

**TITLE COMMITMENT INFORMATION**

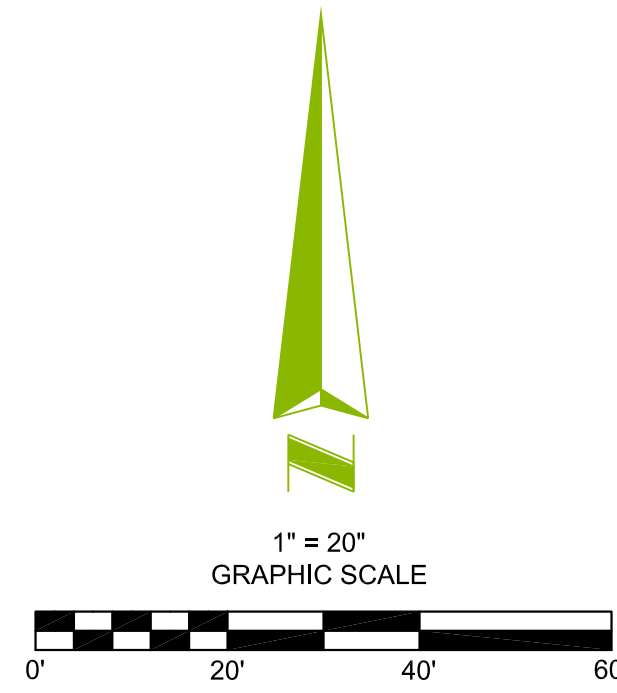
THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 1401008985581D2, WITH AN EFFECTIVE DATE OF AUGUST 9, 2018.

**LEGAL DESCRIPTION**

PARCEL 1:  
LOT 7, IN NAPERVILLE HERITAGE CROSSING, BEING A SUBDIVISION IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 2000, AS DOCUMENT NUMBER R2000-80271, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 2:  
A PERPETUAL NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 HEREIN, FOR THE CONSTRUCTION, INSTALLATION, REPAIR, AND MAINTENANCE OF A BLOCK RETAINING WALL ALONG THE EAST PORTION OF LOT 8, IN NAPERVILLE HERITAGE CROSSING, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JULY 28, 2000, AS DOCUMENT NO. R2000-80271, ALL IN WILL COUNTY, ILLINOIS, AS CREATED BY AN EASEMENT AGREEMENT RECORDED JUNE 7, 2001, AS DOCUMENT NO. R2001-69564.

PARCEL 3:  
CROSS ACCESS EASEMENT (PRIVATE ROAD) KNOWN AS ACE LANE, FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS FOR PEDESTRIANS AND MOTOR VEHICLES, AS CREATED AND DEPICTED ON THE PLAT FOR HERITAGE CROSSING, RECORDED JULY 28, 2000 AS DOCUMENT NO. R2000-80271.



**NOTES CORRESPONDING TO SCHEDULE B**

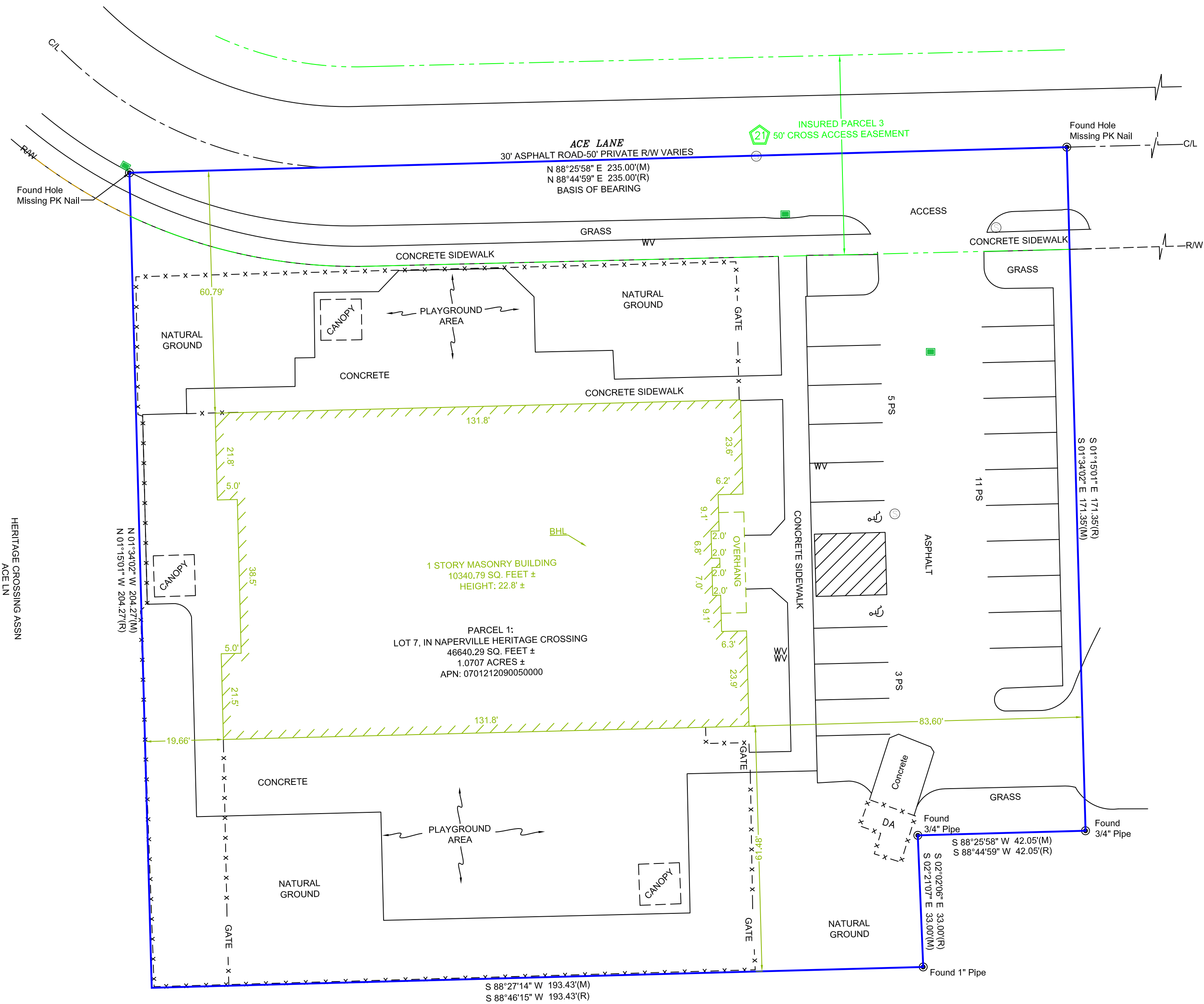
- 21. ACE LANE (CROSS ACCESS EASEMENT)(PRIVATE ROAD) AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. R2000-80271, AFFECTING THE NORTHERLY 25 FEET OF LOT 7 (AFFECTS AS SHOWN.)
- 22. ALL LOTS WITHIN THE SUBDIVISION SHALL HAVE ACCESS TO 111TH STREET AND ILLINOIS ROUTE 59 VIA THE CROSS ACCESS EASEMENTS AS NOTED ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. R2000-80271. (AFFECTS BLANKET IN NATURE.)
- 23. STATEMENT OF INTENT AND AGREEMENT BETWEEN THE CITY OF NAPERVILLE AND HARRIS BANK NAPERVILLE TRUST #2283 AND WHEATLAND LIMITED PARTNERSHIP RECORDED JULY 28, 2000, AS DOCUMENT NUMBER R2000-80272 SUBJECT TO THE TERMS AND CONDITIONS THEREIN CONTAINED. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS.)
- 24. COVENANTS, CONDITIONS AND RESTRICTIONS FOR HERITAGE CROSSING, (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING IN PART TO ASSOCIATION, ASSESSMENTS AND LIEN THEREOF, CONTAINED IN THE DOCUMENT RECORDED MARCH 9, 2001 AS DOCUMENT NO. R2001-25553 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE AND AMENDMENTS RECORDED FROM TIME TO TIME.  
A SUPPLEMENTAL DECLARATION DATED MARCH 9, 2001, RECORDED MARCH 9, 2001 AS DOCUMENT NO. R2001-25554, RELATING TO THE USE OF LOT 2 OF HERITAGE CROSSING, AND RESTRICTING ALL OTHER LOTS IN SAID HERITAGE CROSSING, SAID LOT 2 BEING THE ONLY LOT, SUBJECT TO CONDITIONS, TO HAVE AS ITS PRIMARY USE THE OPERATION OF AN AUTOMOBILE VAN OR SMALL TRUCK REPAIR FACILITY, FOR FURTHER PARTICULARS SEE ORIGINAL RECORD.  
AN ADDITIONAL SUPPLEMENT TO DECLARATION DATED MAY 17, 2001 AND RECORDED JUNE 7, 2001, AS DOCUMENT NO. R2001-69563, RELATING TO THE USE OF OTHER LOTS IN NAPERVILLE HERITAGE CROSSING FOR A PERIOD OF 20 YEARS FROM AND AFTER THE CLOSING OF THE SALE OF LOT 7 OF SAID SUBDIVISION, FOR FURTHER PARTICULARS SEE ORIGINAL RECORD.  
SUPPLEMENT TO DECLARATION RECORDED JULY 10, 2001 AS DOCUMENT R2001-087284.  
SUPPLEMENTAL DECLARATION RECORDED AUGUST 3, 2001 AS DOCUMENT R2001-101883.  
SUPPLEMENTAL DECLARATION RECORDED MAY 7, 2003 AS DOCUMENT R2003-105112. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS.)
- 25. TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE RETAINING WALL EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT, RECORDED JUNE 7, 2001 AS DOCUMENT NO. R2001-69564. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS.)

**STATEMENT OF ENCROACHMENTS**

NONE OBSERVED AT THE TIME OF THE ALTA SURVEY.

**LEGEND**

SQ.FT.	SQUARE FEET	○●	SET/FOUND 1/2" REBAR
▨	CONCRETE SURFACE	TP	TELEPHONE PEDESTAL
▩	NO PARKING AREA	GI	GRADED INLET
⌒	HANDICAP PARKING SPACE	WV	WATER VALVE
PS	PARKING SPACE(S)	EB	ELECTRIC BOX
TF	TRANSFORMER	○	STORM MANHOLE
AC	AIR CONDITIONER	○	SANITARY MANHOLE
WM	WATER METER	○	UTILITY POLE
EM	ELECTRIC METER	○	GUY ANCHOR
TR	TELEPHONE RISER	○	LIGHT POLE
CO	CLEAN OUT	○	FIRE HYDRANT
Δ	CENTRAL ANGLE	○	SIGN
L	ARC LENGTH	●	BOLLARD
R	RADIUS	—	OVERHEAD UTILITY LINE
CB	CHORD BEARING	-x-x-	FENCE
C	CHORD LENGTH		
DA	DUMPSTER AREA		



HERITAGE CROSSING ASSN  
ACE LN  
NAPERVILLE, IL 60564  
APN:07-01-21-200-015-0000

UH STORAGE LIMITED PARTNERSHIP  
11238 S ROUTE 59  
NAPERVILLE, IL 60564-8090  
APN:07-01-21-200-015-0000

ILLINOIS-69  
DIVIDED ASPHALT ROAD-50' PRIVATE RW VARIES

BURNETT PROPERTIES LLC  
5959 ACE LN  
NAPERVILLE, IL 60564-8172  
APN:07-01-21-200-006-0000

**VICINITY MAP**  
NOT TO SCALE

**SHEET 1 OF 1**

**LAND AREA**  
46640.29 SQ. FEET ±  
1.0707 ACRES ±

**PARKING**  
REGULAR= 19  
HANDICAP= 2  
TOTAL= 21

**FLOOD INFORMATION**

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 17197C0037E, WHICH BEARS AN EFFECTIVE DATE OF 09/06/1995 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

**BEARING BASIS**

BEARINGS SHOWN HEREON ARE BASED ON NORTH LINE WHICH BEARS N 88°25'58" E PER ILLINOIS GPS COORDINATES OBSERVATIONS, EASTERN ZONE NAD83.

- GENERAL NOTES**
- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
  - ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
  - THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
  - THE SUBJECT PROPERTY HAS INDIRECT PHYSICAL ACCESS TO IL-59, A DEDICATED PUBLIC STREET OR HIGHWAY GRANTED PER INSURED PARCEL 3.
  - THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
  - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
  - THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
  - BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
  - NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES UNLESS OTHERWISE NOTED.
  - THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF ILLINOIS-59 AND ACE LANE WHICH IS APPROXIMATELY 250.69' FROM THE NE CORNER OF THE SUBJECT PROPERTY.
  - THE INSURED PARCEL 2 OR PERPETUAL NONEXCLUSIVE EASEMENT BLANKETS THE SUBJECT PROPERTY IN NATURE.

**ALTA/NSPS LAND TITLE SURVEY**  
AEI JOB 394620

5051 ACE LANE  
NAPERVILLE, WILL COUNTY, ILLINOIS

**SITE PICTURE**

**AEI COORDINATED BY:**

**AEI Consultants**  
AEI CONSULTANTS  
2500 CAMINO DIABLO  
WALNUT CREEK, CA 94597  
TELEPHONE: 925.746.6000  
EMAIL: SURVEYS@AEICONSULTANTS.COM

**SURVEYOR'S CERTIFICATE**

TO: 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 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 09/17/2018. DATE OF PLAT OR MAP: 09/21/2018.

REGISTERED SURVEYOR: TERENCE H LEIFKER  
PROFESSIONAL LAND SURVEYOR NO.: 035002423  
STATE OF ILLINOIS

SURVEYED BY:	DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
BLEW & ASSOCIATES, P.A. 3825 N SHILOH DRIVE FAYETTEVILLE, AR 72703. SURVEY@BLEWINC.COM				18-3428
				SCALE: 1" = 20'
				DRAWN BY: BDM
				APPROVED BY: AK & JB