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EDWARD J. MOLLOY & ASSOCIATES, LTD. LAND & CONSTRUCTION SURVEYORS

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ALTA/ACSM LAND TITLE SURVEY

COMMENCING AT THE CENTER OF SAID SECTION 28 AND RUNNING THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 100.02 FEET TO THE NORTH LINE OF THE SOUTH 100.0 FEET OF SAID NORTHEAST 1/4 FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 02 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE, 1102.20 FEET TO THE CENTER LINE OF UNITED STATES ROUTE 34: THENCE NORTH 67 DEGREES 01 MINUTE 45 SECONDS EAST ALONG SAID CENTER LINE 1947.19 FEET TO THE WESTERLY LINE OF PROPERTY CONDEMNED BY CASE 2214-59 COUNTY; THENCE SOUTH 22 DEGREES 58 MINUTES 15 SECONDS EAST ALONG SAID WESTERLY LINE, 76.0 FEET TO THE SOUTHERLY LINE OF SAID PROPERTY; THENCE NORTH 67 DEGREES 01 MINUTE 45 SECONDS EAST ALONG SAID SOUTHERLY LINE, 192.60 FEET TO THE WESTERLY LINE OF NEVAL YEATES' PLAT OF LOT 1 (RECORDED AS DOCUMENT 940180); THENCE SOUTH 00 DEGREES 10 MINUTES 45 SECONDS WEST ALONG SAID WEST LINE AND WEST LINE EXTENDED, 301.04 FEET; THENCE EAST AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST 1/4, 636.65 FEET TO SAID EAST LINE; THENCE SOUTH ALONG SAID EAST LINE, 1508.15 FEET TO THE NORTH LINE OF SAID 100.0 FEET OF NORTHEAST 1/4; THENCE SOUTH 88 DEGREES 44 MINUTES 10 SECONDS WEST ALONG SAID NORTH LINE, 2635.37 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28 AND RUNNING THENCE NORTHERLY ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 100.02 FEET FOR THE POINT OF BEGINNING: THENCE CONTINUING ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 325.50 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 49.29 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 59 AS DEDICATED FOR PUBLIC HIGHWAY BY PLAT RECORDED MARCH 25. 1931 AS DOCUMENT 310212. SAID POINT BEING 50.0 FEET WEST OF THE CENTERLINE OF ILLINOIS ROUTE 59 (AS MEASURED AT RIGHT ANGLES THERETO): THENCE SOUTHWESTERLY, A DISTANCE OF 200.25 FEET TO A POINT 60.00 FEET WEST OF THE CENTERLINE OF ILLINOIS ROUTE 59 (AS MEASURED AT RIGH SAID SECTION 28; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH 100.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 63.59 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28 SAID POINT BEING THE POINT OF BEGINNING); ALSO EXCEPTING: FOX VALLEY VILLAGES UNIT NO. 27, BEING A SUBDIVISION IN PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1985 AS DOCUMENT R85-90787 IN DU PAGE COUNTY, ILLINOIS AND DEDICATE STREETS LONGMEADOW DRIVE AND TRADE STREET PER PLAT RECORDED OCTOBER 21, 1985 AS DOCUMENT R85-90787; ALSO EXCEPTING: A PARCEL LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS BOUNDED BY TRADE STREET ON THE EAST, LONGMEADOW DRIVE ON THE SOUTH AND WEST AND THE SOUTH LINE OF ROUTE 34 (OGDEN AVENUE) ON THE NORTH WHICH PARCEL IS SHOWN ON THE PLAT OF SUBDIVISION FOR FOX VALLEY VILLAGES UNIT NO. 27 AS BEING "NOT INCLUDED" IN THIS SUBDIVISION AND EXCEPTING THAT PART OF THE LAND TAKEN FOR ROAD PURPOSES IN CONDEMNATION CASE 95ED-10, AND CONDEMNATION CASE 2214-59 COUNTY ALL IN DU PAGE COUNTY, ILLINOIS; ALSO EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 0 DEGREES 06 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 848.11 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 46 SECONDS WEST, 69.92 FEET TO THE WEST LINE OF ILLINOIS ROUTE 59 FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 57 MINUTES 46 SECONDS WEST, 150.00 FEET; THENCE NORTH 0 DEGREES 23 MINUTES 53 SECONDS WEST, 100.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 46 SECONDS EAST, 150.00 FEET TO SAID WEST LINE OF ILLINOIS ROUTE 59; THENCE SOUTH 0 DEGREES 23 MINUTES 53 SECONDS EAST

THOSE CERTAIN EASEMENT RIGHTS GRANTED FOR THE BENEFIT OF PARCEL 1 UNDER OPERATION AND EASEMENT AGREEMENT RECORDED AUGUST 19, 1997 AS DOCUMENT R97- 122936 AS AMENDED BY R2005-166673 AND R2014-36854, INCLUDING BUT NOT LIMITED TO THOSE NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND PARKING, UTILITIES, AND AN EXCLUSIVE EASEMENT FOR A PYLON SIGN.

COMMONLY KNOWN AS: AURORA MARKETPLACE, AURORA, ILLINOIS

SURVEYOR'S NOTES TITLE COMMITMENT: THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE, AS REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 1410 020140267

H. EASEMENT DATED MAY 12, 1980 AND RECORDED JUNE 9, 1980 AS DOCUMENT R80-33004, MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 23, 1973 AND KNOWN AS TRUST NUMBER 46734 TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING A 12 INCH GAS LINE AND ANY NECESSARY UNDERGROUND FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SAID PURPOSES, IN, UNDER, ALONG AND ACROSS THE PROPERTY DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER; THENCE NORTHERLY ALONG THE EAST LINE OF SAID QUARTER 1607.87 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE LAST DESCRIBED COURSE 1182.34 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED FOR HIGHWAY PURPOSES BY DOCUMENT R80-11447; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT CONVEYED BY DOCUMENT R80-11447, 49.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT, BEING ALSO A POINT ON THE WEST LINE OF THE RIGHT OF WAY OF ILLINOIS STATE ROUTE NO. 59 AS ESTABLISHED BY DOCUMENT 310212; THENCE SOUTHERLY ALONG A WESTERLY LINE OF SAID TRACT CONVEYED BY DOCUMENT R80—11447, 200.25 FEET TO A POINT THAT IS 10.0 FEET WESTERLY OF SAID WEST LINE (MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 110.0 FEET; THENCE SOUTHWESTERLY ALONG A WESTERLY LINE OF SAID TRACT CONVEYED BY DOCUMENT R80-11447, 17.61 FEET TO A POINT THAT IS 15.0 FEET WESTERLY OF SAID WEST LINE (MEASURED AT RIGHT ANGLES THERETO) AND 100.0 FEET NORTHERLY OF THE SOUTH LINE (MEASURED AT RIGHT ANGLES THERETO) OF SAID QUARTER; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE 10.49 FEET TO A LINE DRAWN PARALLEL WITH AND 10.0 FEET NORTHWESTERLY OF THE LAST DESCRIBED COURSE (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHEASTERLY PARALLEL WITH THE PENULTIMATE DESCRIBED COURSE 19.34 FEET TO A POINT THAT IS 20.0 FEET WESTERLY OF SAID WEST LINE (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHERLY PARALLEL WITH SAID WEST LINE 108.80 FEET; THENCE NORTHERLY PARALLEL WITH A WESTERLY LINE OF SAID TRACT CONVEYED BY DOCUMENT R80-11447, 100.13 FEET TO A POINT THAT IS 15.0 FEET WESTERLY OF SAID WEST LINE (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHERLY PARALLEL WITH SAID WEST LINE 1282.12 FEET TO A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE FROM THE POINT OF BEGINNING; THENCE EASTERLY 66.59 FEET TO THE POINT OF BEGINNING. (AFFECTS A PORTION OF THE SOUTHEAST CORNER OF THE PREMISES IN

I. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE EASEMENT ALONG A PORTION OF THE WEST LINE AS SHOWN ON PLAT OF AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF FOX VALLEY VILLAGES UNIT NO. 27, RECORDED AS DOCUMENT R85-90787. (AFFECTS A 10 FOOT PORTION OF THE WESTERLY LINE OF THE

APRIL 17, 1989 AS DOCUMENT R89-43281 TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY. BY DOCUMENT RECORDED DECEMBER 1, 1989 AS DOCUMENT R89-151302, ILLINOIS BELL TELEPHONE COMPANY RELEASES A PORTION OF THEIR EASEMENT. BY DOCUMENT RECORDED APRIL 11, 1997 AS R97-050356, AMERITECH PURPORTEDLY RELEASES ITS EASEMENT, BEING 10 FEET ALONG THE EASTERLY LINE OF THE LAND DESCRIBED THEREIN (SEE DOCUMENT). (AFFECTS THE WEST 40 FEET AND THE NORTHERLY 20 FEET OF THE PROPERTY DESCRIBED IN SCHEDULE A) [PLOTTED ON THE DRAWING] K. GRANT OF EASEMENT FOR GAS MAINS AND APPURTENANCES PURSUANT TO PLAT OF EASEMENT RECORDED

L. PLAT OF EASEMENT RECORDED NOVEMBER 1, 1989 AS DOCUMENT R89-138003, IN FAVOR OF THE CITY OF AURORA, FOR DETENTION EASEMENT AND PRIVATE FACILITY AND MUNICIPAL EASEMENT PURPOSES. (SEE PLAT FOR M. GRANT OF EASEMENT RECORDED JANUARY 18, 1990 AS DOCUMENT R90-8118 TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY IN, UNDER, ACROSS, ALONG AND UPON SEVERAL 10 FOOT STRIPS AS DEPICTED IN SAID DOCUMENT. PARTIAL RELEASE FROM COMMONWEALTH EDISON RECORDED SEPTEMBER 30, 1994 AS DOCUMENT R94-197879 OVER THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 10 FEET OF THE SOUTH 315 FEET OF THE EAST 180 FEET OF THE WEST 220 FEET OF THE PROPERTY DESCRIBED IN SCHEDULE A. PARTIAL RELEASE FROM ILLINOIS BELL RECORDED SEPTEMBER 30.

1990 AS DOCUMENT R90-51786, MORE PARTICULARLY DESCRIBED THEREIN. [PLOTTED ON THE DRAWING] Q. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT, INCLUDING THE AMENDMENTS RECORDED AS DOCUMENTS R2005-166673 AND R2014-36854. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT. [EASEMENT PARCEL 2 NOTED ON THE DRAWING] T. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, TO

AF. RESTRICTIONS CONTAINED IN AN ILLINOIS ENVIRONMENTAL PROTECTION AGENCY NO FURTHER REMEDIATION LETTER RECORDED SEPTEMBER 8, 2008 AS DOCUMENT R2008-137417. (AFFECTS PART OF THE LAND) [NOT A

TAX PARCEL PERMANENT INDEX NUMBER: 07-28-201-017

<u>TABLE A - ITEM 1 STATEMENT AS TO MONUMENTS PLACED:</u> SEE DRAWING FOR ALL MONUMENTS PLACED OR FOUND WHILE COMPLETING THE FIELD SURVEY.

TABLE A - ITEM 2 STATEMENT AS TO ADDRESS: THE OBSERVED ADDRESS OF THE PROPERTY IS TABLE A - ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17043C0708H WITH A MAP EFFECTIVE DATE OF DECÉMBER 16, 2004, SHOWS THAT NO PART OF THE

PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. TABLE A - ITEM 4 STATEMENT AS TO GROSS LAND AREA: THE PROPERTY CONTAINS 1,353,698 SQUARE TABLE A - ITEM 6(B) STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS:

EXAMINATION OF THE OFFICIAL CITY OF AURORA 2014 ZONING MAP BOOK FINDS THE PROPERTY TO BE IN

TABLE A — ITEM 7(a) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL: SEE DRAWING FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL. TABLE A - ITEM 7(b)(1) STATEMENT REGARDING SQUARE FOOTAGE OF BUILDING FOOTPRINT: SEE DRAWING THE APPROXIMATE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND

DRAWING FOR THE MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE. TABLE A - ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN LOCATION OF FEATURES EXISTING ON THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE. TABLE A - ITEM 9 STATEMENT AS TO PAINT STRIPED PARKING SPACES: THE LAND SURVEYED HEREON

TABLE A - ITEM 10(a) STATEMENT AS TO DIVISION OR PARTY WALLS: SURVEYOR FINDS NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. TABLE A - ITEM 11(A) STATEMENT REGARDING EXISTING UTILITIES: SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE. TABLE A - ITEM 13 STATEMENT REGARDING ADJOINING OWNERS: SEE DRAWING FOR NAMES OF ADJOINING OWNERS AS OBTAINED FROM THE DUPAGE COUNTY TREASURER'S WEBSITE. TABLE A - ITEM 14 STATEMENT REGARDING DISTANCE TO NEAREST INTERSECTING STREET: SEE DRAWING FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET. TABLE A - ITEM 16 STATEMENT REGARDING EARTH MOVING AND BUILDING CONSTRUCTION: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION. TABLE A - ITEM 17 STATEMENT REGARDING CHANGES IN STREET RIGHT-OF-WAY LINES: SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTEMPLATED OR PROPOSED AND FINDS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

TABLE "A" ITEM 19 STATEMENT OF WETLAND AREAS: SURVEYOR FINDS NO INDICATION OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES ON THE PROPERTY. TABLE "A" ITEM 20(a) STATEMENT OF OFFSITE EASEMENTS: SURVEYOR FINDS NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS. TABLE A - ITEM 21 STATEMENT REGARDING PROFESSIONAL LIABILITY INSURANCE: PROFESSIONAL

> OCTOBER 6, 2014: REVISED TO ADD TABLE A ITEMS 19 AND 20(a) OCTOBER 1, 2014: REVISED TITLE COMMITMENT

COUNTY OF DUPAGE)

VALID ONLY WITH EMBOSSED SEAL (EXPIRES APRIL 30, 2015 AND IS RENEWABLE)

I. THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND MANAGING AGENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFY TO: NEW YORK LIFE INSURANCE COMPANY; AURORA MARKETPLACE, L.P., AN ILLINOIS LIMITED PARTNERSHIP: CHICAGO TITLE INSURANCE COMPANY; THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 19, 20(a) AND 21 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 19, 2014. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL

SIGNED AT BENSENVILLE, ILLINOIS THIS 29TH DAY OF SEPTEMBER , A.D. 2014

