

ALTA / NSPS LAND TITLE SURVEY

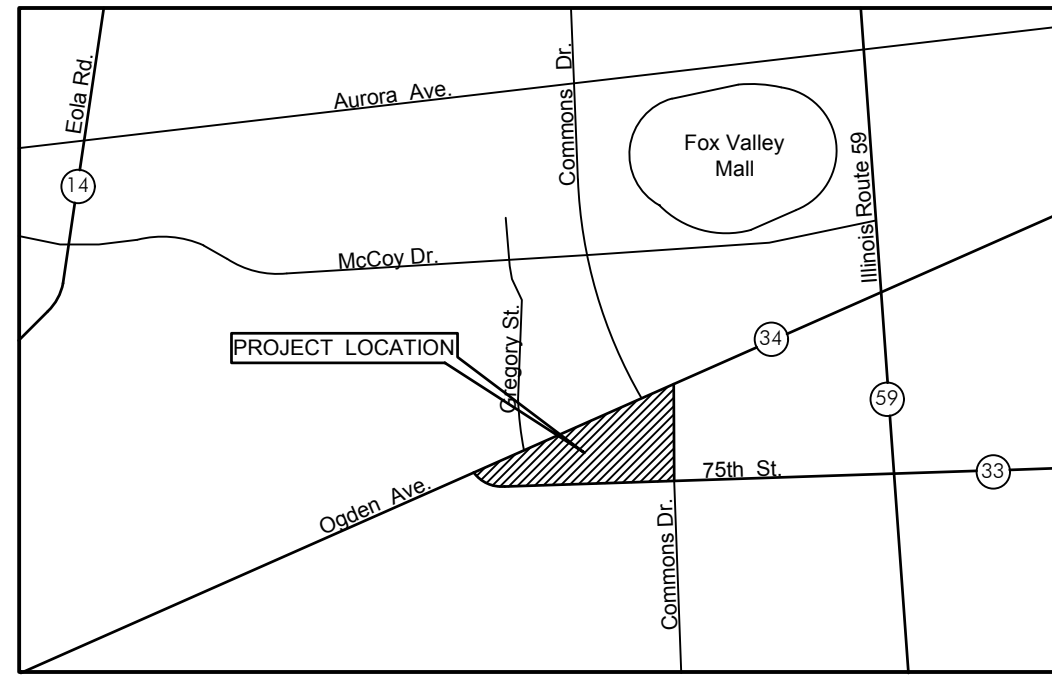
OF

PARCEL 1:

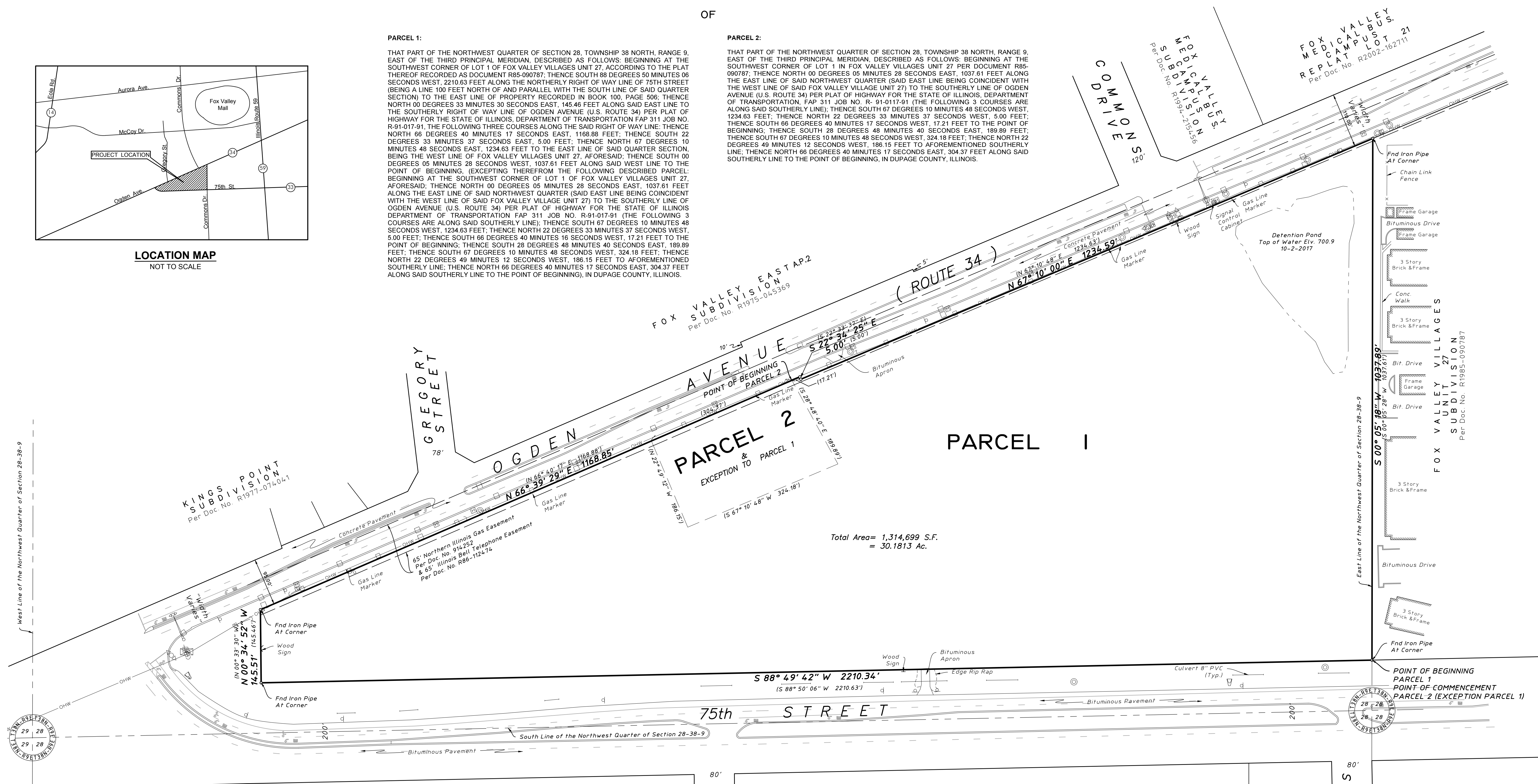
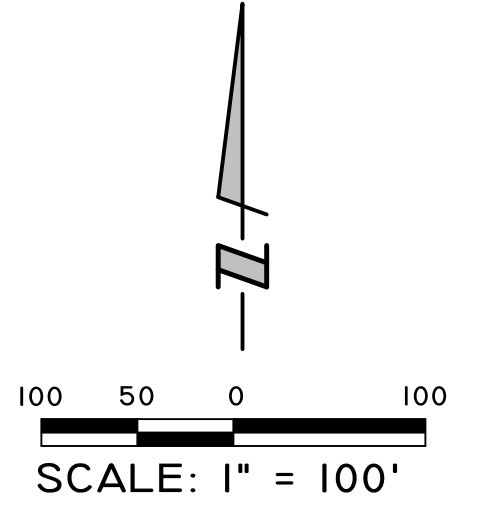
THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX VALLEY VILLAGES UNIT 27, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R85-090787; THENCE SOUTH 88 DEGREES 50 MINUTES 06 SECONDS WEST, 2210.63 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF 75TH STREET (BEING A LINE 100 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION) TO THE EAST LINE OF PROPERTY RECORDED IN BOOK 100, PAGE 506; THENCE NORTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 145.46 FEET ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91, THE FOLLOWING THREE COURSES ALONG THE SAID RIGHT OF WAY LINE: THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 1188.88 FEET; THENCE SOUTH 22 DEGREES 33 MINUTES 37 SECONDS EAST, 5.00 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 48 SECONDS EAST, 1234.63 FEET TO THE EAST LINE OF SAID QUARTER SECTION, BEING THE WEST LINE OF FOX VALLEY VILLAGES UNIT 27, AFORESAID; THENCE SOUTH 00 DEGREES 05 MINUTES 28 SECONDS WEST, 1037.61 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX VALLEY VILLAGES UNIT 27, AFORESAID; THENCE NORTH 00 DEGREES 05 MINUTES 28 SECONDS EAST, 1037.61 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (SAID EAST LINE BEING COINCIDENT WITH THE WEST LINE OF SAID FOX VALLEY VILLAGES UNIT 27) TO THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91 (THE FOLLOWING 3 COURSES ARE ALONG SAID SOUTHERLY LINE); THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 1234.63 FEET; THENCE NORTH 22 DEGREES 33 MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE SOUTH 66 DEGREES 40 MINUTES 16 SECONDS WEST, 17.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 48 MINUTES 40 SECONDS EAST, 189.89 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 324.18 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 12 SECONDS WEST, 186.15 FEET TO AFORESAID SOUTHERLY LINE; THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 304.37 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN FOX VALLEY VILLAGES UNIT 27 PER DOCUMENT R85-090787; THENCE NORTH 00 DEGREES 05 MINUTES 28 SECONDS EAST, 1037.61 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (SAID EAST LINE BEING COINCIDENT WITH THE WEST LINE OF SAID FOX VALLEY VILLAGES UNIT 27) TO THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91 (THE FOLLOWING 3 COURSES ARE ALONG SAID SOUTHERLY LINE); THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 1234.63 FEET; THENCE NORTH 22 DEGREES 33 MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE SOUTH 66 DEGREES 40 MINUTES 17 SECONDS WEST, 17.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 48 MINUTES 40 SECONDS EAST, 189.89 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 324.18 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 12 SECONDS WEST, 186.15 FEET TO AFORESAID SOUTHERLY LINE; THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 304.37 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE



Total Area = 1,314,699 S.F.
= 30.1813 Ac.

LEGEND

	Manhole
	Catch Basin
	Inlet
	Flared End Section
	Traffic Signal
	Traffic Signal With Mast Arm
	Hand Hole
	Fence
	Pipe Bollard
	Sign
	Gas Valve
	Guy Wire
	Utility Pole
	Telephone Pedestal
	Curb & Gutter
	Record
	On Line

- Surveyor's notes:
- The basis of bearing shown hereon is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
 - Underground utilities are not shown hereon.
 - Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17043C0708H dated December 16, 2004 produced by the Federal Emergency Management Agency (FEMA) for DuPage County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain".
 - There are no building located on the subject property.
 - In regards to Table A Item 16 - No Observed evidence of current earth moving work, building construction was observed in the process of conducting the survey.
 - In regard to Table A Item 17 - No observed evidence of recent street or sidewalk construction was observed in the process of conducting the survey.
 - In the preparation of this survey reference was made to First American Title Insurance Company Commitment for Title Insurance Order No. 2752551 with an Effective Date of July 19, 2017.

With respect to Schedule B of said commitment:

Exception 18 - Easement in favor of Northern Illinois Gas - Doc No. 914252 - Plotted and shown hereon.

Exception 19 - Easement in favor of Illinois Bell Telephone Company - Doc No. R86-112474 - Plotted and shown hereon.

Exception 20 - Terms, provisions and easements contained in Storm water Detention Easement and Maintenance agreement - Doc. No. R2001-066584 - The subject property is located and described in Exhibit A as PARCEL 3 therein. No other descriptions are located on the subject property including the land described as the Storm water Drainage easement in Exhibit B & D.

Exception 21 - Covenants, conditions and restrictions - Doc. No. R2000-104080 - The lands described therein are not located in the subject property. - Doc. No. 2001-050680 - The subject property is the land described in Exhibit A as PARCEL 3 therein and described as Add-on Property.

Exception 22 - Terms, conditions and provisions of Ordinance No. 008-55 - Doc. No. R98-248688 - The subject property is the land described in Attachment A as PARCEL ONE therein. Portion of the east side of the subject property is schematically shown in a preliminary plan to have a proposed Northerly/Southerly road from 75th St to Ogdan Avenue which is page 48 of 60 in said document provided. See document for particulars.

Exception 23 - Terms, conditions and provisions of Ordinance No. 008-55 - Doc. No. R2008-088734 - The subject property is the land described in Exhibit "A" therein. There are no other areas described within said document.

State of Illinois)
County of Cook) SS:
To: CDI Development Services, L.L.C.;
Lender (TBD); and
First American Title Insurance Company its successors and/or assigns.

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, 7a, 7b(1), 8, 9, 13, 14, 16, 17 & 19 of Table A thereof. The field work was completed on September 30, 2017.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois, December 13, 2017

By: Jeffrey W. Glunt, Land Surveyor No. 3695



HAEGER ENGINEERING
consulting engineers • land surveyors

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Ordered By: Melody Living Associates - IL, LLC
Order No.: 17-131

EXPIRES 11-30-18