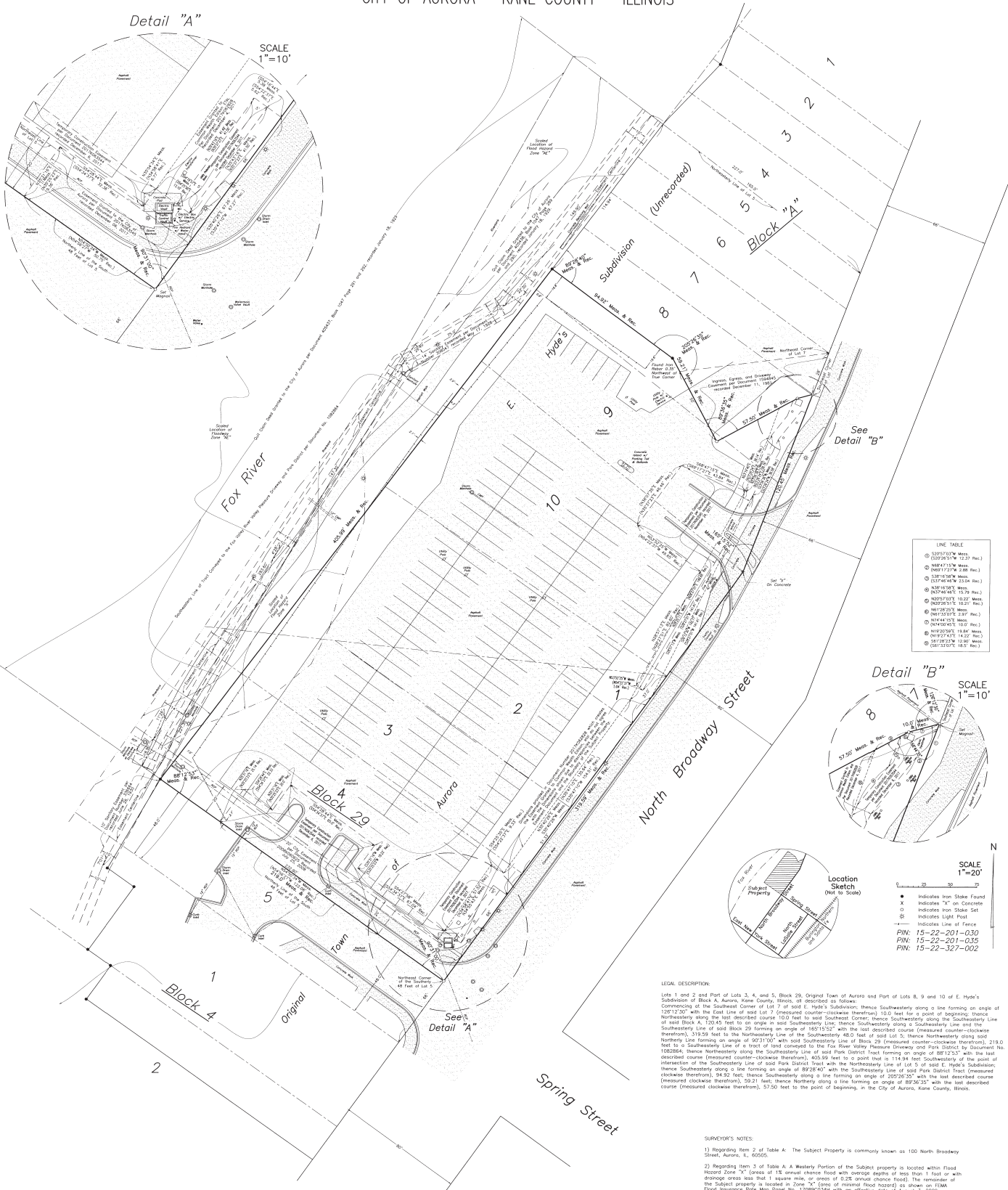
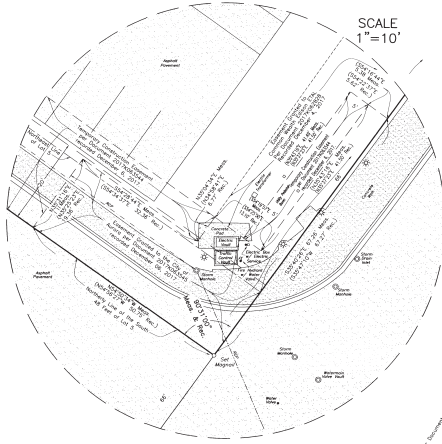


ALTA/NSPS LAND TITLE SURVEY OF  
 LOTS 1, 2, AND PART OF LOTS 3, 4, AND 5 BLOCK 29 ORIGINAL TOWN OF AURORA  
 AND PART OF LOTS 8, 9, AND 10 E. HYDE'S SUBDIVISION BLOCK A  
 CITY OF AURORA KANE COUNTY ILLINOIS

Detail "A"

SCALE  
 1"=10'

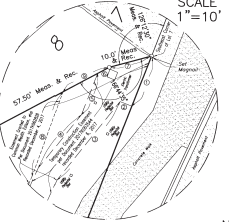


LINE TABLE

①	N20°57'01"W	Meas.	12.23	Rec.
②	N68°47'15"W	Meas.	2.88	Rec.
③	N23°14'48"W	Meas.	23.94	Rec.
④	N31°10'00"W	Meas.	15.78	Rec.
⑤	N20°57'01"E	Meas.	10.22	Rec.
⑥	N68°47'15"E	Meas.	2.87	Rec.
⑦	N23°14'48"E	Meas.	23.94	Rec.
⑧	N31°10'00"E	Meas.	15.78	Rec.
⑨	N20°57'01"E	Meas.	10.22	Rec.
⑩	N68°47'15"E	Meas.	2.87	Rec.
⑪	N23°14'48"E	Meas.	23.94	Rec.
⑫	N31°10'00"E	Meas.	15.78	Rec.

Detail "B"

SCALE  
 1"=10'



LEGAL DESCRIPTION:  
 Lots 1 and 2 and Part of Lots 3, 4, and 5, Block 29, Original Town of Aurora and Part of Lots 8, 9 and 10 of E. Hyde's Subdivision of Block A, Aurora, Kane County, Illinois, as described as follows:  
 Commencing at the Southeast Corner of Lot 7 of said E. Hyde's Subdivision; thence Southwesterly along a line forming an angle of 120°12'30" with the East Line of said Lot 7 (measured counter-clockwise therefrom) 10.0 feet to said Southeast Corner; thence Southwesterly along the Southeastery Line of said Block A, 120.45 feet to an angle in said Southeastery Line; thence Southwesterly along a Southeastery Line and the Southeastery Line of said Block 29 forming an angle of 165°15'52" with the last described course (measured counter-clockwise therefrom), 375.52 feet to the Northeastery Line of the Southeastery 480 feet of said Lot 5; thence Northwesterly along said Northerly Line forming an angle of 90°31'00" with said Southeastery Line of Block 29 (measured counter-clockwise therefrom), 215.0 feet to a Southeastery Line of a tract of land conveyed to the Fox River Valley Pasture Owners and Park District by Document No. 1982884; thence Northwesterly along the Southeastery Line of said Park District tract forming an angle of 88°12'51" with the last described course (measured counter-clockwise therefrom), 455.59 feet to a point next to a 14.94 feet Southeastery line of the point of intersection of the Southeastery Line of said Park District tract with the Northeastery Line of Lot 5 of said E. Hyde's Subdivision; thence Southeastery along a line forming an angle of 80°28'40" with the Southeastery Line of said Park District tract (measured clockwise therefrom), 84.52 feet; thence Southeastery along a line forming an angle of 202°25'35" with the last described course (measured clockwise therefrom), 50.21 feet; thence Northerly along a line forming an angle of 88°36'32" with the last described course (measured clockwise therefrom), 57.50 feet to the point of beginning, in the City of Aurora, Kane County, Illinois.

- SURVEYOR'S NOTES:
- Regarding item 2 of Table A: The Subject Property is commonly known as 100 North Broadway Street, Aurora, IL, 60505.
  - Regarding item 3 of Table A: A Western Portion of the Subject Property is located within Flood Hazard Zone "X" (Areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, or areas of 0.25 annual chance flood). The remainder of the Subject Property is located in Zone "X" (Area of minimal flood hazard) as shown on FEMA Flood Insurance Rate Map Panel No. 17089C034H with an effective date of August 3, 2009.
  - Regarding item 4 of Table A: The area of the Subject Property is 85,369.30 sq.ft. (=1.9598 acres).
  - Regarding item 6(a) of Table A: The Subject Property has City of Aurora zoning M-1 (Manufacturing District - Limited). A Zoning Letter was not provided to the Surveyor.
  - Regarding item 9 of Table A: There are 147 regular striped parking spaces and 0 handicapped striped parking spaces on the Subject Property.
  - Regarding item 11 of Table A: Underground utilities shown are based on surface improvements. The Surveyor presented Utility Maps from the City of Aurora, but those maps were not received. The Surveyor will not be held responsible for the location of underground utilities.
  - The assessments shown are those shown on the Stewart Title Guaranty Company Commitment No. 1900006463 with an effective date of December 6, 2019 and a printing date of January 16, 2020 transmitted from the Client to the Surveyor.
  - The following assessments on the Stewart Title Guaranty Company Commitment No. 1900006463 do not affect the Subject Property: Item 16 Document 568422 recorded October 17, 1946; Item 17 Document Number 581483 recorded October 17, 1946; and Item 20 Document Numbers 44073 Document 44074 recorded August 16, 1939.

State of Illinois )  
 County of Kendall ) SS  
 To: K8 Investments LLC, an Illinois limited liability company  
 100 N. Broadway, LLC, and Illinois limited liability company  
 Stewart Title Guaranty Company  
 This is to certify that this map or plan 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 ALA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, and 14 of Table A thereof. The field work was completed on January 3, 2020.  
 Dated January 28, 2020 at Yorkville, Illinois  
 Phillip D. Young  
 Illinois Professional Land Surveyor No. 2678 (Expires 11/30/20)



JOB NO.	19254
JOB NAME	DOLAN
DWG FILE	19254
REVISION DATE	