

# ALTA / NSPS LAND TITLE SURVEY

OF

**PARCEL 1:**  
 TRACT 3 OF ASSESSMENT PLAT OF THE CULVER FARM AND HARRIS FARM FOR THE YEAR 1946, AS RECORDED IN THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7 AND RUNNING THENCE NORTH 89 DEGREES 32 MINUTES WEST ALONG THE NORTH LINE OF SAID SECTION, 866.88 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE BATAVIA BRANCH OF THE CHICAGO, AURORA AND ELGIN RAILROAD FOR A PLACE OF BEGINNING; THENCE SOUTH 36 DEGREES 04 MINUTES EAST ALONG SAID RIGHT OF WAY LINE ON TANGENT AND THEN ON A CURVE TO THE LEFT, A TOTAL DISTANCE OF 1247.8 FEET TO THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 1 DEGREE 03 MINUTES WEST ALONG SAID SECTION LINE 228.9 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE AURORA BRANCH OF SAID CHICAGO, AURORA AND ELGIN RAILROAD; THENCE SOUTH 79 DEGREES 05 MINUTES WEST ALONG SAID RIGHT OF WAY LINE 1072.4 FEET TO AN OLD FENCE LINE; THENCE NORTH 1 DEGREE 11 MINUTES EAST ALONG SAID OLD FENCE LINE, 1326.4 FEET TO THE NORTH LINE OF SAID SECTION 7; THENCE SOUTH 89 DEGREES 32 MINUTES EAST ALONG SAID LINE 183.3 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ALSO, TRACT 4 OF ASSESSMENT PLAT OF THE CULVER FARM AND HARRIS FARM FOR THE YEAR 1946, AS RECORDED IN THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7 AND RUNNING THENCE NORTH 89 DEGREES 32 MINUTES WEST ALONG THE NORTH LINE OF SAID SECTION, 1049.98 FEET TO AN IRON PIPE IN OLD FENCE CORNER; THENCE SOUTH 1 DEGREE 11 MINUTES WEST ALONG AN OLD FENCE LINE, 1302.88 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE AURORA BRANCH OF THE CHICAGO, AURORA AND ELGIN RAILROAD FOR A PLACE OF BEGINNING; THENCE NORTH 1 DEGREE 11 MINUTES WEST ALONG SAID RIGHT OF WAY LINE, 201.2 FEET THENCE SOUTH 0 DEGREES 55 MINUTES WEST ALONG AN OLD FENCE LINE, 656.6 FEET TO THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS ASHLEY OR POSS ROAD; THENCE SOUTH 88 DEGREES 00 MINUTES WEST ALONG SAID CENTER LINE 259.3 FEET; THENCE NORTH 1 DEGREE 11 MINUTES EAST ALONG AN OLD FENCE LINE, 563.5 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 2:**  
 THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8 AND RUNNING THENCE NORTH 89 DEGREES 32 MINUTES WEST ALONG THE NORTH LINE OF SECTION 7, 866.88 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE BATAVIA BRANCH OF THE CHICAGO, AURORA AND ELGIN RAILWAY COMPANY, THENCE SOUTHWESTERLY ALONG SAID LINE 1247.8 FEET TO THE WEST LINE OF SAID SECTION 8 FOR A PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG THE SOUTHWESTERLY LINE OF THE 100 FOOT WIDE BATAVIA BRANCH OF RIGHT OF WAY, 430 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE 66 FOOT WIDE RIGHT OF WAY OF THE AURORA BRANCH OF THE CHICAGO, AURORA AND ELGIN RAILROAD COMPANY; THENCE SOUTH 79 DEGREES 05 MINUTES WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 430 FEET MORE OR LESS TO THE WEST LINE OF SAID SECTION 8; THENCE NORTH 1 DEGREE 03 MINUTES EAST ALONG SAID WEST LINE 228 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

KNOWN AS: 32W130 MOLITOR ROAD, AURORA, ILLINOIS 60502

PERMANENT INDEX NUMBERS:  
 07-07-200-005 (TRACT 4 OF PARCEL 1)  
 07-07-200-009 (PARCEL 2 AND PART OF TRACT 3 PARCEL 1)  
 07-07-200-010 (TRACT 3 OF PARCEL 1)

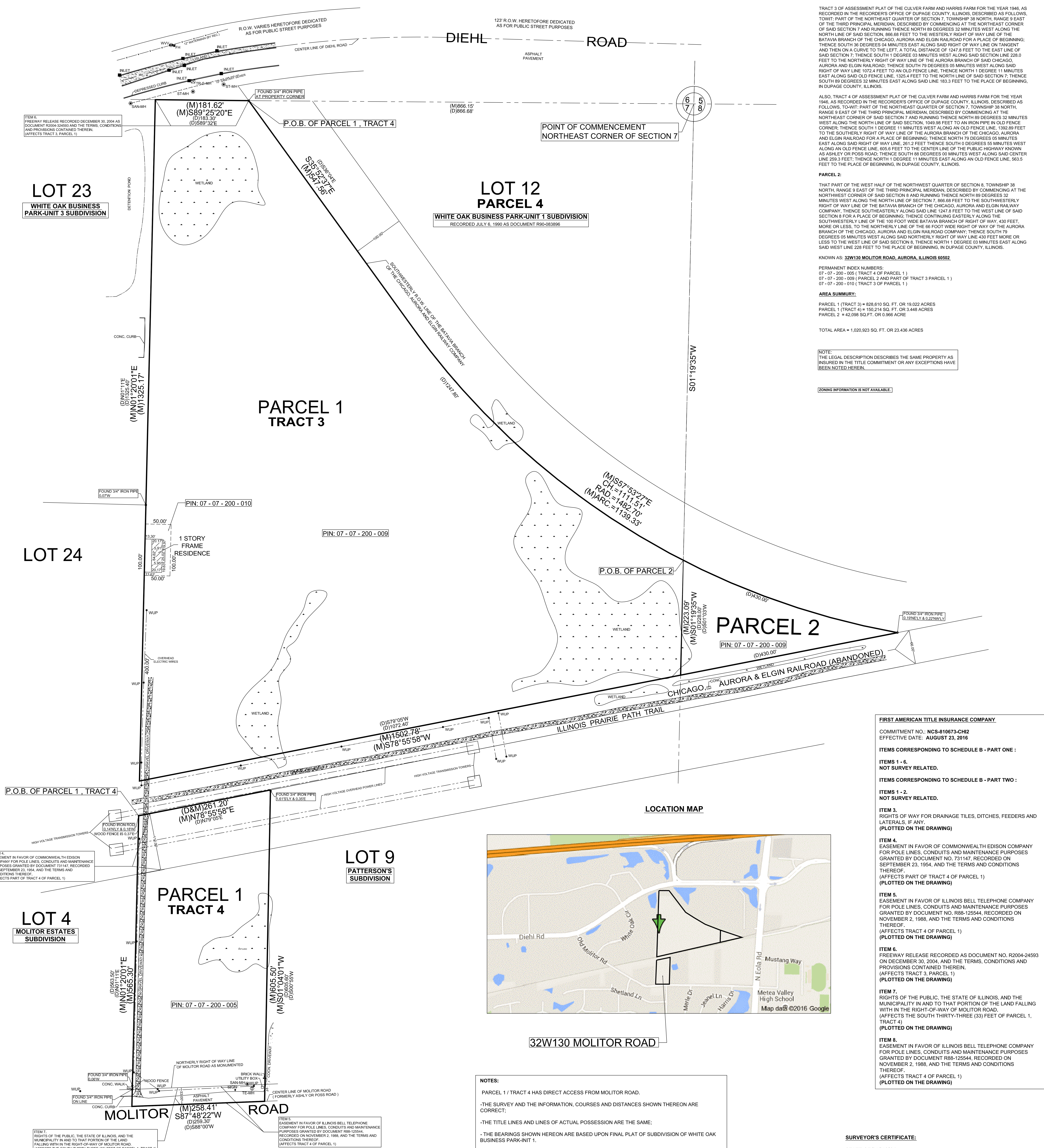
**AREA SUMMARY:**

PARCEL 1 (TRACT 3) = 828,610 SQ. FT. OR 19.022 ACRES  
 PARCEL 1 (TRACT 4) = 152,214 SQ. FT. OR 3.448 ACRES  
 PARCEL 2 = 42,698 SQ. FT. OR 0.966 ACRE

TOTAL AREA = 1,020,923 SQ. FT. OR 23.436 ACRES

**NOTE:**  
 THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

**ZONING INFORMATION IS NOT AVAILABLE.**



**FIRST AMERICAN TITLE INSURANCE COMPANY**  
 COMMITMENT NO.: NCS-810673-CH2  
 EFFECTIVE DATE: AUGUST 23, 2016

**ITEMS CORRESPONDING TO SCHEDULE B - PART ONE:**  
 ITEMS 1 - 6,  
 NOT SURVEY RELATED.

**ITEMS CORRESPONDING TO SCHEDULE B - PART TWO:**  
 ITEMS 1 - 2,  
 NOT SURVEY RELATED.

**ITEM 3:**  
 RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.  
 (PLOTTED ON THE DRAWING)

**ITEM 4:**  
 EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT NO. 731147, RECORDED ON SEPTEMBER 23, 1954, AND THE TERMS AND CONDITIONS THEREOF.  
 (AFFECTS PART OF TRACT 4 OF PARCEL 1)  
 (PLOTTED ON THE DRAWING)

**ITEM 5:**  
 EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT NO. R88-125544, RECORDED ON NOVEMBER 2, 1988, AND THE TERMS AND CONDITIONS THEREOF.  
 (AFFECTS TRACT 4 OF PARCEL 1)  
 (PLOTTED ON THE DRAWING)

**ITEM 6:**  
 FREEMAN RELEASE RECORDED AS DOCUMENT NO. R2004-24593 ON DECEMBER 30, 2004, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN.  
 (AFFECTS TRACT 3, PARCEL 1)  
 (PLOTTED ON THE DRAWING)

**ITEM 7:**  
 RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PORTION OF THE LAND FALLING WITHIN THE RIGHT-OF-WAY OF MOLITOR ROAD.  
 (AFFECTS THE SOUTH THIRTY-THREE (33) FEET OF PARCEL 1, TRACT 4)  
 (PLOTTED ON THE DRAWING)

**ITEM 8:**  
 EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT R88-125544, RECORDED ON NOVEMBER 2, 1988, AND THE TERMS AND CONDITIONS THEREOF.  
 (AFFECTS TRACT 4 OF PARCEL 1)  
 (PLOTTED ON THE DRAWING)

**NOTES:**  
 PARCEL 1 / TRACT 4 HAS DIRECT ACCESS FROM MOLITOR ROAD.  
 -THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT.  
 -THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.  
 -THE BEARINGS SHOWN HEREON ARE BASED UPON FINAL PLAT OF SUBDIVISION OF WHITE OAK BUSINESS PARK-UNIT 1.  
 -ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.  
 -THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

**ITEM # 8 FROM TABLE A**  
 -ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

**ITEM # 11 FROM TABLE A**  
 ALL VISIBLE UTILITIES ARE PLOTTED.

**ITEM # 16 FROM TABLE A**  
 AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

**ITEM # 17 FROM TABLE A**  
 AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

**ITEM # 20 FROM TABLE A**  
 RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM, CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

THE PROPERTY DESCRIBED IN TITLE CLOSES AND THERE ARE NO GAPS AND GORES.

LEGEND	ABBREVIATIONS
	SANMHH SANITARY MANHOLE
	STMMH STORM MANHOLE
	TELMH TELEPHONE MANHOLE
	INLET
	WVV WATER VALVE VAULT
	FH FIRE HYDRANT
	SGN SIGN
	STRSMH TRAFFIC SIGNAL MANHOLE
	WUP WOOD UTILITY POLE

ORDERED BY: ERIKSSON ENGINEERING ASSOCIATES, LTD	DATE: MAY 20, 2016	FILE No.: 2016-22946-3
SCALE: 1" = 60'	8/31/16	REVISION
		REVISION

**FLOOD STATEMENT:**  
 SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17089C0701H, WITH A DATE OF IDENTIFICATION OF AUGUST 3, 2009, FOR COMMUNITY NUMBER 170330 0701 H, IN DUPAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.



BY: *Roy G. Lawniczak*  
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
 LICENSE EXPIRES: NOVEMBER 30, 2016  
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
 LICENSE EXPIRES: APRIL 30, 2017