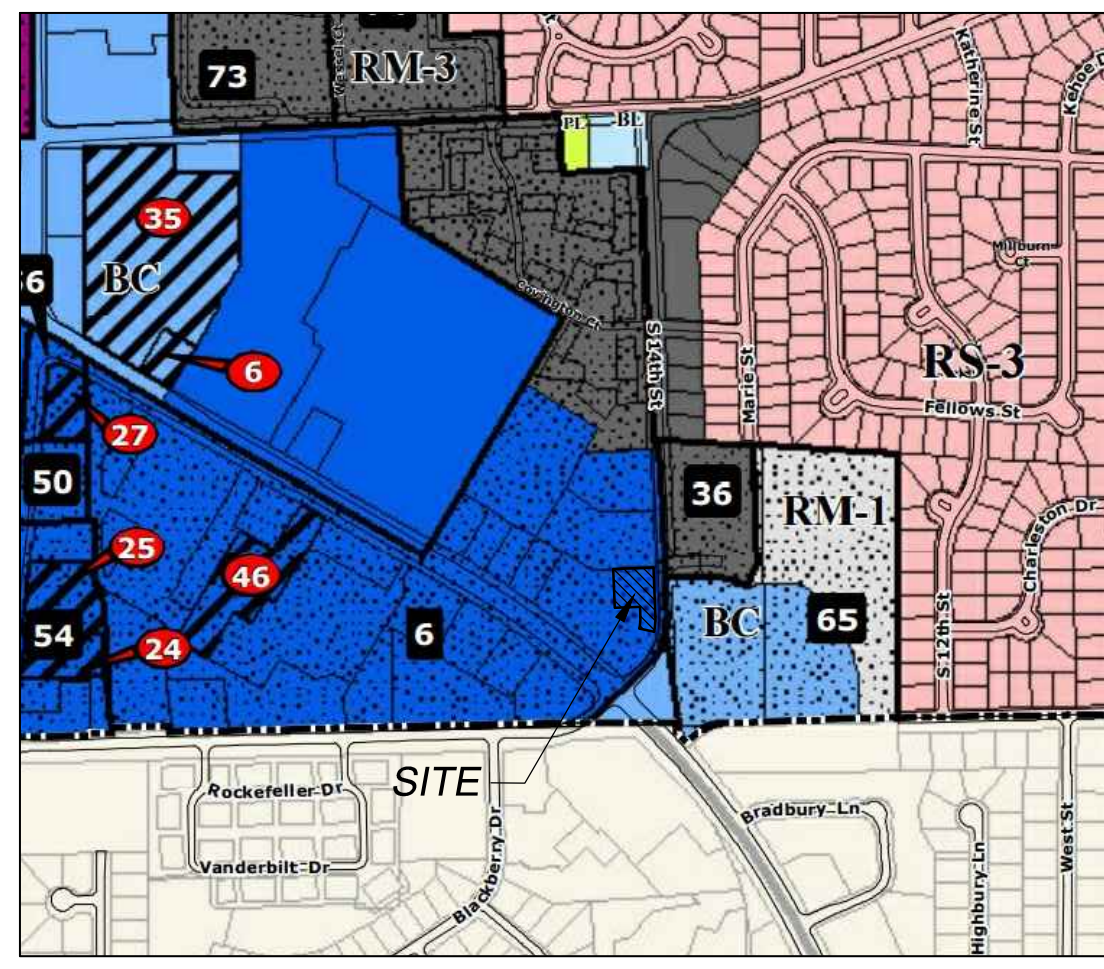


VICINITY MAP  
NOT TO SCALE



ZONING MAP DETAIL  
NOT TO SCALE

# ALTA/NSPS LAND TITLE SURVEY OF LOT 2 IN CVS #10660, ST. CHARLES SUBDIVISION

## LEGAL DESCRIPTION

LOT 2 IN CVS #10660 ST. CHARLES, ILLINOIS SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2016 AS DOCUMENT NUMBER 2016K008076, IN KANE COUNTY, ILLINOIS.

## ADDRESS

1601 S. 14TH STREET  
ST. CHARLES, IL 60174

## AREA

24,049 SQ. FT.  
0.5521 ACRES

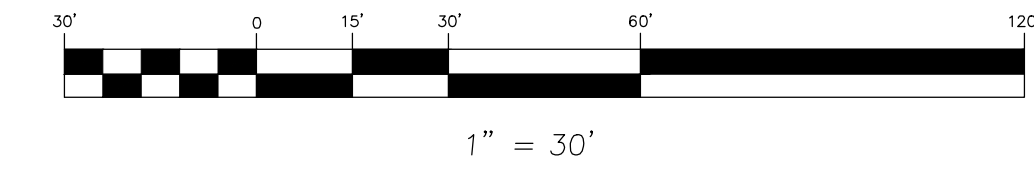
## PARKING STALLS

STANDARD PARKING STALLS = 17  
ACCESSIBLE PARKING STALLS = 2  
TOTAL PARKING STALLS = 19

## BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE  
COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE  
1201 (ILLINOIS EAST)

## GRAPHIC SCALE



## NOTES FROM SCHEDULE B

EXCEPTION	AFFECTS PROPERTY	NOTE
1. UNRECORDED RIGHTS	YES	NOT PLOTTABLE
2. UNRECORDED EASEMENTS	YES	NOT PLOTTABLE
3. ANY ENCROACHMENTS	NO	NON OBSERVED
4. UNRECORDED LIEN	YES	NOT PLOTTABLE
5. UNRECORDED TAXES	YES	NOT PLOTTABLE
6. LOSS OR DAMAGE	YES	NOT PLOTTABLE
7. TAXES	YES	NOT PLOTTABLE
8. MORTGAGE, DOC. 2006K033483	YES	NOT PLOTTABLE
9. ASSIGNMENT OF RENTS, DOC. 2006K033484	YES	NOT PLOTTABLE
10. EXISTING UNRECORDED LEASES	YES	NOT PLOTTABLE
11. LIEN, OR RIGHT TO A LIEN	YES	NOT PLOTTABLE
12. TERMS, AND LIMITATIONS OF LLC	YES	NOT PLOTTABLE
13-17. STATEMENTS/NOTES	YES	NOT PLOTTABLE
18. TERMS OF ORDINANCE, DOC. 1614145	YES	NOT PLOTTABLE
19., 20. EASEMENT FOR PUBLIC UTILITIES AND EASMT. PROVISIONS, DOC. 1932258 AND 2016K008076	YES	PLOTTED HEREON (1)
21. ACCESS NOTE PER PLAT, DOC. 2016K008076	YES	NOT PLOTTABLE
22. EASEMENT, DOC. 1494073 & 1595256	YES	BLANKET IN NATURE
23. EASEMENT, DOC. 1494080	NO	EXPIRED
24. EASEMENT, DOC. 1494081 & 1605393	YES	NOT PLOTTABLE
25. EASEMENT, DOC. 1614146	YES	PLOTTED HEREON
26. EASEMENT, DOC. 1614585	YES	PLOTTED HEREON
27. EASEMENT, DOC. 1614587	NO	AFFECTS LOT 1
28. EASEMENT, DOC. 1663051	YES	NOT PLOTTABLE
29. EASEMENT, DOC. 1922045	YES	PLOTTED HEREON
30. EASEMENT, DOC. 2008K008716	NO	ABROGATED BY DOC. 2016K008076
31. COVENANTS, CONDITIONS, DOC. 1722224	YES	NOT PLOTTABLE
32. EASEMENTS, DOC. 2016K006056	YES	PLOTTED HEREON (2)
33. COVENANTS, CONDITIONS, DOC. 2016K057506	YES	NOT PLOTTABLE
34. TERMS, PROVISIONS, DOC. 2016K013657	YES	NOT PLOTTABLE
35. LEASE, DOC 1624092	YES	NOT PLOTTABLE
36. NOTE	YES	NOT PLOTTABLE

(1) ONLY EASEMENT PER DOC. 2016K008076 AFFECTS THE PROPERTY  
(2) SEE DETAIL

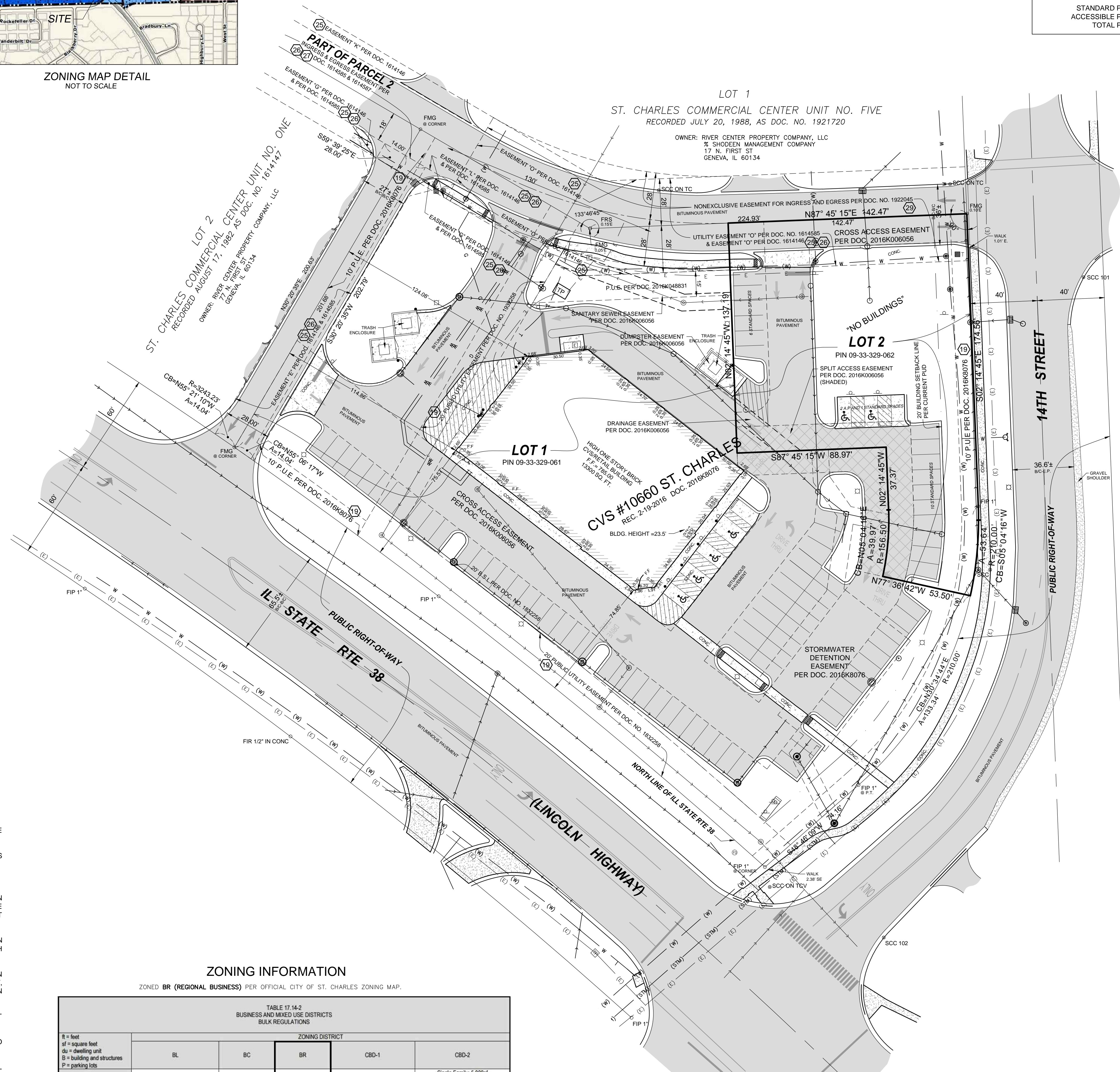
## GENERAL NOTES

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- 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.
- 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 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 SURVEY.
- 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.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO CITY OF ST. CHARLES ZONING ORDINANCES AS AMENDED. IN 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 BR - REGIONAL BUSINESS, PUD 6, PER OFFICIAL CITY OF ST. CHARLES ZONING MAP, DATED MARCH 1, 2013. SEE CITY OF ST. CHARLES ZONING ORDINANCE FOR SPECIFICS.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE ARE NO NEW RIGHT OF WAY CHANGES THAT THE SURVEYOR IS AWARE OF
- A CURRENT FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 28252923, EFFECTIVE DATE JANUARY 11, 2017, WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE "NOTES FROM SCHEDULE B" TABLE SHOWN HEREON.

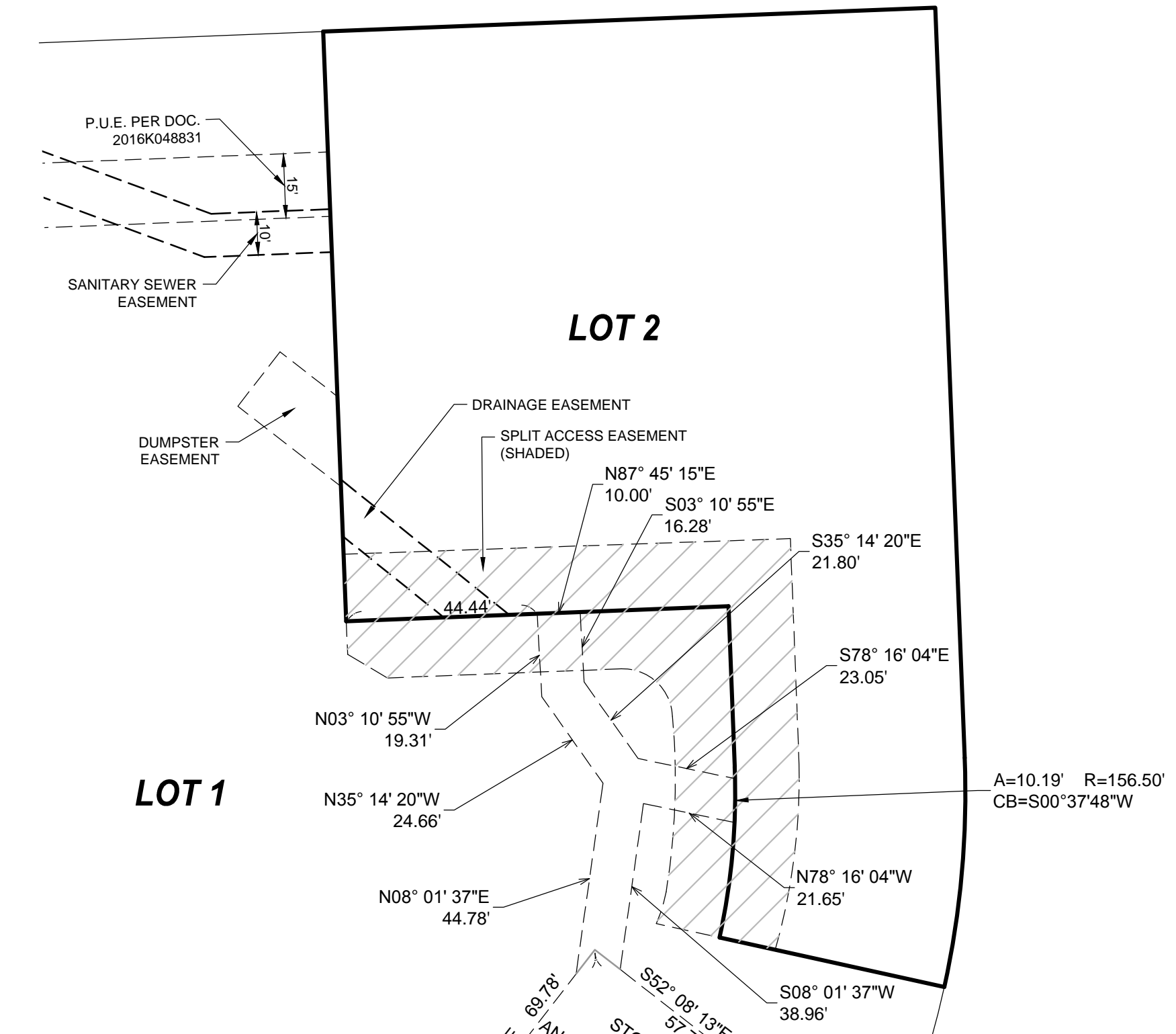
## ZONING INFORMATION

ZONED BR (REGIONAL BUSINESS) PER OFFICIAL CITY OF ST. CHARLES ZONING MAP.

ZONING DISTRICT	TABLE 17-14-2 BUSINESS AND MIXED USE DISTRICTS SUEA REGULATIONS				
	BL	BC	BR	CBD-1	CBD-2
Minimum Lot Area <sup>1</sup>	Dwelling, Upper Level 3,000sf/du Drive-thru facilities, Minor Motor Vehicle Service & Repair, 1 acre Other Uses: No minimum lot area	1 acre	1 acre	Dwelling, Upper Level & Multi-family, 1,000 sf/du Nonresidential Uses: No minimum lot area	Single-Family, 5,000sf Two-family, 3,750 sf/du Townhouse, 3,000 sf/du Upper Level & Multi-Family 2,200sf/du Non-Residential Uses, 5,000 sf/du Townhouse, multi-family, mixed-use development, 100 ft All other uses, 50 ft
Minimum Lot Width	None	None	None	None	None
Maximum Building Coverage <sup>2</sup>	60%	40%	30%	None	None
Maximum Gross Floor Area per Building	10,000 sq	75,000 sq	None	40,000 sq	10,000 sq
Maximum Building Height	30 ft	40 ft	40 ft	50 ft	40 ft
Front Yard	B: Minimum 20 ft P: Minimum 10 ft	B, P: Minimum 20 ft	B, P: Minimum 20 ft	B: Maximum 5 ft/No Minimum P: Minimum 5 ft	B, P: Minimum 5 ft
Side Yards:					
Interior Side Yard	B: Minimum 5 ft P: None	B: Minimum 10 ft P: None	B: Minimum 15 ft P: None	B: If provided, minimum 5 ft P: None	B: Minimum 5 ft P: None
Exterior Side Yard	B: Minimum 20 ft P: Minimum 10 ft	B, P: Minimum 20 ft	B, P: Minimum 20 ft	B: Maximum 5 ft/No minimum P: Minimum 5 ft	B, P: Minimum 5 ft
Minimum Rear Yard	B: 20 ft, P: None	B: 30 ft, P: None	B: 30 ft, P: None	B: 30 ft, P: None	B: 20 ft, P: None
Landscape Buffer Yard (B, P) <sup>3</sup>	10 ft	25 ft	40 ft, except on lots with a total gross floor area 80 ft	None	10 ft



## EASEMENTS PER DOC. 2016K008076 & 2016K006056



## UTILITY ATLAS NOTES:

**J.U.L.I.E. DESIGN STAGE REQUEST  
DIG NUMBER X0831366 RECEIVED 03/24/15.**

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 03/24/15.

CONTACTS	RESPONSE
AT&T DISTRIBUTION	RESPONDED WITH ATLAS
COMCAST	NO RESPONSE
COMED	RESPONDED WITH ATLAS
GENEVA, CITY OF	RESPONDED: DOES NOT OWN UTILITIES IN PROJECT AREA
KANE CO. DIV. OF TRANSPORTATION	RESPONDED: DOES NOT OWN UTILITIES IN PROJECT AREA
NICOR GAS	NO RESPONSE
ST. CHARLES, CITY OF	RESPONDED WITH ATLAS

## SURVEYOR'S CERTIFICATE

STATE OF INDIANA )  
COUNTY OF LAKE )

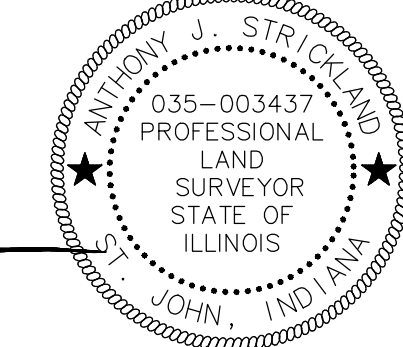
TO: 1500 LINCOLN HIGHWAY LLC;  
LOUIS J. MORELLI;  
FIRST AMERICAN TITLE INSURANCE COMPANY;  
MORELLI REAL ESTATE GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY;  
STERLING BANK

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, 6(a), 7(a), 7(b), 7(c), 8, 9, 11, 14, 16, 17, AND 19 OF TABLE A THEREOF.

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

THE FIELD WORK WAS COMPLETED ON JANUARY 20, 2017.

DATED THIS 25TH DAY OF JANUARY, A.D., 2017.



ANTHONY J. STRICKLAND  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437  
MY LICENSE EXPIRES ON NOVEMBER 30, 2018  
V3 COMPANIES OF ILLINOIS, L.P. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2017.  
tstrickland@v3co.com

## FLOOD HAZARD NOTE

THIS PROPERTY IS IN AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KANE COUNTY, ILLINOIS, MAP NO. 17089C0264H, EFFECTIVE DATE AUGUST 8, 2009.

Project No: 07188-149LL  
Group No: VP01.1  
SHEET NO. 1 of 1

Project Name: ALTA/NSPS LAND TITLE SURVEY  
Project Location: LOT 2 IN CVS #10660, ST. CHARLES SUBDIVISION, ST. CHARLES, IL  
Project Manager: AJS  
Project Scale: 1" = 30'

Drawn By: MJP  
Checked By: AJS  
Drafting Completed: 01/23/17  
Field Work Completed: 01/20/17

PREPARED FOR:  
1500 LINCOLN HWY LLC  
719 SHADY AVENUE  
GENEVA, IL 60134  
630-248-9969

Engineers  
Scientists  
Surveyors

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