

LEGEND	
0.00'	MEASURED DATA
(0.00')	RECORD DATA
—	LIMIT OF SURVEY
---	SECTION LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING CENTER LINE
---	EXISTING EASEMENT LINE
---	EXISTING SETBACK LINE
---	EXISTING CONTOUR LINE
TV	EXISTING UNDERGROUND CATV LINE
E	EXISTING UNDERGROUND ELECTRIC LINE
G	EXISTING UNDERGROUND GAS LINE
OH	EXISTING OVERHEAD WIRE
—>	EXISTING UNDERGROUND SANITARY LINE
—>	EXISTING UNDERGROUND STORM LINE
—T	EXISTING UNDERGROUND TELEPHONE LINE
—W	EXISTING UNDERGROUND WATER LINE
●	EXISTING MONUMENTATION
○	SET MONUMENTATION
AC	EXISTING AIR CONDITIONING UNIT
⊗	EXISTING B-BOX
⊙	EXISTING BOLLARD
⊕	EXISTING BORING
⊗	EXISTING BUSH
⊞	EXISTING CABLE PEDESTAL
○	EXISTING CATCH BASIN
○	EXISTING CLEAN OUT
⌒	EXISTING CULVERT
⊙	EXISTING DRAIN
⊙	EXISTING ELECTRIC MANHOLE
⊞	EXISTING ELECTRIC METER
⊞	EXISTING ELECTRIC PEDESTAL
⊞	EXISTING FIRE HYDRANT
⊞	EXISTING FLAG POLE
⊞	EXISTING FLARED END SECTION
⊞	EXISTING GAS METER
⊞	EXISTING GAS VALVE
⊞	EXISTING GROUND LIGHT
—	EXISTING GUY WIRE
⊞	EXISTING HAND HOLE
⊞	EXISTING HANDICAPPED PARKING SPACE
⊞	EXISTING INLET
⊞	EXISTING LIGHT STANDARD
⊞	EXISTING MAILBOX
⊞	EXISTING MANHOLE
⊞	EXISTING POWER POLE
⊞	EXISTING POWER POLE W/ LIGHT
⊞	EXISTING POWER POLE W/ TRANSFORMER
—	EXISTING SIGN
⊞	EXISTING STUMP
⊞	EXISTING TELEPHONE MANHOLE
⊞	EXISTING TELEPHONE PEDESTAL
⊞	EXISTING TELEPHONE PEDESTAL
⊞	EXISTING TRANSFORMER
⊞	EXISTING TREE
⊞	EXISTING VALVE BOX
⊞	EXISTING VALVE VAULT
⊞	EXISTING WATER VALVE
⊞	EXISTING WELL
⊞	EXISTING WETLAND FLAGS

RIM AND INVERT INFORMATION

INLET A (pt 1525)  
RIM=699.01  
INV=695.01(S)12"RCP

INLET B (pt 1735)  
RIM=698.76  
INV=693.16(N&S)12"RCP

STORM MANHOLE C (pt 1736)  
RIM=699.65  
INV=693.15(N)18"RCP  
INV=691.15(W&E)48" OPEN PIPING

INLET D (pt 1461)  
RIM=699.94  
INV=693.44(S)12"RCP

SANITARY MANHOLE E (pt 1734)  
RIM=701.49  
INV=695.83 6"(N&S)VCP

INLET F (pt 1571)  
RIM=701.48  
INV=693.43(N&SW) 12"RCP  
INV=694.38(S) 12"RCP

SANITARY MANHOLE G (pt 1526)  
RIM=700.47  
INV=682.87(E&N)10"

SANITARY MANHOLE H (pt 2380)  
RIM=699.93  
INV=681.93(N&S)10"

SANITARY MANHOLE I (pt 1793)  
RIM=699.75  
INV=683.80(N)10"DIP  
INV=683.65(W&E)10"

CATCH BASIN J (pt 1741)  
RIM=699.54  
INV=691.74(N)48"RCP  
INV=691.84(S)48"RCP

INLET K (pt 1846)  
RIM=700.16  
INV=693.30(W)24"RCP  
UNABLE TO OBTAIN EAST INVERT

INLET L (pt 1902)  
RIM=699.94  
INV=693.64(W&E)24"RCP  
INV=696.74(SE)15"RCP

INLET M (pt 1750)  
RIM=699.22  
INV=694.92(W)12"RCP  
UNABLE TO OBTAIN EAST INVERT

CATCH BASIN N (pt 2117)  
RIM=698.67  
INV=695.13(W)12"RCP

WATER VALVE VAULT O (pt 2124)  
RIM=704.19  
TOP OF PIPE=697.09 NO PIPE SIZE

STORM MANHOLE P (pt 2134)  
RIM=703.49  
INV=693.49(N)48"RCP  
INV=694.99(W)27"RCP  
INV=693.59(S)48"RCP  
INV=695.14(E)27"RCP

INLET Q (pt 2149)  
RIM=703.12  
INV=698.22(W,S,&E)12"RCP

CATCH BASIN R (pt 2116)  
RIM=699.55  
INV=694.95(N)12"RCP

STORM MANHOLE S (pt 2089)  
RIM=705.29  
INV=699.19(E)12"RCP  
INV=699.24(S)12"RCP

WATER VALVE VAULT T (pt 5051)  
RIM=709.56  
TOP OF PIPE=703.46 NO PIPE SIZE

CATCH BASIN U (pt 1702)  
RIM=701.13  
INV=696.23(N)12"RCP

INLET V (pt 1706)  
RIM=700.63  
INV=694.18 (N&S) 12"RCP

INLET 1179 W (pt 2019)  
RIM=698.49  
INV=694.74(E&S) 12"RCP

INLET 1180 X (pt 2022)  
RIM=698.40  
INV=694.82(W) 12"RCP

INLET 1214 Y (pt 2018)  
RIM=698.65  
INV=694.20(N) 12"RCP  
INV=694.20(S) 18"RCP  
INV=694.50(E) 12"RCP

INLET 1213 Z (pt 2015)  
RIM=698.47  
INV=694.55(W)12"RCP

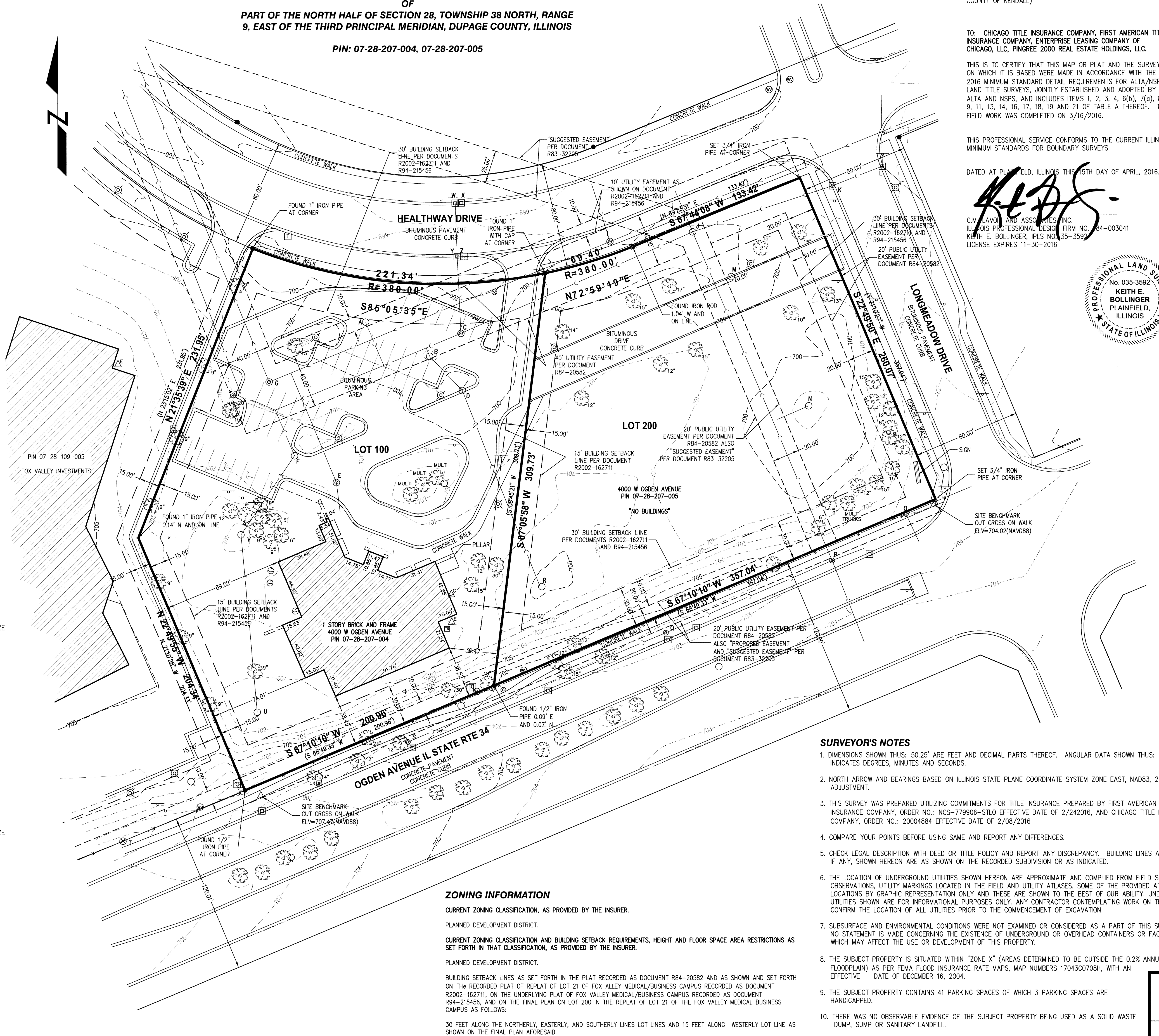
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# ALTA/NSPS LAND TITLE SURVEY

OF  
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 38 NORTH, RANGE  
9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

PIN: 07-28-207-004, 07-28-207-005



STATE OF ILLINOIS )  
COUNTY OF KENDALL )

TO: CHICAGO TITLE INSURANCE COMPANY, FIRST AMERICAN TITLE  
INSURANCE COMPANY, ENTERPRISE LEASING COMPANY OF  
CHICAGO, ILL., PINGREE 2000 REAL ESTATE HOLDINGS, LLC.

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, 6(b), 7(c), 8,  
9, 11, 13, 14, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE  
FIELD WORK WAS COMPLETED ON 3/16/2016.

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

DATED AT PLAINFIELD, ILLINOIS THIS 15TH DAY OF APRIL, 2016.

C.M. LAVOIE AND ASSOCIATES, INC.  
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 84-003041  
KEITH E. BOLLINGER, IPLS NO. 35-3592  
LICENSE EXPIRES 11-30-2016



## SURVEYOR'S NOTES

- DIMENSIONS SHOWN THUS: 50.25' ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90°00'00" INDICATES DEGREES, MINUTES AND SECONDS.
- NORTH ARROW AND BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM ZONE EAST, NAD83, 2011 ADJUSTMENT.
- THIS SURVEY WAS PREPARED UTILIZING COMMITMENTS FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: NCS-779906-SILO EFFECTIVE DATE OF 2/24/2016, AND CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: 20004884 EFFECTIVE DATE OF 2/08/2016
- COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCES.
- CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND COMPLIED FROM FIELD SURFACE OBSERVATIONS, UTILITY MARKINGS LOCATED IN THE FIELD AND UTILITY ATLASES. SOME OF THE PROVIDED ATLASES INDICATE LOCATIONS BY GRAPHIC REPRESENTATION ONLY AND THESE ARE SHOWN TO THE BEST OF OUR ABILITY. UNDERGROUND UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. ANY CONTRACTOR CONTEMPLATING WORK ON THIS SITE SHOULD CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- THE SUBJECT PROPERTY IS SITUATED WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBERS 17043C0708H, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004.
- THE SUBJECT PROPERTY CONTAINS 41 PARKING SPACES OF WHICH 3 PARKING SPACES ARE HANDICAPPED.
- THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OUTSIDE BUILDING CONSTRUCTION OR BUILDINGS ADDITIONS ON THE SUBJECT PROPERTY.
- THIS SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES ADJOINING THE SUBJECT PROPERTY.
- ON MARCH 16, 2016 BOLLINGER ENVIRONMENTAL CONDUCTED A FIELD INSPECTION OF THE SITE AND DID NOT FIND ANY EVIDENCE OF WETLANDS, PLEASE SEE REPORT FOR DETAILS.

## ZONING INFORMATION

CURRENT ZONING CLASSIFICATION, AS PROVIDED BY THE INSURER.

PLANNED DEVELOPMENT DISTRICT.

CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION, AS PROVIDED BY THE INSURER.

PLANNED DEVELOPMENT DISTRICT.

BUILDING SETBACK LINES AS SET FORTH IN THE PLAT RECORDED AS DOCUMENT R84-20582 AND AS SHOWN AND SET FORTH ON THE RECORDED PLAT OF REPLAT OF LOT 21 OF FOX VALLEY MEDICAL/BUSINESS CAMPUS RECORDED AS DOCUMENT R2002-162711, ON THE UNDERLYING PLAT OF FOX VALLEY MEDICAL/BUSINESS CAMPUS RECORDED AS DOCUMENT R94-215456, AND ON THE FINAL PLAT ON LOT 200 IN THE REPLAT OF LOT 21 OF THE FOX VALLEY MEDICAL/BUSINESS CAMPUS AS FOLLOWS:

30 FEET ALONG THE NORTHERLY, EASTERLY, AND SOUTHERLY LINES LOT LINES AND 15 FEET ALONG WESTERLY LOT LINE AS SHOWN ON THE FINAL PLAT AFORESAID.

## LEGAL DESCRIPTION

LOT 200 IN THE REPLAT OF LOT 21 IN FOX VALLEY MEDICAL/BUSINESS CAMPUS, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 2002 AS DOCUMENT R2002-162711, IN DUPAGE COUNTY, ILLINOIS.

REFERENCE: COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: 20004884

LOT 100 OF "REPLAT OF LOT 21 IN FOX VALLEY MEDICAL/BUSINESS CAMPUS", BEING A RESUBDIVISION OF LOT 21 OF FOX VALLEY MEDICAL/BUSINESS CAMPUS, OF PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO AFORESAID REPLAT RECORDED JUNE 24, 2002 AS DOCUMENT NUMBER R2002-162711, IN DUPAGE COUNTY, ILLINOIS.

REFERENCE: COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: NCS-779906-SILO

SAID PARCEL OF LAND CONTAINING 158950.80 SQUARE FEET OR 3.649 ACRES, MORE OR LESS.

## SCHEDULE B EXCEPTIONS

REFERENCE: COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: NCS-779906-SILO

2. RESERVATION IN FAVOR OF LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1974 AND KNOWN AS TRUST NUMBER 47699, AS DISCLOSED BY TRUSTEE'S DEED BY AND BETWEEN LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1974 AND KNOWN AS TRUST NUMBER 47699 AND MESLIN PROPERTIES, INC., AN ILLINOIS NON-PROFIT CORPORATION, RECORDED MAY 27, 1983 AS DOCUMENT R83-32205, WHEREIN LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 47699 RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF THE FOX VALLEY EAST PLANNED DEVELOPMENT DISTRICT, A PERPETUAL EASEMENT IN, ACROSS AND UPON THAT PART OF THE LAND SHOWN AS "PROPOSED EASEMENT" AND "SUGGESTED EASEMENT" ON EXHIBIT B ATTACHED THERETO, FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REPAIRING AND MAINTAINING UNDERGROUND UTILITY SERVICE LINES OF ANY NATURE OR DESCRIPTION (INCLUDING CABLE TELEVISION).

3. UTILITY EASEMENTS AS SHOWN AND SET FORTH ON THE RECORDED PLAT OF "REPLAT OF LOT 21 OF FOX VALLEY MEDICAL/BUSINESS CAMPUS" RECORDED AS DOCUMENT R2002-162711 AND ON THE UNDERLYING PLAT OF FOX VALLEY MEDICAL/BUSINESS CAMPUS RECORDED NOVEMBER 2, 1994 AS DOCUMENT NO. R94-215456, AS FOLLOWS:

A 10 FEET WIDE STRIP OF LAND RUNNING THROUGH A NORTHWESTERLY PORTION OF LOT 100.

AS SHOWN

4. UTILITY EASEMENT CREATED BY DOCUMENT R84-20582, AND AS SHOWN AND SET FORTH ON THE PLAT OF REPLAT OF LOT 21 OF FOX VALLEY MEDICAL/BUSINESS CAMPUS RECORDED AS DOCUMENT R2002-162711 AND ON THE UNDERLYING PLAT OF FOX VALLEY MEDICAL/BUSINESS CAMPUS RECORDED NOVEMBER 2, 1994 AS DOCUMENT NO. R94-215456, AS FOLLOWS:

THE SOUTHEASTERLY 10 FEET, AND VARIOUS WIDTHS THROUGH THE NORTHWESTERLY PORTION OF THE LAND.

AS SHOWN

5. BUILDING SETBACK LINES SET FORTH IN PLAT RECORDED AS DOCUMENT R84-20582 AND AS SHOWN AND SET FORTH ON THE RECORDED PLAT OF REPLAT OF LOT 21 OF FOX VALLEY MEDICAL/BUSINESS CAMPUS RECORDED AS DOCUMENT R2002-162711 AND ON THE UNDERLYING PLAT OF FOX VALLEY MEDICAL/BUSINESS CAMPUS RECORDED NOVEMBER 2, 1994 AS DOCUMENT NO. R94-215456, AS FOLLOWS:

30.00 FEET ALONG THE NORTHEASTERLY CURVED AND SOUTHEASTERLY LINES OF UNDERLYING PLAT OF FOX VALLEY MEDICAL/BUSINESS CAMPUS, AND 15.00 FEET ALONG THE SOUTHWESTERLY AND NORTHWESTERLY LINES OF LOT 21 OF THE UNDERLYING PLAT AFORESAID; AND 15.00 FEET ON THE EASTERLY LINE OF REPLAT OF LOT 21 AFORESAID.

AS SHOWN

6. PUBLIC UTILITY EASEMENT AS DEPICTED AND SHOWN ON REPLAT OF LOT 21 OF FOX VALLEY MEDICAL/BUSINESS CAMPUS RECORDED AS DOCUMENT R2002-162711.

AS SHOWN

7. EASEMENT IN FAVOR OF THE CITY OF AURORA AND ITS' FRANCHISEES, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED JUNE 24, 2002 AS DOCUMENT NO. R2002162711.

AS SHOWN

SCHEDULE B ITEMS 1, 8, 9, 10 REFER TO ITEMS SUCH AS TAXES, MORTGAGES, SURVEYS BY OTHERS, LEASES, DOCUMENT RECORDING REQUIREMENTS AND SIMILAR TITLE INSURANCE CONCERNS WHICH ARE NOT MATTERS OF SURVEY. THE SURVEYOR HAS NOT EXAMINED OR ADDRESS THESE ITEMS AND MAKES NO STATEMENT CONCERNING THEM.

## EXCEPTIONS TO TITLE

REFERENCE: COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: 20004884

9. UTILITY EASEMENTS AS SHOWN AND SET FORTH ON THE PLAT OF FOX VALLEY MEDICAL/BUSINESS CAMPUS, AFORESAID, AS FOLLOWS:

A 10 FEET WIDE STRIP OF LAND RUNNING THROUGH A NORTHWESTERLY PORTION OF LOT 21

AS SHOWN

10. UTILITY EASEMENT CREATED BY DOCUMENT R84-20582, AND AS SHOWN AND SET FORTH ON THE PLAT OF FOX VALLEY MEDICAL/BUSINESS CAMPUS, AFORESAID, AS FOLLOWS:

20 FEET ALONG THE EASTERLY LINE, A 20 FEET WIDE STRIP OF LAND RUNNING NORTHERLY AND SOUTHERLY THROUGH AN EASTERLY PORTION OF THE LAND, 10 FEET ALONG THE NORTHEASTERLY LINE, AND VARIOUS WIDTHS THROUGH THE NORTHERLY PORTION OF THE LAND.

AS SHOWN

13. BUILDING SETBACK LINE OF 30 FEET (FROM THE NORTHERLY, EASTERLY AND SOUTHERLY LOT LINES) AND 15 FEET (FROM THE WESTERLY LOT LINE) AS SHOWN ON THE PLAT OF SUBDIVISION.

AS SHOWN

SCHEDULE B ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, AND 23 REFER TO ITEMS SUCH AS TAXES, MORTGAGES, SURVEYS BY OTHERS, LEASES, DOCUMENT RECORDING REQUIREMENTS AND SIMILAR TITLE INSURANCE CONCERNS WHICH ARE NOT MATTERS OF SURVEY. THE SURVEYOR HAS NOT EXAMINED OR ADDRESS THESE ITEMS AND MAKES NO STATEMENT CONCERNING THEM.

## ENTERPRISE HOLDINGS

4000 WEST OGDEN AVENUE  
AURORA, ILLINOIS

### ALTA/ACSM LAND TITLE SURVEY

Consulting Civil Engineering  
Land Planning & Surveying  
1050 State Route 126  
Plainfield, Illinois 60544  
voice 815-254-0505  
fax 815-436-5158

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

DRAWN BY: KB  
CHECKED BY: TP  
SCALE: 1"=30'  
DATE: 4/13/2016  
JOB NUMBER: 16-133  
SHEET: 1 OF 1