

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

PARCEL 1:
LOT 1 IN THE FINAL PLAT OF SUBDIVISION OF GREENFIELD COMMONS SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANE COUNTY, ILLINOIS ACCORDING TO THE PLAT RECORDED AUGUST 12, 2004 AS DOCUMENT 2004K107679.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL ONE AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS BY AND BETWEEN LOWE'S HOME CENTERS, INC., ORX BRADFORD AURORA VENTURE AND OLD SECOND NATIONAL BANK OF AURORA RECORDED AUGUST 12, 2004 AS DOCUMENT 2004K107683 AS AMENDED BY FIRST AMENDMENT RECORDED OCTOBER 31, 2007 AS DOCUMENT 2007K109835 AND RECORDED JANUARY 3, 2008 AS DOCUMENT 2008K000584, FOR INGRESS AND EGRESS OVER THE EASEMENT AREAS SET FORTH THEREIN FOR MAINTENANCE, REPAIR, AND REMOVAL OF JOINT UTILITY FACILITY FOR PUBLIC UTILITIES; CONSTRUCTION CURB RIGHTS; DRAINAGE AND SIGNS.

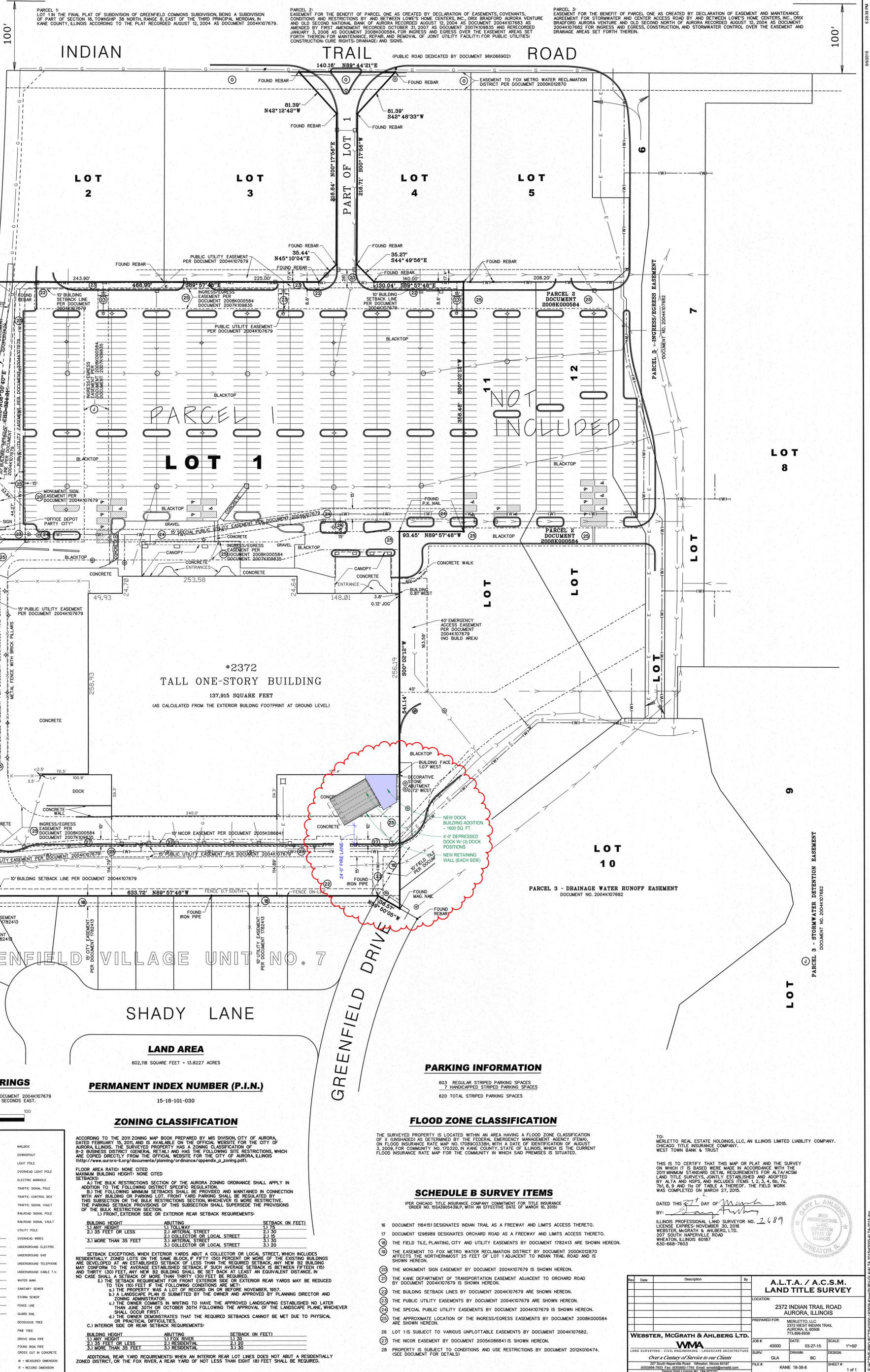
PARCEL 3:
EASEMENT FOR THE BENEFIT OF PARCEL ONE AS CREATED BY DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT FOR STORMWATER AND CENTER ACCESS ROAD BY AND BETWEEN LOWE'S HOME CENTERS, INC., ORX BRADFORD AURORA VENTURE AND OLD SECOND NATIONAL BANK OF AURORA RECORDED AUGUST 12, 2004 AS DOCUMENT 2004K107682 FOR INGRESS AND EGRESS, CONSTRUCTION, AND STORMWATER CONTROL OVER THE EASEMENT AND DRAINAGE AREAS SET FORTH THEREIN.

INDIAN TRAIL ROAD

ROAD

140.16' N89°44'21"E

(PUBLIC ROAD DEDICATED BY DOCUMENT 96K06902)



#2372
TALL ONE-STORY BUILDING
137,915 SQUARE FEET
(AS CALCULATED FROM THE EXTERIOR BUILDING FOOTPRINT AT GROUND LEVEL)

ORCHARD ROAD

GREENFIELD DRIVE

SHADY LANE

LAND AREA
602,118 SQUARE FEET - 13.8227 ACRES

PARKING INFORMATION
603 REGULAR STRIPED PARKING SPACES
7 HANDICAPPED STRIPED PARKING SPACES
620 TOTAL STRIPED PARKING SPACES

FLOOD ZONE CLASSIFICATION

THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE CLASSIFICATION OF X (UNSHADED) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 170320N IN KANE COUNTY, ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

SCHEDULE B SURVEY ITEMS

- DOCUMENT 1184151 DESIGNATES INDIAN TRAIL AS A FREEWAY AND LIMITS ACCESS THERETO.
- DOCUMENT 1298889 DESIGNATES ORCHARD ROAD AS A FREEWAY AND LIMITS ACCESS THERETO.
- THE FIELD LINES, PLANTING, CITY AND UTILITY EASEMENTS BY DOCUMENT 1782413 ARE SHOWN HEREON.
- THE EASEMENT TO FOX METRO WATER RECLAMATION DISTRICT BY DOCUMENT 2000K012870 AFFECTS THE NORTHERNMOST 25 FEET OF LOT 1 ADJACENT TO INDIAN TRAIL ROAD AND IS SHOWN HEREON.
- THE MONUMENT SIGN EASEMENT BY DOCUMENT 2004K107679 IS SHOWN HEREON.
- THE KANE DEPARTMENT OF TRANSPORTATION EASEMENT ADJACENT TO ORCHARD ROAD BY DOCUMENT 2004K107679 IS SHOWN HEREON.
- THE BUILDING SETBACK LINES BY DOCUMENT 2004K107679 ARE SHOWN HEREON.
- THE PUBLIC UTILITY EASEMENTS BY DOCUMENT 2004K107679 ARE SHOWN HEREON.
- THE SPECIAL PUBLIC UTILITY EASEMENTS BY DOCUMENT 2004K107679 IS SHOWN HEREON.
- THE APPROXIMATE LOCATION OF THE INGRESS/EGRESS EASEMENTS BY DOCUMENT 2008K000584 ARE SHOWN HEREON.
- LOT 1 IS SUBJECT TO VARIOUS UNPLOTTABLE EASEMENTS BY DOCUMENT 2004K107682.
- THE INGRESS EASEMENT BY DOCUMENT 2005K086841 IS SHOWN HEREON.
- PROPERTY IS SUBJECT TO CONDITIONS AND USE RESTRICTIONS BY DOCUMENT 2012K01474. (SEE DOCUMENT FOR DETAILS.)

PERMANENT INDEX NUMBER (P.I.N.)
15-18-101-030

ZONING CLASSIFICATION

ACCORDING TO THE 2011 ZONING MAP PREPARED BY THE DIVISION OF CITY OF AURORA, DATED FEBRUARY 15, 2011, AND IS AVAILABLE ON THE OFFICIAL WEBSITE FOR THE CITY OF AURORA, ILLINOIS. THE SURVEYED PROPERTY HAS A ZONING CLASSIFICATION OF B-2 BUSINESS DISTRICT (GENERAL RETAIL) AND HAS THE FOLLOWING SITE RESTRICTIONS, WHICH ARE COPIED DIRECTLY FROM THE OFFICIAL WEBSITE FOR THE CITY OF AURORA, ILLINOIS (http://www.aurora-il.org/documents/planning/ordinance/appendix_a_zoning.pdf):

FLOOR AREA RATIO: NONE CITED
MAXIMUM BUILDING HEIGHT: NONE CITED
SETBACKS:
A) THE BULK RESTRICTIONS SECTION OF THE AURORA ZONING ORDINANCE SHALL APPLY IN ADDITION TO THE FOLLOWING DISTRICT SPECIFIC REGULATION.
B) THE FOLLOWING MINIMUM SETBACKS SHALL BE PROVIDED AND MAINTAINED IN CONNECTION WITH ANY BUILDING OR PARKING LOT. FRONT YARD PARKING SHALL BE REGULATED BY THIS SUBSECTION OR THE BULK RESTRICTIONS SECTION, WHICHEVER IS MORE RESTRICTIVE. THE PARKING SETBACK PROVISIONS OF THIS SUBSECTION SHALL SUPERSEDE THE PROVISIONS OF THE BULK RESTRICTIONS SECTION.
C) FRONT, EXTERIOR SIDE OR EXTERIOR REAR SETBACK REQUIREMENTS:

| BUILDING HEIGHT | ABUTTING | SETBACK (IN FEET) |
|----------------------|------------------------------|-------------------|
| 1) ANY HEIGHT | 1) TOLLWAY | 13.75 |
| 2) 35 FEET OR LESS | 2) ARTERIAL STREET | 23.30 |
| | 3) COLLECTOR OR LOCAL STREET | 23.30 |
| 3) MORE THAN 35 FEET | 3) ARTERIAL STREET | 33.30 |
| | 3) COLLECTOR OR LOCAL STREET | 33.30 |

SETBACK EXCEPTIONS, WHEN EXTERIOR YARDS ADJUT A COLLECTOR OR LOCAL STREET, WHICH INCLUDES RESIDENTIALLY ZONED LOTS ON THE SAME BLOCK IF FIFTY (50) PERCENT OR MORE OF THE EXISTING BUILDINGS ARE DEVELOPED AT AN ESTABLISHED SETBACK OF LESS THAN THE REQUIRED SETBACK, ANY NEW B2 BUILDING MAY CONFORM TO THE AVERAGE ESTABLISHED SETBACK IF SUCH AVERAGE SETBACK IS BETWEEN FIFTEEN (15) AND THIRTY (30) FEET, ANY NEW B2 BUILDING SHALL BE SET BACK AT LEAST AN EQUIVALENT DISTANCE, IN NO CASE SHALL A SETBACK OF MORE THAN THIRTY (30) FEET BE REQUIRED.
D) THE SETBACK REQUIREMENT FOR FRONT EXTERIOR SIDE OR EXTERIOR REAR YARDS MAY BE REDUCED TO TEN (10) FEET IF THE FOLLOWING CONDITIONS ARE MET:
1) THE PROPERTY WAS A LOT OF RECORD ON OR BEFORE NOVEMBER, 1957.
2) A LANDSCAPE PLAN IS SUBMITTED BY THE OWNER AND APPROVED BY PLANNING DIRECTOR AND ZONING ADMINISTRATOR.
E) THE OWNER COMITS IN WRITING TO HAVE THE APPROVED LANDSCAPING ESTABLISHED NO LATER THAN JUNE 30TH OR OCTOBER 30TH FOLLOWING THE APPROVAL OF THE LANDSCAPE PLAN, WHICHEVER SHALL OCCUR FIRST.
F) THE OWNER DEMONSTRATES THAT THE REQUIRED SETBACKS CANNOT BE MET DUE TO PHYSICAL OR PRACTICAL DIFFICULTIES.
G) INTERIOR SIDE OR REAR SETBACK REQUIREMENTS:

| BUILDING HEIGHT | ABUTTING | SETBACK (IN FEET) |
|----------------------|----------------|-------------------|
| 1) ANY HEIGHT | 1) FOX RIVER | 14.30 |
| 2) 35 FEET OR LESS | 2) RESIDENTIAL | 23.30 |
| 3) MORE THAN 35 FEET | 3) RESIDENTIAL | 33.30 |

ADDITIONAL REAR YARD REQUIREMENTS: WHEN AN INTERIOR REAR LOT LINES DOES NOT ADJUT A RESIDENTIALLY ZONED DISTRICT, OR THE FOX RIVER, A REAR YARD OF NOT LESS THAN EIGHT (8) FEET SHALL BE REQUIRED.

BASIS OF BEARINGS
HELD THE NORTH LINE OF LOT 1 PER DOCUMENT 2004K107679 AS SOUTH 89 DEGREES 57 MINUTES 48 SECONDS EAST.

GRAPHIC SCALE - FEET

LEGEND

| | | | |
|---|-----------------------|---|------------------------|
| ○ | SANITARY MANHOLE | — | MALIBOX |
| ⊙ | SANITARY CLEANOUT | — | DOWNSPOUT |
| ⊖ | STORM MANHOLE | — | LIGHT POLE |
| ⊕ | STORM CATCH BASIN | — | OVERHEAD LIGHT POLE |
| ⊗ | STORM CLEANOUT | — | ELECTRIC MANHOLE |
| ⊘ | FLARED END SECTION | — | TRAFFIC SIGNAL POLE |
| ⊙ | TRANSFORMER | — | TRAFFIC CONTROL BOX |
| ⊚ | ELECTRICAL BOX | — | TRAFFIC SIGNAL VAULT |
| ⊛ | CABLE T.H. BOX | — | RAILROAD SIGNAL POLE |
| ⊜ | TELEPHONE BOX | — | RAILROAD SIGNAL VAULT |
| ⊝ | TRAFFIC CONTROL BOX | — | UTILITY POLE |
| ⊞ | HANDICAPPED PARKING | — | UTILITY WIRES |
| ⊟ | COMMUNICATION PARKING | — | UNDERGROUND ELECTRIC |
| ⊠ | TELEPHONE MANHOLE | — | UNDERGROUND GAS |
| ⊡ | ELECTRIC METER | — | UNDERGROUND TELEPHONE |
| ⊢ | GAS METER | — | UNDERGROUND CABLE T.V. |
| ⊣ | GAS VALVE | — | WATER MAIN |
| ⊤ | B-BOX | — | SANITARY SEWER |
| ⊥ | WATER VALVE | — | STORM SEWER |
| ⊦ | WATER VALVE VAULT | — | FENCE LINE |
| ⊧ | FIRE HYDRANT | — | GUARD RAIL |
| ⊨ | POST INDICATOR VALVE | — | DECIDUOUS TREE |
| ⊩ | WATER METER | — | PIKE TREE |
| ⊪ | PARKING METER | — | DRIVE SON PIPE |
| ⊫ | FLAG POLE | — | FOUND SON PIPE |
| ⊬ | HYDRAE MARKER | — | CROSS OUT IN CONCRETE |
| ⊭ | | — | M - MEASURED DIMENSION |
| ⊮ | | — | R - RECORD DIMENSION |

TO: MERLETTO REAL ESTATE HOLDINGS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY, WEST TOWN BANK & TRUST

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 7a, 7b, 8, 9 and 10 of TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 27, 2015.

DATED THIS 27th DAY OF MARCH 2015.

BY: *[Signature]*

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2689
WESTER, McGRATH & AHLBERG, LTD.
207 SOUTH NAPEVILLE ROAD
WHEATON, ILLINOIS 60187
630-669-7603

WEBSTER, McGRATH & AHLBERG, LTD.
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<http://www.wmaill.com>

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|-----|------|-------------|----|
| Rev | Date | Description | By |
| | | | |

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

LOCATION: 2372 INDIAN TRAIL ROAD AURORA, ILLINOIS

PREPARED FOR: MERLETTO, LLC
2372 WEST INDIAN TRAIL AURORA, IL 60187
773.899.8938

JOB#: 43000 DATE: 03-27-15 SCALE: 1"=50'

SURV: GLA DRAWN: BC DESIGN: 18-38-8

FILE#: KANE 18-38-8 SHEET # 1 of 1

5/25/2015 5:25:39 PM KANE 18-38-8