

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S NOTES

SURVEY PREPARED FOR

ORIX REAL ESTATE EQUITIES, INC.
1717 MAIN STREET, SUITE 900
DALLAS, TEXAS 75201

LEGAL DESCRIPTION

PARCEL 1
LOT 1 IN GREENFIELD COMMONS SECOND RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 4 AND 5 OF GREENFIELD COMMONS SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 2006 AS DOCUMENT 2006K092882, IN KANE COUNTY, ILLINOIS.

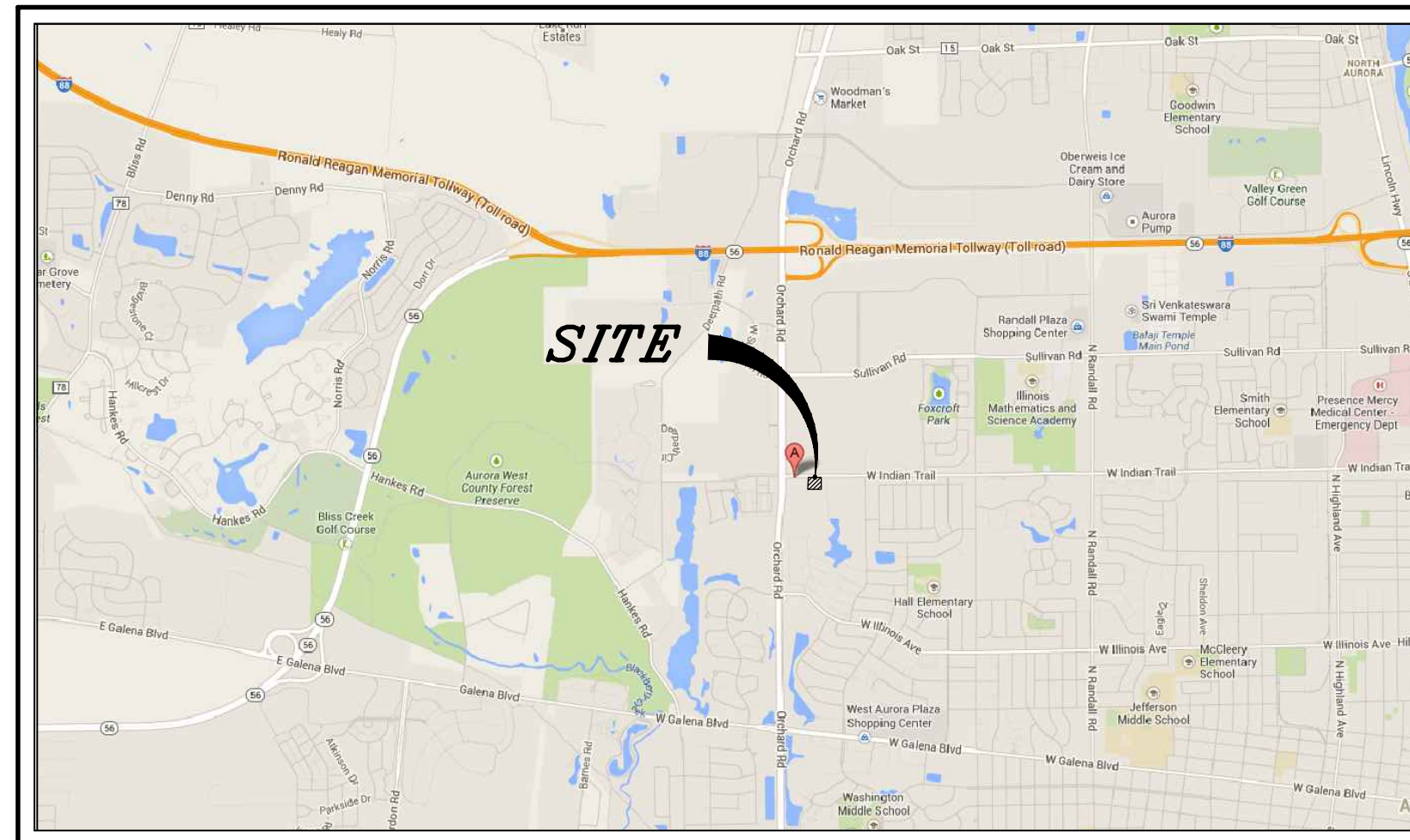
PARCEL 2
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS BY AND BETWEEN LOWE'S HOME CENTERS, INC., ORIX BRADFORD AURORA VENTURE AND OLD SECOND NATIONAL BANK OF AURORA DATED AUGUST 3, 2004 AND RECORDED AUGUST 12, 2004 AS DOCUMENT 2004K107683 FOR INGRESS AND EGRESS OVER THE EASEMENT AREAS SET FORTH THEREIN; FOR MAINTENANCE, REPAIR AND REMOVAL OF JOINT UTILITY FACILITY; FOR PUBLIC UTILITIES; CONSTRUCTION; CURE RIGHTS; DRAINAGE; AND SIGNS.

PARCEL 3
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND MAINTENANCE AGREEMENT FOR STORMWATER AND CENTER ACCESS ROAD BY AND BETWEEN LOWE'S HOME CENTERS, INC., ORIX BRADFORD AURORA VENTURE AND OLD SECOND NORTH OF AURORA DATED AUGUST 4, 2004 AND RECORDED AUGUST 12, 2004 AS DOCUMENT 2004K107682 FOR INGRESS AND EGRESS, CONSTRUCTION AND STORMWATER CONTROL OVER THE EASEMENT AND DRAINAGE AREAS SET FORTH THEREIN.

- 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.
- 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 THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
- 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 SHOWN ON THIS SURVEY.
- 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, OR WHEN THE SITE IS COVERED BY SNOW. AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW.
- 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 JULIE. AT 1-800-892-0123.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- REFERENCE IS MADE TO STEWART TITLE GUARANTY COMPANY FILE NO. 15000031269, WITH AN EFFECTIVE DATE OF MARCH 25, 2015, FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
- SCHEDULE B PART II, ITEM 1 (STANDARD EXCEPTIONS): NOT SURVEY RELATED
- SCHEDULE B PART II, ITEM 2 (STANDARD EXCEPTIONS): SURVEYED PROPERTY IS SUBJECT TO (a) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS, (b) EASEMENTS, OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, (c) ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE AND DISCLOSED BY THIS SURVEY.
- SCHEDULE B PART II, ITEM 2 (d-g) (STANDARD EXCEPTIONS): NOT SURVEY RELATED.
- SCHEDULE B PART II, ITEM 3 (SPECIAL EXCEPTIONS): NOT SURVEY RELATED.
- SCHEDULE B PART II, ITEM 4 (SPECIAL EXCEPTIONS): SURVEYED PROPERTY IS SUBJECT TO PROCEEDINGS IN THE COUNTY COURT OF KANE COUNTY, ILLINOIS, CASE NO. 33876 THAT THE LAND IS LOCATED WITHIN THE UNION DRAINAGE DISTRICT NO. 1 OF THE TOWNS OF AURORA AND SUGAR GROVE AND IS SUBJECT TO LIENS FOR DRAINAGE ASSESSMENTS AND DRAINAGE TAXES NOT SHOWN OF RECORD.
- SCHEDULE B PART II, ITEMS 5 & 6 (SPECIAL EXCEPTIONS): NOT SURVEY RELATED.
- SCHEDULE B PART II, ITEM 7 (SPECIAL EXCEPTIONS): SURVEYED PROPERTY IS WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 2004K121885, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS IN ORDINANCE RECORDED AS DOCUMENT 2005017550. SEE DOCUMENT FOR PARTICULARS.
- SCHEDULE B PART II, ITEM 8 (SPECIAL EXCEPTIONS): SURVEYED PROPERTY IS SUBJECT TO A 10 FOOT EASEMENT IN FAVOR OF NICOR GAS AND THE PROVISIONS THEREOF CONTAINED WITHIN THE GRANT RECORDED JULY 27, 2005 AS DOCUMENT 2005K086841. AS SHOWN HEREON.
- SCHEDULE B PART II, ITEM 9: SURVEYED PROPERTY IS SUBJECT TO EASEMENTS FOR PUBLIC UTILITIES AND PROVISIONS THEREOF AS SET FORTH ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 2004K107679, AS SHOWN HEREON.
- SCHEDULE B PART II, ITEM 10 & 11: SURVEYED PROPERTY IS SUBJECT TO BUILDING SETBACK LINES AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 2004K107679 AND THOSE SETBACKS VACATED AND GRANTED ON PLAT OF GREENFIELD COMMONS SECOND RESUBDIVISION RECORDED AS DOCUMENT 2006K92882. AS SHOWN HEREON.
- SCHEDULE B PART II, ITEM 12 & 17: SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED AS PARCEL 2 AND 3 TOGETHER WITH RIGHTS OF ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS, RECORDED AUGUST 12, 2004 AS DOCUMENTS 2004K107682 AND 2004K107683. SEE DOCUMENT FOR PARTICULARS.
- SCHEDULE B PART II, ITEM 13: SURVEYED PROPERTY IS SUBJECT TO NOTICE RECORDED FEBRUARY 26, 1971 AS DOCUMENT 1184151, DESIGNATING INDIAN TRAIL ROAD AS A FREEWAY AND LIMITING ACCESS THERETO. SEE DOCUMENT FOR PARTICULARS.
- SCHEDULE B PART II, ITEM 14: SURVEYED PROPERTY IS SUBJECT TO A GRANT OF EASEMENT TO FOX METRO RECLAMATION DISTRICT, RECORDED FEBRUARY 22, 2000 AS DOCUMENT 2000K012870. AS SHOWN HEREON.
- SCHEDULE B PART II, ITEM 15: SURVEYED PROPERTY IS SUBJECT TO ORDINANCE NO. 002-127, RESOLUTION ACCEPTING EASEMENTS FOR WATER MAIN CONSTRUCTION, RECORDED JULY 14, 2003 AS DOCUMENT 2003K115056. SEE DOCUMENT FOR PARTICULARS.
- SCHEDULE B PART II, ITEM 16: SURVEYED PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS CONTAINED WITHIN THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 12, 2004 AS DOCUMENT 2004K107683, 1ST AMENDMENT RECORDED OCTOBER 31, 2007 AS DOCUMENT 2007K109835 AND RE-RECORDED JANUARY 3, 2008 AS DOCUMENT 2008K000584. SEE DOCUMENTS FOR PARTICULARS.
- SCHEDULE B PART II, ITEM 18: SURVEYED PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED WITHIN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AUGUST 24, 2006 AS DOCUMENT 2006K092881. SEE DOCUMENT FOR PARTICULARS.
- SCHEDULE B PART II, ITEM 19 & 20: NOT SURVEY RELATED.
- NO ADDRESS FOR SURVEYED PROPERTY WAS OBSERVED WHILE CONDUCTING THE FIELD WORK OR FOUND IN ANY DOCUMENTS OF RECORD (TABLE A, ITEM 2).
- SURVEYED PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBERED 17089C0338H, WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 (TABLE A, ITEM 3).
- SURVEYED PROPERTY IS ZONED: "B-2(S)-BUSINESS DISTRICT - GENERAL RETAIL WITH SPECIAL USE" ACCORDING TO THE CITY OF AURORA'S ZONING MAP BOOK, DATED JANUARY 23, 2014 (TABLE A, ITEM 6a).
- SURVEYED PROPERTY IS LOCATED APPROXIMATELY 580' EAST OF THE INTERSECTION OF INDIAN TRAIL ROAD AND ORCHARD ROAD (TABLE A, ITEM 14).

PARKING SUMMARY

0 REGULAR SPACES
0 HANDICAPPED SPACES
0 TOTAL SPACES



LOCATION MAP

(NOT TO SCALE)

SURVEYED AREA

57,796 SQUARE FEET (1.327 ACRES ±)

SHEET INDEX

SHEET 1 OF 2	LEGAL DESCRIPTION, TITLE EXCEPTIONS, SURVEYOR'S NOTES & CERTIFICATION.
SHEET 2 OF 2	BOUNDARY & TOPOGRAPHIC INFORMATION, EASEMENTS & LABELS.

GENERAL NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.

STATE OF ILLINOIS }
 } SS
COUNTY OF DuPAGE }

CERTIFIED TO : ORIX REAL ESTATE EQUITIES, INC.
 : STEWART TITLE GUARANTY COMPANY

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(a), 7(a), 8, 11(a), 13 & 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 7, 2015.

DATE OF PLAT OR MAP: _____ 2015.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2016

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2017

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY



DATE	
REVISIONS	



LOT 1 - GREENFIELD COMMONS SECOND SUBDIVISION
CITY OF AURORA, ILLINOIS
ALTA/ACSM LAND TITLE SURVEY

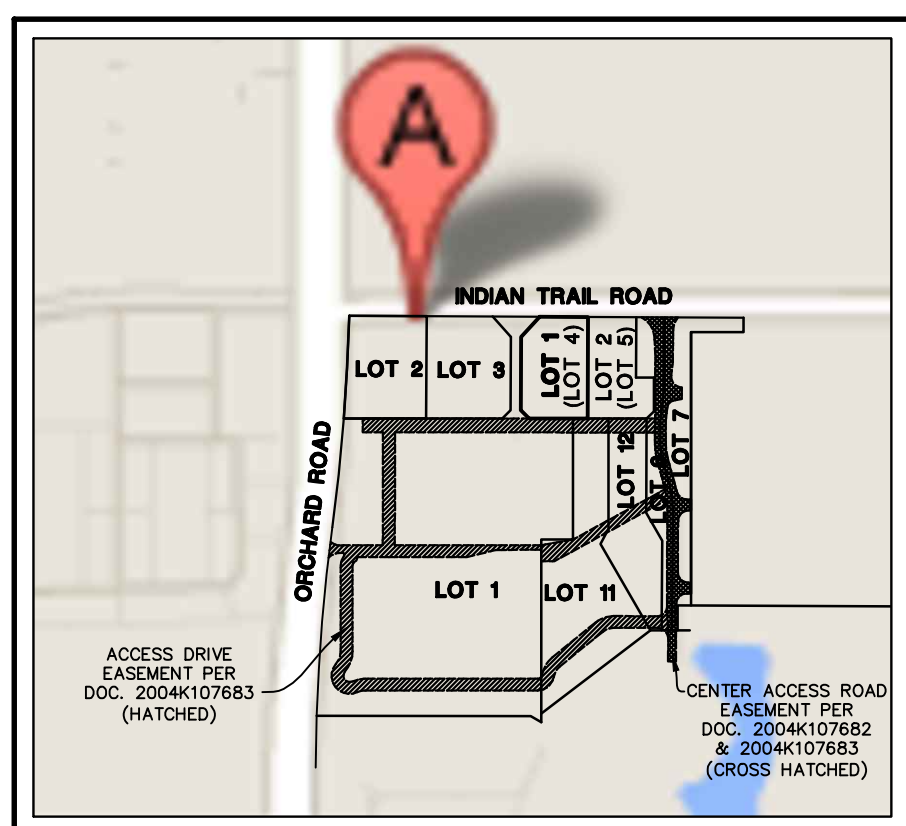
PROJ. MGR.: SJP
PROJ. ASSOC.: SJP
DRAWN BY: SJP
DATE: 05-11-15
SCALE: N/A
SHEET
1 OF 2
ORI.AUL01

ALTA/ACSM LAND TITLE SURVEY

CURRENT P.I.N.:
15-18-101-035

SURVEY PREPARED FOR

ORIX REAL ESTATE EQUITIES, INC.
1717 MAIN STREET, SUITE 900
DALLAS, TEXAS 75201



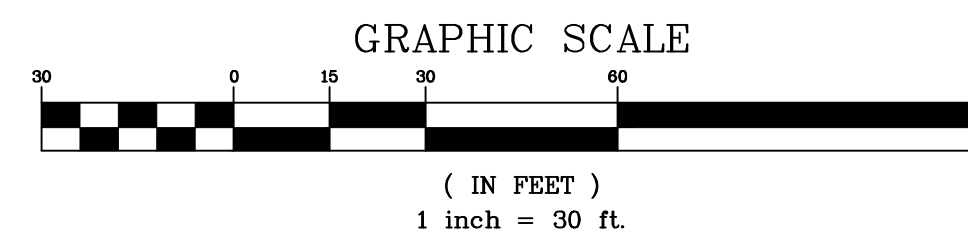
EASEMENT DETAIL

NOT TO SCALE

(DEPICTING APPROXIMATE LOCATION OF PARCELS 2 & 3 ACCESS EASEMENTS PER DOCUMENTS 2004K107682 & 2004K107683)

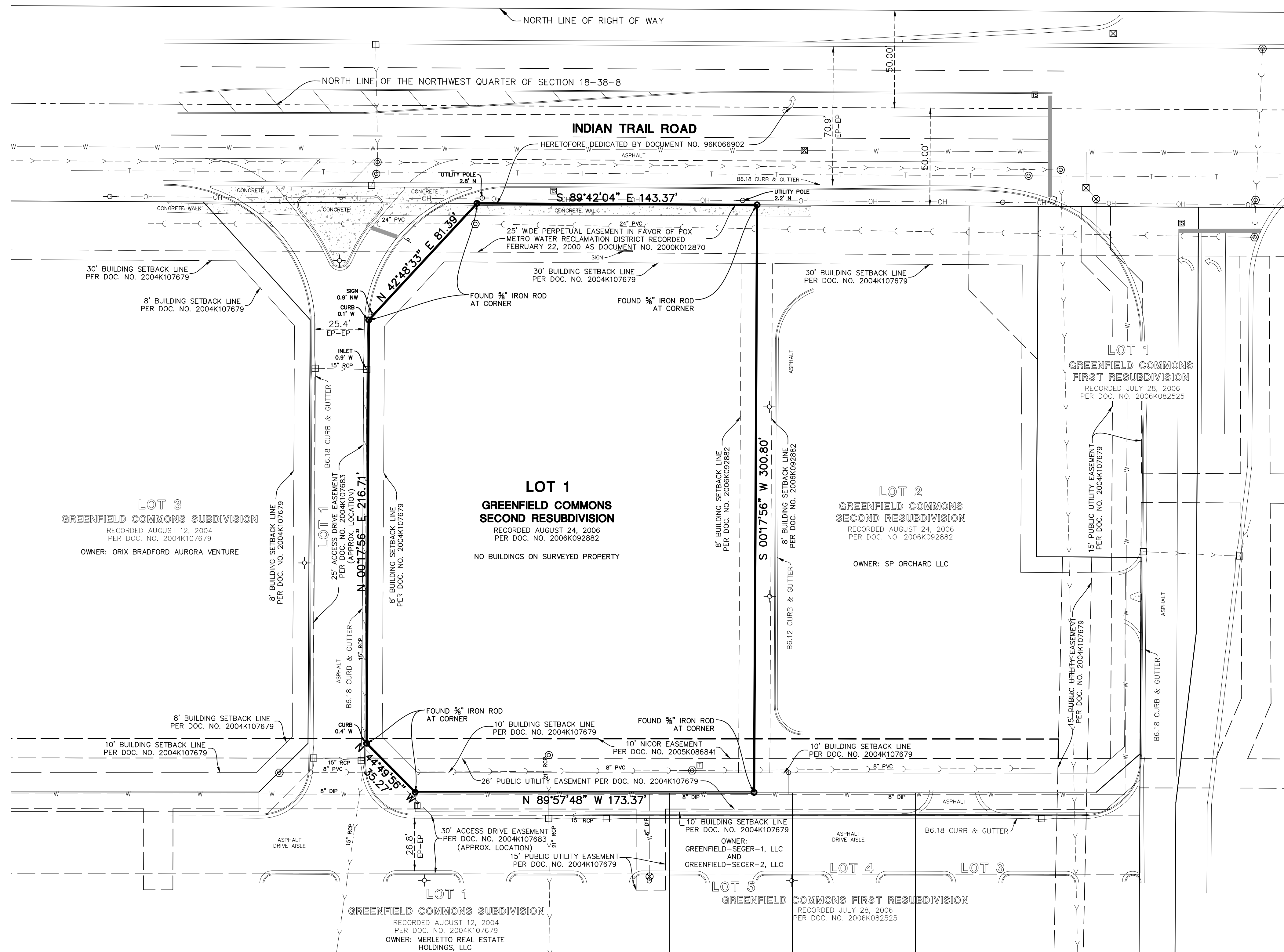
LEGEND

	= EX. PROPERTY LINE
	= EX. EASEMENT LINE
	= EX. SECTION LINE
	= EX. SIDEWALK
	= EX. CONCRETE CURB & GUTTER
	= EX. DEPRESSED CURB
	= EX. EDGE OF PAVEMENT
	= EX. STORM LINE
	= EX. SANITARY LINE
	= EX. WATERMAIN LINE
	= EX. UNDERGROUND TELEPHONE
	= EX. OVERHEAD WIRES
	= EX. STORM MANHOLE (MH)
	= EX. STORM CATCH BASIN (CB)
	= EX. STORM INLET (INL)
	= EX. SANITARY MANHOLE (SMH)
	= EX. FIRE HYDRANT/AUX. VALVE
	= EX. VALVE VAULT (V.V.)
	= EX. VALVE BOX
	= EX. BUFFALO BOX
	= EX. TELEPHONE PEDESTAL
	= EX. UTILITY POLE
	= EX. LIGHT STANDARD
	= EX. TRAFFIC SIGNAL MANHOLE
	= EX. SIGN
	= POLYVINYL CHLORIDE PIPE
	= REINFORCED CONCRETE PIPE
	= DUCTILE IRON PIPE
	= EDGE OF PAVEMENT
	= EX. PARKING STRIPING
	= EX. CONCRETE



BASIS OF BEARINGS

THE BEARING SYSTEM FOR THIS PLAT IS BASED ON THE RECORD BEARINGS OF THE PLAT OF SUBDIVISION OF GREENFIELD COMMONS SECOND RESUBDIVISION RECORDED AUGUST 24, 2006 AS DOCUMENT 2006K092882.



Manhard CONSULTING LTD.
700 Bridge Club, Suite 200, Aurora, IL 60014
Civil Engineers • Surveyors • Water Resources Engineers • Wetland & Wetland Engineers • Environmental Scientists • Planners
Construction Managers • Landscape Architects • Planners

LOT 1 - GREENFIELD COMMONS SECOND SUBDIVISION
CITY OF AURORA, ILLINOIS
ALTA/ACSM LAND TITLE SURVEY

PROJ. MGR.: SJP
PROJ. ASSOC.: SJP
DRAWN BY: SJP/CNB
DATE: 05-11-15
SCALE: 1" = 30'
SHEET
2 OF 2
BRAAU 3065

May 12, 2015 - 07:00 Rev Name: P:\Brow\den\Sura\Final Drawings\ALTA\ORIX\ALTA LOT 2 SA.dwg Updated By: schillig

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