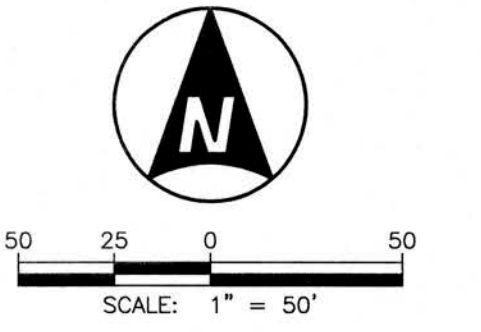
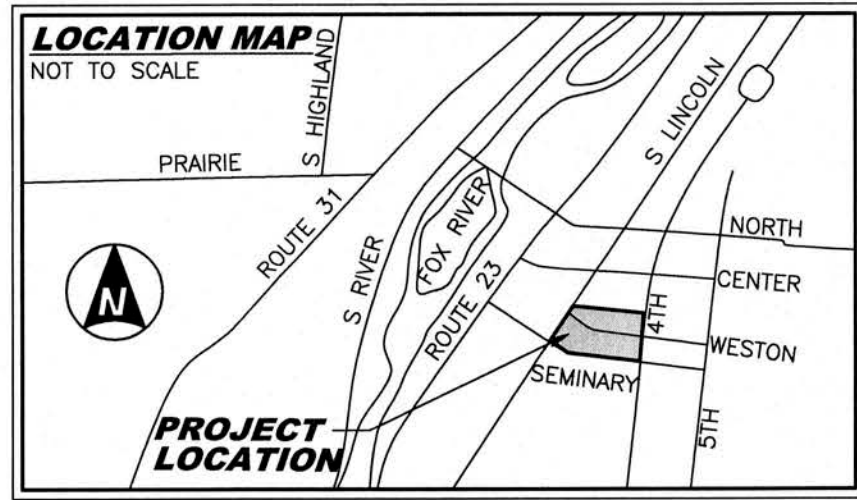


ALTA/NSPS LAND TITLE SURVEY



AREA:
PROPERTY CONTAINS 420,490 SQUARE FEET OR 9.653 ACRES MORE OR LESS

NOTES:

- BOUNDARY DEPICTED HEREON IS BASED UPON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER CCH1904139LD HAVING A COMMITMENT DATE OF JULY 29, 2019 AT 12:00 AM.
- BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
- BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM THE OUTSIDE FACE OF CONCRETE FOUNDATION.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
- REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR ADDITIONAL RESTRICTIONS.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
- CONTACT JULIE AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
- PLAT IS BASED ON FIELD WORK COMPLETED ON 06-20-19. DUE TO HEAVY CONSTRUCTION DEBRIS AND ONGOING CONSTRUCTION AT THE TIME OF THE FIELD WORK, SOME IMPROVEMENTS AND FEATURES MAY NOT HAVE BEEN LOCATED.
- CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.
- PROPERTY NOT MONUMENTED AT THIS TIME PER CLIENT'S REQUEST.

LEGEND:

- BOUNDARY LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- E ELECTRIC LINE
- G GAS LINE
- T TELEPHONE LINE
- OH OVERHEAD WIRE
- X FENCE
- CURB/DRAIN
- MANHOLE (STMH/SAMH)
- CATCH BASIN (CB)
- INLET (INL)
- FLARED END SECTION (FES)
- VALVE VAULT (VV)
- VALVE BOX (VB)
- BUFFALO BOX (BB)
- FLAGPOLE (FP)
- AUXILIARY VALVE (AV)
- CLEANOUT (CO)
- BOLLARD (BOL)
- GAS VALVE (GV)
- FIRE HYDRANT (FH)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- HANDHOLE (HH)
- TRAFFIC SIGNAL BOX (TSB)
- TRAFFIC SIGNAL (TS)
- LIGHT (LHT)
- GROUND LIGHT (DLHT)
- POWER POLE (PP)
- CABLE WIRE (GW)
- CABLE PEDESTAL (PEDC)
- ELECTRIC PEDESTAL (PEDE)
- TELEPHONE PEDESTAL (PEPT)
- TRANSFORMER
- ACU AIR CONDITIONER UNIT
- CLF CHAIN LINK FENCE
- EM ELECTRIC METER
- FCC FOUND CROSS CUT
- FF FINISHED FLOOR
- FIR FOUND IRON ROD
- FIR FOUND IRON PIPE
- PUOE PUBLIC UTILITY & DRAINAGE EASEMENT
- DUE DRAINAGE & UTILITY EASEMENT
- GM GAS METER
- INV INVERT
- R= RADIUS
- (R) RECORD
- RW RETAINING WALL
- SAN SANITARY
- SCC SET CROSS CUT
- SIP SET IRON PIPE
- SIR SET IRON ROD
- ST STRUCTURE
- STR OTHER BUILDING AREA
- TRANS TRANSFORMER
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING

(CHECKED IF INCLUDED)

TABLE A OPTIONS

- MONUMENTATION
- ADDRESS(ES)
- FLOOD ZONE
- LAND AREAS
- VERTICAL RELIEF
- ZONING REPORT SETBACK REQUIREMENT TABLE
- ZONING REPORT SETBACK REQUIREMENT GRAPHICS
- BUILDING DIMENSIONS
 - (a) BUILDING AREAS (EXTERIOR FOOTPRINTS)
 - (b) OTHER BUILDING AREAS
 - (c) BUILDING HEIGHT
- VISIBLE IMPROVEMENTS
- PARKING STRIP
- DETERMINATION OF PARTY WALLS
- DETERMINATION OF PARTY WALLS (PLUMB)
- UTILITIES OBSERVED EVIDENCE W/PLANS & MARKINGS
- GOVERNMENTAL AGENCY REQUIREMENTS
- NAMES OF ADJOINING OWNERS
- DISTANCE TO NEAREST INTERSECTING STREET
- RECTIFIED ORTHOPHOTOGRAHY
- EVIDENCE OF EARTH MOVING/BUILDING CONSTRUCTION
- CHANGES IN RIGHT OF WAY/SIDEWALK AND STREET CONSTRUCTION
- LOCATION OF WETLANDS (DELIMITED BY OTHERS)
- INCLUDE PLOTTABLE OFF-SITE ELEMENTS
- PROFESSIONAL LIABILITY INSURANCE

STATE OF ILLINOIS
COUNTY OF COOK

CHICAGO TITLE INSURANCE COMPANY
FOX VALLEY DEVELOPERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
RACHLWEVER P. AND ANITA R. NAYAK, LLC SERIES 1, AS TO PARCELS 1 AND 2
JTE FAMILY PROPERTIES, LLC SERIES D, AS TO PARCELS 3 AND 5
SOUTH LINCOLN AVENUE DEVELOPMENT GROUP, LLC, AS TO PARCELS 4 AND 6

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 2, 3, 4, 7(A), 7(B), 7(C), 8, AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 06-20-19.
DATE OF PLAT OR MAP: 08-14-19.

MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM
NUMBER 184-002694

Russell P. Ory
RUSSELL P. ORY
EMAIL: RORY@MACKIECONSULT.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002753
LICENSE EXPIRES: NOVEMBER 30, 2020

PROPERTY DESCRIPTION:

PARCEL 1: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 AND 32, AND THAT PART OF THE VACATED ALLEY LYING WESTERLY OF THE EASTERLY LINE EXTENDED NORTHERLY OF SAID LOT 32, ALL IN BLOCK 5 OF CLARK SEMINARY ADDITION TO AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2: LOTS 1, 2 AND 4 IN BLOCK 6 OF CLARK SEMINARY ADDITION TO AURORA, AND THAT PART OF LOT 3 AND THE VACATED ALLEY IN SAID BLOCK 6 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 3, 25.50 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 15 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 56.43 FEET TO THE NORTHERLY LINE OF SAID LOT 3; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 11.18 FEET TO A POINT THAT IS 16.68 FEET EASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 3, 22.24 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 39.92 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2, 56.51 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 6, 20.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 3: THE WEST 52 FEET, 2.5 INCHES OF LOT 3 IN BLOCK 6 AND PART OF VACATED ALLEY ADJACENT THERETO, EXCEPT PART DESCRIBED IN DOCUMENT 2007K022087, IN "CLARK SEMINARY ADDITION" TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 4: THE EAST 33 FEET OF LOT 11 IN BLOCK 6 IN CLARK SEMINARY ADDITION, IN KANE COUNTY, ILLINOIS.

PARCEL 5: LOTS 12, 15, 16, AND THE WEST 60 FEET OF LOT 23 ALL IN BLOCK 6 OF CLARK SEMINARY ADDITION TO THE CITY OF AURORA AND LOT 4 OF HOWARD'S SUBDIVISION, ALL IN THE CITY OF AURORA AND SITUATED IN THE COUNTY OF KANE AND STATE OF ILLINOIS.

PARCEL 6: LOT 20 IN BLOCK 6 OF CLARK SEMINARY ADDITION TO THE CITY OF AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT: **MR CONSULTING SERVICES**
345 N. LAKE STREET
AURORA, IL 60506

DESIGNED	KMF
DRAWN	RPO
APPROVED	RPO
DATE	08-14-19
SCALE	1"=50'
DATE	DESCRIPTION OF REVISION
BY	

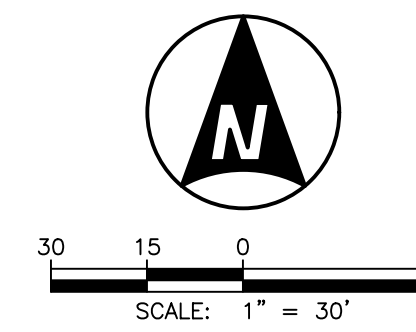
ALTA/NSPS LAND TITLE SURVEY
AVALON HEIGHTS DEVELOPMENT
AURORA, ILLINOIS

SHEET **1** OF **2**

PROJECT NUMBER: 3730
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ILLINOIS FIRM LICENSE 184-002694

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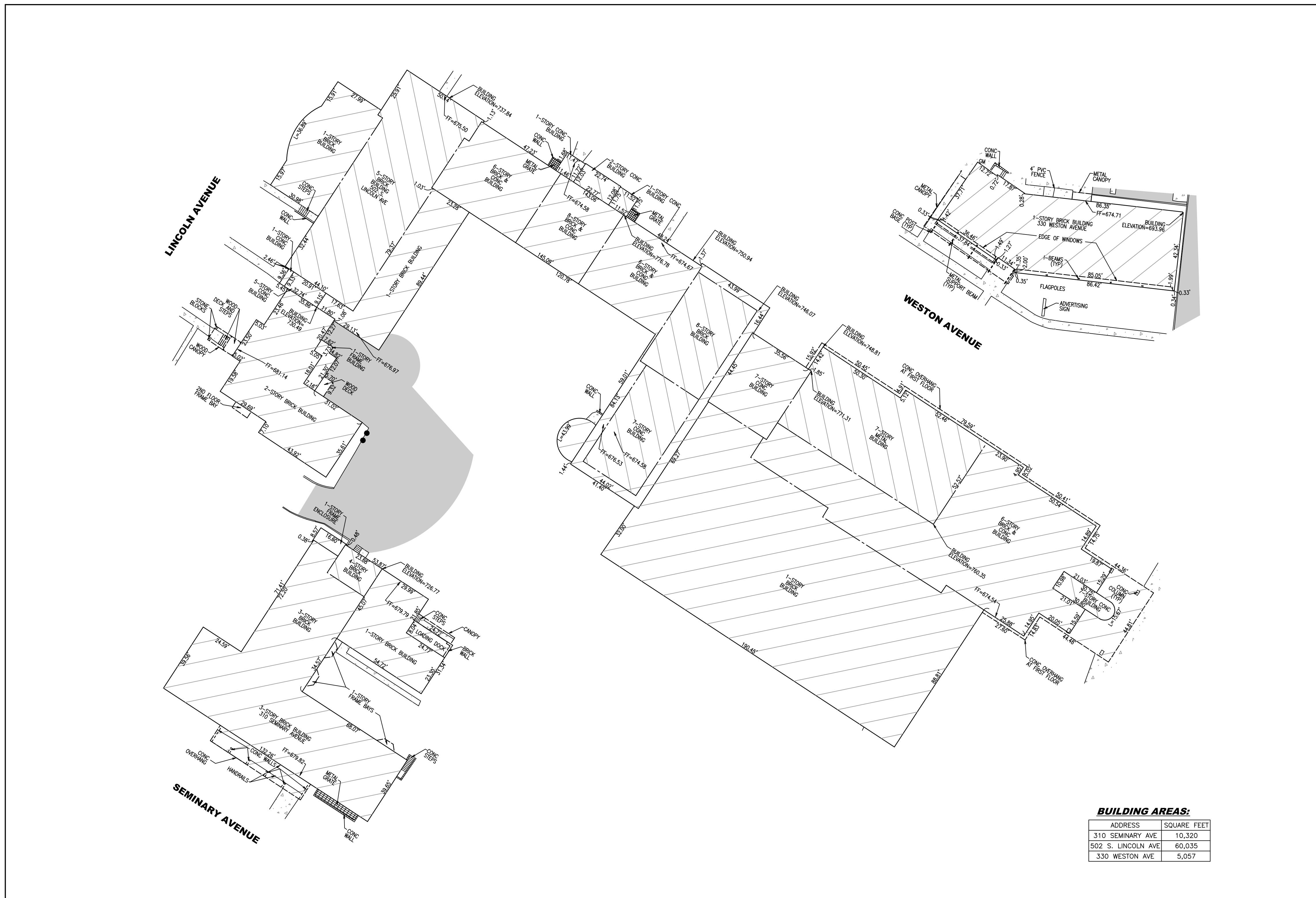
ALTA/NSPS LAND TITLE SURVEY



BUILDING DETAILS

SURVEYOR'S NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMMITMENT NUMBER CCHI1904139LD WITH AN COMMITMENT DATE OF JULY 29, 2019, AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
 2. TITLE EXCEPTION AA. PROPERTY LIES WITHIN THE BOUNDARIES OF FOX METRO AND IS SUBJECT TO ASSESSMENTS THEREUNDER. THIS EXCEPTION IS NOT A SURVEY MATTER. SEE DOCUMENT FOR PARTICULARS.
 3. TITLE EXCEPTION AC. PROPERTY SUBJECT TO SPECIAL SERVICE AREA #22 OF CITY OF AURORA, NOTICE RECORDED JULY 17, 1993 AS DOCUMENT 93K05890, AND ALSO RECORDED SEPTEMBER 22, 1992 AS DOCUMENT 92K67126. THIS EXCEPTION IS NOT A SURVEY MATTER. SEE DOCUMENT FOR PARTICULARS.
 4. TITLE EXCEPTION F. PROPERTY IS NOT SUBJECT TO THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF: DOCUMENT NUMBER: 1909K10490 DATE OF RECORDING: NOVEMBER 2, 1999 (AFFECTS PARCELS 1 AND 2). THIS EXCEPTION IS NOT A SURVEY MATTER. SEE DOCUMENT FOR PARTICULARS.
 5. TITLE EXCEPTION G. PROPERTY SUBJECT TO LETTER FROM ENVIRONMENTAL PROTECTION AGENCY AS TO NO FURTHER REMEDIATION RECORDED OCTOBER 7, 1997 AS DOCUMENT 97K067337. THIS EXCEPTION IS NOT A SURVEY MATTER. SEE DOCUMENT FOR PARTICULARS.
 6. TITLE EXCEPTION H. PROPERTY SUBJECT TO CITY OF AURORA ORDINANCE AS TO COMPREHENSIVE PLAN RECORDED JULY 17, 1979 AS DOCUMENT 1512663. THIS EXCEPTION IS NOT A SURVEY MATTER. SEE DOCUMENT FOR PARTICULARS.
 7. TITLE EXCEPTION I. PROPERTY SUBJECT TO GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED JUNE 17, 1980 AS DOCUMENT 1545531. APPROXIMATE LOCATION SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
 8. TITLE EXCEPTION J. PROPERTY SUBJECT TO ORDINANCE OF VACATION AND RESERVATIONS THEREIN DOCUMENT 1999K015777 RECORDED FEBRUARY 10, 1999 AS TO PUBLIC UTILITIES AND CITY UTILITIES, ALSO AS TO ACCESS FOR PUBLIC OVER SAID VACATED ALLEY SO LONG AS ANY PART OF THE ALLEY WESTERLY OF THE EASTERLY LINE OF LOT 25 IN BLOCK 6 CLARK'S SEMINARY ADDITION REMAINS UNVACATED AFFECTS PART PARCEL 2 LYING IN VACATED ALLEY. SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
 9. TITLE EXCEPTION K. PROPERTY SUBJECT TO GRANT OF PUBLIC UTILITIES EASEMENT RECORDED DECEMBER 31, 1957 AS DOCUMENT 852531. SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
 10. TITLE EXCEPTION L. PROPERTY SUBJECT TO CONDITIONS AND RESERVATIONS INCLUDING REQUIRED IMPROVEMENTS CONTAINED IN ORDINANCE OF VACATION RECORDED JUNE 30, 1982 AS DOCUMENT 1610206. SEE DOCUMENT FOR PARTICULARS.
 11. TITLE EXCEPTION M. PROPERTY MAY BE SUBJECT TO NORTHERN ILLINOIS GAS COMPANY HAVING A GAS MAIN LOCATED WESTERLY OF THE VACATED ALLEY THAT LIES NORTHERLY OF SEMINARY AVENUE PER LETTER DATED SEPTEMBER 8, 1999 BY NORTHERN ILLINOIS GAS COMPANY. LETTER NOT PROVIDED. SEE LETTER FOR PARTICULARS.
 12. TITLE EXCEPTION N. PROPERTY SUBJECT TO NOTICE OF CITY OF AURORA HISTORIC DESIGNATION RECORDED AUGUST 4, 2000 AS DOCUMENT 000K00412. (AFFECTS THE 1988 BRICK HOSPITAL BUILDING LOCATED ON THE PROPERTY DESCRIBED AS CLARK SEMINARY ADDITION. THIS EXCEPTION IS NOT A SURVEY MATTER. SEE DOCUMENT FOR PARTICULARS.)
 13. TITLE EXCEPTION O. PROPERTY SUBJECT TO A PENDING COURT ACTION AS DISCLOSED BY A RECORDED NOTICE, CITY OF AURORA, PLAINTIFF, RAGHUVEER P. AND ANITA P. NAYAK, LLC AND KANE COUNTY BOARD, DEFENDANT, KANE COUNTY, CASE NO. 14 MR 1213, NATURE OF ACTION COMPLAINT FOR DEMOLITION OF AN ABANDONED BUILDING FOR PROPERTY AT 502 S. LINCOLN, AURORA, IL 60506, RECORDED ON JULY 2, 2015 AS DOCUMENT NO. 2015K-034457. THIS EXCEPTION IS NOT A SURVEY MATTER. SEE DOCUMENT FOR PARTICULARS.
 14. TITLE EXCEPTION P. PROPERTY SUBJECT TO CERTIFICATE FILED BY ILLINOIS DEPARTMENT OF COMMERCE & ECONOMIC OPPORTUNITY RECORDED MARCH 30, 2015 AS DOCUMENT NO. 2015K015453. THIS EXCEPTION IS NOT A SURVEY MATTER. SEE DOCUMENT FOR PARTICULARS.
 15. TITLE EXCEPTION Q. PROPERTY SUBJECT TO ORDER IN CASE 79CH6493, KANE COUNTY, ILLINOIS, RELATING TO USE OF DRIVEWAY AND CURB-CUT TO SEMINARY AVENUE ENTERED SEPTEMBER 23, 1981. THIS EXCEPTION IS NOT A SURVEY MATTER. SEE DOCUMENT FOR PARTICULARS.
 16. TITLE EXCEPTION R. PROPERTY SUBJECT TO CONDITION IN DEED RECORDED SEPTEMBER 11, 1930 AS DOCUMENT 339052 BOOK 928 PAGE 104 AS TO NAME OF HOSPITAL AS COPLEY HOSPITAL. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION. THIS EXCEPTION IS NOT A SURVEY MATTER. SEE DOCUMENT FOR PARTICULARS.
 17. TITLE EXCEPTION S. PROPERTY SUBJECT TO GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED JULY 17, 1979 AS DOCUMENT 1512641. SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
 18. TITLE EXCEPTION T. PROPERTY SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED ON MAY 3, 1983 AS DOCUMENT NO. 1637415. (AFFECTS PARCEL 4). THIS EXCEPTION IS NOT A SURVEY MATTER. SEE DOCUMENT FOR PARTICULARS.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
 3. TABLE "A", ITEM 2. ADDRESSES FOR THE SURVEYED PROPERTY IS SHOWN HEREON.
 4. TABLE "A", ITEM 3. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODZONE, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17089C0402H, WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, SUBJECT TO MAP INTERPRETATION AND SCALING.
 5. TABLE "A", ITEM 4. GROSS LAND AREA OF THE PROPERTY IS SHOWN HEREON.
 6. TABLE "A", ITEM 7(A). BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM THE OUTSIDE FACE OF FOUNDATION.
 7. TABLE "A", ITEM 7(B). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL IS SHOWN HEREON.
 8. TABLE "A", ITEM 7(C). MEASURED HEIGHT OF ALL BUILDINGS IS SHOWN HEREON.
 9. TABLE "A", ITEM 8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
 10. TABLE "A", ITEM 20. PROFESSIONAL LIABILITY INSURANCE AVAILABLE ON REQUEST.



- ### LEGEND:
- BUILDING OVERHANGS AND INDENTIONS
 - - - - - APPROXIMATE EDGE OF ELEVATED BUILDINGS
 - - - - - EDGE OF BUILDING ACCESSORIES
 - OH --- OVERHEAD WIRE
 - X- FENCE
 - GUARDRAIL
 - MANHOLE (STMH/SAMH)
 - CATCH BASIN (CB)
 - INLET (INL)
 - FLARED END SECTION (FES)
 - VALVE VAULT (VV)
 - VALVE BOX (VB)
 - BUFFALO BOX (BB)
 - FLAG POLE (FP)
 - CLEANOUT (CO)
 - BOLLARD (BOL)
 - GAS VALVE (GV)
 - FIRE HYDRANT (FH)
 - ELECTRIC MANHOLE (EMH)
 - TELEPHONE MANHOLE (TMH)
 - HANDHOLE (HH)
 - TRAFFIC SIGNAL BOX (TSB)
 - TRAFFIC SIGNAL (TS)
 - LIGHT (LHT)
 - GROUND LIGHT (GLHT)
 - POWER POLE (PP)
 - GUY WIRE (GW)
 - CABLE PEDESTAL (PEDC)
 - ELECTRIC PEDESTAL (PEDE)
 - TELEPHONE PEDESTAL (PEDE)
 - TRANSFORMER
 - SIGN
 - MAILBOX (MB)
 - ACU AIR CONDITIONER UNIT
 - CLF CHAIN LINK FENCE
 - EM ELECTRIC METER
 - GM GAS METER
 - CONCRETE (CONC)
 - GRAVEL
 - HOT MIX ASPHALT (HMA)
 - BUILDING

BUILDING AREAS:

ADDRESS	SQUARE FEET
310 SEMINARY AVE	10,320
502 S. LINCOLN AVE	60,035
330 WESTON AVE	5,057

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Mackie Consultants, LLC
 9575 W. Higgins Road, Suite 500
 Rosemont, IL 60018
 (847)696-1400
 www.mackieconsult.com

CLIENT: **MR CONSULTING SERVICES**
 345 N. LAKE STREET
 AURORA, IL 60506

DATE	DESCRIPTION OF REVISION	BY

ALTA/NSPS LAND TITLE SURVEY
AVALON HEIGHTS DEVELOPMENT
AURORA, ILLINOIS

SHEET
2 OF 2
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