PLAT OF SURVEY
OF PART OF LOT "A" OF CLARK WILDER'S FARM
AND PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 38 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN NORTH LAKE MANOR SOUTHEAST CORNER, LOT 222, NORTH SOUTHWEST CORNER LOT 221, NORTH LAKE MANOR, LAKE MANOR, AURORA, KANE COUNTY, AURORA, KANE COUNTY, ILLINOIS 218.48' TO & OF HIGHWAY 763.74' (REC) SOUTHERLY LINE NORTH R = 2451.29' (REC.) L = 190.33 ' (REC.) — FOUND BRASS I.D.O.T. SURVEY DISK PREVIOUSLY OFF SITE EASEMENT FOR PARKING OF AUTOMOBILES (SHOWN FOR LOCATION PURPOSES ONLY TOPOGRAPHY OMITTED) 197.38' (REC.) 25.04' (REC.) - FOUND IRON PIPE O.OT'N 31.52' REC.) 822.69' (REC.) 821.36' (MEA.) COLORADO AVE -0.22' NORTHERLY OF LINE (NO DEDICATION OF RECORD FOUND) FOUND IRON PIPE 0.05'S 8 0.10'W OF CORNER 77.00' REC. & MEA. 77.00' REC. & MEA. SOUTH LINE COLORADO AVE. AS MONUMENTED 40.00 LEGEND 77.00'REC. & MEA. 77.00'REC. & MEA. ---- CONCRETE STEPS IRON FOUND . R.R. SPIKE FOUND MONUMENT FOUND IRON 0.06'S. & 0.04' E. OF COR. FOUND X IN CONC.X POWER POLE -FENCE X-X NORTH LINE CALIFORNIA AVE. TRACT E AS MONUMENTED-- CONCRETE STEPS "7.00" REC. & MEA. NOTE: REBAR O.12'N & O.07'W OF COR. THE FOLLOWING OFF SITE EASEMENT DESCRIPTION IS NOT INCLUDED IN THE SURVEY CALIFORNIA AVE CERTIFICATION AND IS FOR LOCATION PURPOSES ONLY. 36° 52' 00' (NO DEDICATION OF RECORD FOUND) Easement for parking of automobiles as established in the Agreement dated July 26, 1956 and recorded July 27, 1956 as Document 813137 between Stoner Shopping Center, Inc. and Sears Roebuck and Company, for the 37.5' benefit of that part of Parcel 1 Tract A lying North of "Texas Boulevard", said easement over the following described property: That part of the Westerly half of Section 15, Township 38 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 15; thence South 101.64 STORY BRICK RETAIL COMPLEX feet along the Westerly line of said Section 15 to the old claim line (which is also the North line of Riddle Highlands in the City of Aurora, Illinois); thence Easterly along the old claim line 648.77 feet to the Northwest corner of Lot 13 in Block 11 of Riddle Highlands; thence 40.00 Northerly along a line which begins at the Northwest corner of Lot 13 in Block 11 of Riddle Highlands and extends Northerly to the Southwest corner of Lot 221 of North Lake Manor, Aurora, Kane County, Illinois, for a distance of 772.78 feet for the point of beginning; thence continuing BUILDING Northerly along the last described line for a distance of 430 feet to the Southwest corner of Lot 221 in North Lake Manor; thence Easterly along the Southerly line and Southerly line extended of North Lake Manor 763.74 feet to the Westerly line of a tract of land conveyed to the State 66' "TEXAS BLVD" 0.10'S 0. - PER 1955 SURVEY BY WM. ROSS 0.10'S 0.13 E OF CORof Illinois Department of Public Works and Buildings by Special Warranty NOT KNOWN TO BE OF RECORD Deed recorded November 1, 1963 as Document 1011949; thence Southerly along said Westerly line, being along a curve to the right having a radius of 2451.29 feet, an arc distance of 190.33 feet; thence South 80 0.02'S 0.01' E OF COR-33' 49" East along said Westerly line 197.38 feet to an angle point in said Westerly line; thence South 440 28' 11" West along said Westerly -ROOF OVER DRIVE UP line 25.04 feet to an angle point in said Westerly line; thence South BANKING FACILITY 80 33' 49" East 31.52 feet to the Southwest corner of said State of Illinois tract; thence North 88° 51' 00" West parallel with the Southerly FOUND IRON PIPE line and Southerly line extended of North Lake Manor, 822.69 feet to the 0.02' S 8 0.03' E point of beginning, in the City of Aurora, Kane County, Illinois. OF CORNER 2 STORY BRICK BANKING & OFFICE FLORIDA AVE COMPLEX 0.06'N 0.01'W OF COR. - FOUND BRASS I.D.O.T. SURVEY DISK PREVIOUSLY 90.9' - APPROXIMATE SOUTH LINE NORTHWEST QUARTER SECTION 15-38-8 PER PREVIOUS SURVEYS BY OTHERS - SOUTHERLY LINE BLOCK II NORTHERLY LINE LOT A CLARK WILDER'S FARM O.21' SOUTHERLY OF LINE -NORTHWEST CORNER, LOT 13, BLOCK 11, RIDDLE HIGHLANDS, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS SHEET METAL AWNINGS OVER DOORS OPENING OUTWARD FROM BUILDING RIDDLE HISHLANDS PLAT BOOK 21, BLOCK That part of Lot "A" of Clark Wilder's Farm in the Southwest Quarter of That part of the Northwest quarter of Section 15, Township 38 North, Section 15, Township 38 North, Range 8 East of the Third Principal Meridian Range 8, East of the Third Principal Meridian, described as and that part of the West Half of said Section 15 described as follows: follows: Commencing at the Southeast corner of Lot 222 of Northlake Manor, Aurora; thence South 0° 54' West 483 feet for the point of Beginning at the Northwest corner of Lot 13 in Block 11 of Riddle Highlands in the beginning; thence North 88° 54' West 77 feet; thence South 0° 54' West 117 feet; thence South 88° 54' East 77 feet; thence North 0° City of Aurora, Kane County, Illinois recorded in the Office of the County Recorder 54' West 117 feet to the point of beginning, in the City of Aurora, of Kane County, in Plat Book 21 on Page 45 as Document Number 209051; thence Northerly along a line which if extended would intersect the Southwest corner of Lot 221 Kane County, Illinois. of North Lake Manor in the City of Aurora, Kane County, Illinois, as recorded in the Office of the County Recorder, Kane County, Illinois, in Plat Book 26, Page 12 as Document Number 290997, for a distance of 772.72 feet to the point of intersection EASTERLY LINE WILDER STREET-TRACT C with a line constructed 430 feet Southerly of (measured at right angles) and parallel I-STORY RETAIL COMPLEX with the South line of said North Lake Manor; thence East along said parallel line That part of the Northwest quarter of Section 15, Township 38 and forming an angle of 89° 44' 38" with the last described course (as measured North, Range 8 East of the Third Principal Meridian, described as "A" counter-clockwise therefrom) 821.36 feet to the point of intersection with a line follows: Commencing at the Southeast corner of Lot 222 of constructed 60 feet Westerly of the center line of FA Route 23 (Illinois Route 31) Northlake Manor, Aurora; thence South 0° 54' West 483 feet; thence FOUND 1/2" OPEN PIPE O.11' SOUTH & O.03' ---EAST OF CORNER as measured on a normal line to said center line; thence Southerly parallel with North 88° 54' West 77 feet for the point of beginning; thence said center line for a distance of 32.0 feet to a point; thence Southeasterly along North 88° 54' West 77 feet; thence South 0° 54' West 117 feet; a line which forms an angle of 39° 53' to the left of a prolongation of the last dethence South 88° 54' East 77 feet; thence North 0° 54' East 117 scribed course at the last described point for a distance of 31.19 feet to a point feet to the point of beginning, in the City of Aurora, Kane 40.0 feet from the center line of said FA Route 23, as measured on a normal line with 311.27 County, Illinois. said center line; thence Southerly parallel with said center line for a distance of - IRON PIPE FOUND 0/36' SOUTH 80.40' EAST OF TRUE CORNER 191.0 feet to a point; thence Southwesterly along a line which forms an angle of 36° 52' to the right of a prolongation of the last described course at the last described -NORTHERLY LINE BLOCK IO X FOUND IN WALK 0.03' SOUTH 8 point for a distance of 25.0 feet to a point 55.0 feet Westerly of the center line TRACT D of said FA Route 23, as measured on a normal line to said center line; thence South-NORTHWEST CORNER, LOT 6, BLOCK IO, RIDDLE HIGHLANDS, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS erly parallel with said center line for a distance of 30.0 feet to a point; thence That part of the Northwest quarter of Section 15, Township Southeasterly along a line which forms an angle of 36° 52' to the left with a pro-38 North, Range 8 East of the Third Principal Meridian, RIDDLE HIGHLANDS PLAT BOOK 21, PAGE 45 longation of the last described course at the last described point for a distance described as follows: Commencing at the Southeast corner of 25.0 feet to a point 40.0 feet Westerly of the center line of said FA Route 23, of Lot 222 of North Lake Manor, Aurora; thence South 0° 54' as measured on a normal line to said center line; thence Southerly parallel with BLOCK West 600 feet for the point of beginning; thence North 88° said center line for a distance of 188.0 feet to a point; thence Southwesterly 54' West 77 feet; thence South 0° 54' West 117 feet: thence along a line which forms an angle of 40° 44' to the right of a prolongation of the BUILDING FOOTPRINT - AREAS (FIELD MEASURED) South 88° 54' East 77 feet; thence North 0° 54' East 117 ADDITIONAL BUILDING AREAS (PER PREVIOUS OWNER - NOT FIELD VERIFIED) last described course at the last described point for a distance of 30.65 feet to a feet to the point of beginning, in the City of Aurora, Kane point 60.0 feet Westerly of the center line; thence Southerly parallel with said County, Illinois. BUILDING center line 7.81 feet to the point of intersection with a line constructed 250 feet 6,000 Sq. Ft. (Partial Basement) Northerly of and parallel with the North line of said Block 11; thence continuing 9,000 Sq. Ft. (2nd Floor) Southeasterly along the last described course, being parallel with said center line 15,600 Sq. Ft. 59.48 feet; thence Southeasterly along a line forming an angle of 34° 48' with the 9,000 Sq. Ft. (Basement) 30,600 Sq. Ft. TRACT E prolongation of the last described course (as measured counter-clockwise therefrom) 4,000 Sq. Ft. (Partial 2nd Floor) 9.000 Sq. Ft. 35.04 feet to a point that is 40.0 feet Westerly of said center line, as measured at 18,200 Sq. Ft. (Partial Basement) That part of the Northwest quarter of Section 15, Township 75,200 Sq. Ft. right angles thereto; thence Southeasterly parallel with said center line 52.99 feet; 38 North, Range 8 East of the Third Principal Meridian, thence Southeasterly parallel with said center line forming an angle of 179° 39' 22" 6,600 Sq. Ft. described as follows: Commencing at the Southeast corner with the last described course (measured counter-clockwise therefrom) 417.04 feet to of Lot 222 of North Lake Manor, Aurora; thence South 0° 95,100 Sq. Ft. the Northerly line of Block 10 of said Riddle Highlands; thence Westerly along said TOTAL 46,200 Sq. Ft. 54' West 600 feet; thence North 88° 54' West 77 feet for the 400 Sq. Ft. Northerly line and forming an angle of 81° 59' 28" with the last described course point of beginning; thence North 88° 54' West 77 feet; (as measured counter-clockwise therefrom) 311.27 feet to the East line of Wilder thence South 0° 54' West 117 feet; thence South 88° 54' Street; thence Northerly along said East line and forming an angle of 89° 51' 28" East 77 feet; thence North 0° 54' East 117 feet to the Total Building Footprints as Field Measured and Additional Areas per previous Owner with the last described course (as measured counter-clockwise therefrom) 306.28 feet TOTAL point of beginning, in the City of Aurora, Kane County, 232,500 Sq. Ft to the Northerly line, extended Easterly, of said Block 11; thence Westerly along 278,700 Sq. Ft. Illinois. said extended Northerly line and along the Northerly line of said Block 11. STREET ADDRESSES OF SITE (as supplied by previous Owner) forming an angle of 269° 31' 09" with the last described course (as measured counter-clockwise therefrom) 709.92 feet to the point of beginning, in the City of Aurora, Kane County, Illinois. 850 to 954 North Lake Street A.L.T.A. ZA.C.S.M. LAND TITLE SURVEY REV. 12/31/97 REV. 10 /06 /88 REV. 09/27/88 SHEET ! OF 2 Prepared by WALTER E. DEUCHLER ASSOCIATES, INC., AURORA, ILLINOIS Phone 630-897465/