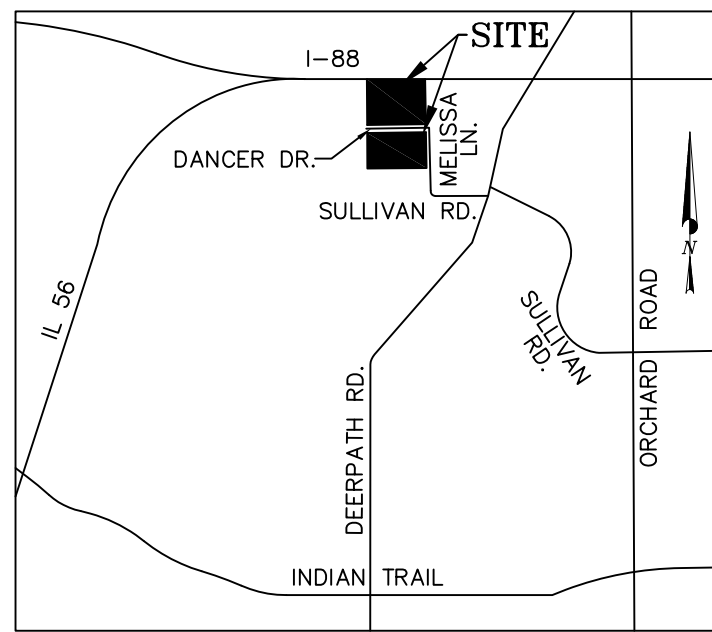


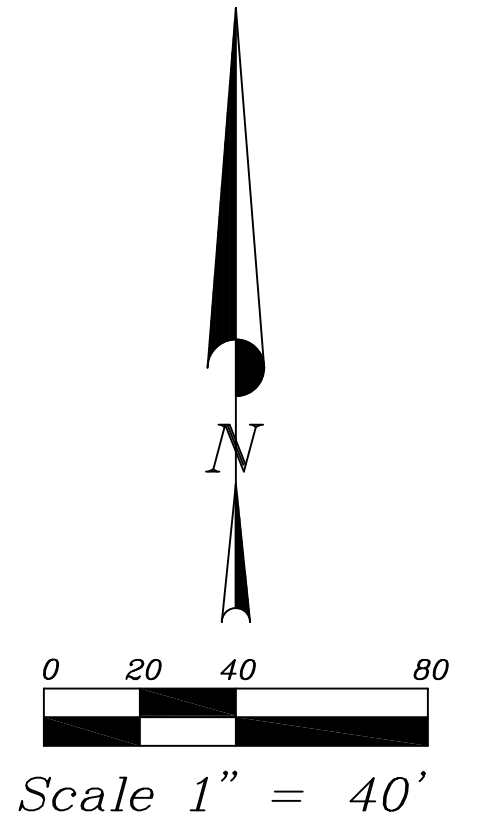
ALTA/ACSM LAND TITLE SURVEY

OF
 LOTS 11, 12, 13, AND 14 IN PODOLSKY ORCHARD 88 PHASE 2, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF
 THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,
 ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2008 AS DOCUMENT NUMBER 2008K062470, IN THE
 TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS



VICINITY MAP "NOT TO SCALE"

ILLINOIS STATE TOLL HIGHWAY AUTHORITY (INTERSTATE 88)



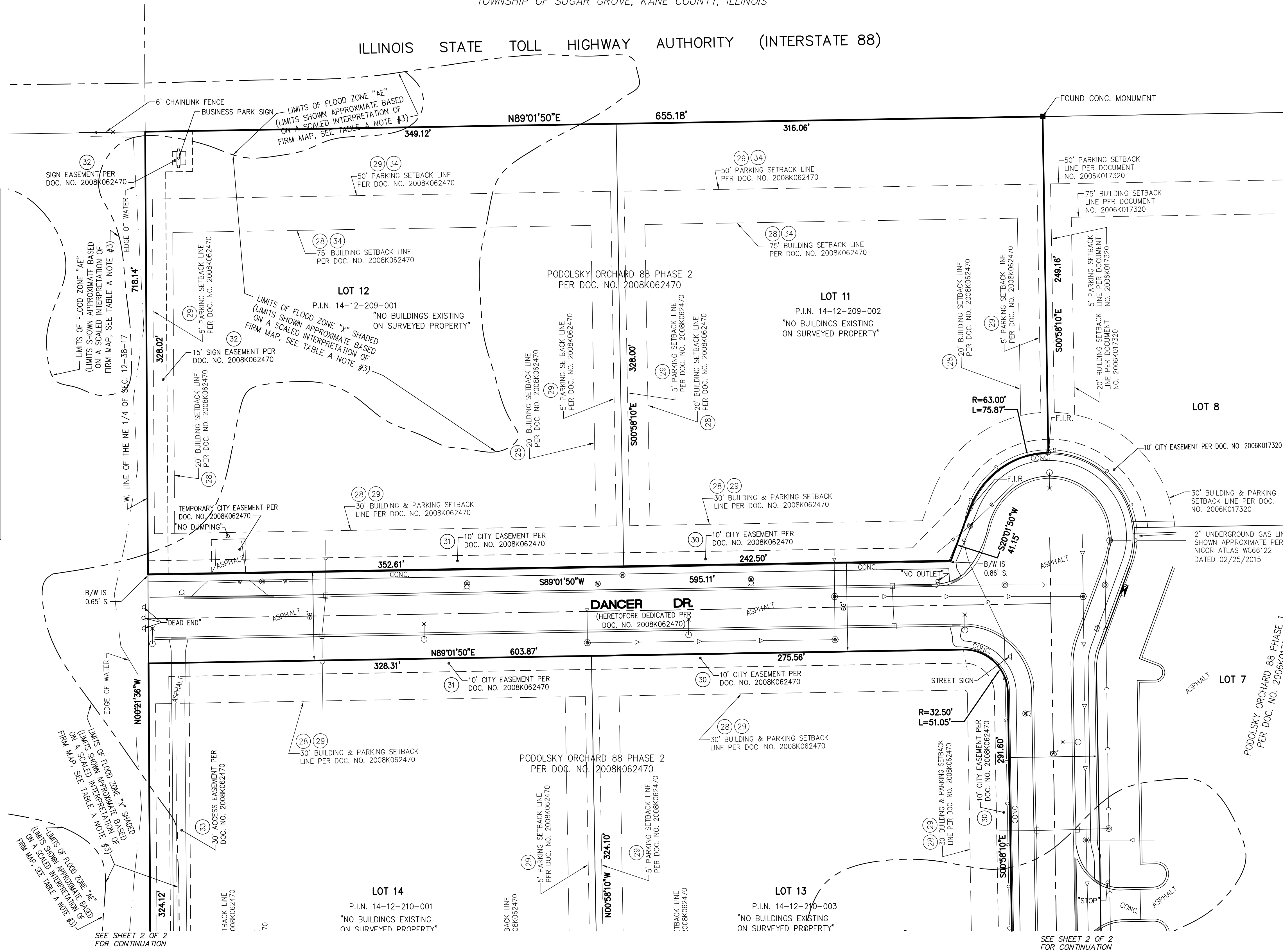
BASIS OF BEARINGS
 ILLINOIS STATE PLANE
 EAST ZONE NAD83

LEGEND

- Storm Sewer Manhole
- Storm Sewer Inlet
- ⊙ Fire Hydrant
- ⊗ Water Valve
- ⊗ Water Valve Vault
- Power Pole
- ⊗ Power Pole Lighted
- ⊗ Electric Meter
- ⊗ Electric Transformer
- ⊗ Telephone Pedestal
- ⊗ Fiber Optic Handhole
- ⊗ Telephone Junction Box
- ⊗ Sign
- ⊗ T-bar Post
- Fence Line
- Sanitary Sewer
- Storm Sewer
- Water Main
- Underground Gas

NOTE:

- 100.00' DENOTES MEASURED DIMENSION.
- (100.00') DENOTES RECORD DIMENSION.
- ALL BUILDING SETBACK LINES & PARKING SETBACK LINES SHOWN IN PHASE 2 ARE SUBJECT TO VARIANCE PER SETBACKS RESTRICTIONS LISTED HEREIN.
- 25'x25' TEMPORARY CITY EASEMENT PER DOCUMENT NO. 2008K062470 SHOWN HEREON TO BE VOIDED ONCE A NEW DEVELOPMENT IS CONSTRUCTED WITHIN 150' OF MELISSA LANE.
- F.I.R. DENOTES FOUND IRON ROD



AREA SUMMARY

LOT	SQ. FT.	ACRES
LOT 11	99,401	2.282
LOT 12	115,084	2.642
LOT 13	99,617	2.287
LOT 14	106,964	2.456
TOTAL	421,066	9.667

UTILITY STATEMENT J.U.L.L.E. DIG NO. A0550119
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM THE
 FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR
 MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN
 COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR
 ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE
 UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION
 INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS
 ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE
 SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

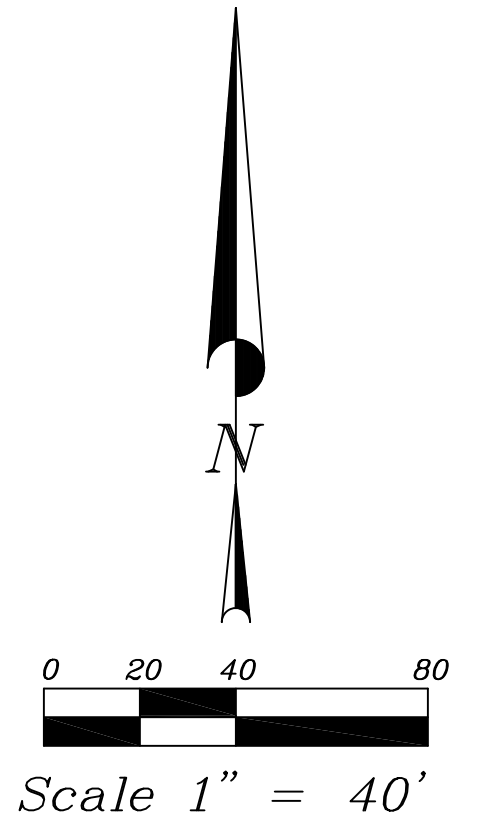
NOTE:
 UNDERGROUND GAS LINES SHOWN HEREON ARE APPROXIMATE PER
 NICOR GAS UTILITY ATLAS #WC66122

JACOB & HEFNER ASSOCIATES
 1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
 PHONE: (630) 652-4600, FAX: (630) 652-4601
 www.jacobandhefner.com
 Illinois Professional Design Firm
 License No. 184-083073 Exp. 4/30/15

Survey No.:	C422k
Ordered By.:	THE MISSNER GROUP
Description:	ALTA/ACSM LAND TITLE SURVEY
Date Prepared:	MAY 8, 2015
Scale:	1" = 40'
Field Work:	KW
Prepared By:	REW

ALTA/ACSM LAND TITLE SURVEY

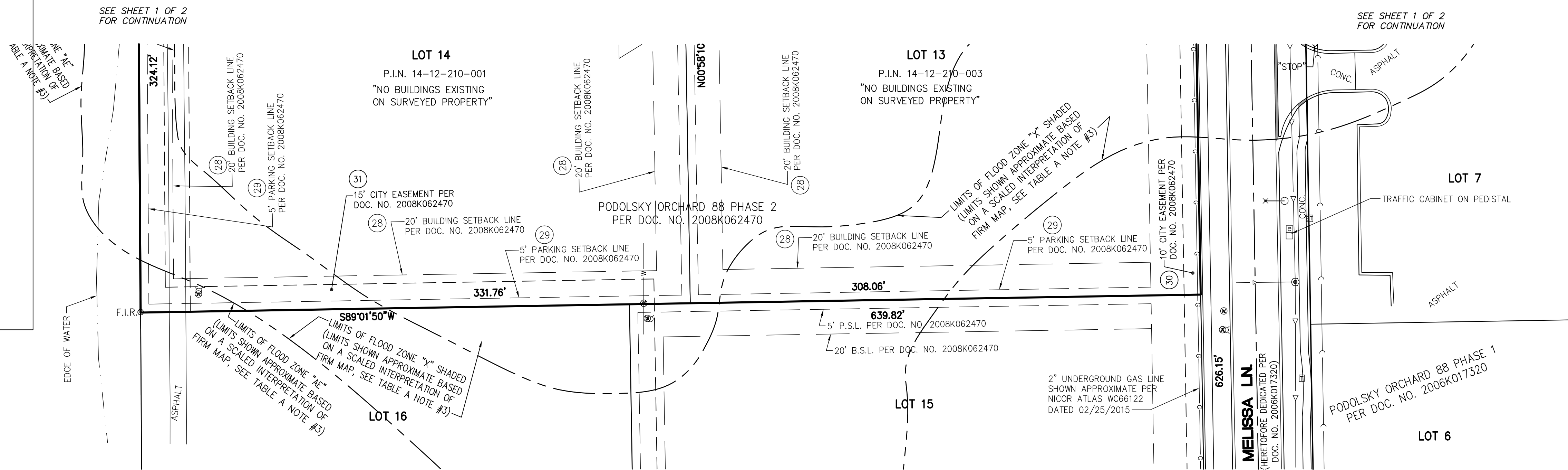
OF
 LOTS 11, 12, 13, AND 14 IN PODOLSKY ORCHARD 88 PHASE 2, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2008 AS DOCUMENT NUMBER 2008K062470, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS



BASIS OF BEARINGS
 ILLINOIS STATE PLANE
 EAST ZONE NAD83

LEGEND

- Storm Sewer Manhole
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- ⊠ T-bar Post
- x—x— Fence Line
- D— Sanitary Sewer
- S— Storm Sewer
- W— Water Main
- G— Underground Gas



CHICAGO TITLE INSURANCE COMPANY
 FILE NO. 1401 880014878
 EFFECTIVE DATE: APRIL 8, 2015
 SCHEDULE B, PART TWO

20. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE NO. 00-136, ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT THE SOUTH CORNER OF DEERPATH ROAD AND 1-88 TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS, A COPY OF WHICH WAS RECORDED DECEMBER 13, 2006 AS DOCUMENT 2006K134806.
 RESPONSE: NOT PLOTTABLE.
21. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE NO. 653, ANNEXING CERTAIN PROPERTY TO THE FOX METRO RECLAMATION DISTRICT, A COPY OF WHICH WAS RECORDED JULY 31, 2008 AS DOCUMENT NUMBER 2008K062299.
 RESPONSE: NOT PLOTTABLE.
22. BUILDING SETBACK LINE(S) AS SHOWN ON THE PODOLSKY ORCHARD 88 PHASE 1 SUBDIVISION PLAT RECORDED AS DOCUMENT NO. 2008K017320, AFFECTING 30 FEET ALONG THE SOUTH AND WEST LINES AND 20 FEET ALONG THE NORTH LINE OF LOT 6.
 RESPONSE: NOT SHOWN, LOT 6 IS NOT INCLUDED IN THIS SURVEY.
23. PARKING SETBACK LINE(S) AS SHOWN ON THE PODOLSKY ORCHARD 88 PHASE 1 SUBDIVISION PLAT RECORDED AS DOCUMENT NO. 2006K017320, AFFECTING 30 FEET ALONG THE WEST AND SOUTH LINES AND 5 FEET ALONG THE NORTH LINE OF LOT 6.
 RESPONSE: NOT SHOWN, LOT 6 IS NOT INCLUDED IN THIS SURVEY.
24. NOTE SET FORTH ON THE PLAT OF PODOLSKY ORCHARD 88 PHASE 1, AFORESAID, AS FOLLOWS:
 NO PORTION OF THE UNSUBDIVIDED LAND, AS SHOWN, SHALL BE DEVELOPED OR SUBDIVIDED WITHOUT THE EXTENSION OF A PUBLICLY DEDICATED ROADWAY EXTENDING FROM MELISSA LANE WEST TO THE WESTERN PROPERTY LINE OF SAID UNSUBDIVIDED LAND. SAID ROADWAY SHALL BE LOCATED SO AS TO BE NO MORE THAN 500 FEET SOUTH OF THE NORTHERN MELISSA LANE CUL-DE-SAC CENTERLINE.
 RESPONSE: NOT PLOTTABLE, NO PART OF PODOLSKY ORCHARD 88 PHASE 1 IS INCLUDED IN THIS SURVEY.
25. CITY EASEMENT, AND THE EASEMENT PROVISIONS AND GRANTEES AS SET FORTH ON THE PLAT OF SUBDIVISION, OVER THE FOLLOWING:
 30 FEET ALONG THE SOUTH LINE AND 10 FEET ALONG THE WEST LINE OF LOT 6.
 RESPONSE: NOT SHOWN, LOT 6 IS NOT INCLUDED IN THIS SURVEY.
26. SIGN EASEMENT, AND THE EASEMENT PROVISIONS AND GRANTEES AS SET FORTH ON THE PLAT OF SUBDIVISION, OVER THE FOLLOWING:
 TWO LOCATIONS NEAR THE SOUTHWEST CORNER OF LOT 6 (SEE PLAT FOR EXACT LOCATIONS).
 RESPONSE: NOT SHOWN, LOT 6 IS NOT INCLUDED IN THIS SURVEY.
28. BUILDING SETBACK LINES ON PLAT OF SUBDIVISION DOCUMENT 2008K062470 AS
 RESPONSE: AS SHOWN HEREON.

28. BUILDING SETBACK LINES ON PLAT OF SUBDIVISION DOCUMENT 2008K062470 AS
 RESPONSE: AS SHOWN HEREON.
29. PARKING SETBACK LINES ON PLAT OF SUBDIVISION DOCUMENT 2008K062470 AS
 RESPONSE: AS SHOWN HEREON.
30. CITY EASEMENT AND PROVISIONS FOR CITY AND PUBLIC UTILITIES ON PLAT OF SUBDIVISION DOCUMENT 2008K062470 AND ON PLAT DOCUMENT 2008K017320
 RESPONSE: AS SHOWN HEREON.
31. CITY EASEMENT AND PROVISIONS FOR CITY AND PUBLIC UTILITIES ON PLAT OF SUBDIVISION DOCUMENT 2008K062470, AFFECTS SOUTH 10 FEET LOT 12, AND SEE TEMPORARY EASEMENT ON PLAT LOT 12 NORTH 10 FEET, SOUTH 15 FEET LOT 14.
 RESPONSE: AS SHOWN HEREON.
32. SIGN EASEMENT AND SIGN ACCESS EASEMENT AND PROVISIONS ON PLAT OF SUBDIVISION DOCUMENT 2008K062470, AFFECTS WEST 15 FEET AND AREA IN NORTHWEST CORNER LOT 12.
 RESPONSE: AS SHOWN HEREON.
33. ACCESS EASEMENT AND PROVISIONS ON PLAT OF SUBDIVISION DOCUMENT 2008K062470, AFFECTS WEST 30 FEET LOT 14.
 RESPONSE: AS SHOWN HEREON.
34. PROVISIONS AS TO BUILDING HEIGHTS AND ADDED SETBACK PROVISIONS FOR CERTAIN BUILDING HEIGHTS AND PROVISIONS ON PLAT OF SUBDIVISION DOCUMENT 2008K062470, AFFECTS ALL LOTS IN PHASE 2.
 RESPONSE: SETBACKS PER PLAT AS SHOWN HEREON.

TITLE NOTES:

- ITEMS 1 THROUGH 19, 27 AND 35 THROUGH 39 REFER TO ITEMS SUCH AS TAXES, DRAINAGE TILES, DITCHES FEEDERS AND LATERALS, MINERAL RIGHTS, LEASES, AND SIMILAR TITLE INSURANCE CONCERNS WHICH ARE NOT MATTERS OF SURVEY. THE SURVEYOR HAS NOT EXAMINED OR ADDRESSED THESE ITEMS AND MAKES NO STATEMENT CONCERNING THEM.
- THIS SURVEY DOES NOT CONSTITUTE AN INDEPENDENT TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION SHOWN REGARDING RECORD EASEMENTS, AGREEMENTS AND OTHER MATTERS OF RECORD WHICH MIGHT AFFECT THE QUALITY OF TITLE TO THE SUBJECT PROPERTY WAS GAINED FROM THE ABOVE REFERENCED TITLE COMMITMENT.

THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY HAVING FILE NO.: 1401 880014878 D2 WITH AN EFFECTIVE DATE OF APRIL 8, 2015.

TABLE A ITEMS:

- #1. 5/8" X 24" IRON RODS WITH YELLOW CAPS WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- #2. ADDRESS(ES) IF DISCLOSED IN RECORD DOCUMENTS, OR OBSERVED WHILE CONDUCTING THE SURVEY. (ADDRESS UNKNOWN).
- #3. ACCORDING TO A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR KANE COUNTY, ILLINOIS AND INCORPORATED AREAS HAVING MAP NUMBER 17089C0317H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, PORTIONS OF THIS SITE APPEAR TO BE LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "X" SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED). THE APPROXIMATE LIMITS OF FLOOD ZONE "X" SHADED AND FLOOD ZONE "AE" ARE SHOWN HEREON.
- #4. TOTAL AREA = 421,066 SQ. FT. OR 9.667 ACRES.

NOTE:
 UNDERGROUND GAS LINES SHOWN HEREON ARE APPROXIMATE PER NICOR GAS UTILITY ATLAS #WC66122

UTILITY STATEMENT J.U.L.I.E. DIG NO. A0550119
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM THE FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

	SETBACKS Per document number 2008K062470			
	PUBLIC ROW* FRONT YARD	1-88	REAR/SIDE**	EXTERIOR SIDE/REAR YARDS (ALONG PUBLIC R.O.W.s)
BUILDING	30'	75'	20'	20'
PARKING	30'	50'	5'	10'

* Yards facing existing or proposed streets (not including interior circulation roads or drives within an individual tract). There shall be a required yard adjacent to each existing or proposed street which bounds an individual tract. Such required yard shall not be less than the public R.O.W. and exterior side/rear yards referenced above, provided, however, that such yard shall be increased in depth by one (1) foot for each three (3) feet in height by which any building or structure on the lot exceeds a height of thirty (30) feet, and also provided, however, that such a yard located across a street from a residential district shall equal one (1) foot in depth for each foot of building height but in no event shall the yard be less than one hundred (100) feet in depth.

**Yards adjacent to interior property lines: There shall be a required yard adjacent to each interior side/rear lot line of not less than twenty (20) feet in depth except that such yard shall be increased by one (1) foot for each three (3) feet in height that any building or structure on the lot exceeds a height of thirty (30) feet, and except that requirements for side/rear yards adjacent to interior side/rear property lines shall not be applicable to buildings or structures erected adjacent to a railroad or a railroad siding. Where any interior side/rear property line abuts upon a residential district, there shall be provided a required yard of one (1) foot in depth for each foot of building height but in no event shall this yard be less than one hundred (100) feet in depth.

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

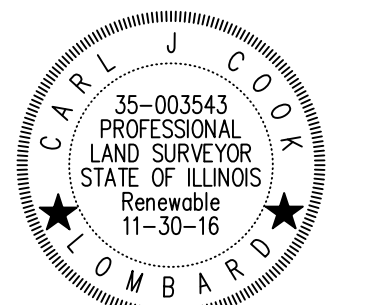
TO: ORCHARD 88 TMC, LLC
 FIRST AMERICAN BANK, NA
 CHICAGO TITLE INSURANCE COMPANY

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, 11(B), 20 AND 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 14, 2015.

DATED THIS 14TH DAY OF MAY IN THE YEAR 2015.

CARL J. COOK, IL P.L.S.
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003543



JACOB & HEFNER ASSOCIATES
 1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
 PHONE: (630) 652-4600, FAX: (630) 652-4601
 www.jacobandhefner.com
 Illinois Professional Design Firm
 License No. 184-003073 Exp. 4/30/15

Survey No.:	C422k
Ordered By.:	THE MISSNER GROUP
Description:	ALTA/ACSM LAND TITLE SURVEY
Date Prepared:	MAY 8, 2015
Scale:	1" = 40'
Field Work:	KW
Prepared By:	REW

SHEET 2 OF 2