ALTA/ACSM LAND TITLE SURVEY

OF

PARCEL INDEX NUMBERS

12-36-300-010
12-36-300-029

AREA OF SURVEY:

PARCEL 1 = 46,439 SQ. FT. OR 1.07 ACRES
PARCEL 2 = 41,593 SQ. FT. OR 0.95 ACRES

EXTERIOR FOOTPRINT BUILDING AREAS

GAS STATION BUILDING = 3,360 SQ. FT. OR. 0.08 ACRES
CAR WASH BUILDING = 1,002 SQ. FT. OR 0.02 ACRES

PARCEL 1:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP AND RANGE AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 35, 403.79 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE NORTH 09 MINUTES WEST ALONG SAID CENTER LINE 208.3 FEET TO THE SOUTHERLY LINE OF FEDERAL AID ROUTE 131; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 603.8 FEET TO AN ANGLE IN SAID SOUTHERLY LINE; THENCE NORTH 79 DEGREES 59 MINUTES EAST ALONG SAID SOUTHERLY LINE 364.4 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 16 MINUTES WEST TO THE SOUTH LINE OF SAID SECTION 36; THENCE WEST ALONG SAID SOUTH LINE TO A POINT 416.84 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE 334.74 FEET TO THE SOUTHERLY LINE OF SAID FEDERAL AID ROUTE 131; THENCE NORTH 79 DEGREES 59 MINUTES EAST ALONG SAID SOUTHERLY LINE 139.33 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTH EAST CORNER OF SECTION 35; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 35, 403.79 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE NORTH 0 DEGREES, 9 MINUTES, 0 SECONDS WEST ALONG THE CENTER LINE OF SAID ROAD 208.3 FEET TO THE SOUTH LINE OF FEDERAL AID ROUTE NO. 131, THENCE EAST ALONG THE SOUTHERLY LINE OF SAID ROAD 603.8 FEET TO AN ANGLE IN SAID SOUTHERLY LINE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 79 DEGREES, 59 MINUTES, 0 SECONDS EAST, 364.4 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID ROAD NORTH 79 DEGREES, 59 MINUTES, 0 SECONDS EAST 136 FEET; THENCE SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST 379.4 FEET TO THE SOUTH LINE OF SECTION 36; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 36 TO A POINT IN A LINE DRAWN SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST FROM A POINT IN A LINE DRAWN SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES, 16 MINUTES, 0 SECONDS EAST TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

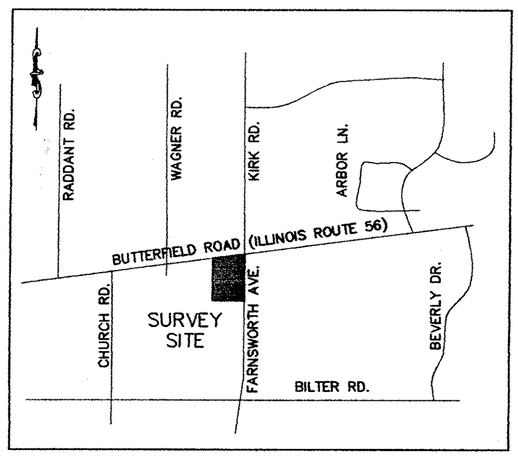
EXCEPTING THEREFROM THAT PART CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN FINAL JUDGMENT ORDER ENTERED IN CASE NUMBER 07 ED K 10, CIRCUIT COURT OF KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN NADLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1998 AS DOCUMENT NUMBER 98K105199, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1 AND PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 88 DEGREES 45 MINUTES 03 SECONDS WEST, 20.17 FEET; THENCE ALONG A LINE LYING 20.17 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF FARNSWORTH AVENUE, NORTH 00 DEGREES 09 MINUTES 25 SECONDS WEST, 375.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FAP ROUTE 365; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 79 DEGREES 24 MINUTES 19 SECONDS EAST, 20.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FARNSWORTH AVENUE; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID FARNSWORTH AVENUE, SOUTH 00 DEGREES 09 MINUTES 25 SECONDS EAST, 379.15 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER, RETURNING TO THE POINT OF BEGINNING.

BASIS OF BEARING:
SOUTHERLY LINE OF BUTTERFIELD ROAD (ILLINOIS ROUTE 56) AS FOUND MONUMENTED AND OCCUPIED PER RECORDED SUBDIVISION PLAT.
N 79°59'00" E (DEED)

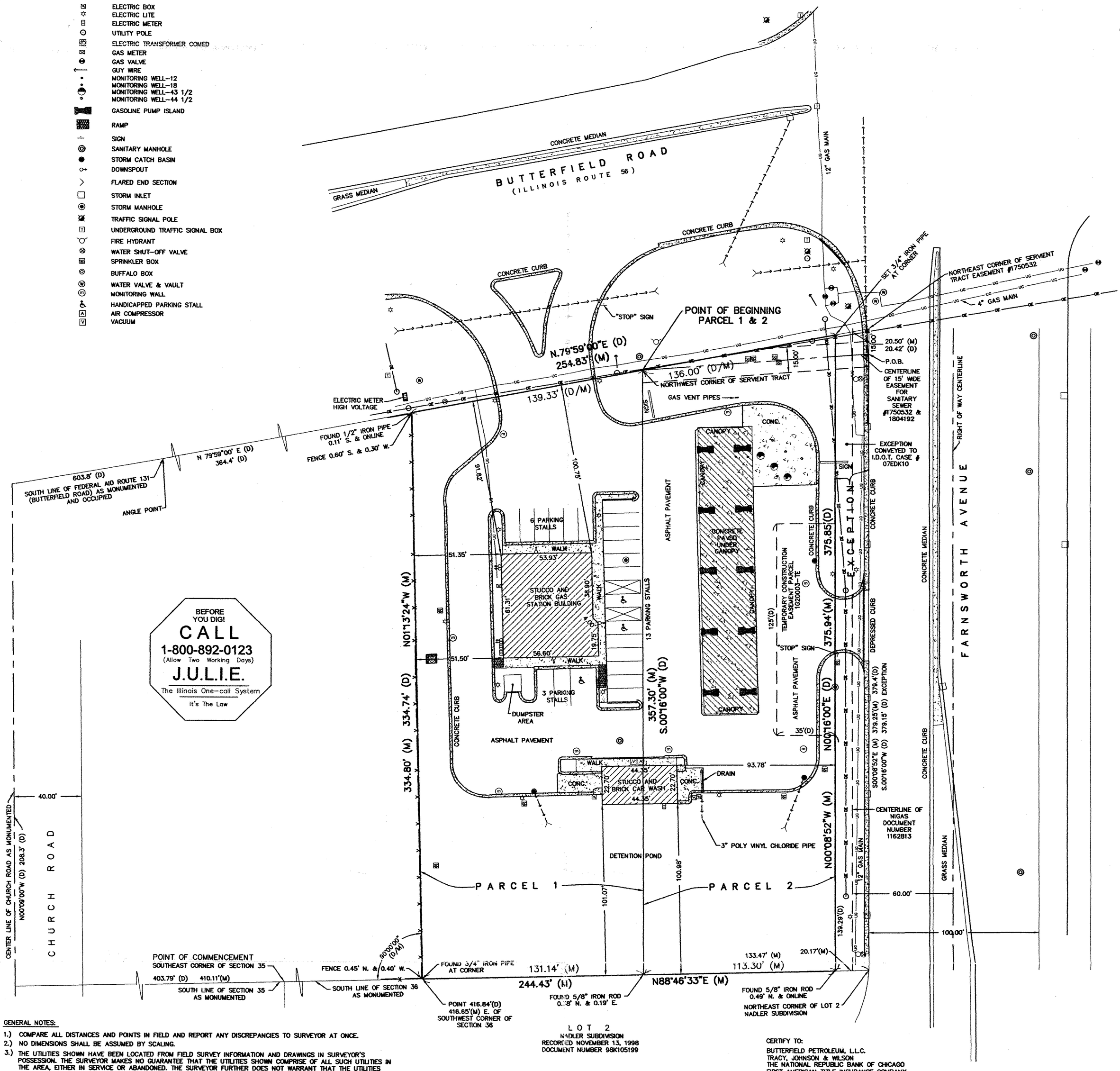
VICINITY MAP
NOT TO SCALE



0 15 30
1" = 30 FEET

LEGEND

D	DEED
M	MEASURE
N	NORTH
E	EAST
S	SOUTH
W	WEST
P.O.B.	POINT OF BEGINNING
CONC.	CONCRETE
	BUILDING
	CANOPY
	BOUNDARY
	LOT LINE
	RIGHT OF WAY CENTER LINE
	EASEMENT LINE
	CONCRETE CURB
	UNDERGROUND STORM PIPES
UG	UNDERGROUND GAS MAIN
X	FENCE
OE	OVERHEAD WIRES
	ELECTRIC BOX
	ELECTRIC LITE
	ELECTRIC METER
	UTILITY POLE
	ELECTRIC TRANSFORMER COMED
	GAS METER
	GAS VALVE
	GUY WIRE
	MONITORING WELL-12
	MONITORING WELL-18
	MONITORING WELL-43 1/2
	MONITORING WELL-44 1/2
	GASOLINE PUMP ISLAND
	RAMP
	SIGN
	SANITARY MANHOLE
	STORM CATCH BASIN
	DOWNSPOUT
	FLARED END SECTION
	STORM INLET
	STORM MANHOLE
	TRAFFIC SIGNAL POLE
T	UNDERGROUND TRAFFIC SIGNAL BOX
	FIRE HYDRANT
	WATER SHUT-OFF VALVE
	SPRINKLER BOX
	BUFFALO BOX
W	WATER VALVE & VAULT
m	MONITORING WALL
	HANDICAPPED PARKING STALL
A	AIR COMPRESSOR
V	VACUUM



BEFORE YOU DIG!
CALL
1-800-892-0123
(Allow Two Working Days)
J.U.L.I.E.
The Illinois One-call System
It's The Law

LOT 2
NADLER SUBDIVISION
RECORDED NOVEMBER 13, 1998
DOCUMENT NUMBER 98K105199

GENERAL NOTES:

1.) COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
2.) NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
3.) THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES.
4.) FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED, CONTRACT, COUNTY AND/OR VILLAGE BUILDING LINE REGULATIONS.
5.) REGARDING MATTERS OF PUBLIC RECORD WE HAVE RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER 331460-025, WITH AN EFFECTIVE DATE OF JUNE 13, 2008.
6.) AREA SHOWN HEREON IS ZONE "C" AREAS OF MINIMAL FLOODING ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) COUNTY OF KENDALL, ILLINOIS (UNINCORPORATED AREAS) PANEL 40 OF 125, COMMUNITY-PANEL NUMBER 1703410040C WITH AN EFFECTIVE DATE OF JULY 19, 1982.
7.) CONTRACTOR TO CALL 24 HOURS IN ADVANCE TO ARRANGE A FOR A WATCH PERSON TO BE ON-SITE DURING ANY DIGGING THAT'S BEING DONE. CONTACT PAT NORTON, NICOR GAS AT (630) 669-9332.
8.) ITEM 3 OF PART TWO IN SCHEDULE B FROM FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 331460-025 WITH AN EFFECTIVE DATE OF JUNE 13, 2008; REGARDING EMINENT DOMAIN (CONDEMNATION) COMPLAINT FILED AGAINST BP PRODUCTS NORTH AMERICAN, INC. SEE DOCUMENT 2007K051589 FOR ADDITIONAL INFORMATION.
9.) ITEM 4 OF PART TWO IN SCHEDULE B FROM FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 331460-025 WITH AN EFFECTIVE DATE OF JUNE 13, 2008; SUBJECT TO THE RIGHTS OF THE ADJOINING OWNERS TO THE UNINTERRUPTED FLOW OF ANY STREAM WHICH MAY CROSS THE PREMISES. NOT PLOTTABLE.
10.) ITEM 14 OF PART TWO IN SCHEDULE B FROM FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 331460-025 WITH AN EFFECTIVE DATE OF JUNE 13, 2008; EASEMENT RECORDED APRIL 27, 1970 AS DOCUMENT 1162813 IN FAVOR OF THE NORTHERN ILLINOIS GAS COMPANY FOR GAS MAINS AND INCIDENTAL PURPOSES, AND THE TERMS AND PROVISION CONTAINED THEREIN (AFFECT PARCEL 2). AS SHOWN AND NOTED ON THIS ALTA SURVEY.
11.) ITEM 15 OF PART TWO IN SCHEDULE B FROM FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 331460-025 WITH AN EFFECTIVE DATE OF JUNE 13, 2008; GRANT OF PERMANENT EASEMENT TO THE CITY OF AURORA, ILLINOIS, A MUNICIPAL CORPORATION, RECORDED DECEMBER 2, 1985 AS DOCUMENT 1750532, AND THE TERMS AND PROVISIONS CONTAINED THEREIN (AFFECTS PARCEL 2). AS SHOWN AND NOTED ON THIS ALTA SURVEY.
12.) ITEM 16 OF PART TWO IN SCHEDULE B FROM FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 331460-025 WITH AN EFFECTIVE DATE OF JUNE 13, 2008; GRANT OF PERMANENT EASEMENT TO THE CITY OF AURORA, ILLINOIS, A MUNICIPAL CORPORATION, RECORDED NOVEMBER 6, 1986 AS DOCUMENT 1804192, AND THE TERMS AND PROVISIONS THEREIN (AFFECTS PARCEL 2). DOCUMENT 1804192 IS SHOWN AS UNOFFICIAL PER TITLE POLICY AND IS SHOWN AND NOTED ON THIS ALTA SURVEY.
13.) ITEM 17 OF PART TWO IN SCHEDULE B FROM FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 331460-025 WITH AN EFFECTIVE DATE OF JUNE 13, 2008; GRANT OF TEMPORARY EASEMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, AS CONTAINED IN FINAL JUDGMENT ORDER ENTERED IN CASE NUMBER 07 ED K 10, CIRCUIT COURT OF KANE COUNTY, ILLINOIS. AS SHOWN AND NOTED ON THIS ALTA SURVEY AS PARCEL 1G2003-TE.

CERTIFY TO:
BUTTERFIELD PETROLEUM, L.L.C.
TRACY, JOHNSON & WILSON
THE NATIONAL REPUBLIC BANK OF CHICAGO
FIRST AMERICAN TITLE INSURANCE COMPANY

STATE OF ILLINOIS
SS
COUNTY OF DUPAGE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENT FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7A, 7B1, 8, 9, 10, 11A AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
DATED, THIS 18TH DAY OF AUGUST A.D., 2008, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2181
MY LICENSE EXPIRES NOVEMBER 30, 2008.
ILLINOIS PROFESSIONAL DESIGN FIRM
PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245
FIELD WORK COMPLETED ON 08/07/08
CLIENT ORCHARD PETROLEUM, LLC

ROBERT J. SILANDER 2181 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

SHEET 1 OF 1 SHEETS
PROJ# 08-07-6002

FIELD CREW: PW/DJ
DRAWN BY: OZ
CHECKED BY: RJS
APPROVED BY: RJS
DATE: 08/12/08
SCALE: HORIZ 1"=30'
VERT NONE

MORRIS ENGINEERING, INC
Civil Engineering Consulting & Land Surveying
5100 Lincoln Ave Lisle, IL 60532 · Phone: (630) 271-0770
Website: www.ecivil.com · Fax: (630) 271-0774

ALTA/ACSM LAND TITLE SURVEY
1395 BUTTERFIELD ROAD
AURORA, ILLINOIS

	DATE	
1	09/15/08	REVISED CERTIFICATION NAMES (OZ)
2	10/03/08	REVISED PER COMMENTS 10/02/08 - LEGAL AND REFERENCE NOTE #13 (OZ)
3		
4		
5		
6		

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