ITEMS 1 THROUGH 7 AND 16 NOT SURVEY RELATED

- 8. Rights of the public and of the People of the State of Illinois in and to that part of the land dedicated for public highway by dedication dated March 18, 1949 and recorded June 3, 1940 as document 453895 from Michael W. Plain, et al to People of the State of Illinois. (DID NOT RECEIVE DOCUMENT, UNABLE TO DETERMINE LOCATION OF DEDICATION, PUBLIC HIGHWAY ALONG SUBJECT PARCEL SHOWN HEREON.)
- 9. Grant recorded March 26, 1959 as document <u>885428</u> of the right to place an underground cable within the Easterly half of Church Road, being parallel with and approximately 6 feet East of the blacktop pavement of Church Road, made by Vern Blakinger, trustee to the Illinois Bell Telephone Company. (ILLINOIS BELL TELEPHONE LINE LOCATED ALONG THE SUBJECT PARCEL, SHOWN HEREON.)
- 10. Grant from Margaret Heins Kershwer, surviving trustee under the last will and testament of Joseph Blakinger and Arnold Lies to Northern Illinois Gas Company dated June, 1968 and recorded August 30, 1968 as document 1122049 for utility purposes in, upon, under, along and across the East half of Church Road. (INCLUDES THE SUBJECT PARCEL AND MORE LAND, GAS LINE SHOWN HEREON.)
- 11. Grant recorded January 29, 1975 as document <u>1318472</u>, the Alamo, Inc., to the Aurora Sanitary District of an easement for sanitary and storm sewer over the Easterly 20 feet of the land. (EASEMENT IS FOR AN 8 INCH SANITARY AND STORM LINE LOCATED ON SUBJECT PARCEL NUMBER 15-02-200-027, SHOWN HEREON.)
 - 12. Rights of adjoining and contiquous owners to have maintained the uninterrupted flow of the waters of any stream which may flow on or through the Land. (INCLUDES SUBJECT PARCEL AND MORE LAND, NOT SHOWN HEREON.)
 - 13. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any. (INCLUDES SUBJECT PARCEL AND MORE LAND, ONLY VISIBLE DRAINAGE ITEMS FOUND AT TIME OF SURVEY SHOWN HEREON.)
 - 14. Dedication of Right of Way recorded June 11, 2012 as document no. 2012K037638 by 2445 Church Road, LLC to the City of Aurora.
 - 15. Ordinance 011-059 an Ordinance of the City of Aurora, Dupage, Kane, Kendall, and Will Counties, Illinois approving a Tax Increment Redevelopment Plan and Redevelopment Project for the West Farnsworth TIF District No. 7 — Redevelopment Project Area recorded December 5, 2012 as document no. <u>2012K085245</u>. (INCLUDES SUBJECT PARCELS AND MORE LAND, BLANKET IN NATURE, NOT SHOWN HEREON.)

Ordinance 011—060 an Ordinance of the City of Aurora, Dupage, Kane, Kendall, and Will Counties, Illinois approving a Tax Increment Redevelopment Plan and Redevelopment Project for the West Farnsworth TIF District No. 7 - Redevelopment Project Area recorded December 5, 2012 as document no. 2012K085246. (INCLUDES SUBJECT PARCELS AND MORE LAND, BLANKET IN NATURE, NOT SHOWN HEREON.)

Ordinance 011-061 an Ordinance of the City of Aurora, Dupage, Kane, Kendall, and Will Counties, Illinois approving a Tax Increment Redevelopment Plan and Redevelopment Project for the West Farnsworth TIF District No. 7 - Redevelopment Project Area recorded December 5, 2012 as document no. <u>2012K085247</u>. (INCLUDES SUBJECT PARCELS AND MORE LAND, BLANKET IN NATURE, NOT SHOWN HEREON.)

16. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

LEGAL DESCRIPTION -

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. FCHI2200911LI WITH AN EFFECTIVE DATE OF SEPTEMBER 7, 2022

THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8. EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 59 FEET WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 677.50 FEET; THENCE NORTH 0 DEGREES 20 FEET EAST 284.40 FEET; THENCE SOUTH 89 DEGREES 28 FEET EAST 1309 FEET; THENCE NORTH 1 DEGREES 15 FEET FAST 376 FEET THENCE SOUTH 89 DEGREES 57 FEET EAST 1332.94 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 127.60 FEET; THENCE SOUTH 89 DEGREES 41 FEET EAST ALONG THE SOUTH LINE OF THE SCHOOL LOT 366.92 FEET TO THE SOUTHEAST CORNER THEREOF: THENCE SOUTH 1 DEGREE 20 FEET WEST 325 FFFT FOR A POINT OF REGINNING THENCE CONTINUING SOUTH 1 DEGREES 20 FEET WEST 228.78 FEET; THENCE NORTH 89 DEGREES 41 FEET WEST PARALLEL WITH THE SOUTH LINE OF SAID SCHOOL LOT 741.80 FEET TO SAID CENTER LINE; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 275.56 FEET TO A LINE DRAWN NORTH 89 DEGREES 41 FEET WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41 FEET EAST 592.37 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

BASIS OF BEARINGS

MERIDIAN IS REFERENCED TO ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, PER GPS OBSERVATIONS IN SEPTEMBER, 2022.

DATUM

VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON 09/06/2022

BENCHMARK

BM 5 - PIN & CAP, ELEV=751.48 BM 6 - PIN & CAP, ELEV=738.76

UTILITY INFORMATION

DESIGN TICKET A222491738-00A

DIG TICKET A222440866-00A & A222440875-00A

ZONING

AS PER THE CITY OF AURORA ZONING DISTRICTS MAP EFFECTIVE 01/19/2021. THE SUBJECT PARCELS 15-02-200-011, 15-02-200-014, 15-02-200-023, 15-02-200-038, & 15-002-200-039 ARE ZONED B-3, BUSINESS & WHOLESALE DISTRICT, AND PARCELS 15-02-200-022, 15-02-200-027, 15-02-426-015, & 15-02-427-002 ARE ZONED M-1, MANUFACTURING DISTRICT-LIMITED. NO ZONING INFORMATION PROVIDED BY THE INSURER. FOR MORE INFORMATION SEE THE CITY OF AURORA, ILLINOIS DEVELOPMENT CODE.

SCHEDULE B SECTION II EXCEPTIONS -

ITEMS 1 THROUGH 6 AND 16 NOT SURVEY RELATED

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. FCHI2200912LI WITH AN EFFECTIVE DATE OF FEBRUARY 14, 2023



8. Grant recorded March 26, 1959 as document 885428, of the right to place an underground cable parallel with and approximately 6 feet East of the blacktop pavement of Church Road, made by Vern Blakinger, trustee, to the Illinois Bell Telephone Company. (DOCUMENT DESCRIBES A 33 FOOT ILLINOIS BELL TELEPHONE COMPANY EASEMENT ALONG CHURCH ROAD, SHOWN HEREON.)



9. Grant of Gas Main Easement in public highway right of way made by the Aurora National Bank, as Trustee under Trust Number 615 to the Northern Illinois Gas Company, dated September 3, 1968 and recorded October 17, 1968 as document 1125457, for the purpose of laying, maintaining, operating, renewing, replacing and removing gas mains and any necessary gas facilities appurtenant thereto, together with the right of access thereto for said purposes, in, under, along and across the East 1/2 of the public highway known as Church Road, which extends along the West side of Parcel 1. (NICOR GAS LINE IS LOCATED ACROSS SUBJECT PARCEL NUMBER 15-02-200-039, SHOWN HEREON.)



10. Grant from Elmer and Henrietta Melchert to the Aurora Sanitary District dated November 1974 and recorded January 29, 1975 as document 1318471, for utility purposes of the Easterly 20 feet of Parcels 1 and 2. (EASEMENT IS FOR AN 8 INCH SANITARY AND STORM LINE LOCATED ON SUBJECT PARCEL NUMBER 15-02-200-039, SHOWN HEREON.)



11. 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 by dedication dated March 18, 1940 and recorded June 2, 1940 as document 453985, from Michael W. Plain etal, to the People of the State of Illinois. (RIGHT OF WAY IS FOR 33 FEET ON EACH SIDE OF CHURCH STREET, EXISTING AND FUTURE CHURCH STREET RIGHT OF WAY SHOWN HEREON.) (Affects Parcel 3)

12. Rights of adjoining and contiguous owners to have maintained the uninterrupted flow of the waters of any stream which may flow on or through the Land. (INCLUDES SUBJECT PARCEL AND MORE LAND, NOT SHOWN HEREON.)

13. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any. (INCLUDES SUBJECT PARCEL AND MORE LAND, ONLY VISIBLE DRAINAGE ITEMS FOUND AT TIME OF SURVEY SHOWN HEREON.)



14. Grant recorded October 17, 1968 as document 1125456, of the right to lay, maintain, operate and renew gas mains and necessary appurtenances in, upon, under, along and across the East side of Church Road, together with the right of access thereto, made by Aurora National Bank, as Trustee under Trust Number 615 to Northern Illinois Gas Company. (NICOR GAS LINE IS LOCATED ACROSS SUBJECT PARCEL NUMBER 15-02-200-038, SHOWN HEREON.)

(Affects Parcel 3)

15. City of Aurora Ordinances recorded December 5, 2012 as document number 2012K085245, <u>2012K085246</u>, and <u>2012K085247</u> relating to a Tax Increment Redevelopment Plan and Redevelopment Project for the West Farnsworth TIF District No. 7 — Redevelopment Project Area. (INCLUDES SUBJECT PARCELS AND MORE LAND, BLANKET IN NATURE, NOT SHOWN HEREON.)

LEGAL DESCRIPTION -

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. FCHI2200912LI WITH AN EFFECTIVE DATE OF FEBRUARY 14, 2023

PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 59 MINUTES WEST 677.5 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4: THENCE NORTH 00 DEGREES 20 MINUTES EAST 956.6 FEET: THENCE SOUTH 88 DEGREES 13 MINUTES EAST 253.4 FEET; THENCE NORTH 1 DEGREES 43 MINUTES EAST 284.4 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES EAST 1309.0 FEET; THENCE NORTH 01 DEGREES 15 MINUTES EAST 376.0 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST 1332.94 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT ALONG SAID CENTER LINE 808 70 FEET. THENCE SOLITHWESTERLY ALONG SAID CENTER LINE 127.6 FEET: THENCE SOUTH 89 DEGREES 41 MINUTES EAST ALONG THE SOUTH LINE OF SCHOOL LOT 366.92 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 01 DEGREES 20 MINUTES WEST 125.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 20 MINUTES WEST 100.0 FEET; THENCE NORTH 89 DEGREES 41 MINITES WEST PARALLEL WITH THE SOUTH LINE OF SAID SCHOOL LO FEET TO SAID CENTER LINE OF CHURCH ROAD: THENCE NORTHEASTERLY ALONG SAID CENTER LINE, 122.71 FEET TO A POINT THAT IS NORTH 89 DEGREES 41 MINUTES WEST OF THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41 MINUTES EAST 453.63 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 59 MINUTES WEST 677.5 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE NORTH OF DEGREES 20 MINUTES FAST 956.6 FEFT: THENCE SOUTH 88 DEGREES 13 MINUTES EAST 253.4 FEET: THENCE NORTH 01 DEGREES 43MINUTES EAST 284.4 FEET: THENCE SOUTH 89 DEGREES 28 MINUTES EAST 1309.0 FEET; THENCE NORTH 01 DEGREES 15 MINUTES EAST 376.0 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST 1332.94 FEET TO THE CENTER LINE OF CHURCH ROAD: THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT ALONG SAID CENTER LINE 808.70 FEET: THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 127.6 FEET: THENCE SOUTH 89 DEGREES 41 MINUTES EAST ALONG THE SOUTH LINE OF THE SCHOOL LOT 366.92 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 01 DEGREES 20 MINUTES WEST 225.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 20 MINUTES WEST 100.0 FEET; THENCE NORTH 89 DEGREES 41 MINUTES WEST PARALLEL WITH THE SOUTH LINE OF SAID SCHOOL LOT, 592.37 FEFT TO SAID CENTER LINE OF CHURCH ROAD: THENCE NORTHEASTERLY ALONG SAID CENTER LINE 122 71 FEFT TO A POINT THAT IS NORTH 89 DEGREES 41 MINUTES WEST OF THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41 MINUTES EAST 523.0 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 59 MINUTES WEST 677.5 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE NORTH 00 DEGREES 20 MINUTES EAST 956.6 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES EAST 253.4 FEET; THENCE NORTH 01 DEGREES 43 MINUTES EAST 2884.4 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES EAST 1309.0 FEET; THENCE NORTH 1 DEGREES 15 MINUTES EAST 376.0 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST 1332.94 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT ALONG SAID CENTER LINE 808.70 FEET: THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 127.6 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES EAST ALONG THE SOUTH LINE OF THE SCHOOL LOT, 366.92 FEET TO THE SOUTHEAST CORNER THEREOF FOR A POINT OF BEGINNING; THENCE SOUTH 1 DEGREES 20 MINUTES WEST 125.0 FEET; THENCE NORTH 89 DEGREES 41 MINUTES WEST PARALLEL WITH THE SOUTH LINE OF SAID SCHOOL LOT.453.63 FEET TO SAID CENTER LINE OF CHURCH ROAD: THENCE NORTHEASTERLY ALONG SAID CENTER LINE 153.39 FEET TO A POINT THAT IS NORTH 89 DEGREES 41 MINUTES WEST OF THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41 MINUTES EAST 366.92 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATION

HC AURORA, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS FIDELITY NATIONAL 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, 6(A), 6(B), 7(A), 7(B-1), 7(B-2), 7(C), 8, 9, 10(A), 10(B), 11(A), 11(B), 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22 OF TABLE À THÉREÒF. THE FIELD WORK WAS COMPLÈTED ON OCTOBER 2022.

BRANDON L. REID, P.L.S. PROFESSIONAL LAND SURVEYOR. IL LIC. No. 3787



PROJECT LOCATION MAP SCALE: NOT TO SCALE

SCHEDULE B SECTION II EXCEPTIONS -

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. FCHI2200984LI WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2022

ITEMS 1 THROUGH 7 AND 26 NOT SURVEY RELATED

8. Rights of the public, the State of Illinois and the municipality in and to that part of the Land as dedicated for road purposes by instrument dated March 19, 1940 and recorded June 3, 1940 as document 453991. (DESCRIBES A 33 FOOT RIGHT OF WAY ALONG THE SUBJECT PARCEL, SHOWN HEREON.)

9. Grant recorded August 30, 1968 as document 1122053 from Frances M. Roth to Northern Illinois Gas Company for public utility purposes in, upon , under, along and across the South half of Bilter Road and the East half of Church Road which extends along the North and West sides of the Land. (DOCUMENT GRANTS THE RIGHT FOR A GAS LINE ALONG THE NORTH AND WEST SIDE OF SUBJECT PARCEL 15-02-200-011, GAS LINE SHOWN HEREON.)

10. Grant recorded February 27, 1959 as document 883290 from Frank H. Roth to the Illinois Bell Telephone Company, of an easement for public utility purposes upon, along and under the confines of the public highway known as Church Road. (ILLINOIS BELL TELEPHONE LINE RUNS ALONG THE WEST LINE OF SUBJECT PARCEL 15-02-200-011, COMMUNICATION LINE SHOWN HEREON.)

11. Easement Agreement recorded March 15, 1977 as document 1398006 for sanitary sewer made by the Northern Trust Company, as Trustee under Trust Number 36324 to the Aurora National Bank, as Trustee under Trust Number 844, described as follows:

That part of Section 2, Township 38 North, Range 8 East of the Third Principal Meridian described as being a strip of Land 10 feet wide, 5 feet each side of the following described centerline: Commencing at the Southeast corner of School Lot; thence North 1 degree 20 minutes East along the East line of said School Lot for 100 feet for a point of beginning; thence North 89 degrees 41 minutes West for 297.55 feet to the centerline of Church Road for a point of termination, located in the Township of Aurora, Kane County, Illinois. (affects the South 10 feet of the North 44.8 feet) (10 FOOT SANITARY EASEMENT IS LOCATED ON THE SUBJECT PARCEL 15-02-200-011, SHOWN

12. Rights of the public, the State of Illinois and the municipality in and to that part of the Land taken or used for Church Road and Bilter Road. (CHURCH ROAD AND BILTER ROAD LOCATED ALONG SUBJECT PARCELS, SHOWN HEREON.)

13. Grant recorded March 6, 1961 as document <u>942718</u> by Frances M. Roth to Northern Illinois Gas Company of an easement across the North line of the Land. (DOCUMENT GRANTS THE RIGHT TO LAY A GAS LINE ALONG THE SOUTHERN SIDE OF BILTER ROAD, INCLUDES SUBJECT PARCEL 15-02-200-044 AND MORE LAND, GAS LINE SHOWN

14. Grant recorded June 13, 1968 as document 1116236 by Frances M. Roth to the Commonwealth Edison Company and the Illinois Bell Telephone Company of an easement for public utility purposes over the Westerly 10 feet of the Land. (UTILITY EASEMENT IS LOCATED ON SUBJECT PARCEL 15-02-200-044, SHOWN HEREON.)

15. Grant recorded August 30, 1968 as document <u>1122050</u> by Frances M. Roth to Northern Illinois Gas Company of an easement for public utility purposes over the South 1/2 of the Highway known as Bilter Road along the North line of the Land. (DOCUMENT GRANTS THE RIGHT TO LAY A GAS LINE ALONG THE SOUTHERLY LINE OF BILTER ROAD AND WESTERLY LINE OF FARNSWORTH AVENUE, INCLUDES SUBJECT PARCEL 15-02-200-044, GAS LINE SHOWN HEREON.)

- 16. Plat of Vacation & Dedication for public roadway purposes with reservation and grant of easement to the City of Aurora, Kane County, Illinois recorded April 21, 2004 as document <u>2004K049580</u>. (See plat for particulars.) (PLAT SHOWS A UTILITY EASEMENT AND DEDICATION FOR ROADWAY PURPOSES LOCATED ON SUBJECT PARCEL 15-02-200-044, SHOWN HEREON.)
- 17. Resolution recorded May 22, 1974 as document 1298985 made by County of Kane designating Farnsworth Avenue as a "freeway" and limiting access thereon. (LIMITED ACCESS AREA FOR FARNSWORTH AVENUE INCLUDES THE SUBJECT PARCEL. FARNSWORTH AVENUE SHOWN HEREON.)
- 18. Grant from Margaret Heins Kershner as Trust under the Last Will and Testament of Joseph Blackinger (deceased), and Donald M. Lies to the Commonwealth Edison Company and the Illinois Bell Telephone Company dated May 8, 1968 and recorded June 3, 1968 as document 1115387 for utility purposes as follows: A strip of Land 5 feet in width the Easterly line of said strip of Land being described as follows: Commencing at Northeast corner of South East 1/4 of Section 2, Township 38 North, Range 8 East of the Third Principal Meridian, Kane County, Illinois; thence Westerly along the North line of said South East 1/4 429.00 feet; thence South 1 degrees, 20 minutes, 0 seconds West approximate 386.76 feet to a point on the North line of the Northern Illinois Gas Company right of way for a point of beginning; thence North 1 degrees, 21 minutes, 0 seconds East to a point of termination said point of termination being the Southeast corner of the property conveyed by document 1106822 in Book 2437 at page 191 of deeds recorded January 31, 1968 at the Recorders Office, Kane County, Illinois. (affects Easterly 5 feet) (UTILITY EASEMENT DESCRIBED IS LOCATED ON SUBJECT PARCEL, SHOWN HEREON.)
- 19. Note: Parcels 3 and 6 have no access of record except over Parcel 5. (PARCELS 3, 5, & 6 SHOWN HEREON.)
 - 20. City of Aurora Ordinances recorded December 5, 2012 as document number <u>2012K085245, 2012K085246</u>, and <u>2012K085247</u> relating to a tax increment redevelopment plan and redevelopment project for the West Farnsworth TIF District No. 7 — Redevelopment Project Area and adopting tax increment allocation financing for same. (INCLUDES THE SUBJECT PARCELS AND MORE LAND, BLANKET IN NATURE, NOT
- 21. Grant to Union Oil Company by document 1117991 recorded July 5, 1968 for a 40 foot square parcel of Land for the purposes of an easement to provide an unencumbered flow of traffic between the Grantor's and Grantee's Land. See document for further details and location. (EASEMENT IS LOCATED ON SUBJECT PARCEL 15-02-200-014, SHOWN HEREON.)
- 22. Grant to Aurora Ramada Inc. by document <u>1116321</u> recorded June 14, 1968 for a 40 foot square parcel of Land for the purposes of an easement to provide an unencumbered flow of traffic between the Grantor's and Grantee's Land. See document for further details and location. (EASEMENT IS LOCATED ON SUBJECT PARCEL 15-02-200-015, SHOWN HEREON.)

Revisions

SCHEDULE B SECTION II EXCEPTIONS -

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. FCHI2200984LI WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2022

- 23. Grant to the Commonwealth Edison Company and Illinois Bell Telephone Company by document 1115388 recorded June 3, 1968 over 5 foot wide strip, see document for Iocation. (EASEMENT IS LOCATED ON THE SUBJECT PARCEL 15-02-200-014, SHOWN
- 24. Perpetual non-exclusive easement to provide unencumbered flow of traffic between the Land and property Northerly and adjoining over the North 40 feet of the East 40 feet of the Land as created by grant to Aurora Ramada, Inc., recorded June 14, 1968 as document 1116321. (EASEMENT IS LOCATED ON SUBJECT PARCEL 15-02-200-015,
- 25. Terms, provisions, and conditions relating to the easement described as Parcel 7 contained in the instrument creating said easement. (EASEMENT DESCRIBED IN PARCEL IS FOR A STORMWATER DRAINAGE SYSTEM, LOCATED ON SUBJECT PARCEL AND ADJOINING PARCEL, SHOWN HEREON.)

Rights of the adjoining owner or owners to the concurrent use of said easement.

LEGAL DESCRIPTION -

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. FCHI2200984LI WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2022

PARCEL 1: (15-02-200-011)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 1 DEGREES O MINUTES O SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 524.7 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 0 SECONDS WEST 429.0 FEET; THENCE SOUTH 1 DEGREES 0 MINUTES 0 SECONDS WEST PARALLEL TO THE EAST LINE OF SAID SECTION 1322.2 FEET TO THE NORTHERLY LINE OF A HIGHWAY FOR A POINT OF BEGINNING: THENCE SOUTH 1 DEGREES 0 MINUTES 0 SECONDS WEST 139.8 FEET: THENCE SOUTH 89 DEGREES 59 MINUTES O SECONDS WEST 359 8 FFFT TO THE CENTER OF A HIGHWAY. THENCE NORTH 35 DEGREES 17 MINUTES O SECONDS EAST ALONG THE CENTER OF SAID HIGHWAY 171.2 FEET TO THE NORTH LINE EXTENDED OF SAID FIRST MENTIONED HIGHWAY: THENCE NORTH 89 DEGREES 59 MINUTES O SECONDS EAST ALONG SAID NORTH LINE 263.3 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, STATE OF ILLINOIS.

PARCEL 2: (15-02-200-044)

THAT PART OF THE NORTHWEST 1/4 OF SECTION 1 AND PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4: THENCE NORTH 89 DEGREES, 16 MINUTES, 0 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 429 FEET; THENCE NORTH 1 DEGREE, 20 MINUTES, O SECONDS EAST, 450 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 16 MINUTES, O SECONDS EAST PARALLEL WITH SAID SOUTH LINE. 394.97 FEET TO THE WESTERLY LINE OF THE 100 FOOT STRIP AS DESCRIBED IN THE DEED TO THE COUNTY OF KANE RECORDED MARCH 15, 1966 IN BOOK 2336 AT PAGE 35, AS DOCUMENT <u>1065468</u>; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2342 FEET, 390.40 FEET TO A LINE DRAWN PARALLEL WITH AND 40 FEET EASTERLY OF THE WEST LINE, MEASURED AT RIGHT ANGLES TO SAUD WEST LINE, OF SAID NORTHWEST 1/4; THENCE NORTHERLY ALONG SAID PARALLEL LINE, 39.56 FEET TO THE SOUTH LINE OF BILTER ROAD; THENCE EASTERLY ALONG SAID SOUTH LINE 11.70 FFFT TO THE WESTERLY LINE OF SAID 100 FOOT WIDE STRIP. 25.26 FFF TO THE CENTER LINE OF SAID BILTER ROAD: THENCE NORTH 89 DEGREES. 31 MINUTES, 28 SECONDS WEST ALONG SAID CENTER LINE 490.41 FEET TO A LINE DRAWN NORTH 1 DEGREES, 20 MINUTES, 0 SECONDS EAT OF THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE, 20 MINUTES, 0 SECONDS WEST, 443.10 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DEDICATED FOR PUBLIC ROAD PURPOSES BY INSTRUMENT RECORDED APRIL 21, 2004 AS DOCUMENT NO. 2004K049580, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 3: (15-02-427-002)

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89 DEGREES, 59 MINUTES, O SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 677.50 FEET; THENCE NORTH 0 DEGREES, 20 MINUTES, 0 SECONDS EAST 956.60 FEET; THENCE SOUTH 88 DEGREES, 13 MINUTES, 0 SECONDS EAST 253.40 FEET; THENCE NORTH 1 DEGREE, 43 MINUTES, 0 SECONDS EAST 284.40 FEET: THENCE SOUTH 89 DEGREES, 28 MINUTES, 0 SECONDS EAST 1309.0 FEET; THENCE NORTH 1 DEGREE, 15 MINUTES, 0 SECONDS EAST 376.0 FEET; THENCE SOUTH 89 DEGREE, 57 MINUTES, 0 SECONDS EAST 1332.94 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT. ALONG SAID CENTER LINE. 808.70 FEET: THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 127.60 FFFT: THENCE SOUTH 89 DEGREES, 41 MINUTES. O SECONDS EAST ALONG THE SOUTH LINE OF THE SCHOOL LOT 366.92 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 1 DEGREE, 20 MINUTES, 0 SECONDS WEST 799.91 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 41 MINUTES, 0 SECONDS WEST 150.02 FEET TO A POINT THAT IS 150.0 FEET WESTERLY OF THE PROLONGATION OF THE LAST DESCRIBED COURSE (MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTH 1 DEGREE, 20 MINUTES, O SECONDS WEST 366.0 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY DOCUMENT 1118605: THENCE NORTH 89 DEGREES, 34 MINUTES, 17 SECONDS EAST ALONG SAID NORTH LINE 148.69 FEET TO AN ANGLE IN SAID NORTH LINE; THENCE SOUTH 88 DEGREES, 49 MINUTES. O SECONDS EAST ALONG SAID NORTH LINE 1.38 FEET TO A LINE DRAWN SOUTH 1 DEGREE, 20 MINUTES, O SECONDS WEST FROM THE POINT OF BEGINNING: THENCE NORTH 1 DEGREE, 20 MINUTES, 0 SECONDS EAST 364.09 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 4: (15-02-200-014)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER: THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE WEST ALONG HE SOUTH LINE OF SAID QUARTER SECTION TO A LINE DRAWN PARALLEL WITH AND 40 FEET WESTERLY OF THE EAST LINE OF SAID NORTHEAST QUARTER FOR THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID SOUTH LINE 389 FEET TO A LINE DRAWN PARALLEL WITH AND 429 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER 389 FEET TO A LINE DRAWN PARALLEL WITH AND 40 FEET WESTERLY OF THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH ALONG SAID PARALLEL LINE 450 FEET TO THE POINT OF BEGINNING (EXCEPTING THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY WARRANTY DEED DATED MAY 11, 1957, RECORDED MAY 13, 1957, IN BOOK 1845 PAGE 536 AS DOCUMENT NO. <u>834248</u> AND ALSO EXCEPT THAT PART CONVEYED TO THE COUNTY OF KANE BY WARRANTY DEED DATED JANUARY 18, 1966 AND RECORDED MARCH 15, 1966 IN BOOK 2336, PAGE 35 AS DOCUMENT NO. 1065468); ALSO THAT PART OF THE SOUTHEAST QUARTER OF SAID SECTION 2, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER: THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 109.23 FEET TO A POINT 40 FEET WEST OF THE WESTERLY LINE OF SAID DOCUMENT NO. <u>834248</u> FOR THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE 319.77 FEET TO LINE DRAWN PARALLEL WITH AND 429 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER: THENCE SOUTH ALONG SAID PARALLEL LINE 20 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 319.02 FEET TO A LINE DRAWN SOUTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID DOCUMENT NO. <u>834248</u>, FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID PARALLEL LINE

20.02 FEET TO THE POINT OF BEGINNING; ALL IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION - CONT.

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. FCHI2200912LI WITH AN EFFECTIVE DATE OF SEPTEMBER 7, 2022

PARCEL 5: (15-02-426-015)

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4: THENCE WESTERLY ALONG THE NORTH LINE OF SAID QUARTER, 428.82 FEET TO THE EAST LINE OF A TRACT CONVEYED BY DOCUMENT 719885; THENCE SOUTH 1 DEGREE, 20 MINUTES, 0 SECONDS WEST ALONG SAID EAST LINE 20.0 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING SOUTH 1 DEGREE, 20 MINUTES, 0 SECONDS WEST 190.0 FEET; THENCE FASTERLY PARALLEL WITH SAID NORTH LINE 351.81 FEET TO THE WESTERLY LINE OF A TRACT CONVEYED TO ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DOCUMENT 834248; THENCE NORTHERLY ALONG SAID WESTERLY LINE 210.23 FEET TO SAID NORTH LINE; THENCE WESTERLY ALONG SAID NORTH LINE 40.0 FEET: THENCE SOUTHERLY PARALLEL WITH SAID WESTERLY LINE 20.02 FEET TO A LINE DRAWN PARALLEL WITH SAID NORTH LINE FROM THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID PARALLEL LINE 318.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 6: (15-02-426-030)

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WESTERLY ALONG THE NORTH LINE OF SAID QUARTER 428.82 FEET TÓ THE EAST LINE OF A TRACT CONVEYED BY DOCUMENT <u>719885</u>; THENCE SOUTH 1 DEGREES, 20 MINUTES, 0 SECONDS WEST 210.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 16 MINUTES, O SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER 185.0 FEET; THENCE SOUTH 1 DEGREE, 20 MINUTES, 0 SECONDS WEST 178.21 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY BY DOCUMENT 892412; THENCE NORTH 88 DEGREES, 49 MINUTES WEST ALONG SAID NORTH LINE 184.99 FEET TO A LINE DRAWN SOUTH 1 DEGREE, 20 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 1 DEGREE, 20 MINUTES, 0 SECONDS EAST ALONG SAID LINE 176.76 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS, EXCEPT THAT PART CONVEYED TO SUBURBAN BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 1182 BY DOCUMENT 97K086525 RECORDED DECEMBER 12, 1997.

PERPETUAL EASEMENT IN FAVOR OF PARCELS 3. 5 AND 6. AS CREATED BY GRANT OF EASEMENT MADE BY AND BETWEEN SUBURBAN BANK & TRUST COMPANY AND MOTEL 6 OPERATING L.P., RECORDED DECEMBER 12, 1997 AS A DOCUMENT NUMBER <u>97K086528</u> FOR COVERED UNDERGROUND STORM WATER DRAINAGE AND FOR COVERED UNDERGROUND STORM SEWER, ACROSS AND UPON LAND DESCRIBED THEREIN ON RIDER A.

SCHEDULE B SECTION II EXCEPTIONS -

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. FCHI2200985LI WITH AN EFFECTIVE DATE OF DECEMBER 21, 2022

ITEMS 1 THROUGH 7 AND 11 THROUGH 12 NOT SURVEY RELATED

- 8. Resolutions recorded May 22, 1974 as document 1298985 by County Superintendent of Highways designating Farnsworth Avenue Highway 77 as a "freeway" and limiting access hereto. (LIMITED ACCESS AREA FOR FARNSWORTH AVENUE INCLUDES THE SUBJECT PARCEL, FARNSWORTH AVENUE SHOWN HEREON.)
- 9. Easement in favor of Motel 6 Operating L.P. for the purpose of covered underground storm water drainage and for a covered underground storm sewer recorded December 12, 1997 as document no. 97K086528, and the terms and provisions contained therein. (affects land and other property) (EASEMENT FOR A STORMWATER DRAINAGE SYSTEM, LOCATED ON SUBJECT PARCEL AND ADJOINING PARCEL, SHOWN HEREON.)

10. City of Aurora Ordinances recorded December 5, 2012 as document number <u>2012K085245, 2012K085246,</u> and <u>2012K085247</u> relating to a tax increment redevelopment plan and redevelopment project for the West Farnsworth TIF Distrcit No. 7 — Redevelopment Project Area and adopting tax increment allocations financing for same. (affects land and other property) (INCLUDES THE SUBJECT PARCELS AND MORE LAND, BLANKET IN NATURE, NOT SHOWN HEREON.)

LEGAL DESCRIPTION -

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. FCHI2200985LI WITH AN EFFECTIVE DATE OF DECEMBER 21, 2022

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID QUARTER 428.82 FEET TO THE EAST LINE OF A TRACT CONVEYED BY DOCUMENT 719885; THENCE SOUTH 1 DEGREE 20 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE 210.00 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES OO SECONDS EAST PARALLEI WITH THE NORTH LINE OF SAID QUARTER 185.0 FEET; THENCE SOUTH 1 DEGREE 20 MINUTES 00 SECONDS WEST 36.93 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 1 DEGREE 20 MINUTES WEST 141.28 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY DOCUMENT 892412: THENCE NORTH 88 DEGREES 49 MINUTES WEST ALONG SAID NORTH LINE 184.99 FEET TO THE EAST LINE OF SAID TRACT CONVEYED BY DOCUMENT 719885; THENCE NORTH 1 DEGREE 20 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE 139.56 FEET TO A LINE DRAWN NORTH 89 DEGREES 21 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 21 MINUTES EAST 185.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 2. TOWNSHIP 38 NORTH. RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID QUARTER 429.0 FEET; THENCE SOUTH 01 DEGREE 20 MINUTES WEST 386.76 FEET TO THE NORTH LINE OF A TRACT CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY BY DOCUMENT 892412; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHERN ILLINOIS GAS COMPANY 185.0 FEET TO A POINT OF BEGINNING: THENCE CONTINUING EASTERLY ALONG THE SAME LINE A DISTANCE OF 160.22 FEET TO THE WESTERLY LINE OF A TRACT CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DOCUMENT 834248; THENCE NORTHERLY ALONG SAID WESTERLY LINE 179.67 FEET TO A POINT; THENCE WESTERLY PARALLEL TO SAID NORTH LINE OF SAID QUARTER 166.93 FEET TO A POINT; THENCE SOUTHERLY A DISTANCE OF 178.29 FEET MORE OR LESS. TO THE POINT OF BEGINNING, SITUATED IN AURORA TOWNSHIP, KANE COUNTY, ILLINOIS.

05/12/23 Additional Title Commitment 03/03/23 Title Comments LANGAN 12/14/22| Additional Title Commitment 10/18/22| Additional Title Commitment Environmental Services, Inc 10/04/22| Title Commitment 200 W Madison St, Suite 1920 Chicago, Illinois 60606 Date Description

(312)-547-7700

(312)-547-7701 www.langan.com

AURORA ILLINOIS CASINO

KANE COUNTY

CITY OF AURORA ILLINOIS

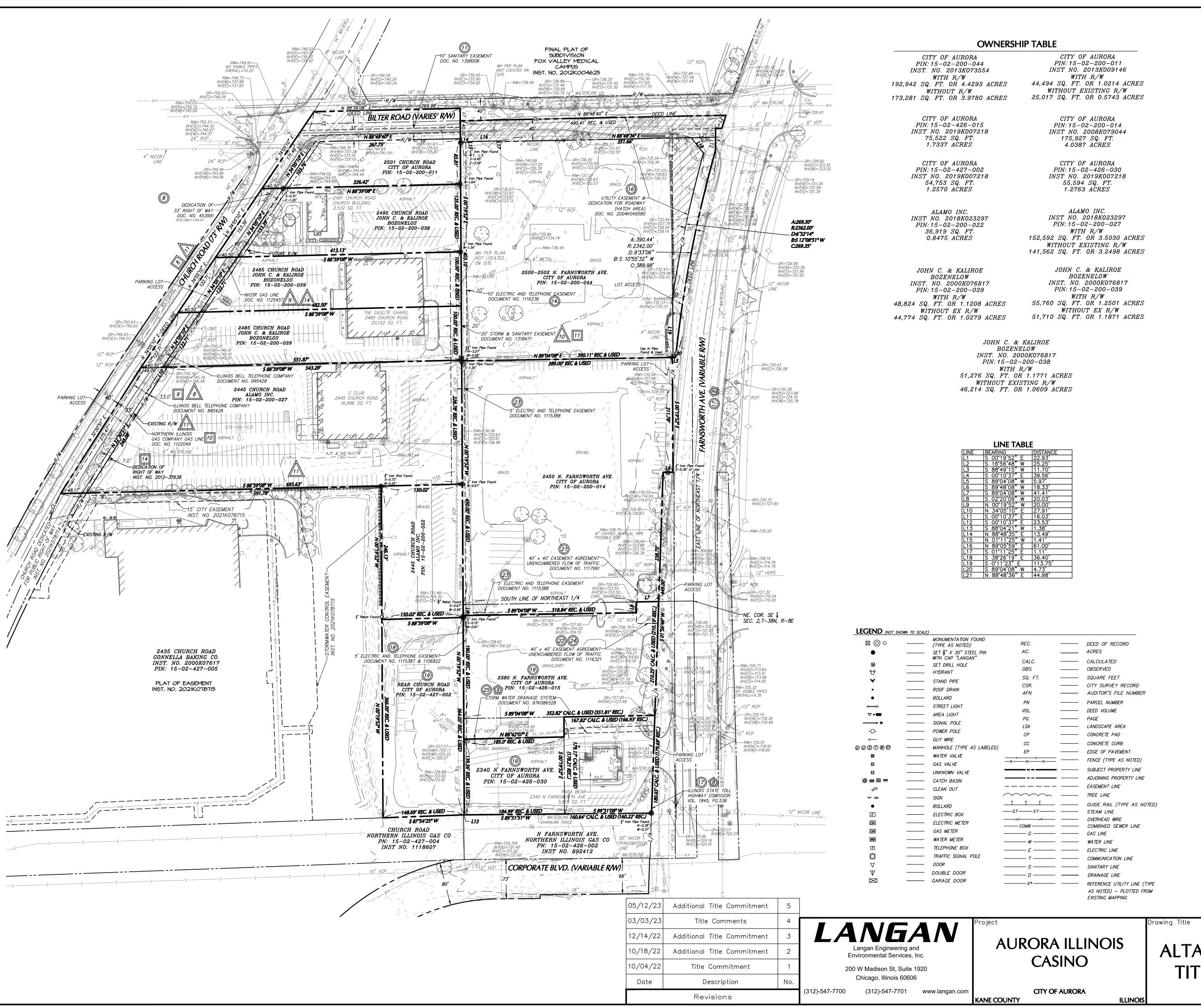
ALTA/NSPS LAND TITLE SURVEY

541017801 **SEPTEMBER 23, 2022** Drawn By KLK Checked By

Drawing No.

Sheet **1** of **2**

Date: 5/11/2023 Time: 14:47 User: breid Style Table: Langan.stb Layout: VL101 Document Code: 541017801-0401-VL101-0101



NOTES

- 1. THIS PLAN WAS PREPARED WITH REFERENCE TO FOUR COMMITMENTS FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBERS: FCHI2200911LI, COMMITMENT DATE: SEPTEMBER 7, 2022
 FCHI2200912LI, COMMITMENT DATE: SEPTEMBER 19, 2022
 FCHI2200985LI, COMMITMENT DATE: DECEMBER 21, 2022
- 2. THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
- A. FINAL PLAT OF SUBDIVISION, FOX VALLEY MEDICAL CAMPUS, INSTRUMENT NUMBER 2012K004625.
- B. PLAT OF EASEMENT, INSTRUMENT NUMBER 2021K078715 C. FINAL ENGI. PLANS OF OFF—SITE IMPROVEMENTS, CHICAGO PREMIUM OUTLETS D. RECORD UTILITY PLANS, CHICAGO PREMIUM OUTLETS
- 3. MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, PER GPS OBSERVATIONS IN SEPTEMBER, 2018.
- 4. VERTICAL DATUM IS BASED ON NAVD88 PER GPS OBSERVATIONS.
- 5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF DECEMBER 2018.
- 6. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED
- 7. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- 8. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- 9. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- 10. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

ALTA/NSPS LAND TITLE SURVEY

541017801
Date
SEPTEMBER 23, 2022
Drawn By
KLK
Checked By

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Drawing No.

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