

SCHEDULE B EXCEPTIONS:

PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 18002041NC, DATED JANUARY 16, 2018

A1 14. PURSUANT TO THE ACCESS NOTE AS SHOWN ON THE PLAT OF SUBDIVISION, WE SHOULD BE FURNISHED WITH A SURVEY DEPICTING THE ACCESS TO AND THE LAND, AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS AS MAY THEN BE DEEMED NECESSARY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: NOTWITHSTANDING INSURING PROVISION, THIS POLICY DOES NOT INSURE A LEGAL RIGHT OF ACCESS TO AND FROM SAID LAND.

RESPONSE: ACCESS TO LOT 2 AS SHOWN HEREON.

G 15. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA NO. 106 AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 200700025967, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCE.

RESPONSE: NOT A SURVEY MATTER.

H 16. TERMS AND PROVISIONS OF A FOX METRO WATER RECLAMATION DISTRICT ANNEXATION AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED JULY 14, 2008 AS DOCUMENT NO. 200800016586

RESPONSE: AREA OF ANNEXATION DESCRIBED WITHIN DOCUMENT IS NOT ON AND DOES NOT TOUCH SURVEYED PROPERTY.

I 17. THE LAND LIES WITHIN THE BOUNDARIES OF FOX METRO WATER RECLAMATION DISTRICT AND IS SUBJECT TO ASSESSMENTS THEREUNDER.

RESPONSE: NOT A SURVEY MATTER.

K 18. ACCESS NOTES AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 200700005029: THERE SHALL BE NO DIRECT ACCESS TO US ROUTE 34 FROM LOTS 1, 4 OR 5.

THERE SHALL BE AT MOST ONE (1) RIGHT IN RIGHT OUT ONLY ACCESS TO US ROUTE 34 FROM LOT 2. THERE SHALL BE AT MOST ONE (1) RIGHT IN RIGHT OUT ONLY ACCESS TO US ROUTE 34 FROM LOT 3.

ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION

RESPONSE: ACCESS TO LOT 2 AS SHOWN HEREON.

L 19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; FOR PURPOSE A CITY EASEMENT, AFFECTS A STRIP OF LAND ALONG THE WESTERLY LOT LINE OF LOT 2 AS DOCUMENT NO. 200700005029, AND THE PROVISIONS RELATING THERETO. REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATIONS.

RESPONSE: CITY EASEMENT SHOWN HEREON.

M 20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; FOR PURPOSE A CITY EASEMENT, AFFECTS A STRIP OF LAND ALONG THE WESTERLY LOT LINE OF LOT 2 AS DOCUMENT NO. 200700005029, AND THE PROVISIONS RELATING THERETO. REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION.

RESPONSE: SIGN EASEMENT SHOWN HEREON.

P 21. EASEMENT FOR INGRESS AND EGRESS, AND THE EASEMENT PROVISIONS AND GRANTEE AS SET FORTH ON THE PLAT OF SUBDIVISION, OVER THE FOLLOWING: ACROSS LOTS 1, 2, 3, 4 AND 5 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER/S OF LOTS 1, 2, 3, 4 AND 5, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO PROVIDE ACCESS ACROSS THE SUBDIVISION.

RESPONSE: NOT PLOTTABLE, BLANKET IN NATURE.

Q 22. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.

RESPONSE: DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES SHOWN HEREON BY VISIBLE LOCATION OF ABOVE GROUND STRUCTURES AND MAPS OBTAINED FROM THE UTILITY COMPANIES. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.

R 23. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

RESPONSE: ROAD RIGHT-OF-WAY SHOWN HEREON.

S 24. RIGHTS OF ADJOINING OWNERS TO THE UNINTERRUPTED FLOW OF ANY STREAM WHICH MAY CROSS THE LAND AS DISCLOSED BY SURVEY BY HAROLD STEINBRECHER DATED FEBRUARY 7, 1990 AND ALSO BY PLAT OF SURVEY MADE BY HAROLD F. STEINBRECHER DATED JUNE 4, 1993.

RESPONSE: DOCUMENT NOT PROVIDED.

U 25. THE LAND LIES WITHIN THE BOUNDARIES OF UNION DRAINAGE DISTRICT NO. 1 AND IS SUBJECT TO ASSESSMENTS THEREUNDER.

RESPONSE: NOT A SURVEY MATTER.

V 26. GRANT RECORDED APRIL 3, 1963 AS DOCUMENT 141092 MADE TO ILLINOIS BELL TELEPHONE COMPANY OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES OVER, UPON, ALONG AND UNDER THE PUBLIC ROADS BEING THE EAST 3/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1.

RESPONSE: DOCUMENT NOT PROVIDED.

W 27. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE FOLLOWING:

ORDINANCE NO. 095-59 PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED AT THE SOUTH CORNER OF ROUTE 34 AND HAFENRICHTER ROAD, A COPY OF WHICH WAS RECORDED NOVEMBER 1, 1995 AS DOCUMENT 690970.

ORDINANCE NO. 095-135 ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT THE SOUTH CORNER OF ROUTE 34 AND HAFENRICHTER ROAD TO THE CITY OF AURORA, A COPY OF WHICH WAS RECORDED FEBRUARY 28, 1996 AS DOCUMENT 962064.

RESPONSE: ORDINANCE NO. 095-59 - NOT A SURVEY MATTER.

RESPONSE: ORDINANCE NO. 095-135 - SURVEYED PROPERTY LIES WITHIN THE LANDS DESCRIBED WITHIN DOCUMENT.

AA 28. RIGHTS OF ILLINOIS BELL TELEPHONE COMPANY IN AERIAL TELEPHONE POLES AND LINES ALONG THE NORTHWESTERLY LINE ALONG US ROUTE 34 AS DESCRIBED BY LETTER DATED MAY 20, 1993.

RESPONSE: DOCUMENT NOT PROVIDED.

AD 29. RIGHTS OF COMED IN AND TO OVERHEAD ELECTRICAL FACILITIES ALONG THE NORTHWESTERLY SIDE OF THE LAND LOCATED IN US ROUTE 34 ROAD RIGHT OF WAY AS SHOWN ON THE PLAT OF SURVEY DATED SEPTEMBER 23, 2002 MADE BY STEINBRECHER LAND SURVEYORS INC AND ON AN ALTA LAND TITLE SURVEY DATED DECEMBER 4, 2003 AND REVISED MARCH 16, 2004 MADE BY STEINBRECHER LAND SURVEYORS INC. AND AS DESCRIBED BY LETTER FROM COMED DATED OCTOBER 8, 2002 ALSO COMED HAS OVERHEAD ELECTRICAL FACILITIES ALONG THE NORTHEASTERLY SIDE OF THE SUBJECT PROPERTY LOCATED IN HAFENRICHTER ROAD (PLAINFIELD ROAD) RIGHT OF WAY AS DESCRIBED BY LETTER FROM COMED DATED OCTOBER 8, 2002.

RESPONSE: DOCUMENT NOT PROVIDED.

LEGAL DESCRIPTION:

PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 18002041NC, DATED JANUARY 16, 2018

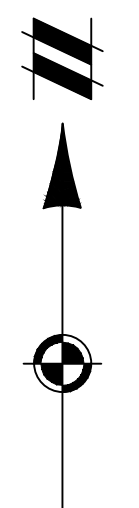
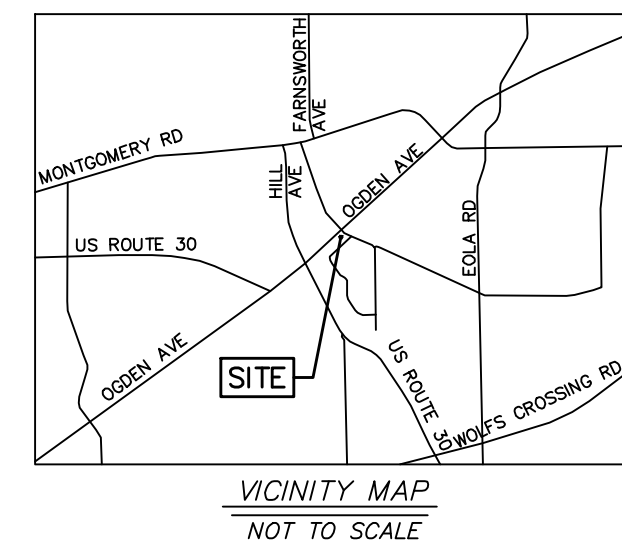
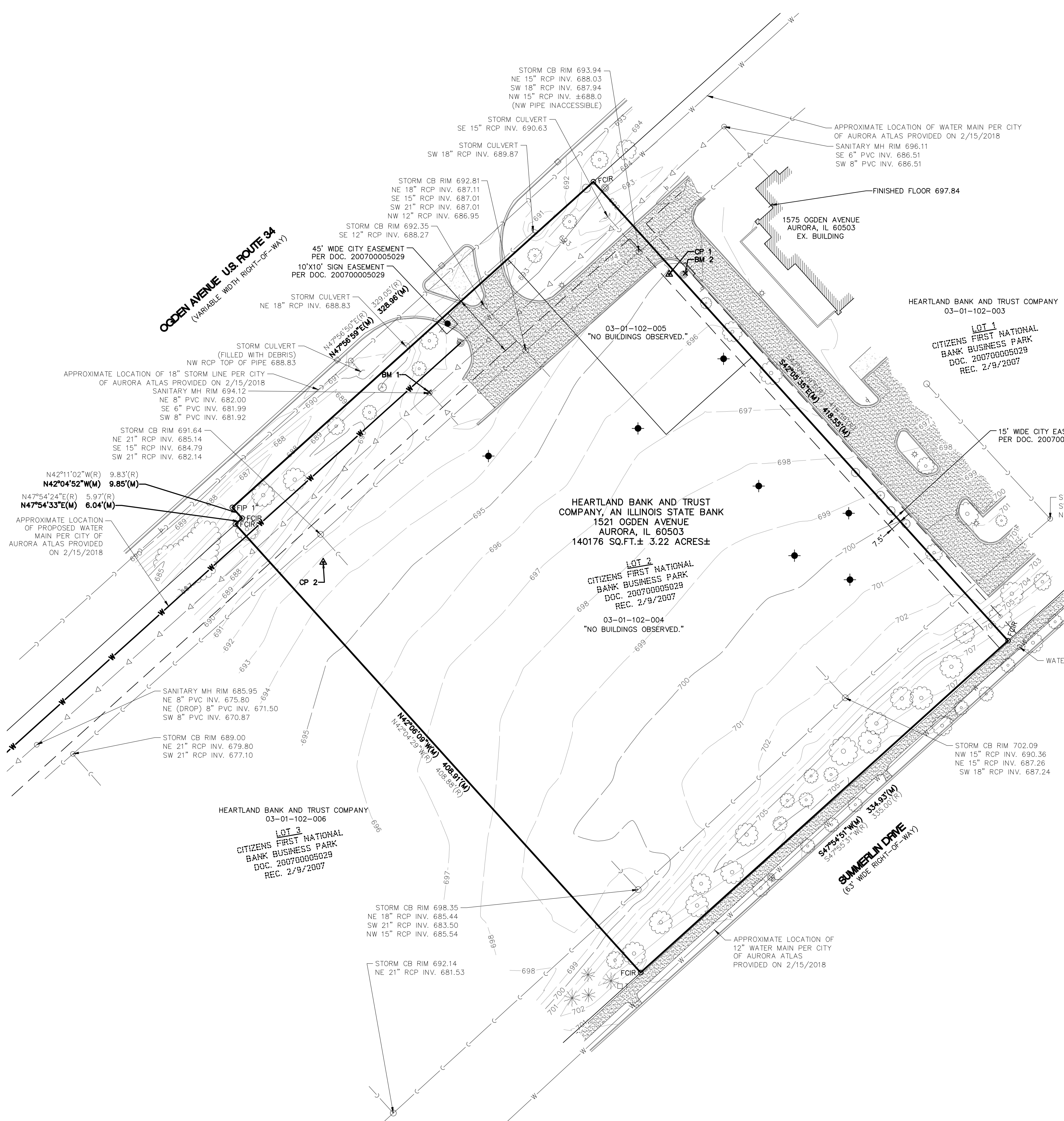
LOT 2 IN CITIZENS FIRST NATIONAL BANK BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 2007 AS DOCUMENT 200700005029, IN KENDALL COUNTY, ILLINOIS

GENERAL NOTES:

- 1. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
2. UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOVE GROUND STRUCTURES AND MAPS OBTAINED FROM THE UTILITY COMPANIES. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
3. CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
4. NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
5. THE FIELD WORK WAS COMPLETED ON 2/13/2018.
6. THE PROPERTY ADDRESS PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 18002041NC, DATED JANUARY 16, 2018 IS "1521 OGDEN AVENUE, AURORA, IL 60503."
7. THE SURVEYED PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER F.I.R.M. MAP NO. 17093C00576, EFFECTIVE FEBRUARY 4, 2009.
8. THE SURVEYED PROPERTY CONTAINS 3.22 ACRES OF LAND, MORE OR LESS.
9. CURRENT ZONING CLASSIFICATION WAS NOT PROVIDED BY THE INSURER AT THE TIME OF SURVEY.
10. THERE ARE NO BUILDINGS ON THE SURVEYED PROPERTY.
11. THERE ARE NO PARKING SPOTS ON THE SURVEYED PROPERTY.
12. THE SURVEYED PARCEL IS APPROXIMATELY 444' SOUTHWEST OF THE INTERSECTION OF THE CENTERLINES OF OGDEN AVENUE (US-34) AND SOUTH FARNSWORTH AVENUE.
13. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGEND:

ALTA/NSPS LAND TITLE SURVEY



Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR...

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR...

COPYRIGHT © 2018 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

ATWELL logo and contact information: 866.850.4200, www.atwell-group.com, 1245 EAST BIRCH ROAD, SUITE 100, NAPERVILLE, IL 60563, DESIGN FIRM #184-005876

Table with 2 columns: CLIENT (SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST, OSWEGO TOWNSHIP, KENDALL COUNTY, ILLINOIS) and DEVELOPMENT (814 DEVELOPMENT, ALTA/NSPS LAND TITLE SURVEY).

BASIS OF BEARINGS: BEARINGS, DISTANCES AND ACREAGE SHOWN ON THIS SURVEY ARE BASED ON ILLINOIS STATE PLANE GRID VALUES, EAST ZONE, NAD83 DATUM, U.S. SURVEY FOOT, BASED ON GPS OBSERVATIONS

VERTICAL DATUM: CITY OF AURORA DATUM

SOURCE BENCHMARK: #35 WEST: CITY OF AURORA CONTROL MONUMENT #35 WEST LOCATED NEAR THE INTERSECTION OF MONTGOMERY ROAD AND US ROUTE 34, 45.5' EAST OF BACK OF CURB AND 1.2' SOUTH OF EDGE OF WALK. ELEVATION = 705.85 (CITY OF AURORA DATUM)

SITE BENCHMARKS: BM 1: SET OUT CROSS WITH PUNCH MARK ON NORTHWEST SIDE OF SANITARY MANHOLE FRAME. ELEVATION = 694.12 (CITY OF AURORA DATUM)
BM 2: TOP OF SOUTHWESTERLY FLANGE BOLT OF A FIRE HYDRANT. ELEVATION = 696.91 (CITY OF AURORA DATUM)

SITE CONTROL POINTS: CP 1: CAPPED IRON 5/8" ROD. NORTHING: 1841127.21, EASTING: 999719.73
CP 2: CAPPED IRON 5/8" ROD. NORTHING: 1840932.33, EASTING: 999485.72

STATE OF ILLINOIS
COUNTY OF KENDALL
TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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 ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B-1, 7C, 8, 9, 11, 13, 14, 16, 17 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 13, 2018.

DATE OF PLAT OR MAP: FEBRUARY 23, 2018.
ERIC W. BRAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3706
ATWELL, LLC
MY LICENSE EXPIRES 11/30/2018



Table with 2 columns: SCALE (1" = 40 FEET), DR. (M/J), CH. (), BOOK (192), JOB (18000301), SHEET NO. (1 OF 1).