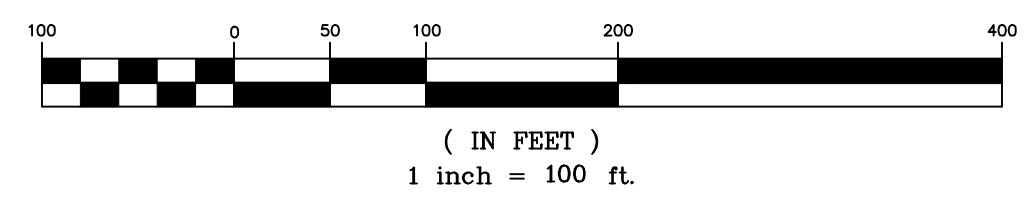
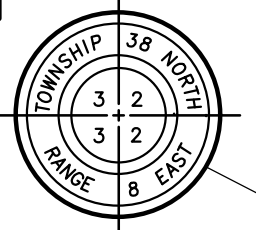


# ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE



P.O.C.  
TITLE 2889917



VICINITY MAP  
NO SCALE

## LEGAL DESCRIPTION

TITLE COMMITMENT NUMBER 2889917

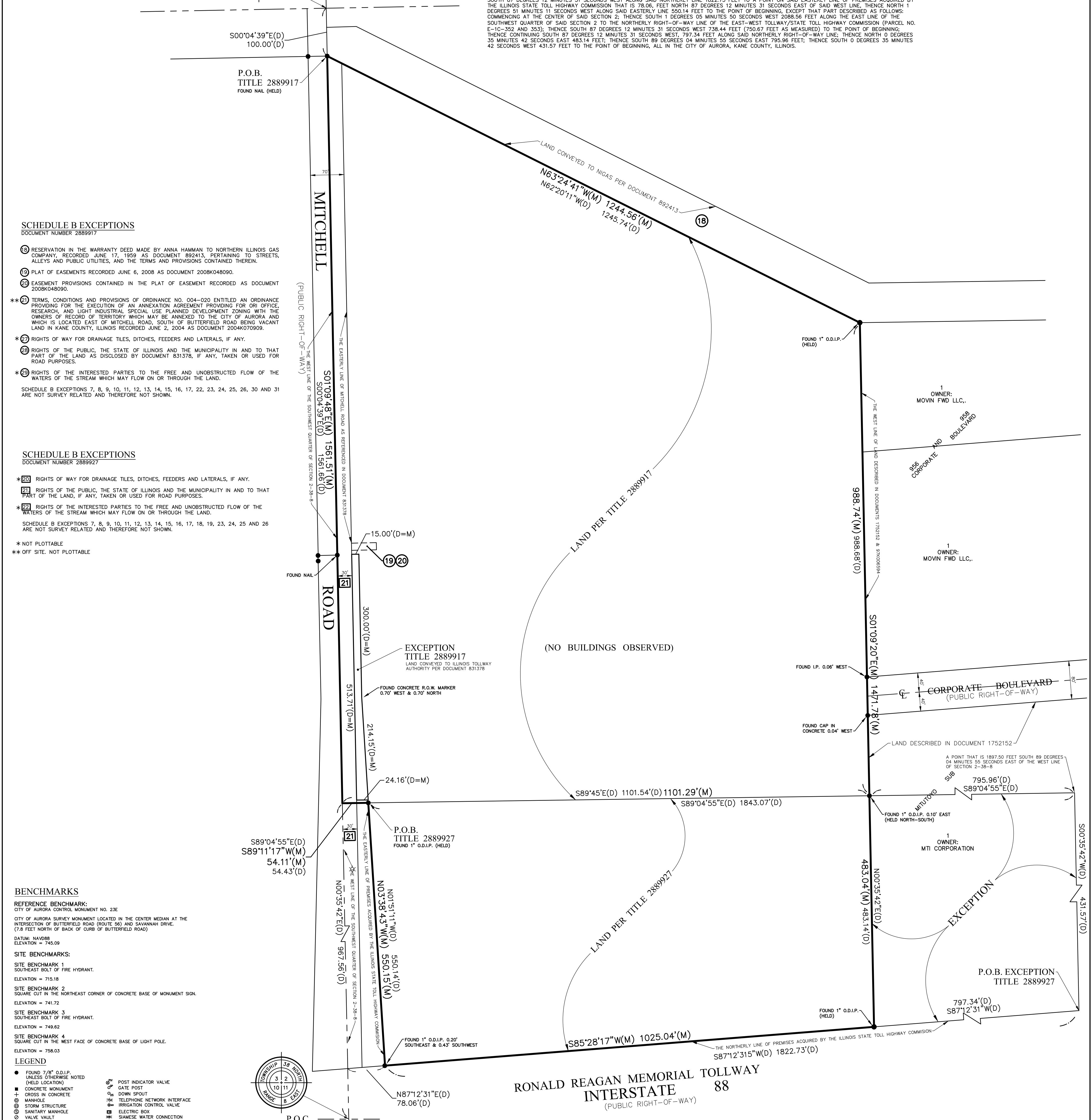
THAT PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER; THENCE NORTH 0 DEGREES 35 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER 756 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 55 SECONDS EAST 54.43 FEET TO THE EASTERLY LINE OF PREMISES ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 04 MINUTES 39 SECONDS EAST, ALONG SAID LINE 1561.66 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES EAST (SOUTH 89 DEGREES 44 MINUTES 53 SECONDS EAST, MEASURED); 1101.54 FEET (1101.62 FEET MEASURED) TO AN IRON PIPE MONUMENT FOUND ON THE WEST LINE OF LAND DESCRIBED IN DOCUMENT 1752152; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST (MEASURED ALONG THE WEST LINE OF LAND DESCRIBED IN SAID DOCUMENT 1752152 AND IN DOCUMENT 87K006594, 988.68 FEET (988.63 FEET MEASURED) TO A FOUND IRON PIPE MONUMENT AT THE NORTHWEST CORNER THEREOF; SAID POINT ALSO BEING AN ANGLE POINT OF THE LAND CONVEYED TO NIGAS PER SAID DOCUMENT 892413; THENCE NORTH 82 DEGREES 20 MINUTES 11 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LAND, 1245.74 FEET (1244.68 FEET MEASURED) TO THE POINT OF BEGINNING; EXCEPT THAT PART CONVEYED TO ILLINOIS TOLLWAY AUTHORITY BY DEED RECORDED APRIL 2, 1957 AS DOCUMENT 831378, IN BOOK 1840, PAGE 385, ALL IN KANE COUNTY, ILLINOIS.

\*TYPOGRAPHICAL ERROR CORRECTED BY SURVEYOR

## LEGAL DESCRIPTION

TITLE COMMITMENT NUMBER 2889927

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER; THENCE NORTH 0 DEGREES 35 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER 756 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 55 SECONDS EAST 54.43 FEET TO THE EASTERLY LINE OF PREMISES ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION FOR A POINT OF BEGINNING; THENCE CONTAINING SOUTH 89 DEGREES 04 MINUTES 55 SECONDS EAST 1843.07 FEET TO A POINT THAT IS 1897.50 FEET SOUTH 89 DEGREES 04 MINUTES 55 SECONDS EAST OF SAID WEST LINE; THENCE SOUTH 0 DEGREES 35 MINUTES 42 SECONDS WEST PARALLEL WITH SAID WEST LINE 431.57 FEET TO THE NORTHERLY LINE OF PREMISES ACQUIRED BY SAID ILLINOIS STATE TOLL HIGHWAY COMMISSION; THENCE SOUTH 87 DEGREES 12 MINUTES 31 SECONDS WEST ALONG SAID NORTHERLY LINE 1822.73 FEET TO A POINT ON SAID EASTERLY LINE OF PREMISES ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THAT IS 78.06 FEET NORTH 87 DEGREES 12 MINUTES 31 SECONDS EAST OF SAID WEST LINE; THENCE NORTH 1 DEGREES 51 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY LINE 550.14 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 2; THENCE SOUTH 1 DEGREES 05 MINUTES 50 SECONDS WEST 2088.96 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE EAST-WEST TOLLWAY/STATE TOLL HIGHWAY COMMISSION (PARCEL NO. E-10-352 AND 353); THENCE SOUTH 87 DEGREES 12 MINUTES 31 SECONDS WEST 738.44 FEET (750.67 FEET AS MEASURED) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 12 MINUTES 31 SECONDS WEST, 797.34 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 0 DEGREES 35 MINUTES 42 SECONDS EAST 483.14 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 55 SECONDS EAST 795.96 FEET; THENCE SOUTH 0 DEGREES 35 MINUTES 42 SECONDS WEST 431.57 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



### SCHEDULE B EXCEPTIONS

DOCUMENT NUMBER 2889917

- 19 RESERVATION IN THE WARRANTY DEED MADE BY ANNA HAMMAN TO NORTHERN ILLINOIS GAS COMPANY, RECORDED JUNE 17, 1959 AS DOCUMENT 892413, PERTAINING TO STREETS, ALLEYS AND PUBLIC UTILITIES, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
  - 20 PLAT OF EASEMENTS RECORDED JUNE 6, 2008 AS DOCUMENT 2008K048090.
  - 21 EASEMENT PROVISIONS CONTAINED IN THE PLAT OF EASEMENT RECORDED AS DOCUMENT 2008K048090.
  - 22 TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 004-020 ENTITLED AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR OFFICE, RESEARCH, AND LIGHT INDUSTRIAL SPECIAL USE PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED EAST OF MITCHELL ROAD, SOUTH OF BUTTERFIELD ROAD BEING VACANT LAND IN KANE COUNTY, ILLINOIS RECORDED JUNE 2, 2004 AS DOCUMENT 2004K070909.
  - 23 RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
  - 24 RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND AS DISCLOSED BY DOCUMENT 831378, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
  - 25 RIGHTS OF THE INTERESTED PARTIES TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF THE STREAM WHICH MAY FLOW ON OR THROUGH THE LAND.
- SCHEDULE B EXCEPTIONS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 22, 23, 24, 25, 26, 30 AND 31 ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

### SCHEDULE B EXCEPTIONS

DOCUMENT NUMBER 2889927

- 20 RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
  - 21 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.
  - 22 RIGHTS OF THE INTERESTED PARTIES TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF THE STREAM WHICH MAY FLOW ON OR THROUGH THE LAND.
- SCHEDULE B EXCEPTIONS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 24, 25 AND 26 ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

\* NOT PLOTTABLE  
\*\* OFF SITE, NOT PLOTTABLE

### BENCHMARKS

REFERENCE BENCHMARK:  
CITY OF AURORA CONTROL MONUMENT NO. 23E

CITY OF AURORA SURVEY MONUMENT LOCATED IN THE CENTER MEDIAN AT THE INTERSECTION OF BUTTERFIELD ROAD (ROUTE 56) AND SAVANNAH DRIVE. (7.8 FEET NORTH OF BACK OF CURB OF BUTTERFIELD ROAD)

DATUM: NAVD83  
ELEVATION = 745.09

SITE BENCHMARKS:

SITE BENCHMARK 1  
SOUTHEAST BOLT OF FIRE HYDRANT.

ELEVATION = 715.18

SITE BENCHMARK 2  
SQUARE CUT IN THE NORTHEAST CORNER OF CONCRETE BASE OF MONUMENT SIGN.

ELEVATION = 741.72

SITE BENCHMARK 3  
SOUTHEAST BOLT OF FIRE HYDRANT.

ELEVATION = 749.62

SITE BENCHMARK 4  
SQUARE CUT IN THE WEST FACE OF CONCRETE BASE OF LIGHT POLE.

ELEVATION = 758.03

### LEGEND

- FOUND 7/8" O.D.I.P. (HELD LOCATION)
- CONCRETE MONUMENT
- CRACK IN CONCRETE
- MANHOLE
- ⊕ STORM STRUCTURE
- ⊕ SANITARY MANHOLE
- ⊕ VALVE VAULT
- ⊕ FIRE HYDRANT
- ⊕ FLARED END SECTION
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE W/JOINT
- ⊕ UTILITY POLE W/TSF
- ⊕ GUY POLE
- ⊕ OVERHEAD TRAFFIC SIGNAL
- ⊕ TRAFFIC SIGNAL MANHOLE
- ⊕ OVERHEAD WIRES
- ⊕ GAS METER
- ⊕ ELECTRIC METER
- ⊕ TRANSFORMER PAD
- ⊕ TELEPHONE PEDESTAL
- ⊕ ELECTRIC PEDESTAL
- ⊕ TELEPHONE MANHOLE
- ⊕ CABLE TELEVISION PEDESTAL
- ⊕ ELECTRIC MANHOLE
- ⊕ VALVE BOX
- ⊕ B/BOX
- ⊕ SIGN
- ⊕ SOLARD POLE
- ⊕ LIGHT
- ⊕ LIGHT POLE
- ⊕ RETRACTIBLE TACTILE HAND HOLE
- ⊕ MAILBOX
- ⊕ GAS MARKER
- ⊕ ELECTRIC MARKER
- ⊕ TELEPHONE MARKER
- ⊕ FLAG POLE
- ⊕ CLEANOUT

- ⊕ POST INDICATOR VALVE
- ⊕ GATE POST
- ⊕ DOWN SPOUT
- ⊕ TELEPHONE NETWORK INTERFACE
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ ELECTRIC BOX
- ⊕ SIAMASE WATER CONNECTION
- ⊕ WATER MARKER
- ⊕ BORING HOLE
- ⊕ GAS VALVE
- ⊕ CHORD
- ⊕ SANITARY SEWER
- ⊕ STORM SEWER
- ⊕ WATER MAIN
- ⊕ GAS MAIN
- ⊕ ELECTRICAL LINE
- ⊕ TELEPHONE LINE
- ⊕ CONIFEROUS TREE
- ⊕ W/APPROX. DIAMETER
- ⊕ DECAIDUOUS TREE
- ⊕ W/APPROX. DIAMETER
- ⊕ MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ ELECTRIC PEDESTAL
- ⊕ TELEPHONE MANHOLE
- ⊕ BITUMINOUS PAVEMENT
- ⊕ CONCRETE SURFACE
- ⊕ DEPRESSED CURB
- ⊕ GRAVEL SURFACE
- ⊕ LANDSCAPE AREA
- ⊕ STONE SURFACE
- ⊕ RETRACTIBLE TACTILE HAND HOLE
- ⊕ WARNING SURFACE
- ⊕ CHAIN LINK FENCE
- ⊕ WOOD FENCE
- ⊕ METAL FENCE
- ⊕ AMETAL GUARDRAIL
- ⊕ OVERHEAD TRAFFIC SIGNAL

### ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- TF = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- FES = FLARED END SECTION
- N.S.P. = NIPPED 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
- R = RADIUS
- CH = CHORD
- OB = CHORD BEARING
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

### LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

### NOTES

- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENTS NUMBERED 2889917 AND 2889927 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF OCTOBER 4, 2017.
- THIS SITE FALLS WITHIN "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 170803041H, HAVING A REVISION DATE OF AUGUST 3, 2009.
- IN ACCORDANCE WITH TABLE A ITEMS 8(A) AND 8(B), A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR.
- NO OBSERVED BUILDING ON SITE.
- NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED EVIDENCE OF WETLAND DELINEATION MARKINGS AT THE TIME OF THE SURVEY.

### AREA SUMMARY

(TO HEAVY LINES)  
1,930,514 SQUARE FEET  
OR  
44.318 ACRES  
(BASED ON MEASURED VALUES)

### SURVEYOR'S CERTIFICATION

TO: PIZZUTI/TMD LLC AND FIRST AMERICAN 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 2018 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(A), 7(B), 7(C), 8, 9, 10, 11, 13, 14, 16, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 3, 2017.

COMPASS SURVEYING LTD.  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-002778  
LICENSE EXPIRES 4/30/2019

DATE OF PLAT OR MAP: 11-14-17

BY: SCOTT C. KREBS  
IL PROFESSIONAL LAND SURVEYOR NO. 3509  
LICENSE EXPIRES 11/30/18

G:\PSDATA\2017PROJECTS\17.0355\17.0355LSTTOP.O.DWG

**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

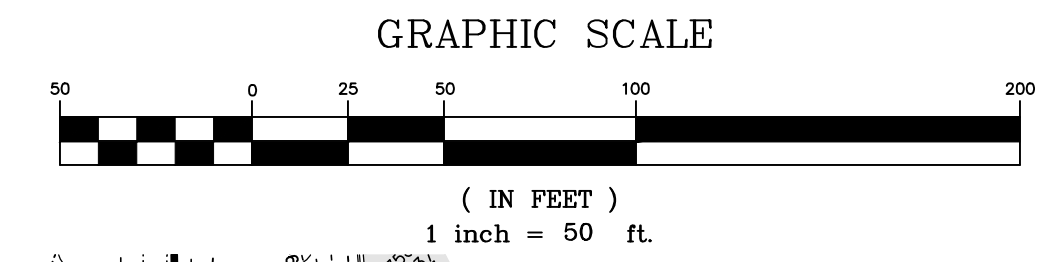
**PROJECT**  
I-88 AND MITCHELL ROAD  
Aurora, Illinois  
**CLIENT**  
WATERMARK ENGINEERING RESOURCES, LTD.  
2631 GINGER WOODS PARKWAY, SUITE 100  
Aurora, Illinois 60502

NO.	DATE	PC	JC	DRAWN BY	CHECKED BY	BOOK	PG
1.	11-14-17			TFS	SK	WR3	PG 61
2.	11-29-17			TFS	SK		

**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 AS TO THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUBSURFACE 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.

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

# ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



**UTILITY STATEMENT**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE RECORDS. ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, ARE SHOWN AS LOCATED IN THE RECORDS. THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS SHOWN ON THESE PLANS. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY ANY WORK DONE IN ACCORDANCE WITH THESE PLANS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES SHOWN. HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

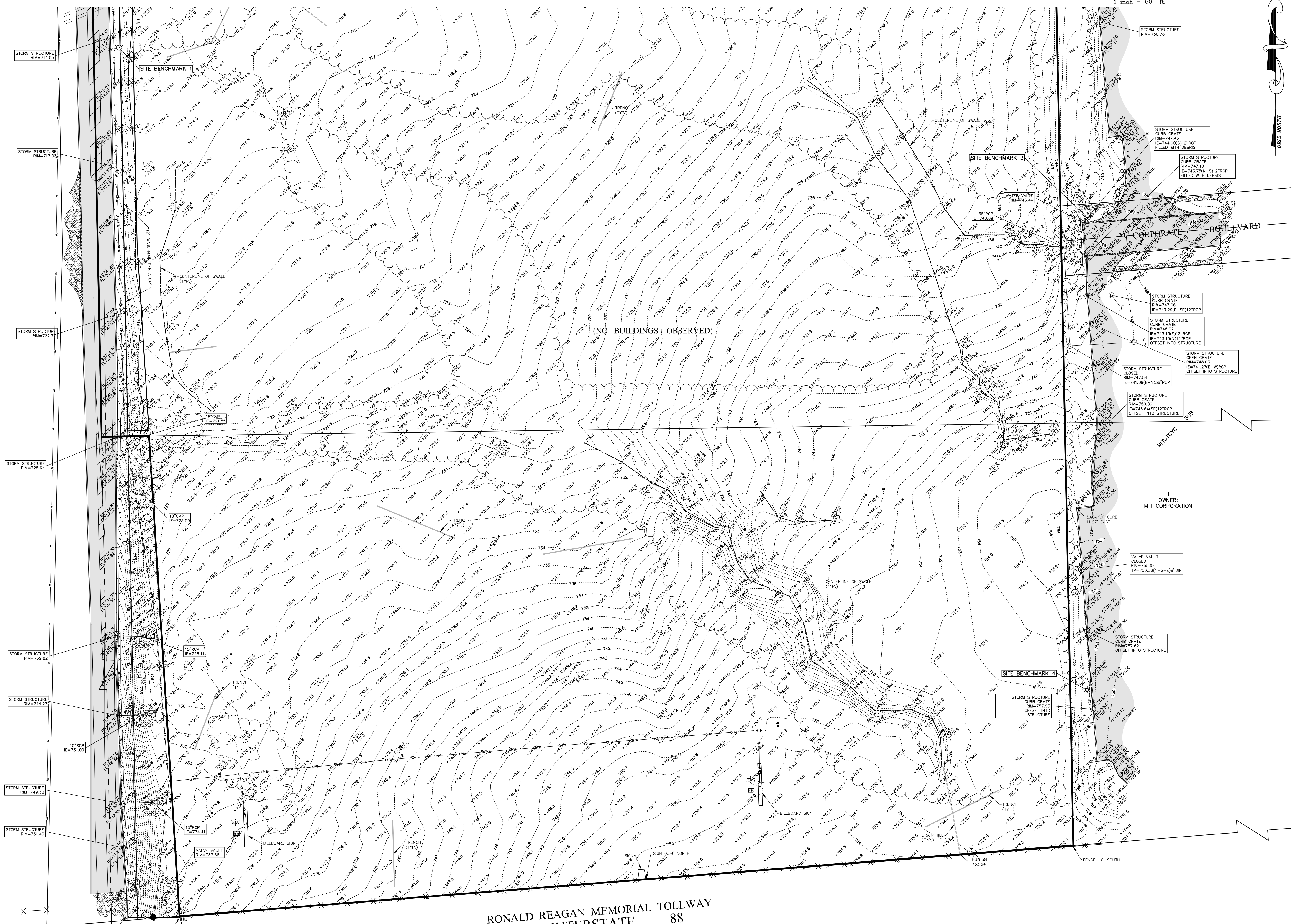
NO.	DATE	BY
1.	12-11-17	MP
2.	3-13-18	IFS

REVISIONS  
REVISED PER LETTER DATED 11-29-17  
ADD TOPOGRAPHY

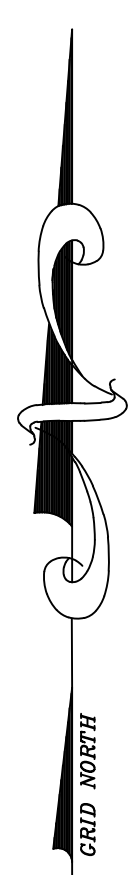
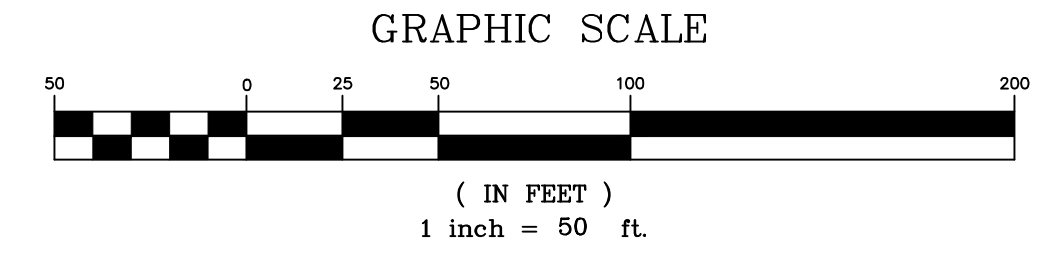
PROJECT	DATE	PC	QC	DRAWN BY	IFS	CHECKED BY	SK	BOOK	WG3	PG	61
I-88 AND MITCHELL ROAD Aurora, Illinois	11-14-17										

CLIENT  
**WATERMARK ENGINEERING RESOURCES, LTD.**  
2631 GINGER Woods Parkway, Suite 100  
Aurora, Illinois 60502

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



# ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



**UTILITY STATEMENT**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION. ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR NOT, ARE NOT SHOWN. THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS SHOWN. UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE. UTILITIES NOT SHOWN ARE NOT NECESSARILY PHYSICALLY LOCATED. VISIBLE STRUCTURES, HOWEVER, ARE NOT PHYSICALLY LOCATED. THE UNDERGROUND UTILITIES ARE NOT NECESSARILY SHOWN TO THE UNDERGROUND UTILITIES.

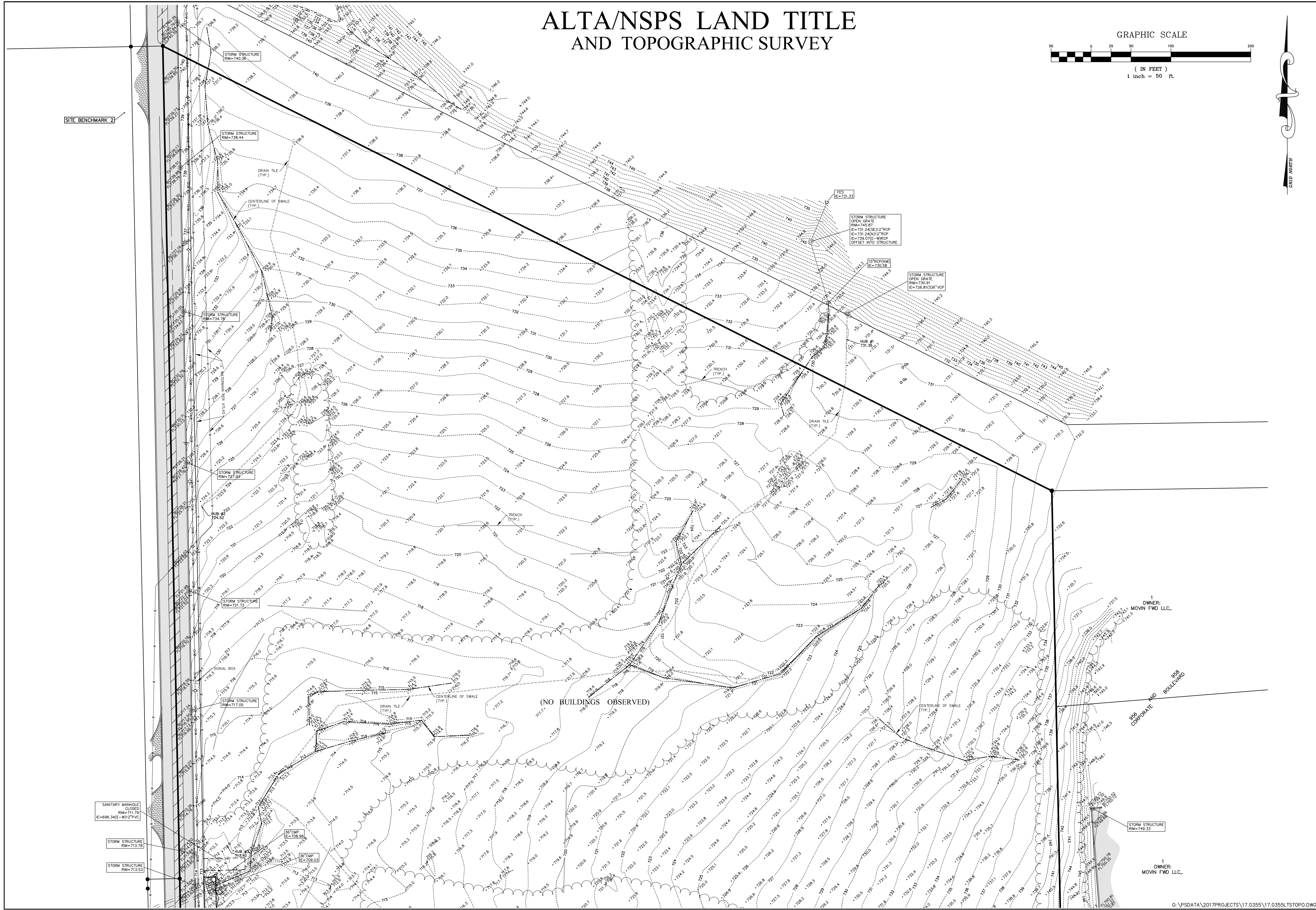
NO.	DATE	BY
1.	12-11-17	MP
2.	3-13-18	IFS

REVISED PER LETTER DATED 11-29-17  
ADD TOPOGRAPHY

PROJECT: I-88 AND MITCHELL ROAD  
 Aurora, Illinois  
 CLIENT: WATERMARK ENGINEERING RESOURCES, LTD.  
 2631 GINGER WOODS PARKWAY, SUITE 100  
 AURORA, ILLINOIS 60502

COMPASS SURVEYING LTD  
 ALTA SURVEYS & TOPOGRAPHY • CONSTRUCTION STAKING  
 2631 GINGER WOODS PARKWAY, STE. 100  
 AURORA, IL 60502  
 PHONE: (630) 826-9100 FAX: (630) 826-7678 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 50'  
**3 OF 3**  
 PROJ. NO.: 17.0355



OWNER: MOVIN FWD LLC.

555 CORPORATE AND BOULEVARD

OWNER: MOVIN FWD LLC.