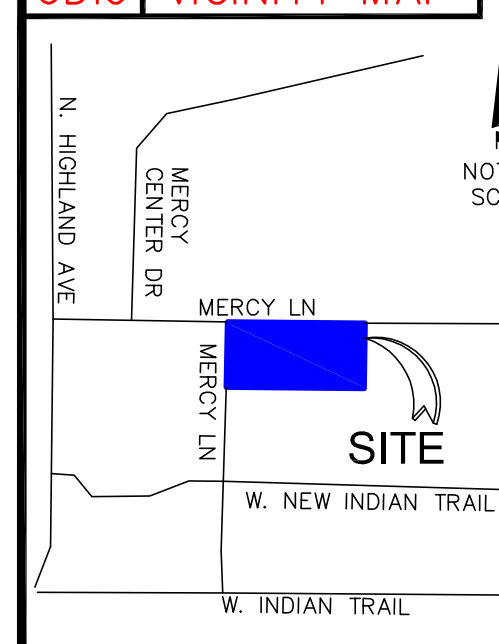
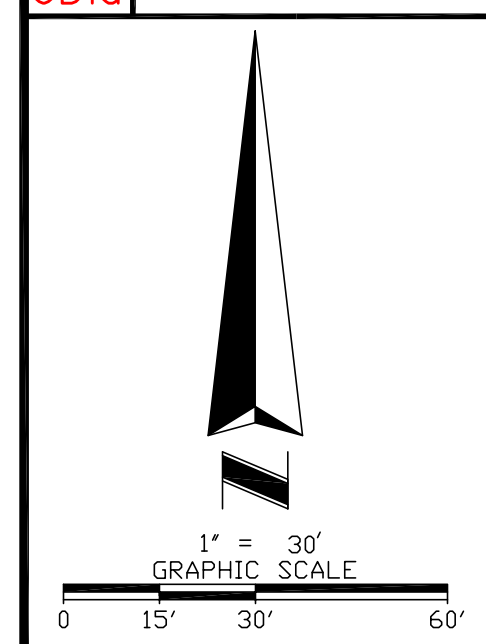


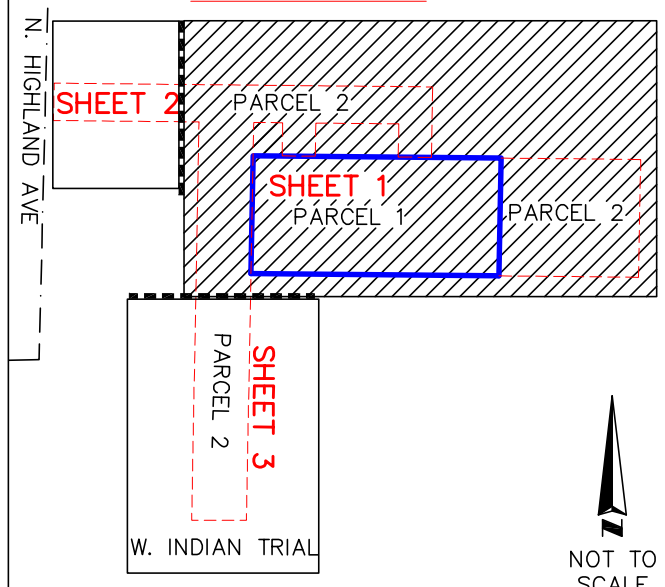
6Dc VICINITY MAP



6Di NORTH ARROW & SCALE



KEY MAP



6B1 TITLE DESCRIPTION CONTINUED

PARCEL 4: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY CASEMENT AGREEMENT AND GRANT OF EASEMENT RECORDED FEBRUARY 25, 2009 AS DOCUMENT NUMBERS 2009K013572 AND 2009K013573 FROM PROVENA HOSPITALS TO MERCY LANE, LLC FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF A STORMWATER RETENTION/DETENTION FACILITY AND TO DRAIN, RETAIN AND DETAIN STORMWATER AND FOR ACCESS THERETO OVER THE FOLLOWING DESCRIBED LANDHAT PART OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF HIGHLAND AVENUE WITH A LINE CONSTRUCTED 40.00 FEET SOUTHEASTERLY OF, AND PARALLEL WITH THE CENTER LINE OF SULLIVAN ROAD, THENCE SOUTH 01 DEGREE 03 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE, 1655.0 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST, PARALLEL WITH SAID CENTER LINE OF SULLIVAN ROAD FOR 1065.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST PARALLEL WITH SAID CENTER LINE, 168.35 FEET; THENCE NORTH 01 DEGREE 03 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID EAST LINE, 142.0 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 14 SECONDS WEST, PARALLEL WITH SAID CENTER LINE, 168.25 FEET; THENCE SOUTH 01 DEGREE 03 MINUTES 00 SECONDS WEST PARALLEL WITH SAID EAST LINE, 142.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS

\*TYPOGRAPHICAL ERROR CORRECTED BY SURVEYOR

6Bx TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HERON ARE FROM: xxx

6B1 TITLE DESCRIPTION

PARCEL 1: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 9 TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF HIGHLAND AVENUE WITH A LINE CONSTRUCTED 40.00 FEET SOUTHERLY OF, AND PARALLEL WITH THE CENTER LINE OF SULLIVAN ROAD; THENCE SOUTH 01 DEGREE 03 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE, 1655.00 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST, PARALLEL WITH SAID CENTER LINE OF SULLIVAN ROAD FOR 766.47 FEET TO THE POINT OF BEGINNING THENCE CONTINUING SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST, 299.01 FEET; THENCE NORTH 01 DEGREE 03 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID EAST LINE, 142.00 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 14 SECONDS WEST, PARALLEL WITH SAID CENTER LINE, 142.00 FEET; THENCE SOUTH 01 DEGREE 03 MINUTES 00 SECONDS WEST PARALLEL WITH SAID EAST LINE, 142.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS CREATED IN PART A GRANT IN A DEED DATED MARCH 8, 1996 AND RECORDED APRIL 9, 1996 AS DOCUMENT 96K25183 MADE BY MERCY CENTER FOR HEALTH CARE SERVICES, AN ILLINOIS CORPORATION, TO ARE PARTNERSHIP, AN ILLINOIS GENERAL PARTNERSHIP, AND CREATED IN PART BY A RESERVATION IN A DEED DATED MARCH 8, 1996 AND RECORDED APRIL 9, 1996 AS DOCUMENT 96K25184 FROM ARE PARTNERSHIP, AN ILLINOIS GENERAL PARTNERSHIP, TO MERCY CENTER FOR HEALTH CARE SERVICES, AN ILLINOIS CORPORATION, FOR THE BENEFIT OF PARCEL ONE OVER THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF HIGHLAND AVENUE WITH A LINE CONSTRUCTED 40.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTER LINE OF SULLIVAN ROAD, THENCE SOUTH 01 DEGREE 03 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE OF HIGHLAND AVENUE, 1473 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 03 MINUTES 00 SECONDS EAST, ALONG SAID EAST LINE, 45.00 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST, PARALLEL WITH SAID CENTER LINE OF SULLIVAN ROAD, 981.47 FEET; THENCE SOUTH 01 DEGREE 03 MINUTES 00 SECONDS WEST, PARALLEL WITH SAID CENTER LINE, 40.00 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 14 SECONDS WEST, PARALLEL WITH SAID CENTER LINE, 40.00 FEET; THENCE NORTH 01 DEGREE 03 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID EAST LINE, 40.00 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 14 SECONDS WEST, PARALLEL WITH SAID CENTER LINE, 100.00 FEET; THENCE SOUTH 01 DEGREE 03 MINUTES 00 SECONDS WEST, 40.00 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 14 SECONDS WEST, PARALLEL WITH SAID CENTER LINE, 40.00 FEET; THENCE NORTH 01 DEGREE 03 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID EAST LINE, 40.00 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 14 SECONDS WEST, PARALLEL WITH SAID CENTER LINE, 109.86 FEET TO THE NORTH LINE OF INDIAN TRAIL; THENCE SOUTH 89 DEGREES 59 MINUTES 36 SECONDS WEST, ALONG SAID NORTH LINE, 66.00 FEET; THENCE NORTH 01 DEGREE 03 MINUTES 00 SECONDS WEST, PARALLEL WITH SAID CENTER LINE, 40.00 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 14 SECONDS WEST, PARALLEL WITH SAID CENTER LINE, 109.86 FEET TO THE NORTH LINE OF INDIAN TRAIL; THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS WEST, PARALLEL WITH SAID CENTER LINE OF SULLIVAN ROAD, 700.48 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 3: (SEE NOTE 2) A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED OCTOBER 15, 2008 AND RECORDED FEBRUARY 13, 2009 AS DOCUMENT NUMBER 2009K009914 FROM PROVENA HOSPITALS TO MERCY LANE, LLC FOR THE PURPOSE OF ACCESSING AND MAINTAINING FIRE HYDRANTS AND CONNECTION OF THE FIRE HYDRANTS AND IMPROVEMENTS TO WATER MAIN,

SEE TITLE DESCRIPTION CONTINUED TO THE LEFT

5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

NONE OBSERVED

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 17089C 0340 H, WHICH BEARS AN EFFECTIVE DATE OF 08/03/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Dib LEGEND & ABBREVIATIONS

Table with 2 columns: Symbol and Description. Includes symbols for Point of Commencement, Point of Beginning, Electric Manhole, Light Pole, Sign, Telephone Riser, Fire Hydrant, Water Valve, Catch Basin, Round Inlet, Storm Manhole, Sanitary Manhole, Chain Link Fence, Water Manhole, Telephone Handhole, Corrugated Metal Pipe, Flared End Section, Dumpster Area, Headwall, Bollard, Overhead Utility Line, Concrete Stop Bar, Roof Ladder, Gas Meter, Transformer, Clean-Out, Electric Meter, Retaining Wall, Covered Area, Column, Field Measured, Per Legal Description, Monument (As Described), Calculated Dimension, Number, Square Feet, Concrete Surface, No Parking Area.

22 ZONING INFORMATION

Table with 4 columns: Item, Required, Observed, Zoning Information Shown. Includes rows for Minimum Lot Area, Minimum Frontage, Minimum Lot Width, Max Building Coverage, Max Building Height, Minimum Setbacks, Front, Side, Rear, Parking Requirements, and Notes.

6B RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR

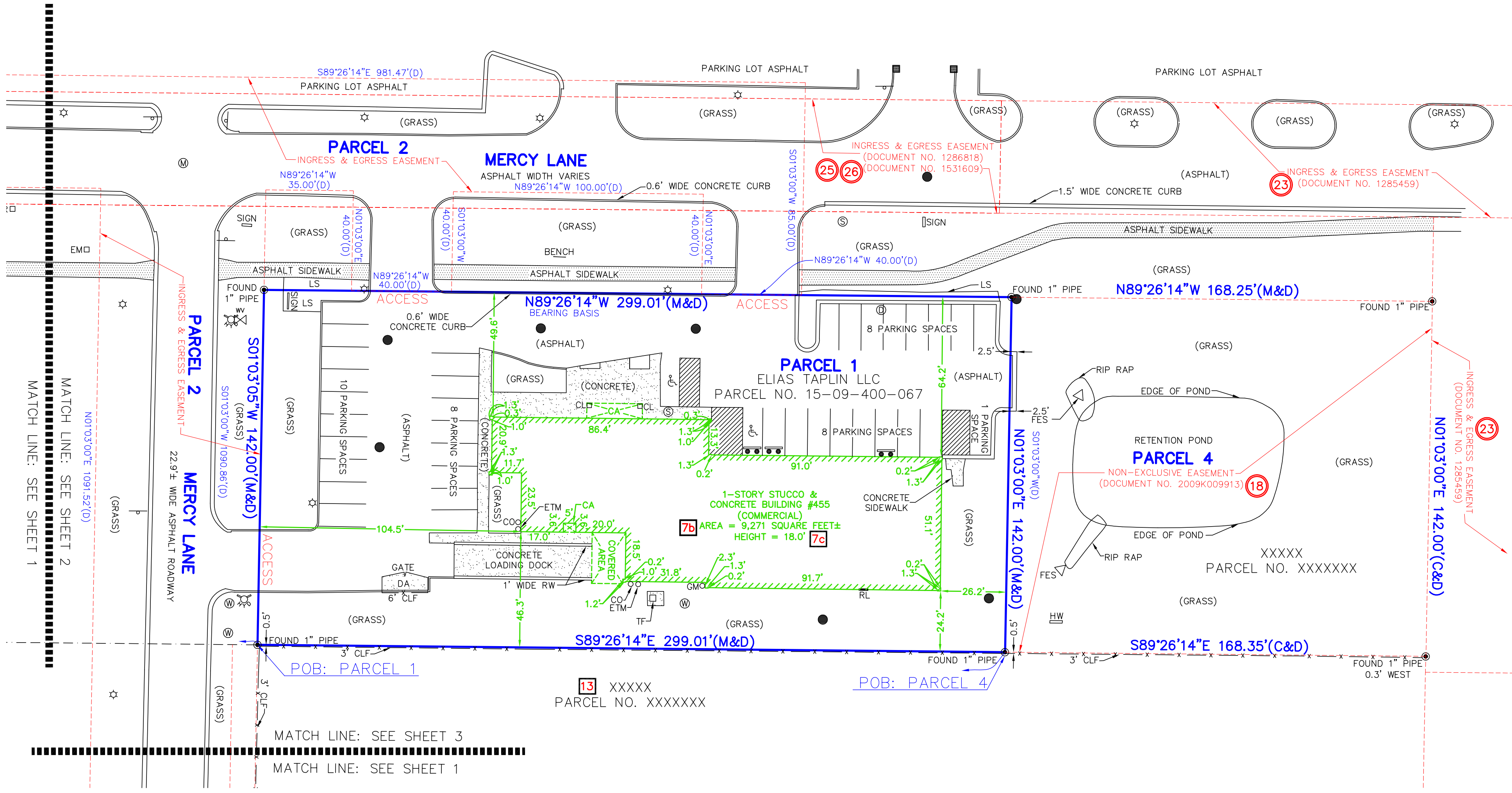
5Ei SCHEDULE "B" ITEMS

- 18 COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO USES, UTILITIES, BUILDINGS AND OTHER MATTERS CONTAINED IN THE DOCUMENT RECORDED APRIL 9 1996 AS DOCUMENT NO. 96K25183 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE, IN DEED TO ARE PARTNERSHIP NOTE: EXTENDED FOR AN ADDITIONAL TEN YEARS PER DOCUMENT RECORDED AS 2009K009913 AND 2009K013572. (AS SHOWN)
19 GRANT FROM MERCYVILLE SANITARIUM OF AURORA, ILLINOIS TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, OF THE RIGHT TO INSTALL, MAINTAIN, OPERATE, RENEW, RELOCATE AND REMOVE UNDERGROUND CABLES AND NECESSARY APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY TO BE USED FOR HEAT, LIGHT, TELEPHONE AND OTHER PURPOSES, WITH RIGHT OF ACCESS FOR MAINTENANCE, REPAIR AND OPERATION OF SAID FACILITIES, RECORDED DECEMBER 3, 1969 AS DOCUMENT 1154467, SAID GRANT LOCATED IN, UPON, UNDER AND ACROSS THAT PART OF THE PROPERTY DESCRIBED AS FOLLOWS: A STRIP OF LAND TEN FEET IN WIDTH, SAID STRIP BEING A PART OF THE GRANTOR'S LANDS SITUATED IN THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, AND THE CENTER LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SULLIVAN ROAD WITH THE EAST LINE OF HIGHLAND AVENUE, THENCE SOUTH 1 DEGREE 03 MINUTES, 0 SECONDS WEST ALONG THE EAST LINE OF HIGHLAND AVENUE 1480.00 FEET, THENCE SOUTH 89 DEGREES, 28 MINUTES, 0 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SULLIVAN ROAD 761.47 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 1 DEGREE 03 MINUTES, 0 SECONDS WEST TO A POINT OF TERMINATION BEING 950.61

SEE SCHEDULE "B" ITEMS CONTINUED ON SHEET 3

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

Table with 3 columns: Item, Description, and Item Number. Lists items from 2 to 22 including Table A Property Address, Flood Information, Land Area, Access to Property, Surveyor Observed Possible Encroachment, Schedule B Items, Cemetery Note, Recorded Setbacks/Restrictions, Contiguity Statement, Title Information, Title Description, Bearing Basis, North Arrow & Scale, Legend & Abbreviations, Vicinity Map, Type of Survey, Surveyor's Certificate, Table A Building Area, Building Height, Surveyor's Notes, Table A Parking Spaces, Adjoining Owners, Intersecting Street, Earth Moving Note, Dump, Sump or Landfill Note, and Zoning Information.



8 SURVEYOR'S NOTES

- 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.

4 LAND AREA

42,458± SQUARE FEET 0.97± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MERCY LANE, AS BEING N89°26'14"W (PER DEED)

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR=35 HANDICAP=2

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO MERCY LANE AND HAS INDIRECT ACCESS TO N. HIGHLAND AVENUE AND W. INDIAN TRAIL, ALL ARE DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: ARC FMARAO01, LLC; AR CAPITAL, LLC AND CHICAGO 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 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, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 12, 13, 14, 16, 18, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7-5-12, DATE OF PLAT OR MAP: 7-9-12.

REGISTERED SURVEYOR: WAYNE SCHÜTZ PROFESSIONAL LAND SURVEYOR NO.: 035-002834 STATE OF ILLINOIS PROJECT NO.: 1200695

SURVEY PREPARED BY: AMERICAN SURVEYING AND MAPPING, INC. 3191 MACQUIRE BLVD., SUITE 200 ORLANDO, FL 32803 PHONE: (407) 426-7979 FAX: (407) 426-9741

60vi ALTA/ACSM LAND TITLE SURVEY OF 455 MERCY LANE AURORA, ILLINOIS KANE COUNTY

ASMA AMERICAN SURVEYING & MAPPING, INC. 3191 MACQUIRE BLVD., SUITE 200 ORLANDO, FL 32803 PHONE: (407) 426-7979 FAX: (407) 426-9741

Table with 3 columns: DATE, REVISIONS, TECH. Includes a scale of 1 inch = 30 feet and drawing by/field crew SLB/SP.