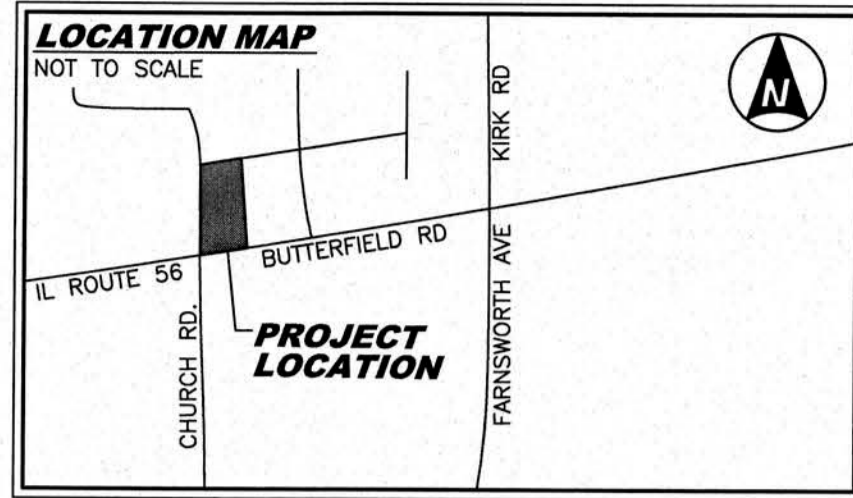
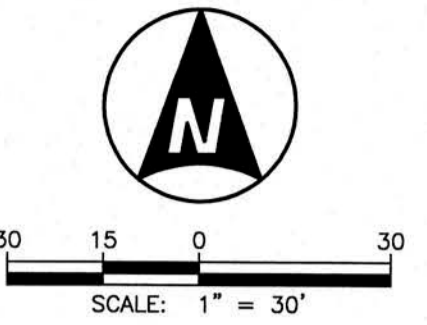


# ALTA/NSPS LAND TITLE SURVEY

## PROPERTY DESCRIPTION:

LOT 11 OF SAVANNAH CROSSINGS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 2007 AS DOCUMENT 2007K066321, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



### LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- SANITARY SEWER
- STORM SEWER
- COMBINED SEWER
- WM WATER MAIN
- FM FORCE MAIN
- CATV CABLE TV LINE
- E ELECTRIC LINE
- FO FIBER OPTIC LINE
- G GAS LINE
- T TELEPHONE LINE
- OH OVERHEAD WIRE
- X FENCE
- GUARDRAIL
- BUSH LINE
- TREE LINE
- RAILROAD
- EDGE OF WATER
- WETLANDS
- MANHOLE (STMH/SAMH)
- CATCH BASIN (CB)
- INLET (NL)
- FLARED END SECTION (FES)
- VALVE VAULT (VV)
- VALVE BOX (VB)
- BUFFALO BOX (BB)
- BUFFALO BOX PIPE ONLY (BBP)
- AUXILIARY VALVE (AV)
- CLEANOUT (CO)
- BOLLARD (BOL)
- GAS VALVE (GV)
- FIRE HYDRANT (FH)
- SANITARY STAMP
- WATER STAMP
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- HANDHOLE (HH)
- TRAFFIC SIGNAL BOX (TSB)
- TRAFFIC SIGNAL (TS)
- LIGHT (LHT)
- GROUND LIGHT (GLHT)
- POWER POLE (PP)
- GUY WIRE (GW)
- CABLE PEDESTAL (PEDC)
- ELECTRIC PEDESTAL (PEDE)
- TELEPHONE PEDESTAL (PEDT)
- TRANSFORMER
- SIGN
- SOIL BORING
- MALIBOX (MB)
- DECIDUOUS TREE (SIZE IN INCHES)
- CONIFEROUS TREE (SIZE IN INCHES)
- BUSH
- CONTOUR LINE
- SPOT ELEVATION
- PAVEMENT ELEVATION
- TOP OF CURB ELEVATION
- TOP OF DEPRESSIONED CURB ELEVATION
- WALK ELEVATION
- AIR CONDITIONER UNIT
- B/WALL BOTTOM OF WALL
- CHORD BEARING
- CH= CHORD LENGTH
- CLF CHAIN LINK FENCE
- (D) DEED
- CPP CORRUGATED PLASTIC PIPE
- DIP DUCTILE IRON PIPE
- VCP VITRIFIED CLAY PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- EM ELECTRIC METER
- FCC FOUND CROSS CUT
- FF FINISHED FLOOR
- FR FOUND IRON ROD
- FIP FOUND IRON PIPE
- PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
- DRUE DRAINAGE & UTILITY EASEMENT
- EDRR EMERGENCY OVERLAND RELEASE ROUTE
- GAR/F GARAGE FLOOR
- GF GRADE AT FOUNDATION
- GM GAS METER
- INVERT
- L= ARC LENGTH
- (M) MEASURED
- PVC POLYVINYL CHLORIDE PIPE
- R= RADIUS
- RECORD
- RCP REINFORCED CONCRETE PIPE
- RW RETAINING WALL
- SAN SANITARY
- SBM SITE BENCHMARK
- SOC SET CROSS CUT
- SIP SET IRON PIPE
- SIR SET IRON ROD
- SMN SET MAG NAIL
- ST STORM
- STR STRUCTURE
- T/F TOP OF FOUNDATION
- T/P TOP OF PIPE
- T/WALL TOP OF WALL
- T/W TOP OF WATER
- TRANS TRANSFORMER
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- DEPRESSED CURB

### AREA:

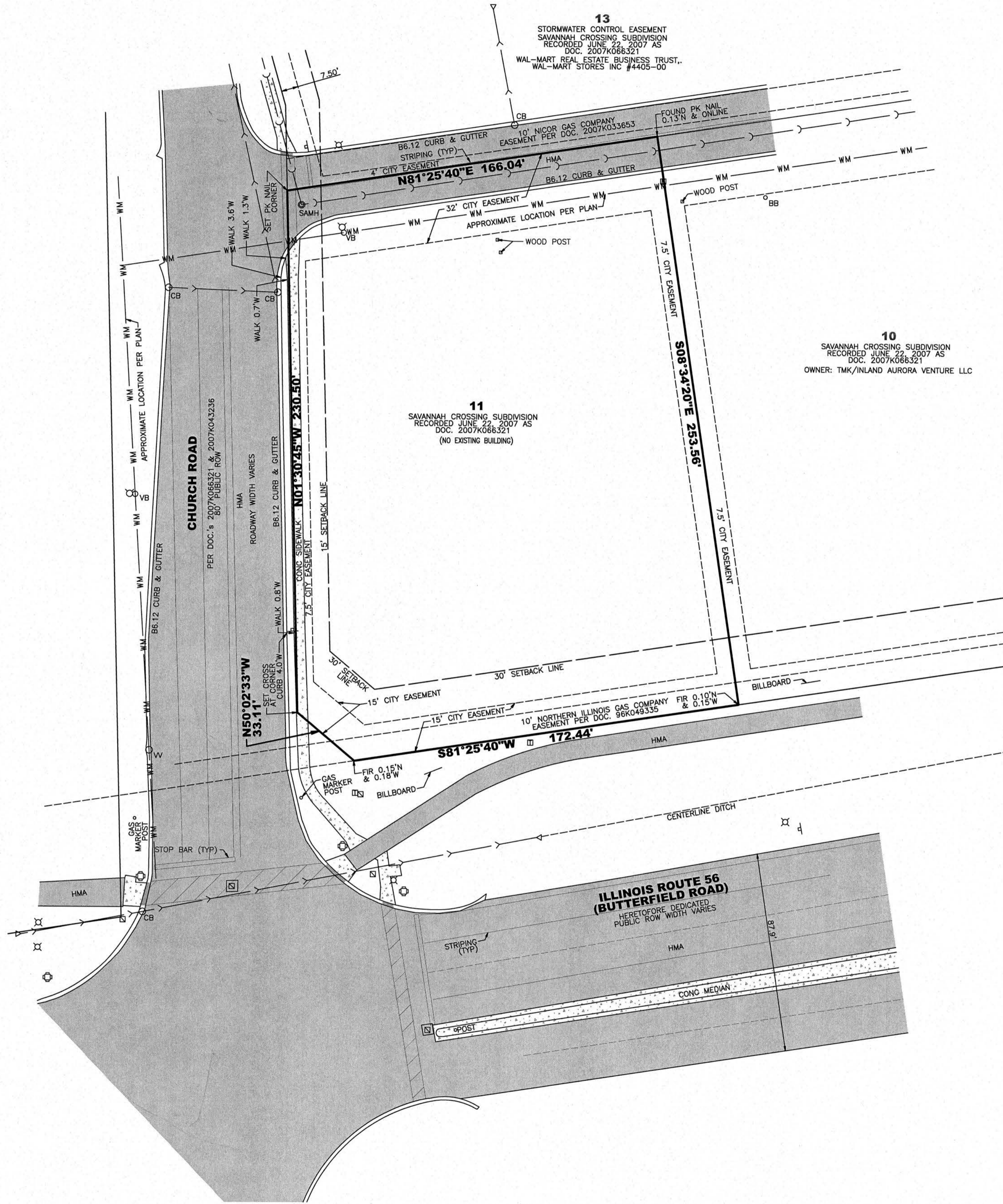
PROPERTY CONTAINS 45,772 SQUARE FEET OR 1.051 ACRES MORE OR LESS

### P.I.N.:

12-35-480-004

### SURVEYOR'S NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 1800073NC WITH A COMMITMENT DATE OF JANUARY 11, 2018, AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
- A. TITLE EXCEPTION Q. PROPERTY SUBJECT TO SPECIAL SERVICE AREA 145 AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 2007K072954, UNPLOTTABLE - BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.
- B. TITLE EXCEPTION R. PROPERTY SUBJECT TO FOX METRO WATER RECLAMATION DISTRICT AND IS SUBJECT TO ASSESSMENTS THEREUNDER PER ORDINANCE NO. 775 RECORDED AUGUST 1, 2008 AS DOCUMENT NUMBER 2008K062410, UNPLOTTABLE - BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.
- C. TITLE EXCEPTION H. PROPERTY SUBJECT TO TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SAVANNAH CROSSINGS RECORDED MARCH 26, 2007 AS DOCUMENT NUMBER 2007K033652, UNPLOTTABLE - BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.
- D. TITLE EXCEPTION J. PROPERTY SUBJECT TO ORDINANCE AS TO ANNEXATION AGREEMENT AND REZONING OF THE LAND AND OTHER MATTERS RECORDED DECEMBER 22, 2005 AS DOCUMENT 2005K152826, UNPLOTTABLE - BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.
- E. TITLE EXCEPTION K. PROPERTY SUBJECT TO EASEMENT IN FAVOR OF NICOR GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RECORDED/FILED AS DOCUMENT NO. 98K94335, SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
- F. TITLE EXCEPTION M. PROPERTY SUBJECT TO RECAPTURE AGREEMENTS RECORDED DECEMBER 17, 1998 DOCUMENT 98K117405 AND DOCUMENT 98K117406 AND RECORDED/FILED AS DOCUMENT 1999K028066 AND AS DOCUMENT 1999K028067 AND AMENDED BY DOCUMENT 1999K028068, UNPLOTTABLE - BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.
- G. TITLE EXCEPTION N. PROPERTY NOT SUBJECT TO EASEMENT IN FAVOR OF NICOR GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RECORDED/FILED AS DOCUMENT NO. 2007K033653, EASEMENT IS 4' NORTH OF THE NORTH PROPERTY LINE AND IS NOT ADJACENT TO THE PROPERTY. ADJACENT TO 4' CITY EASEMENT RECORDED AS DOCUMENT NO. 2007K066321, SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
- H. TITLE EXCEPTION O. PROPERTY SUBJECT TO MEMORANDUM OF DEVELOPMENT AGREEMENT DATED FEBRUARY 28, 2007 AND RECORDED MARCH 26, 2007 AS DOCUMENT NO. 2007K33654, UNPLOTTABLE - BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.
- I. TITLE EXCEPTION P. PROPERTY SUBJECT TO USE RESTRICTION AS CONTAINED IN THE MEMORANDUM OF AGREEMENT DATED JUNE 15, 2007 AND RECORDED JUNE 27, 2007 AS DOCUMENT NUMBER 2007K067853, UNPLOTTABLE - BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.
- J. TITLE EXCEPTION S. PROPERTY SUBJECT TO TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE RESTRICTION AGREEMENT DATED AUGUST 31, 2010 AND RECORDED SEPTEMBER 8, 2010 AS DOCUMENT NUMBER 2010K058749, UNPLOTTABLE - BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.
- K. TITLE EXCEPTION T. PROPERTY SUBJECT TO EASEMENT IN FAVOR OF THE CITY OF AURORA, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 2007K066321, SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
- L. TITLE EXCEPTION T. PROPERTY SUBJECT TO 30 FOOT SETBACK LINE AS CREATED BY THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 2007K066321, SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
2. BEARINGS BASED ON ILLINOIS EAST STATE PLANE COORDINATE SYSTEM.
3. ALL EASEMENTS AND SETBACKS SHOWN HEREON ARE GRANTED AND ESTABLISHED PER THE FINAL PLAT OF SAVANNAH CROSSINGS SUBDIVISION RECORDED JUNE 22, 2017 AS DOCUMENT 2007K066321 UNLESS SHOWN OTHERWISE.
4. TABLE "A", ITEM 1. PROPERTY MONUMENTED AS SHOWN HEREON.
5. TABLE "A", ITEM 2. ADDRESS FOR THE SURVEYED PROPERTY IS SHOWN HEREON.
6. TABLE "A", ITEM 3. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "A" AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17099C0333H, WITH A MAP REVISED DATE OF AUGUST 3, 2009.
7. TABLE "A", ITEM 4. GROSS LAND AREA OF THE PROPERTY IS SHOWN HEREON.
8. TABLE "A", ITEM 6(B). NO ZONING INFORMATION WAS PROVIDED TO THE SURVEYOR. ALL SETBACKS SHOWN HEREON ARE BASED UPON THE FINAL PLAT OF SAVANNAH CROSSINGS SUBDIVISION RECORDED JUNE 22, 2017 AS DOCUMENT 2007K066321.
9. TABLE "A", ITEM 7(C), 7(B)(1) AND 7(C). NO BUILDINGS EXIST ON THE HEREON DESCRIBED PROPERTY.
10. TABLE "A", ITEM 8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
11. TABLE "A", ITEM 9. NO MARKED PARKING STALLS WITHIN THE HEREON DESCRIBED PROPERTY WERE VISIBLE AT THE TIME OF THE FIELD WORK.
12. TABLE "A", ITEM 11. UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY THAT WERE OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK ARE SHOWN HEREON. NO UNDERGROUND UTILITY MARKINGS WERE OBSERVED AT THE TIME OF THE FIELD WORK. UNDERGROUND UTILITY ROUTINGS PROTRACTED HEREON ARE BASED ON FIELD OBSERVATIONS AND AURORA, IL WAL-MART STORE # 4405-00 FINAL ENGINEERING PLANS PREPARED BY ATWELL-HICKS HAVING A LATEST REVISION DATE OF FEBRUARY 15, 2007 AND ARE BELIEVED TO BE CORRECT BUT NOT WARRANTED.
13. TABLE "A", ITEM 13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.
14. TABLE "A", ITEM 14. PROPERTY IS LOCATED AT THE INTERSECTION OF ILLINOIS ROUTE 56 (BUTTERFIELD ROAD) AND CHURCH ROAD.
15. TABLE "A", ITEM 16. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS DURING THE PROCESS OF CONDUCTING THE FIELD WORK.
16. TABLE "A", ITEM 17. THERE WAS NO EVIDENCE OF STREET OR SIDEWALK REPAIRS ON THE SITE WITHIN RECENT MONTHS OBSERVED DURING FIELD WORK. THE SURVEYOR WAS NOT PROVIDED WITH ANY DOCUMENTATION SHOWING A PROPOSED CHANGE IN RIGHT OF WAY LINES.
17. TABLE "A", ITEM 18. THE SURVEYOR DID NOT OBSERVE ANY GROUND MARKINGS OR FLAGGED WETLAND AREAS DURING FIELD WORK, AND NO ENVIRONMENTAL REPORTS OR DOCUMENTS REGARDING WETLANDS WERE PROVIDED TO THE SURVEYOR.
18. TABLE "A", ITEM 19. PLOTTABLE OFFSITE EASEMENTS ARE SHOWN HEREON.



### TABLE A OPTIONS

- (CHECKED IF INCLUDED)
1. ✓ MONUMENTATION
  2. ✓ ADDRESS(ES)
  3. ✓ FLOOD ZONE
  4. ✓ LAND AREAS
  5. ✓ VERTICAL RELIEF
  6. (c) ✓ ZONING REPORT SETBACK REQUIREMENT TABLE
  7. (b) ✓ ZONING REPORT SETBACK REQUIREMENT GRAPHICS
  7. (c) ✓ BUILDING DIMENSIONS
  7. (d) ✓ BUILDING AREAS/EXTERIOR FOOTPRINTS
  7. (e) ✓ OTHER BUILDING AREAS
  8. (c) ✓ BUILDING HEIGHT
  9. ✓ VISIBLE IMPROVEMENTS
  10. (c) ✓ PARKING STRIPING
  10. (b) ✓ DETERMINATION OF PARTY WALLS
  11. ✓ UTILITIES OBSERVED EVIDENCE W/PLUMB & MARKINGS
  12. ✓ CONVEYANCIAL AGENCY REQUIREMENTS
  13. ✓ NAMES OF ADJOINING OWNERS
  14. ✓ DISTANCE TO NEAREST INTERSECTING STREET
  15. ✓ RECTIFIED ORTHOPHOTOGRAPHY
  16. ✓ EVIDENCE OF EARTH MOVING/BUILDING CONSTRUCTION
  17. ✓ CHANGES IN RIGHT OF WAY/SIDEWALK AND STREET CONSTRUCTION
  18. ✓ LOCATION OF WETLANDS/DELIMITED BY OTHERS
  19. ✓ INCLUDE PLOTTABLE OFFSITE EASEMENTS
  20. ✓ PROFESSIONAL LIABILITY INSURANCE
  21. ✓

### GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS SURVEY AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
3. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR ADDITIONAL RESTRICTIONS.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
5. CONTACT JULIE AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
6. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.
7. SURVEY IS BASED ON FIELD WORK COMPLETED ON 01-31-18.
8. CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.

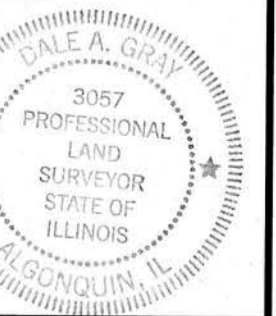
STATE OF ILLINOIS)  
COUNTY OF COOK)  
- CHICAGO TITLE INSURANCE COMPANY  
- INSITE REAL ESTATE INVESTMENT PROPERTIES, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY  
- TMK/INLAND AURORA VENTURE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

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, 6(b), 7(c), 7(b)(1), 7(c) 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 01-31-18.  
DATE OF PLAT OR MAP: 02-15-18.

MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM  
NUMBER 184-002694.

DALE A. GRAY  
EMAIL: dgray@mgconsult.com  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057  
LICENSE EXPIRES: NOVEMBER 30, 2018



CLIENT:  
**INSITE DEVELOPMENT SERVICES, LLC**

1400 16TH STREET  
SUITE 300  
OAK BROOK, IL 60523

DESIGNED	JJA
DRAWN	GKF
APPROVED	GKF
DATE	02-15-18
SCALE	1" = 30'

**ALTA/NSPS LAND TITLE SURVEY**  
**1378 BUTTERFIELD ROAD**  
**AURORA, ILLINOIS**

SHEET  
**1** OF **1**  
PROJECT NUMBER: 3423  
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