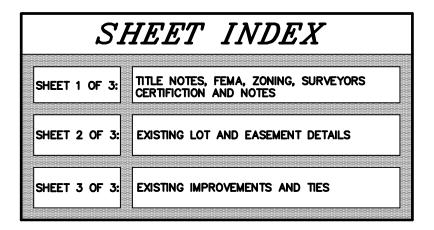
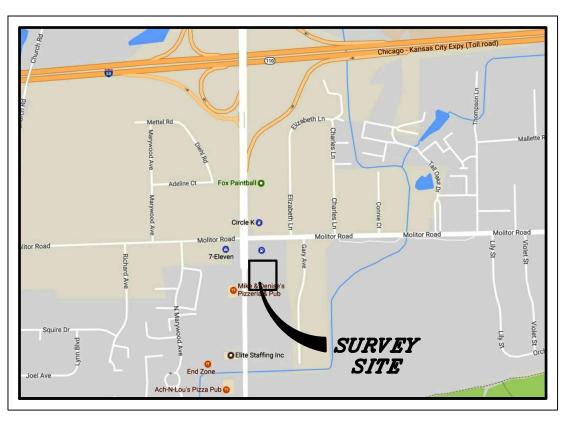
(EXCEPTION 24) THE SURVEYED PROPERTY MAY BE SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT PROVISIONS NOTED ON DIEHL'S MARYWOOD ACRES - UNIT FOUR SUBDIVISION RECORDED APRIL 29, 1957 AS DOCUMENT NUMBER 833309. UPON REVIEW OF SAID PLAT, THE SURVEYOR IS NOT ABLE TO IDENTIFY ANY NOTED TERMS OR PROVISIONS WITHIN SAID DOCUMENT. SEE DOCUMENT FOR PARTICULARS.

(EXCEPTION 25) THE SURVEYED PROPERTY IS SUBJECT TO ORDINANCE NO. 092-38 RECORDED JUNE 23, 1992 AS DOCUMENT NUMBER 92K45021. SAID ORDINANCE ANNEXES THE SURVEY PROPERTY INTO THE CITY OF AURORA AND ZONES THE PROPERTY B-2 GENERAL BUSINESS DISTRICT. SEE DOCUMENT FOR PARTICULARS.

INDEX TO SCHEDULE B

EXCEPTIO N	DOCUMENT NUMBER	DESCRIPTION	NOTATION	SURVEY PROPERTY AFFECTED
1	N/A	RIGHTS OR CLAIMS NOT SHOWN BY PUBLIC RECORD	NOT ADDRESSED BY SURVEY	UNKNOWN
2	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	IMPROVEMENTS SHOWN HEREON	UNKNOWN
3	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	IMPROVEMENTS SHOWN HEREON	YES
4	N/A	ANY LIEN NOT SHOWN BY PUBLIC RECORD	NOT ADDRESSED BY SURVEY	UNKNOWN
5	N/A	TAXES OR SPECIAL ASSESSMENTS NOT SHOWN BY PUBLIC RECORD	NOT ADDRESSED BY SURVEY	UNKNOWN
6	N/A	RECORDING OF ENCUMBRANCES SUBSEQUENT TO THE COMMITMENT DATE	NOT ADDRESSED BY SURVEY	UNKNOWN
7	N/A	PROPERTY TAXES FOR THE YEARS 2016 AND 2017 (15-12-151-043)	NOT ADDRESSED BY SURVEY	YES
8	N/A	PROPERTY TAXES FOR THE YEARS 2016 AND 2017 (15-12-151-044)	NOT ADDRESSED BY SURVEY	YES
9	N/A	PROPERTY TAXES FOR THE YEARS 2016 AND 2017 (15-12-151-045)	NOT ADDRESSED BY SURVEY	YES
10	N/A	NOTE REGARDING PAYMENT OF CHARGES TO THE SANITARY DISTRICT	NOT ADDRESSED BY SURVEY	UNKNOWN
11		INTENTIONALLY DELETED		
12	N/A	TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE LIMITED LIABILITY COMPANY OPERATING AGREEMENT UNDER WHICH TITLE TO THE LAND IS HELD	NOT ADDRESSED BY SURVEY	YES
13	N/A	FILING OF ARTICLES OF ORGANIZATION - GOOD TIMING DEVELOPMENT, LLC	NOT ADDRESSED BY SURVEY	UNKNOWN
14	N/A	OPERATING AGREEMENT FOR GOOD TIMING DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY, TOGETHER WITH ALL AMENDMENTS	NOT ADDRESSED BY SURVEY	UNKNOWN
15	N/A	EVIDENCE THAT NO EVENT OF DISSOLUTION HAS OCCURRED FOR GOOD TIMING DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY	NOT ADDRESSED BY SURVEY	UNKNOWN
16	N/A	REQUEST FOR PROPERTY MANAGER STATEMENT	NOT ADDRESSED BY SURVEY	UNKNOWN
17	N/A	EXISTING UNRECORDED LEASES	NOT ADDRESSED BY SURVEY	UNKNOWN
18	N/A	NOTE REGARDING CONVEYANCE OF LAND (PLAT ACT)	NOT ADDRESSED BY SURVEY	UNKNOWN
19	N/A	NOTE REGARDING REQUIREMENTS OF MUNICIPALITY PRIOR TO CLOSING	NOT ADDRESSED BY SURVEY	UNKNOWN
20	N/A	NOTE REGARDING STANDARD EXCEPTIONS	NOT ADDRESSED BY SURVEY	UNKNOWN
21	N/A	PROVISION CONTAINED IN ORDINANCE - FOX METRO WATER RECLAMATION DISTRICT	TAPPING FEES	YES
22	833309	BUILDING SETBACK LINE	SHOWN ON SURVEY	YES
23	833309	PUBLIC UTILITY EASEMENTS	SHOWN ON SURVEY	YES
24	833309	EASEMENT PROVISIONS	NOTED ON SURVEY	YES
25	92K45021	ORDINANCE NO. 092-38 - ANNEXATION AGREEMENT	NOTED ON SURVEY	YES
26		INTENTIONALLY DELETED		
27	2007K030427	PLAT OF DEDICATION	SHOWN ON SURVEY	YES
28	2007K030427	BUILDING SETBACK LINE	SHOWN ON SURVEY	YES
29	N/A	LACK OF ACCESS	IMPROVEMENTS SHOWN HEREON	YES
30	N/A	MATTERS SHOWN ON MANHARD SURVEY	IMPROVEMENTS SHOWN HEREON	YES
31	N/A	NOTE FOR INFORMATION (EXTENDED COVERAGE)	NOT ADDRESSED BY SURVEY	UNKNOWN





LOCATION MAP

NOT TO SCALE

BULK REGULATIONS

THE SURVEYED PROPERTY IS LOCATED IN AURORA "B-2" ZONING DISTRICT. "B-2" ZONING DISTRICT IS DEFINED AS BUSINESS DISTRICT - GENERAL RETAIL WITH THE FOLLOWING DEFINED RESTRICTIONS LAST REVISED OCTOBER

A. THE BULK RESTRICTIONS SECTION OF THE AURORA ZONING ORDINANCE SHALL APPLY IN ADDITION TO THE FOLLOWING DISTRICT SPECIFIC

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.

i. FRONT, EXTERIOR SIDE OR EXTERIOR REAR SETBACK REQUIREMENTS:

35 FEET OR LESS ARTERIAL STREET COLLECTOR OR LOCAL STREET MORE THAN 35 FEET ARTERIAL STREET COLLECTOR OR LOCAL STREET 20

SETBACK EXCEPTIONS. WHEN EXTERIOR YARDS ABUT 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 SETBACK, ANY NEW B2 BUILDING MAY CONFORM TO THE AVERAGE ESTABLISHED SETBACK. IF SUCH AVERAGE ESTABLISHED SETBACK IS BETWEEN FIFTEEN (15) FEET 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.

ii. THE SETBACK REQUIREMENT FOR FRONT EXTERIOR SIDE OR EXTERIOR REAR YARDS MAY BE REDUCED TO TEN (10) FEET IF THE FOLLOWING

THE PROPERTY WAS A LOT OF RECORD ON OR BEFORE NOVEMBER, b. A LANDSCAPE PLAN IS SUBMITTED BY THE OWNER AND APPROVED BY THE PLANNING DIRECTOR AND ZONING ADMINISTRATOR. THE OWNER COMMITS 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 d. THE OWNER DEMONSTRATES THAT THE REQUIRED SETBACKS CANNOT BE MET DUE TO PHYSICAL OR PRACTICAL DIFFICULTIES.

C. INTERIOR SIDE OR REAR SETBACK REQUIREMENTS:

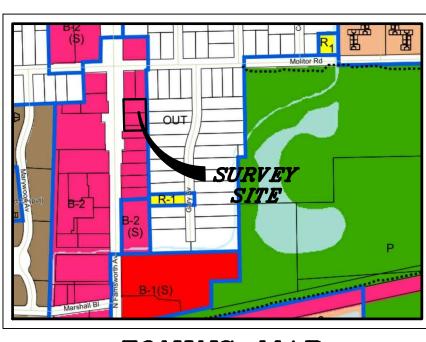
FOX RIVER 35 FEET OR LESS RESIDENTIAL MORE THAN 35 FEET RESIDENTIAL

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

MAXIMUM HEIGHT: THERE SHALL BE NO RESTRICTIONS AS TO THE HEIGHT OF BUILDINGS IN THE B-2 BUSINESS DISTRICT

FLOOR AREA RATIO: SHALL BE PURSUANT TO DISTRICT SPECIFICATIONS. NO SPECIFICATIONS NOTED IN B-2 DISTRICT PARKING: SAME SETBACK AS BUILDING

THE COMPLETE ORDINANCE CAN BE OBTAINED FROM THE CITY OF AURORA



ZONING MAP

NOT TO SCALE

LEGAL DESCRIPTION

LOTS 107, 108 AND 109 (EXCEPT THE EXCEPT THE SOUTHERLY 50 FEET OF LOT 107 AND EXCEPT THAT PART DEDICATED FOR ROAD PURPOSES BY PLAT OF DEDICATION RECORDED AS DOCUMENT NUMBER 2007K030427) OF DIEHL'S MARYWOOD ACRES, UNIT FOUR, IN THE TOWNSHIP OF AURORA, KANE COUNTY,

SURVEY LEGAL DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION BEING THE SAME PROPERTY AS IDENTIFIED IN LEGAL DESCRIPTION ABOVE: LOTS 107, 108 AND 109 (EXCEPT THE WEST 15 FEET OF SAID LOTS AND EXCEPT THE SOUTHERLY 50 FEET OF LOT 107) OF DIEHL'S MARYWOOD ACRES, UNIT FOUR, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PROPERTY AREA

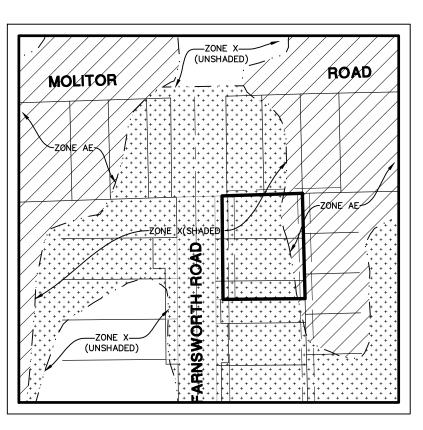
36,726 SQUARE FEET (0.843 ACRES)

PROPERTY ADDRESS

1775 N FARNSWORTH AVENUE AURORA, IL 60505

PIN'S

15-12-151-043 15-12-151-044 15-12-151-045



FEMA MAP

NOT TO SCALE

= ZONE AE ZONE X (SHADED)

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17089C0342H AND 17089C03414H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE AE AND ZONE X(SHADED). ZONE X(SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE AE IS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE ELEVATIONS DETERMINED. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

AGREE REAL ESTATE CORPORATION 70 E. LONG LAKE ROAD BLOOMFIELD HILLS, MI 48304

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE

4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT

5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK

6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON ARE BASED ON ACTUAL OBSERVED LOCATION AT AN OPEN MANHOLE AND A PRIVATE UTILITY LOCATE COMPLETED BY BAKER PETERSON COMPLETED ON MAY 25, 2017. THE EXACT LOCATION MAY BE DIFFERENT FROM THE LOCATION SHOWN

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.

9. BULK RESTRICTIONS HAVE BEEN SHOWN HEREON PER CITY OF AURORA ZONING ORDINANCE. THE CLIENT HAS NOT PROVIDED A ZONING REPORT TO VERIFY SURVEYORS INTERPRETATION OF ZONING ORDINANCE. THE SETBACKS HAVE NOT BEEN SHOWN HEREON BECAUSE THE DISTANCE OF THE SETBACK IS DEPENDENT ON THE HEIGHT OF BUILDING (PERTAINS TO TABLE A, ITEM 6a AND 6b)

10. THERE ARE NO EXISTING BUILDINGS WITHIN THE SURVEYED PROPERTY (PERTAINS TO TABLE A, ITEM 7(a) AND 7b(1), 7(c)

11. THERE ARE NO STRIPED PARKING SPACES FOR CARS ON THE SUBJECT PROPERTY (PERTAINS TO TABLE A, ITEM 9)

12. UNDERGROUND DRY UTILITIES WERE MARKED IN THE FIELD BY BAKER-PETERSON, LLC, UTILITY LOCATING AND CONSULTING PROFESSIONALS. THE UTILITIES WERE MARKED WITH FLAGS AND PAINT MARKS UTILIZING ELECTROMAGNETIC EQUIPMENT AND METHODS. SOME OF THE UTILITIES WERE MARKED UTILIZING GROUND PENETRATING RADAR EQUIPMENT AND METHODS. HOWEVER, HIGH GRADE GROUND PENETRATING RADAR EQUIPMENT WITH THE CAPABILITY OF DATA STORAGE AND GEO PHYSICAL POST PROCESSING WAS NOT UTILIZED TO LOCATE THE UTILITIES. (PERTAINS TO TABLE A, ITEM 11)

13. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY AT THE TIME OF SURVEY. (PERTAINS

14. THE VILLAGE OF AURORA AND KANE COUNTY DIVISION OF TRANSPORTATION HAVE BEEN CONTACTED AND HAVE INDICATED THAT CURRENTLY THERE ARE NO PLANS TO CHANGE THE STREET RIGHT-OF-WAY LINES FOR N FARNSWORTH AVENUE. IN ADDITION, THERE WAS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (PERTAINS TO TABLE A, ITEM 17)

SURVEYOR CERTIFICATE:

COUNTY OF LAKE)

CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY AND: GOOD TIMING DEVELOPMENT, LLC

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 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 11, 13, 16 AND 17 OF

THE FIELD WORK WAS COMPLETED ON MAY 26, 2017.

DATED THIS 14TH DAY OF NOVEMBER, A.D., 2017.

EMAIL ADDRESS: EVESELY@MANHARD.COM

LICENSE EXPIRES NOVEMBER 30, 2018

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350 LICENSE EXPIRES APRIL 30, 2019.

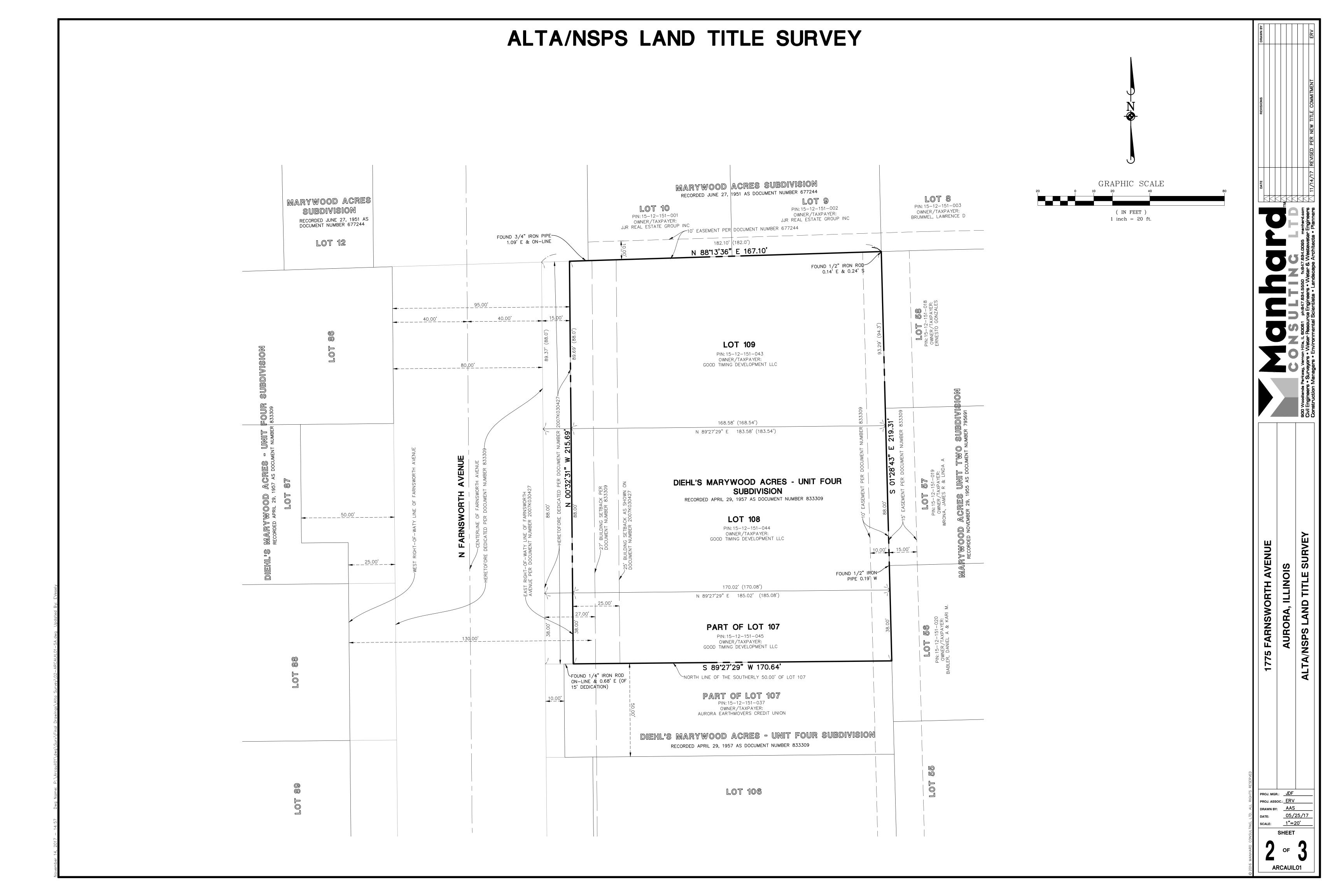


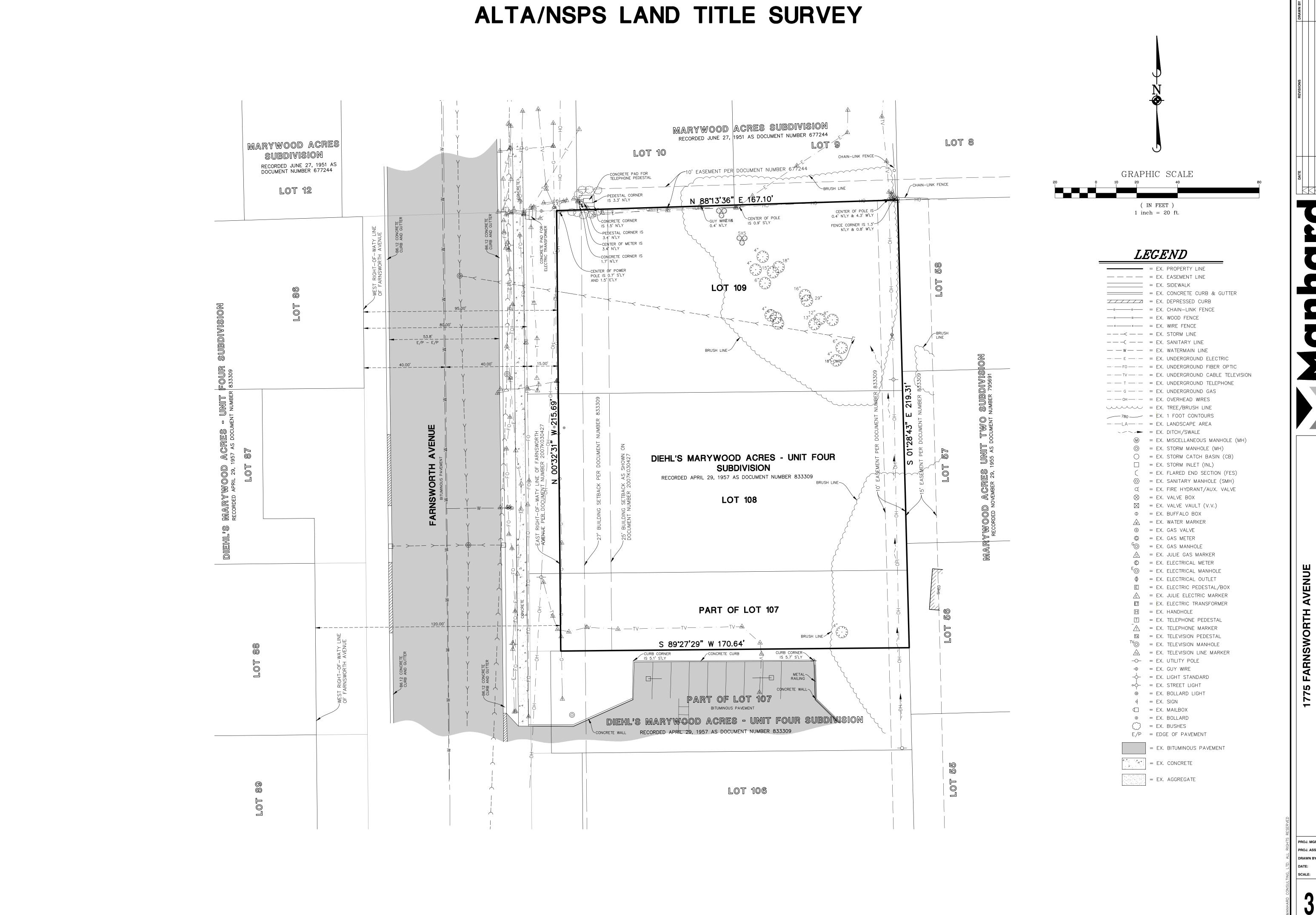
ORTH AURORA,

PROJ. MGR.: <u>JDF</u> PROJ. ASSOC.: ERV 05/25/17

SHEET

ARCAUIL01





AURORA, ILLINOIS

PROJ. MGR.: JDF PROJ. ASSOC.: ERV

1"=20' SHEET