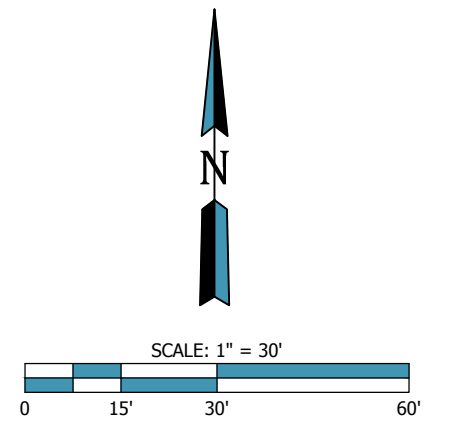


ALTA / NSPS LAND TITLE SURVEY

PARCEL INDEX NUMBERS

05-23-104-036
05-23-104-004
05-23-104-030
05-23-104-039



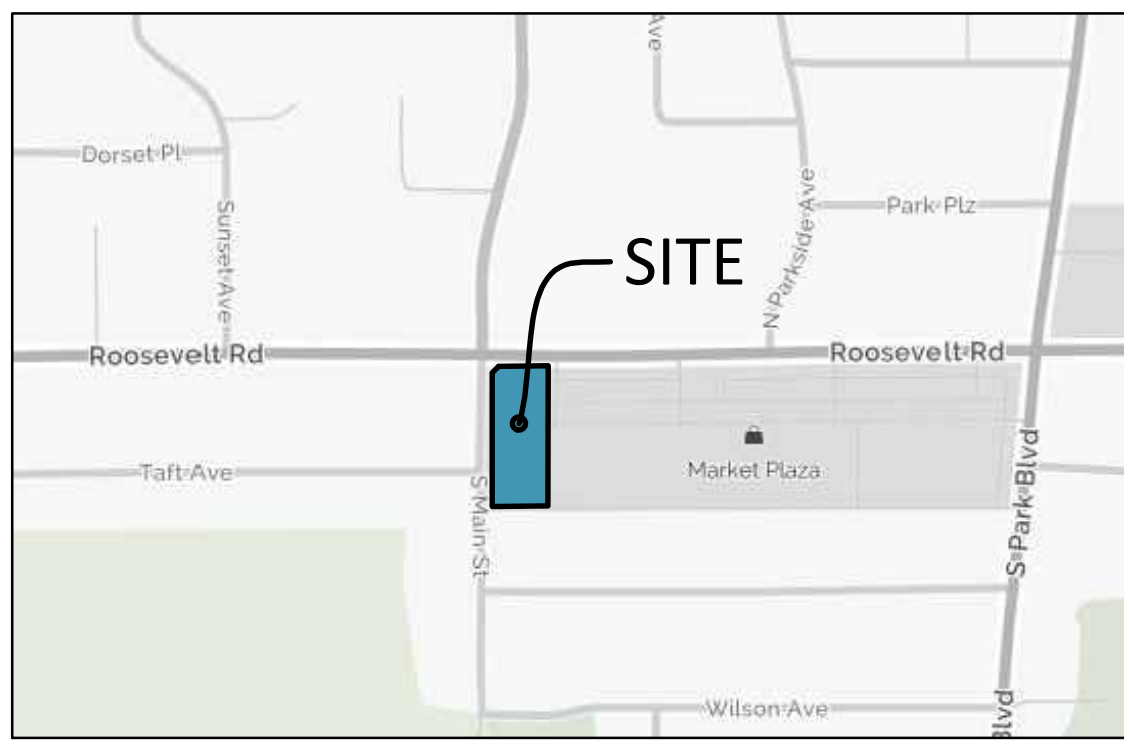
LEGAL DESCRIPTION

PARCEL 1:
LOTS 1, 2, 3, 4 AND 5 IN BLOCK 83 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514 (EXCEPTING THEREFROM THAT PART OF LOTS 1, 2 AND 3 IN BLOCK 83 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF AFORESAID LOT 1 IN BLOCK 83, SAID POINT BEING THE INTERSECTION OF THE EAST LINE OF AFORESAID BLOCK 83 IN WHEATON ESTATES AND THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF ROOSEVELT ROAD, ILLINOIS ROUTE 38; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES, 23 MINUTES, 25 SECONDS WEST, 130.00 FEET ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE OF ROOSEVELT ROAD, ALSO BEING THE NORTH LINE OF SAID BLOCK 83; THENCE WESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST, RADIUS 20.25 FEET, CENTRAL ANGLE 89 DEGREES, 17 MINUTES, 01 SECONDS, 31.56 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 83; THENCE SOUTH 00 DEGREES, 06 MINUTES, 24 SECONDS WEST, 7.00 FEET ALONG THE WEST LINE OF SAID BLOCK 83 TO A POINT, SAID POINT BEING MONUMENTED BY A CROSS CUT; THENCE NORTH 44 DEGREES, 44 MINUTES, 54 SECONDS EAST, 24.19 FEET TO A POINT, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS SURVEY MARKER; THENCE NORTH 89 DEGREES, 23 MINUTES, 25 SECONDS EAST, 132.97 FEET TO A POINT ON SAID EAST LINE OF BLOCK 83, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE NORTH 00 DEGREES, 16 MINUTES, 03 SECONDS EAST, 10.00 FEET ALONG SAID EAST LINE OF BLOCK 83 TO THE POINT OF BEGINNING) ALL IN DUPAGE COUNTY, ILLINOIS.

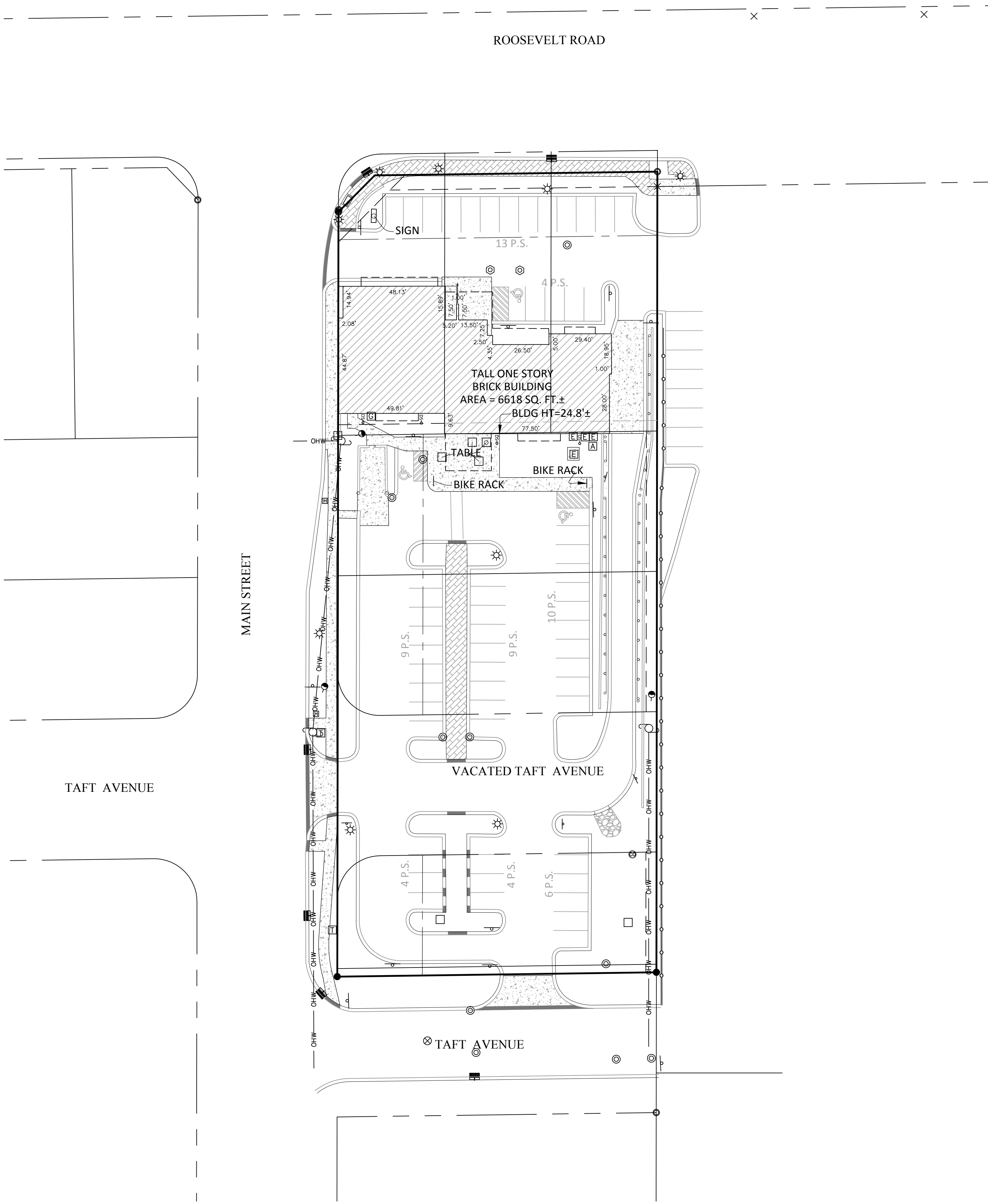
PARCEL 2:
LOT 1 AND LOT 2 (EXCEPT THEREFROM THE SOUTH 48.5 FEET OF LOT 2, BEING THAT PORTION LYING SOUTH OF THE NORTH LINE OF RELOCATED TAFT AVENUE ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1973 AS, DOCUMENT NUMBER R73-72426) IN BLOCK 84 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
VACATED TAFT AVENUE (PER PLAT OF VACATION RECORDED AS DOCUMENT R69-54273) LYING EAST OF THE EAST LINE OF MAIN STREET AND WEST OF THE EAST LINES OF BLOCKS 83 AND 84, EXTENDED, IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22 AND 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS. THE AFORESAID PARCELS 1, 2 AND 3, TAKEN AS A TRACT, NOW BEING KNOWN AS LOT 1 IN 515 ROOSEVELT PLAT OF CONSOLIDATION, BEING A RESUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 2013 AS DOCUMENT NUMBER R2013-001173.

AREA OF SUBJECT PARCEL = 55,671 SQ.FT. ± / 1.278 ACRES ±



VICINITY MAP (NOT TO SCALE)



SURVEY NOTES

- MEASURED BEARINGS SHOWN HEREON ARE GEODETICALLY REFERENCED TO NORTH BASED ON REAL-TIME, GPS, CORS OBSERVATIONS OF REFERENCE STATIONS MAINTAINED BY TRIMBLE NAVIGATION.
- ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
- THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS. THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION, THERE MAY BE SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
- ALL AREAS ARE MORE OR LESS.
- SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON 01/31/2018.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLY FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION J.U.L.I.E. MUST BE CONTACTED FOR A LOCATE AT 1-800-892-0123.
- ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.
- THE SUBJECT PROPERTY IS SITUATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP 17043C0506H, COMMUNITY PANEL NUMBER 170207, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004.
- COMMITMENT FOR TITLE INSURANCE PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 1401 008986347, WITH A COMMITMENT DATE OF DECEMBER 4, 2017, WAS USED IN THE PREPARATION OF THIS SURVEY.
- THE TOTAL NUMBER OF VISIBLE PARKING STALLS IS 62, WITH 59 REGULAR AND 3 HANDICAPPED STALLS.
- IN REGARD TO TABLE A ITEM 6(a), NO ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT.
- THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF BUTTING RIGHTS-OF-WAY. ALL DEDICATIONS ARE DESCRIBED QUOTING THE LANGUAGE USED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR.

LEGEND

⊙	SANITARY MANHOLE	○	BOLLARD
⊙	SANITARY CLEANOUT	□	MAIL BOX
⊙	STORM MANHOLE	△	AIR CONDITIONER
■	STORM INLET	□	HAND HOLE
□	CATCH BASIN	▨	CONCRETE MATERIAL
△	FLARED END SECTION	▨	CONCRETE CURB & GUTTER
⊗	VALVE VAULT	—	DEPRESSED CURB
⊗	FIRE HYDRANT	○	FOUND IRON PIPE
⊗	B-BOX	○	SIP
⊗	WATER VALVE	●	SET IRON PIPE
⊗	SPRINKLER HEAD	●	FOUND IRON ROD
⊗	POWER POLE	●	FOUND "PK" / MAGNETIC NAIL
⊗	GUY WIRE	●	SET "PK" / MAGNETIC NAIL
⊗	ELECTRIC PEDESTAL/METER	×	FOUND "+" CUT
⊗	ELECTRIC MANHOLE	×	SET "+" CUT
⊗	LIGHT POLE	EC	EDGE OF CONCRETE
⊗	TELEPHONE PEDESTAL	BC	BACK OF CURB
⊗	TELEPHONE MANHOLE	EP	EDGE OF PAVEMENT
⊗	CABLE TV RISER	FX	FENCE CORNER
⊗	GAS METER	BX	BUILDING CORNER
⊗	GAS MANHOLE	(M)	MEASURED DIMENSION
⊗	GAS VALVE	(R)	RECORD DIMENSION PER DOCS 197514 & R69-54273
⊗	FLAG POLE	(PC)	DIMENSION PER PLAT OF CONSOLIDATION PER DOC. R2013-001173
⊗	STREET SIGN	# P.S.	# OF PARKING STALLS

LINE LEGEND

—	BOUNDARY
—	EXISTING LOTS
—	RIGHT-OF-WAY
—	CENTERLINE
—	BUILDING SETBACK LINE
—	EASEMENT
—	UNDERLYING LOT
—	SECTION LINE
—	OVERHEAD WIRES

No.	DATE	REVISION DESCRIPTION

ALTA / NSPS LAND TITLE SURVEY
SITE IMPROVEMENTS
515 ROOSEVELT ROAD
GLEN ELLYN, ILLINOIS

PREPARED FOR:
MB FINANCIAL BANK, N.A.

SHEET 1 OF 2
DATE: 02/07/2018
FILE: 4700-301-09-01
JOB: R6900001.DWG

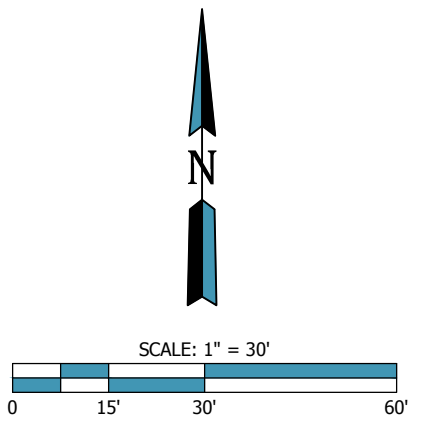
WEAVER CONSULTANTS GROUP
NAPERVILLE, ILLINOIS 60563
(630) 217-4888
WWW.WCGRP.COM



ALTA / NSPS LAND TITLE SURVEY

PARCEL INDEX NUMBERS

- 05-23-104-038
- 05-23-104-004
- 05-23-104-030
- 05-23-104-039



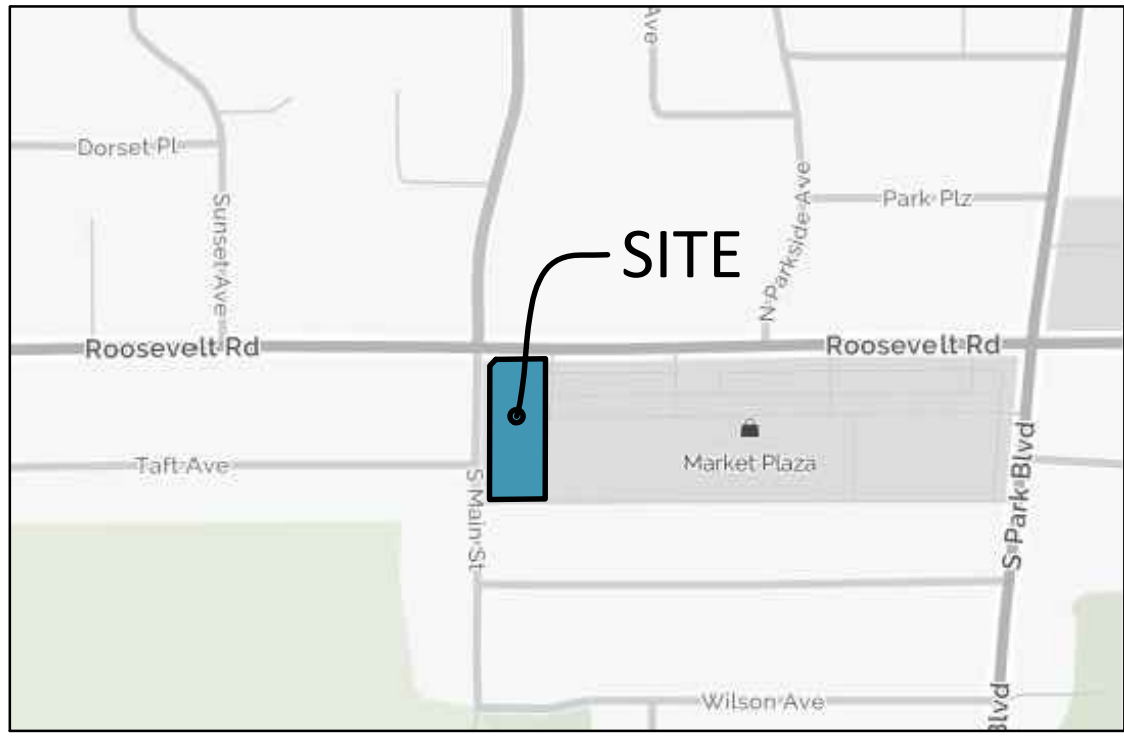
LEGAL DESCRIPTION

PARCEL 1:
LOTS 1, 2, 3, 4 AND 5 IN BLOCK 83 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514 EXCEPTING THEREFROM THAT PART OF LOTS 1, 2 AND 3 IN BLOCK 83 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF AFORESAID LOT 1 IN BLOCK 83, SAID POINT BEING THE INTERSECTION OF THE EAST LINE OF AFORESAID BLOCK 83 IN WHEATON ESTATES AND THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF ROOSEVELT ROAD, ILLINOIS ROUTE 38; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES, 23 MINUTES, 25 SECONDS WEST, 130.00 FEET ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE OF ROOSEVELT ROAD, ALSO BEING THE NORTH LINE OF SAID BLOCK 83; THENCE WESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, RADIUS 20.25 FEET, CENTRAL ANGLE 89 DEGREES, 17 MINUTES, 01 SECONDS, 31.56 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 83; THENCE SOUTH 00 DEGREES, 00 MINUTES, 24 SECONDS WEST, 7.00 FEET ALONG THE WEST LINE OF SAID BLOCK 83 TO A POINT, SAID POINT BEING MONUMENTED BY A CROSS CUT; THENCE NORTH 44 DEGREES, 44 MINUTES, 54 SECONDS EAST, 24.19 FEET TO A POINT, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS SURVEY MARKER; THENCE NORTH 89 DEGREES, 23 MINUTES, 25 SECONDS EAST, 132.97 FEET TO A POINT ON SAID EAST LINE OF BLOCK 83, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE NORTH 00 DEGREES, 16 MINUTES, 03 SECONDS EAST, 10.00 FEET ALONG SAID EAST LINE OF BLOCK 83 TO THE POINT OF BEGINNING ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOT 1 AND LOT 2, EXCEPT THEREFROM THE SOUTH 48.5 FEET OF LOT 2, BEING THAT PORTION LYING SOUTH OF THE NORTH LINE OF RELOCATED TAFT AVENUE ACCORDING TO THE PLAT OF THEREOF RECORDED NOVEMBER 27, 1973 AS, DOCUMENT NUMBER R73-72426 IN BLOCK 84 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
VACATED TAFT AVENUE (PER PLAT OF VACATION RECORDED AS DOCUMENT R69-54273) LYING EAST OF THE EAST LINE OF MAIN STREET AND WEST OF THE EAST LINES OF BLOCKS 82 AND 84, EXTENDED, IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22 AND 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS. THE AFORESAID PARCELS 1, 2 AND 3, TAKEN AS A TRACT, NOW BEING KNOWN AS LOT 1 IN 515 ROOSEVELT PLAT OF CONSOLIDATION, BEING A RESUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 2013 AS DOCUMENT NUMBER R2013-001173.

AREA OF SUBJECT PARCEL = 55,671 SQ.FT. ± 1.278 ACRES ±



VICINITY MAP (NOT TO SCALE)

SURVEY RELATED SCHEDULE B ITEMS

- (D)** D 11. BUILDING LINE 40 FEET BACK FROM THE STREET, AS SHOWN ON THE PLAT OF WHEATON ESTATES, AFORESAID. (AFFECTS PARCEL 1) **SHOWN HEREON.**
- (E)** E 12. EASEMENT RESERVED IN FAVOR OF THE CITY OF WHEATON, ITS CORPORATE SUCCESSORS AND ASSIGNS AND ANY PUBLIC UTILITY DESIGNATED BY IT FOR PLACING AND MAINTAINING PERPETUALLY ON THE REAR 5 FEET OF ALL LOTS OF ELECTRIC LIGHT AND TELEPHONE POLES AND WIRES, ETC. WITH RIGHT OF ACCESS THERETO, AS DISCLOSED ON PLAT OF WHEATON ESTATES RECORDED AUGUST 7, 1925 AS DOCUMENT NUMBER 197514. (AFFECTS LOTS 3, 4 AND 5 IN BLOCK 83 AND LOTS 1, 2, 3, 4 AND 5 IN BLOCK 84) (AFFECTS PARCEL 1) **SHOWN HEREON. DOCUMENT R61-34459 WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY. THE INTENT OF SAID DOCUMENT IS TO VACATE THE EASEMENT OVER THE SOUTHERLY 5 FEET OF LOTS 1 AND 2 IN BLOCK 83.**
- (F)** F 13. EASEMENT DATED DECEMBER 31, 1957 AND RECORDED FEBRUARY 20, 1958 AS DOCUMENT R71364 FOR INTERCEPTING SEWER, DRAIN AND OUTLET WITH NECESSARY APPURTENANCES THERETO, MADE BY CHARLES KEVIL AND GRACE KEVIL, HIS WIFE, TO THE VILLAGE OF GLEN ELLYN. (AFFECTS THE NORTH 17 FEET OF LOT 2) (AFFECTS PARCEL 1) **SHOWN HEREON.**
- (G)** G 14. EASEMENT DATED JANUARY 13, 1957 RECORDED FEBRUARY 20, 1958 AS DOCUMENT 871365 FOR INTERCEPTING SEWER, DRAIN AND OUTLET WITH NECESSARY APPURTENANCES THERETO, MADE BY WALLACE EAGLE AND DOROTHY L. EAGLE, HIS WIFE, TO THE VILLAGE OF GLEN ELLYN. (AFFECTS THE NORTH 17 FEET OF LOT 1) (AFFECTS PARCEL 1) **SHOWN HEREON.**
- H 15.** GRANT TO CHICAGO TELEPHONE COMPANY BY INSTRUMENT DATED NOVEMBER 1, 1917 AND RECORDED NOVEMBER 2, 1917 AS DOCUMENT 131351, FROM MRS. CLARA C. WAGNER, LAND OWNER, FOR PUBLIC UTILITY PURPOSES IN, ALONG, UPON AND UNDER THE ROADS, STREETS AND HIGHWAYS ADJOINING THE PROPERTY OWNED BY HER IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP OF MILTON, DUPAGE COUNTY, ILLINOIS. (AFFECTS LOTS 3, 4 AND 5 IN BLOCK 83) (AFFECTS PARCEL 1) **THE DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE ELEMENTS. SEE DOCUMENT FOR SPECIFIC DETAILS.**
- (I)** I 16. BUILDING LINE 40 FEET BACK FROM THE STREET, AS SHOWN ON THE PLAT OF WHEATON ESTATES, AFORESAID. (AFFECTS PARCEL 2) **SHOWN HEREON.**
- (J)** J 17. RIGHTS OF THE PUBLIC AND/OR QUASI-PUBLIC UTILITIES, IF ANY, IN AND TO THOSE PORTIONS OF VACATED TAFT AVENUE AS VACATED AND RELOCATED BY INSTRUMENTS RECORDED AS DOCUMENTS R69-54273 AND R73-72426. (AFFECTS PARCEL 2) **SHOWN HEREON.**
- K 18.** THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENTS R91-143236, R91-143239 AND RE-RECORDED AS DOCUMENT R91-158286, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES. **THE LAND DESCRIBED HEREON LIES WITHIN THE BOUNDARIES OF THE SPECIAL SERVICE AREA AS DESCRIBED IN THE LISTED DOCUMENTS. THESE DOCUMENTS DO NOT CONTAIN ANY PLOTTABLE ELEMENTS. SEE DOCUMENTS FOR SPECIFIC DETAILS.**
- L 19.** THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT R96-20089 AND R2009-08865 AND RECORDED AS DOCUMENT R97-14859 AND AMENDED BY DOCUMENT R99-263879, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES. **THE LAND DESCRIBED HEREON LIES WITHIN THE BOUNDARIES OF THE SPECIAL SERVICE AREA AS DESCRIBED IN THE LISTED DOCUMENTS. THESE DOCUMENTS DO NOT CONTAIN ANY PLOTTABLE ELEMENTS. SEE DOCUMENTS FOR SPECIFIC DETAILS.**
- (M)** M 20. TERMS AND CONDITIONS CONTAINED IN PERMANENT SIDEWALK EASEMENT RECORDED FEBRUARY 11, 2000 AS DOCUMENT NUMBER R2000-21159. **SHOWN HEREON.**
- P 22.** AGREEMENT AND COVENANT CONTAINED IN THE DEED RECORDED NOVEMBER 1, 2012 AS DOCUMENT NUMBER R2012-154079 PROVIDING THAT FOR A PERIOD OF 10 YEARS, NO PORTION OF LAND SHALL BE USED OR OPERATED AS A RETAIL BRANCH BANK OR OTHER FINANCIAL INSTITUTION, INCLUDING EXTERIOR AUTOMATIC TELLER MACHINES. **THE DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE ELEMENTS. SEE DOCUMENT FOR SPECIFIC DETAILS.**
- S 25.** ORDINANCE NUMBER 6084 RECORDED DECEMBER 12, 2012 AS DOCUMENT NUMBER R2012-178243 BY THE VILLAGE OF GLEN ELLYN GRANTING APPROVAL OF A ZONING MAP AMENDMENT, SPECIAL USE PERMIT, ZONING VARIATIONS, SIGN VARIATIONS AND THE EXTERIOR APPEARANCE, AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN. **THE DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE ELEMENTS. SEE DOCUMENT FOR SPECIFIC DETAILS.**
- (T)** T 26. BUILDING LINE(S) AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. R2013-001173, AFFECTING THE WEST 40 FEET OF LAND OF THE LAND, (FOR EXACT LOCATION SEE PLAT) **SHOWN HEREON.**
- (U)** U 27. SIDEWALK EASEMENT ALONG THE NORTH 7 FEET AND ALONG A PORTION OF THE NORTHWEST CORNER OF THE LAND AS SHOWN ON THE 515 ROOSEVELT PLAT OF CONSOLIDATION RECORDED AS DOCUMENT NUMBER 2013-001173, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. **SHOWN HEREON.**
- W 28.** RECIPROCAL ACCESS EASEMENT AGREEMENT, MADE BY MARKET PLAZA 450 LLC, TOGI RE I, LLC AND ASSOCIATED BANK NATIONAL ASSOCIATION, RECORDED DECEMBER 3, 2014 AS DOCUMENT R2014 113167, AND THE TERMS AND CONDITIONS CONTAINED THEREIN. **PLOTTABLE ELEMENTS NOT LEGIBLE IN SAID DOCUMENT, SEE DOCUMENT FOR SPECIFIC DETAILS.**
- X 29.** TERMS, PROVISIONS AND CONDITIONS OF ORDINANCE NO. 6132, AN ORDINANCE APPROVING AN AGREEMENT BETWEEN MARKET PLAZA 450 LLC AND THE VILLAGE OF GLEN ELLYN AND A RECIPROCAL ACCESS EASEMENT AGREEMENT BETWEEN MARKET PLAZA 450 LLC, OBERWEIS DAIRY, INC. AND THE VILLAGE OF GLEN ELLYN BOTH TO ACCOMMODATE A CROSS ACCESS DRIVE BETWEEN THE MARKET PLAZA SHOPPING CENTER, 529-805 ROOSEVELT ROAD AND OBERWEIS TO BE LOCATED 515 ROOSEVELT ROAD, GLEN ELLYN, ILLINOIS 60137, RECORDED DECEMBER 10, 2014 AS DOCUMENT R2014 115831. **THE DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE ELEMENTS. SEE DOCUMENT FOR SPECIFIC DETAILS.**

SURVEY NOTES

- MEASURED BEARINGS SHOWN HEREON ARE GEODETICALLY REFERENCED TO NORTH BASED ON REAL TIME, GPS, CORRS OBSERVATIONS OF REFERENCE STATIONS MAINTAINED BY TRIMBLE NAVIGATION.
- ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
- THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS. THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION, THERE MAY BE SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
- ALL AREAS ARE MORE OR LESS.
- SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON 01/31/2018.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLY FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION J.U.L.I.E. MUST BE CONTACTED FOR A LOCATE AT 1-800-892-0123.
- ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.
- THE SUBJECT PROPERTY IS SITUATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP 17043C0506H, COMMUNITY PANEL NUMBER 170207, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004.
- COMMITMENT FOR TITLE INSURANCE PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 1401 008986347, WITH A COMMITMENT DATE OF DECEMBER 4, 2017, WAS USED IN THE PREPARATION OF THIS SURVEY.
- THE TOTAL NUMBER OF VISIBLE PARKING STALLS IS 62, WITH 59 REGULAR AND 3 HANDICAPPED STALLS.
- IN REGARD TO TABLE A ITEM 6(a), NO ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT.
- THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF BUTTING RIGHTS-OF-WAY. ALL DEDICATIONS ARE DESCRIBED QUOTING THE LANGUAGE USED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR.

SURVEYOR'S CERTIFICATE

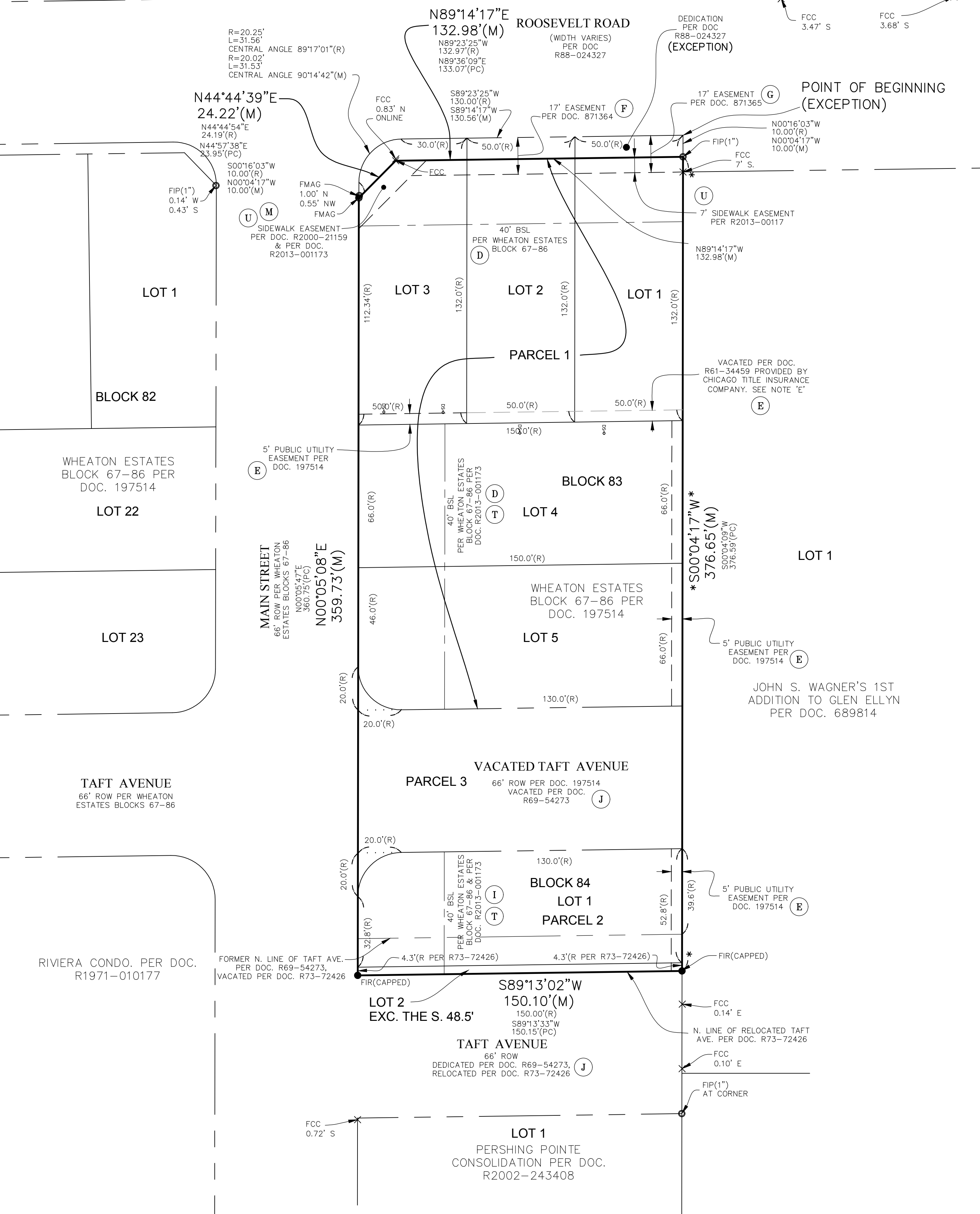
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
TO:
MB FINANCIAL BANK, N.A.
CHICAGO TITLE INSURANCE COMPANY

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, 6a, 7a, 7b, 7c, 8, 8a, 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/31/2018.

DATE OF PLAT OR MAP 02/07/2018:

Steven A. Popp
STEVEN A. POPP (3010)
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3010
WEAVER CONSULTANTS GROUP

ALL PROFESSIONAL LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30, 2018.
THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



LEGEND	
⊙	SANITARY MANHOLE
⊙	SANITARY CLEANOUT
⊙	STORM MANHOLE
⊙	STORM INLET
⊙	CATCH BASIN
⊙	FLARED END SECTION
⊙	VALVE VAULT
⊙	FIRE HYDRANT
⊙	B-BOX
⊙	WATER VALVE
⊙	SPRINKLER HEAD
⊙	POWER POLE
⊙	GUY WIRE
⊙	ELECTRIC PEDESTAL/METER
⊙	ELECTRIC MANHOLE
⊙	LIGHT POLE
⊙	TELEPHONE PEDESTAL
⊙	TELEPHONE MANHOLE
⊙	CABLE TV RISER
⊙	GAS METER
⊙	GAS MANHOLE
⊙	GAS VALVE
⊙	FLAG POLE
⊙	STREET SIGN
⊙	BOLLARD
⊙	MAIL BOX
⊙	AIR CONDITIONER
⊙	HAND HOLE
⊙	CONCRETE MATERIAL
⊙	CONCRETE CURB & GUTTER
⊙	DEPRESSED CURB
⊙	FOUND IRON PIPE
⊙	SET IRON PIPE
⊙	FOUND IRON ROD
⊙	FOUND "PK" / MAGNETIC NAIL
⊙	SET "PK" / MAGNETIC NAIL
⊙	FOUND "X" CUT
⊙	SET "X" CUT
⊙	EDGE OF CONCRETE
⊙	BACK OF CURB
⊙	EDGE OF PAVEMENT
⊙	FENCE CORNER
⊙	BUILDING CORNER
⊙	MEASURED DIMENSION
⊙	RECORD DIMENSION PER DOCS 197514 & R69-54273
⊙	DIMENSION PER PLAT OF CONSOLIDATION PER DOC. R2013-001173
⊙	# OF PARKING STALLS

LINE LEGEND	
---	BOUNDARY
---	EXISTING LOTS
---	RIGHT-OF-WAY
---	CENTERLINE
---	BUILDING SETBACK LINE
---	EASEMENT
---	UNDERLYING LOT
---	SECTION LINE
---	OVERHEAD WIRES

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DATE: 02/07/2018
TIME: 4:00-3:01-09-01
JOB: R8800001.0001

No.	DATE	REVISION DESCRIPTION

ALTA / NSPS LAND TITLE SURVEY
BOUNDARY INFORMATION
515 ROOSEVELT ROAD
GLEN ELLYN, ILLINOIS

PREPARED FOR:
MB FINANCIAL BANK, N.A.