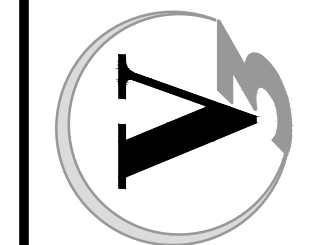
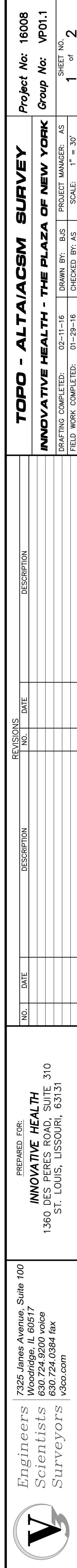


A detailed map of the Fox Valley Mall area in Appleton, WI. The map shows several streets including Exchange Ave, Exchange St, Gabriel Ln, N Commercial Dr, E New York St, McCoy Dr, and Fox Valley Circle Dr. Landmarks such as Legacy at Fox Valley Apartments, Spring Lake Park, Lakeside Townhomes at Fox Valley, and the Yorkshire Shopping Center are marked. A large grey circle labeled 'SITE' is centered on the Fox Valley Mall. A black circle and line highlight the intersection of E New York St and N Commercial Dr, which is the location of the proposed development.

GRAPHIC SCALE

$1'' = 30'$

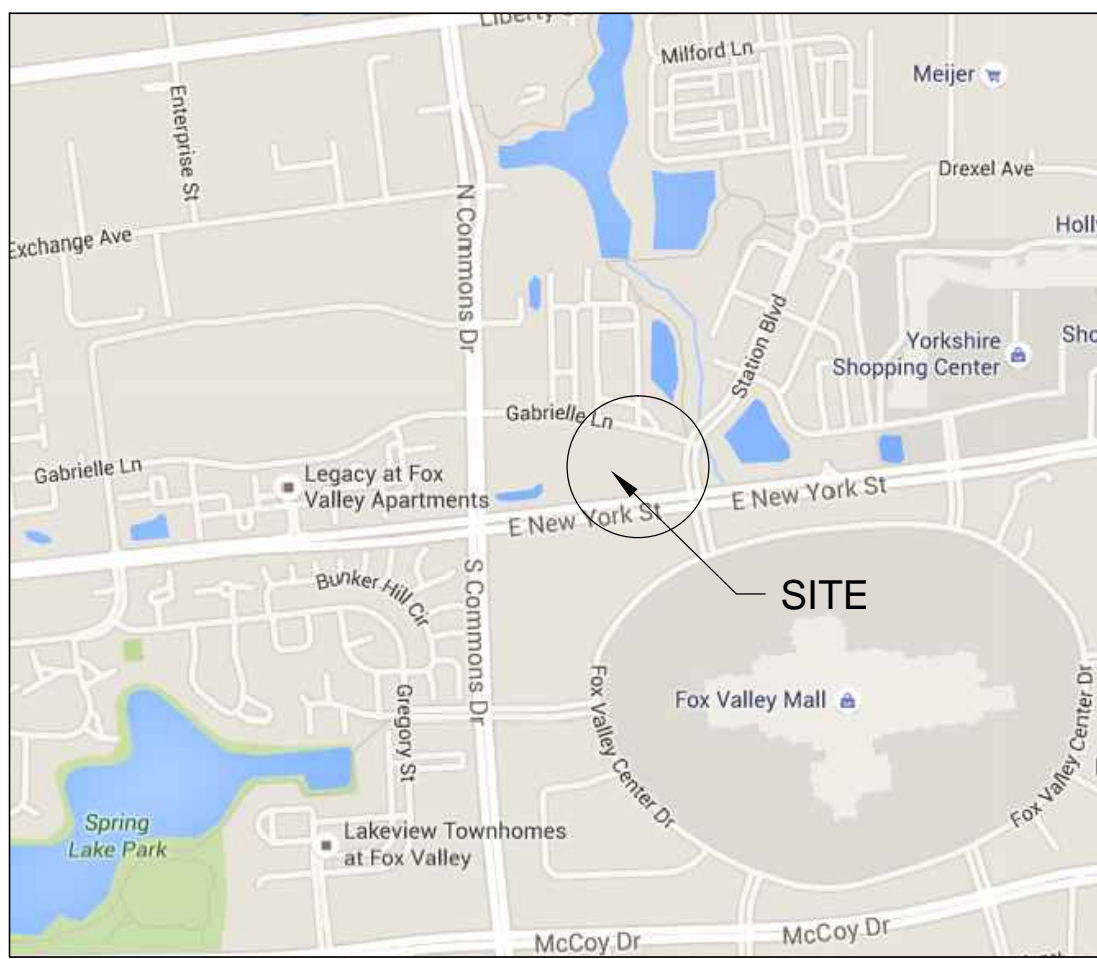


ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY

OF

INNOVATIVE HEALTH AT THE PLAZA OF NEW YORK
AURORA, ILLINOIS

LOTS 163 THROUGH 167, INCLUSIVE IN THE PLAZA ON NEW YORK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2007 AS DOCUMENT R2007-104168 IN THE CITY OF AURORA, IN DUPAGE COUNTY, ILLINOIS.

VICINITY MAP
NOT TO SCALE

BENCHMARKS

SOURCE:

STATION DESIGNATION: 0186 PID DK3236
ESTABLISHED BY: DUPAGE COUNTY GIS DIVISION
DATE: 03/2006
ELEVATION: 710.78 (PUBLISHED AND HELD)
DATUM: NAVD83
DESCRIPTION: BRASS DISK IN CONCRETE LIGHT BASE AT SOUTHWEST CORNER OF ELQA ROAD AND NEW YORK STREET.

STATION DESIGNATION: 003 PID DK3247
ESTABLISHED BY: DUPAGE COUNTY GIS DIVISION
DATE: 01/2006
ELEVATION: 686.25 PUBLISHED 686.16 MEASURED
DATUM: NAVD83
DESCRIPTION: BRASS DISK IN CONCRETE POST LOCATED NORTH OF FIRE DEPARTMENT ON AURORA AVE, 44.2' EAST OF UTILITY POLE AND 37.5' NORTH OF SIDEWALK.

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3
DATE: 01-27-2016
ELEVATION: 700.61 (MEASURED)
DATUM: NAVD83
DESCRIPTION: NORTHWEST BOLT ON HYDRANT AT NORTHEAST CORNER OF GABRIELLE LN AND GROSVENOR LN.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3
DATE: 01-27-2016
ELEVATION: 696.50 (MEASURED)
DATUM: NAVD83
DESCRIPTION: NORTHWEST BOLT ON HYDRANT AT NORTHWEST CORNER OF GABRIELLE LN AND GROSVENOR LN.

STATION DESIGNATION: SBM#3
ESTABLISHED BY: V3
DATE: 01-27-2016
ELEVATION: 695.01 (MEASURED)
DATUM: NAVD83
DESCRIPTION: NORTHWEST BOLT ON HYDRANT AT NORTHWEST CORNER OF GABRIELLE LN AND STATION BLVD.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

GENERAL NOTES

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- ONLY PRINTS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- A CURRENT CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 1401 008980218 D2 WITH EFFECTIVE DATE OF NOVEMBER 30, 2015 WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE "NOTES FROM SCHEDULE B HEREON".
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION. OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
- THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO VILLAGE OF AURORA ZONING ORDINANCES AS AMENDED. REFERENCE TO TABLE A ITEM 6, THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION, THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION.
- THIS PROPERTY IS ZONED B-2(S) GENERAL BUSINESS (SPECIAL USE) PER CITY OF AURORA ZONING MAP REVISED 12/014. SEE CITY OF AURORA ZONING ORDINANCE FOR SPECIFICS.
- FEMA FLOOD ZONE LIMITS ARE SHOWN AS SCALED FROM FIRM MAP AND ARE APPROXIMATED.

NOTES FROM SCHEDULE B

EXCEPTION	AFFECTS PROPERTY	NOTE
A	TAXES	YES NOT PLOTTABLE
D	MORTGAGE	YES NOT PLOTTABLE
V	NOTE TO VALUE OF LAND	YES NOT PLOTTABLE
W	RIGHTS TO LIEN	YES NOT PLOTTABLE
X	EXISTING UNRECORDED LEASES	YES NOT PLOTTABLE
Y	STATEMENT OF PROPERTY MANAGER	YES NOT PLOTTABLE
Z	MUNICIPAL REAL ESTATE TRANSFER TAX	YES NOT PLOTTABLE
AA	NOTE	YES NOT PLOTTABLE
AB	NOTE	YES NOT PLOTTABLE
AC	NOTE	YES NOT PLOTTABLE
T	ORDINANCE PER DOC R2007-189344	YES NOT PLOTTABLE
S	NOTE	YES NOT PLOTTABLE
U	EASEMENT PER DOC R65-10864	YES PLOTTED HEREON
G	EASEMENT PER DOC R81-12286	YES PLOTTED HEREON
H	ORDINANCE PER DOC R2005-083899	YES NOT PLOTTABLE
I	SPECIAL FLOOD AREA	YES PLOTTED HEREON
J	EASEMENT PER DOC R64-44731	YES PLOTTED HEREON
K	EASEMENT PER DOC R2006-024010	NO NOT LOCATED ON PROPERTY
L	FLOOD AREA REMOVAL PER DOC R2007-114849	NO NOT LOCATED ON PROPERTY
M	COVENANTS AND RESTRICTIONS PER DOC R2007-168860	YES NOT PLOTTABLE
M	COMMUNITY DECLARATION PER DOC R2010-408	YES NOT PLOTTABLE
M	TERMS AND PROVISIONS PER DOC R2010-65606	YES NOT PLOTTABLE
M	EASEMENT AGREEMENT PER DOC R2013-141649	YES NOT PLOTTABLE
N	INGRESS/EGRESS EASEMENT	YES PLOTTED HEREON
O	CITY EASEMENT	YES PLOTTED HEREON
P	PUBLIC SIDEWALK EASEMENT	YES PLOTTED HEREON
Q	NOTE	YES NOT PLOTTABLE
AD	GRANT OF RIGHTS AND EASEMENT PER DOC R2013-141649	YES NOT PLOTTABLE
F	RIGHT OF WAY FOR DRAINAGE	YES NOT PLOTTABLE
AE	NOTE	YES NOT PLOTTABLE
AF	NOTE	YES NOT PLOTTABLE
C	NOTE	YES NOT PLOTTABLE
AG	NOTE FOR INFORMATION	YES NOT PLOTTABLE
AH	NOTE FOR INFORMATION	YES NOT PLOTTABLE

PERMANENT INDEX NUMBER

PIN NO.:
LOT 163 - 07-21-109-005 LOT 166 - 07-21-109-005
LOT 164 - 07-21-109-004 LOT 167 - 07-21-109-003
LOT 165 - 07-21-109-002

AREA

LOT 163 = 61,555.34 SF, 1.1431 ACRES
LOT 164 = 46,752.42 SF, 1.0742 ACRES
LOT 165 = 63,100.12 SF, 1.4486 ACRES
LOT 166 = 64,451.68 SF, 1.4796 ACRES
LOT 167 = 46,930.42 SF, 1.0774 ACRES
TOTAL = 282,829.98 SF, 6.4929 ACRES

BASIS OF BEARINGS

U.S. STATE PLANE 1983
N. EAST 1201
US SURVEY FOOT
SCALE FACTOR 1.0000520744

PARKING STALLS

STANDARD PARKING STALLS= _____
ACCESSIBLE PARKING STALLS= _____
TOTAL PARKING STALLS= NONE ON SITE

ZONING INFORMATION

SITE IS ZONED B-2(S) GENERAL BUSINESS
(SPECIAL USE) PER THE CITY OF AURORA
WEB SITE:
<https://www.aurora-il.org/documents/planning/ordinance/>
Appendix A-Ordinances-2015-10-13.pdf

ADDRESS(S)

LOT 163 = 4090 E. NEW YORK STREET
LOT 164 = 4050 E. NEW YORK STREET
LOT 165 = 4020 E. NEW YORK STREET
LOT 166 = 4030 E. NEW YORK STREET
LOT 167 = 4070 E. NEW YORK STREET
Information per the DuPage County GIS website:
<http://gis.dupageco.org/dupagemaps/Viewer.aspx>

FLOOD HAZARD NOTE

PORTIONS OF THIS PROPERTY ARE IN AN AREA OF SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE (ZONE A) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17043C0705 H) EFFECTIVE DATE DECEMBER 16, 2004.

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER A0210804 RECEIVED 01/21/16.

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 01/21/16.

CONTACTS

A.T.&T. DISTRIBUTION
COM-ED
COMCAST
AURORA VILLAGE OF
NAPERVILLE, VILLAGE OF
ROGERS TELECOM
MCI
NICON GAS
FOX METRO
A.T.&T. / T.TCG
VERIZON

RESPONSE

NO RESPONSE
RESPONDED WITH ATLAS
RESPONDED WITH ATLAS
RESPONDED "ALL CLEAR"
RESPONDED "ALL CLEAR"
NO RESPONSE
RESPONDED WITH ATLAS
RESPONDED WITH ATLAS
NO RESPONSE
RESPONDED "ALL CLEAR"

ABBREVIATIONS

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ANGLE LENGTH
R RADIUS
U.I.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
EX. EXISTING
PRO. PROPOSED

PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(REC) RECORD DATUM
MEAS. MEASURED DATUM
(CALC) CALCULATED DATUM
<DEED> INFORMATION TAKEN FROM DEED
ETBE EXCEPTION TO BLANKET EASEMENT
M.U.E. MUNICIPAL UTILITY EASEMENT
I.E. INGRESS & EGRESS EASEMENT

LEGEND

SECTION CORNER	TRAFFIC LIGHT PEDESTAL	CABLE TV PEDESTAL
QUARTER SECTION CORNER	TRAFFIC LIGHT POLE	TRAFFIC LIGHT POLE
PROPERTY LINE	TRAFFIC CONTROL BOX	TRAFFIC CONTROL BOX
EXISTING RIGHT-OF-WAY LINE	TRAFFIC CONTROL VAULT	TRAFFIC CONTROL VAULT
PROPOSED RIGHT-OF-WAY LINE	TRAFFIC LIGHT	TRAFFIC LIGHT
EXISTING LOT LINE	TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
PROPOSED LOT LINE	TELEPHONE MANHOLE	TELEPHONE MANHOLE
EX. & PRO. CENTERLINE	PAINTED TELEPHONE LINE	PAINTED TELEPHONE LINE
EXISTING EASEMENT LINE	FIBER OPTIC CABLE LINE	FIBER OPTIC CABLE LINE
EX. & PRO. BUILDING SETBACK LINE	ANCHOR	ANCHOR
SECTION LINE	GUY POLE	GUY POLE
EXISTING FENCELINE (CHAIN LINK)	UTILITY POLE	UTILITY POLE
EXISTING FENCELINE (WOOD)	POWER POLE	POWER POLE
EXISTING FENCELINE (WIRE)	LIGHT STANDARD	LIGHT STANDARD
GUARDRAIL	ELECTRIC MANHOLE	ELECTRIC MANHOLE
RAILROAD TRACKS	ELECTRIC PEDESTAL	ELECTRIC PEDESTAL
UNDERGROUND CABLE TV	ELECTRIC TRANSFORMER PAD	ELECTRIC TRANSFORMER PAD
UNDERGROUND CABLE TV (ATLAS INFO)	ELECTRIC METER	ELECTRIC METER
UNDERGROUND FIBER OPTIC CABLE (ATLAS)	HANDHOLE	HANDHOLE
UNDERGROUND ELECTRIC	ELECTRIC JUNCTION BOX	ELECTRIC JUNCTION BOX
UNDERGROUND ELECTRIC (ATLAS INFO)	ELECTRIC VAULT	ELECTRIC VAULT
UNDERGROUND TELEPHONE	ELECTRIC SERVICE OUTLET BOX	ELECTRIC SERVICE OUTLET BOX
UNDERGROUND TELEPHONE (ATLAS INFO)	PAINTED ELECTRIC LINE	PAINTED ELECTRIC LINE
GAS MAIN (ATLAS INFO)	TRANSFORMER PAD	TRANSFORMER PAD
WATER MAIN (ATLAS INFO)	PAINTED GAS LINE	PAINTED GAS LINE
SANITARY SEWER (ATLAS INFO)	GAS VALVE	GAS VALVE
STORM SEWER (ATLAS INFO)	GAS METER	GAS METER
EDGE OF WATER	GAS VALVE VAULT	GAS VALVE VAULT
CURB	GAS METER	GAS METER
DEPRESSED CURB	PIPELINE MARKER	PIPELINE MARKER
EXISTING CONTOUR LINE	MONITORING WELL	MONITORING WELL
	POST INDICATOR VALVE	POST INDICATOR VALVE
	WELL HEAD	WELL HEAD
	FLAPGATE	FLAPGATE
	MALBOX	MALBOX
	SIGN	SIGN
	POST	POST
	PUBLIC PAY TELEPHONE	PUBLIC PAY TELEPHONE
	PARKING METER	PARKING METER
	WETLAND MARKER	WETLAND MARKER
	BASKETBALL HOOP	BASKETBALL HOOP
	AIR CONDITIONER PADUNIT	AIR CONDITIONER PADUNIT
	HEADWALL	HEADWALL
	CURB INLET	CURB INLET
	STORM INLET	STORM INLET
	STORM MANHOLE	STORM MANHOLE
	FLARED END SECTION	FLARED END SECTION
	CLEANOUT	CLEANOUT
	SANITARY MANHOLE	SANITARY MANHOLE
	NOSE SIS	NOSE SIS
	B-BOX	B-BOX
	HYDRANT	HYDRANT
	WATER VALVE	WATER VALVE
	UTILITY POLE	UTILITY POLE
	PAINTED WATER LINE	PAINTED WATER LINE
	SPRINKLER HEAD	SPRINKLER HEAD
	WATER METER	WATER METER
	FOUND DISK IN CONCRETE	FOUND DISK IN CONCRETE
	FOUND BRASS DISC	FOUND BRASS DISC
	FOUND ROW MARKER	FOUND ROW MARKER
	FOUND IRON ROD	FOUND IRON ROD
	FOUND RAILROAD SPIKE	FOUND RAILROAD SPIKE
	FOUND PK NAIL	FOUND PK NAIL
	FOUND MAG NAIL	FOUND MAG NAIL
	FOUND CUT CROSS	FOUND CUT CROSS
	FOUND IRON PIPE	FOUND IRON PIPE
	FOUND IRON BAR	FOUND IRON BAR
	SET TRAVESER POINT	SET TRAVESER POINT
	SET PK NAIL	SET PK NAIL
	SET MAG NAIL	SET MAG NAIL
	SET IRON PIPE	SET IRON PIPE
	SET CONCRETE MONUMENT WITH BRASS DISC	SET CONCRETE MONUMENT WITH BRASS DISC
	SET CONCRETE MONUMENT WITH IRON PIPE	SET CONCRETE MONUMENT WITH IRON PIPE
	ASPHALT PAVING OR WATER (LABELLED)	ASPHALT PAVING OR WATER (LABELLED)
	UNPAVED ROAD	UNPAVED ROAD
	CONCRETE	CONCRETE
	WETLANDS	WETLANDS
	EXISTING BUILDING/TANKS	EXISTING BUILDING/TANKS
	WATER/RETENTION RIVER/ MARSH AREA	WATER/RETENTION RIVER/ MARSH AREA
	FEMA FLOOD AREA	FEMA FLOOD AREA

SURVEYOR CERTIFICATE

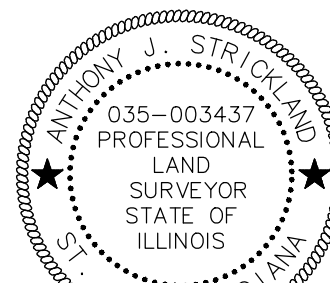
STATE OF ILLINOIS)
COUNTY OF DUPAGE)

TO:

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 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a) OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

THE FIELD WORK WAS COMPLETED ON JANUARY 29, 2016
DATED THIS 11TH DAY OF FEBRUARY, A.D. 2016.



ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2016
V3 COMPANIES OF ILLINOIS, LTD., PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2017.
TSTRICKLAND@V3CO.COM

Project No: 18008
Group No: VP01.1
SHEET NO. 2 of 2
DRAWN BY: BUS
CHECKED BY: AS
SCALE: 1" = 30'

TOPO - ALTA/ACSM SURVEY

INNOVATIVE HEALTH - THE PLAZA OF NEW YORK

DESCRIPTION

DATE

PREPARED FOR:
INNOVATIVE HEALTH
1360 DES PERES ROAD, SUITE 310
ST. LOUIS, MISSOURI 63131

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0364 fax
v3co.com

Engineers
Scientists
Surveyors