENT RECORDED AUGUST 23, 1999 AS DOCUMENT RL999-183260 AND AS SHOWN ON PLAT OF MEJER SUBDIVISION, AFORESAID, IN FAVOR OF THE COMMONWEALTH EDISON COMPANY IN, OVER, UNDER, ACROSS, ALONG AND UPON 10 FOOT STRIPS OF LAND MORE PARTICULARLY DEPICTED ON EXHIBIT C ATTACHED THERETO. (AFFECTS A 10 FOOT WIDE STRIP OF LAND ALONG THE NORTHERLY LINE OF LOT 3 IN PARCEL 1 AND PARTS OF PARCEL 2) AS SHOWN ON SURVEY.
- 10: GRANT OF EASEMENT RECORDED OCTOBER 28, 1999 AS DOCUMENT R1999-228291 IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, TO CONSTRUCT, MAINTAIN AND OPERATE AN UNDERGROUND GAS LINE OVER, UNDER, ACROSS 10 FOOT STRIPS OF LAND AS DEPICTED ON EXHIBIT B ATTACHED THERETO. (AFFECTS A 10 FOOT WIDE STRIP OF LAND IN THE NORTHERLY PART OF LOT 3 IN PARCEL 1 AND THROUGH PARTS OF PARCEL 2) AS SHOWN ON SURVEY.
- 11: NON-EXCLUSIVE WATER LINE EASEMENT RECORDED NOVEMBER 2, 1999 AS DOCUMENT R1999-237511 AND AS SHOWN ON PLAT OF MEJER SUBDIVISION, AFORESAID, IN FAVOR OF THE CITY OF AURORA, ILLINOIS. (SEE DOCUMENT FOR EXACT LOCATIONS) (AFFECTS PARCELS 1 AND 2) AS SHOWN ON SURVEY.
- 12: NON-EXCLUSIVE SANITARY SEWER LINE EASEMENT RECORDED NOVEMBER 12, 1999 AS DOCUMENT R1999-237512, AFORESAID, IN FAVOR OF THE CITY OF AURORA, ILLINOIS. (AFFECTS THE WESTERLY AND NORTHERLY LINES OF LOT 3 IN PARCEL 1 AND PARTS OF PARCEL 2) AS SHOWN ON SURVEY.
- 13: GRANT OF EASEMENT RECORDED DECEMBER 14, 1999 AS DOCUMENT RL999-257740 IN FAVOR OF AMERITECH IN, OVER, UNDER, ACROSS, ALONG AND UPON 10 FOOT STRIPS OF LAND AND MORE PARTICULARLY DESCRIBED ON EXHIBIT B ATTACHED THERETO. (AFFECTS THE NORTHERLY LINE OF LOT 3 IN PARCEL 1 AND PARTS OF PARCEL 2) AS SHOWN ON SURVEY.
- 14: TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2.
- 15: THE RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
- 16: NOT SURVEY RELATED.
- 17: BUILDING SET BACK LINE AS SHOWN ON THE PLAT OF MEJER SUBDIVISION, AFORESAID, FOLLOWS: 15 FEET ALONG THE SOUTH LINE AND 20 FEET ALONG THE WEST LINE OF LOT 3. (AFFECTS PARCEL 1) AS SHOWN ON SURVEY.
- 18: NOTE SET FORTH ON THE PLAT OF MEJER SUBDIVISION, AFORESAID, AS FOLLOWS: LOT 3 SHALL BE CONVEYED WITH AN ACCESS EASEMENT. AS SHOWN ON SURVEY.
- 19-23: NOT SURVEY RELATED.
- 24: ALTA SURVEY WILL BE PROVIDED.
- 25-29: NOT SURVEY RELATED.

GENERAL NOTES:

- 1) UTILITIES SHOWN ARE LOCATED BY VISIBLE SURFACE FEATURES. FOR ACTUAL LOCATION OF UTILITIES, SHOWN OR NOT SHOWN, CALL J.U.L.I.E. AT 1-800-892-0123.
- 2) THE LISTED OWNER OF THE ADJACENT LAND TO THE WEST IS BALAKRAO & N K CHODA PROPERTY INDEX NUMBER IS #03-02-201-001/264, LISTED OWNER OF THE ADJACENT LAND TO THE EAST IS REAL ESTATE AMERICA, LLC PROPERTY INDEX NUMBER IS #07-21-200-047, AND THE LISTED OWNER OF THE ADJACENT LAND TO THE SOUTH IS YORKSHIRE PLAZA PARTNERS PROPERTY INDEX NUMBER 07-21-200-050.
- 3) THIS SURVEY WAS PREPARED IN PART WITH INFORMATION FROM A COMMITMENT FOR TITLE COMMITMENT FROM GREATER ILLINOIS TITLE COMPANY, KNOWN AS FILE NUMBER #20004594, WITH AN EFFECTIVE DATE OF MARCH 27, 2017.
- 4) PROPERTY INDEX NUMBER FOR THIS PROPERTY IS: #07-21-200-048.
- 5) PROPERTY IS SHOWN IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY'S (F.E.M.A.S) FLOOD INSURANCE RATE MAP (F.I.R.M.) PER PANEL #705 OF 1003, MAP NUMBER #17043C0705H, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004.
- 6) SUB SURFACE (UNDERGROUND) UTILITY INFORMATION NOT SUPPLIED TO SURVEYOR.
- 7) TOTAL AREA SURVEYED 95,712.3 SQUARE FEET OR 2.197 ACRES, MORE OR LESS.
- 8) PARCEL HAS DIRECT ACCESS TO AND FROM ILLINOIS ROUTE 59 TO THE EAST AND DREXEL AVENUE TO THE WEST PUBLICLY LEGALLY OWNED AND PUBLICLY DEDICATED, USED AND MAINTAINED RIGHT OF WAYS.
- 9) SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR RECENT BUILDING CONSTRUCTION PER TABLE A, ITEM 16.
- 10) SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT OF WAY LINES CONTEMPLATED OR PROPOSED, PER TABLE A, ITEM 17.
- 11) SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL PER TABLE A, ITEM 18.
- 12) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 13) BASIS OF BEARINGS FOR THIS SURVEY IS AS ASSUMED NORTH.
- 14) NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS PLAT.
- 15) COMPARE ALL POINTS AND LEGAL DESCRIPTION BEFORE ANY TRANSACTION OR CONSTRUCTION, AND AT ONE REPORT ANY DISCREPANCIES TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.
- 16) MONUMENTS: WILL BE SET, AT THE CLIENTS REQUEST.

LOT 1
YORKSHIRE PLAZA ASSESSMENT PLAT
REC. NOV. 09, 2000
DOC.#R2000-176188



PREPARED FOR:
MICHAEL DURLACHER, ESQ
1837 LARKIN AVE.
ELGIN, IL 60123

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.
TO: THE HUNTINGTON NATIONAL BANK, AS SUCCESSOR BY
MERGER TO FIRST BANK, N.N.
CHICAGO TITLE COMPANY
GREATER ILLINOIS TITLE 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 REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 11(OBSERVED EVIDENCE), 13, 14, 16, 17 AND 18 OF 2016 TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/17/2017.

GIVEN UNDER OUR HAND AND SEAL, THIS
1ST DAY OF MAY A.D. 2017

GARY HOLT - LIC.# 035-002980 - EXPIRES ON 11/30/18
P.S.I. DESIGN FIRM LAND SURVEYOR CORPORATION
LIC.#184-002795 - EXPIRES 04/30/17
P.S.I. NO. 170881

Professional Design Registration #184-002795

PREFERRED SURVEY, INC.
7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

Field Work Completed	04/12/17	FLD CREW:	CD/TT
Drawing Revised		CAD:	RH

