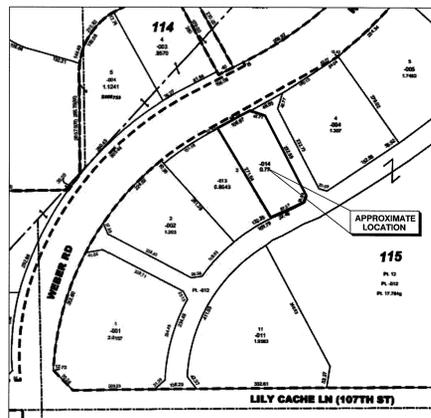


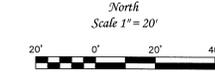
ALTA / NSPS LAND TITLE SURVEY

NEW LEGAL DESCRIPTION:
LOT 2 IN FINAL PLAT OF CONTINENTAL 561 FUND SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF BOLINGBROOK, WILL COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 2021 AS DOCUMENT R2021091148.
COMMONLY KNOWN AS 256 S. WEBER ROAD, BOLINGBROOK, ILLINOIS.

FORMER LEGAL DESCRIPTION:
THAT PART OF LOT 3 IN SAID COUNTRY AIRE COMMONS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT 3; THENCE SOUTHERLY ALONG THE EASTLY LINE OF SAID LOT 3 FOR THE FOLLOWING THREE COURSES: 1) THENCE SOUTH 73 DEGREES 27 MINUTES 02 SECONDS EAST A DISTANCE OF 42.71 FEET; 2) THENCE SOUTH 28 DEGREES 33 MINUTES 18 SECONDS EAST, A DISTANCE OF 232.35 FEET; 3) THENCE SOUTH 17 DEGREES 10 MINUTES 37 SECONDS WEST, A DISTANCE OF 20.94 FEET TO A POINT OF CURVE, ALSO BEING A POINT ON THE SOUTHERLY LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID SOUTHERLY LINE FOR THE FOLLOWING 2 COURSES: 1) THENCE SOUTHWESTERLY ALONG A CURVE CONVEX NORTHWESTERLY HAVING A RADIUS OF 1463.50 FEET, AN ARC LENGTH OF 87.27 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE CONVEX SOUTHWESTERLY HAVING A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 22.46 FEET TO A POINT OF INTERSECTION WITH A LINE BEING 124.5 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE EASTLY LINE OF SAID LOT 3; THENCE NORTH 28 DEGREES 33 MINUTES 18 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 271.54 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3; THENCE NORTH 61 DEGREES 57 MINUTES 48 SECONDS EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 94.35 FEET TO THE POINT OF BEGINNING.



Vicinity Map
(No Scale)



LINE TYPE LEGEND

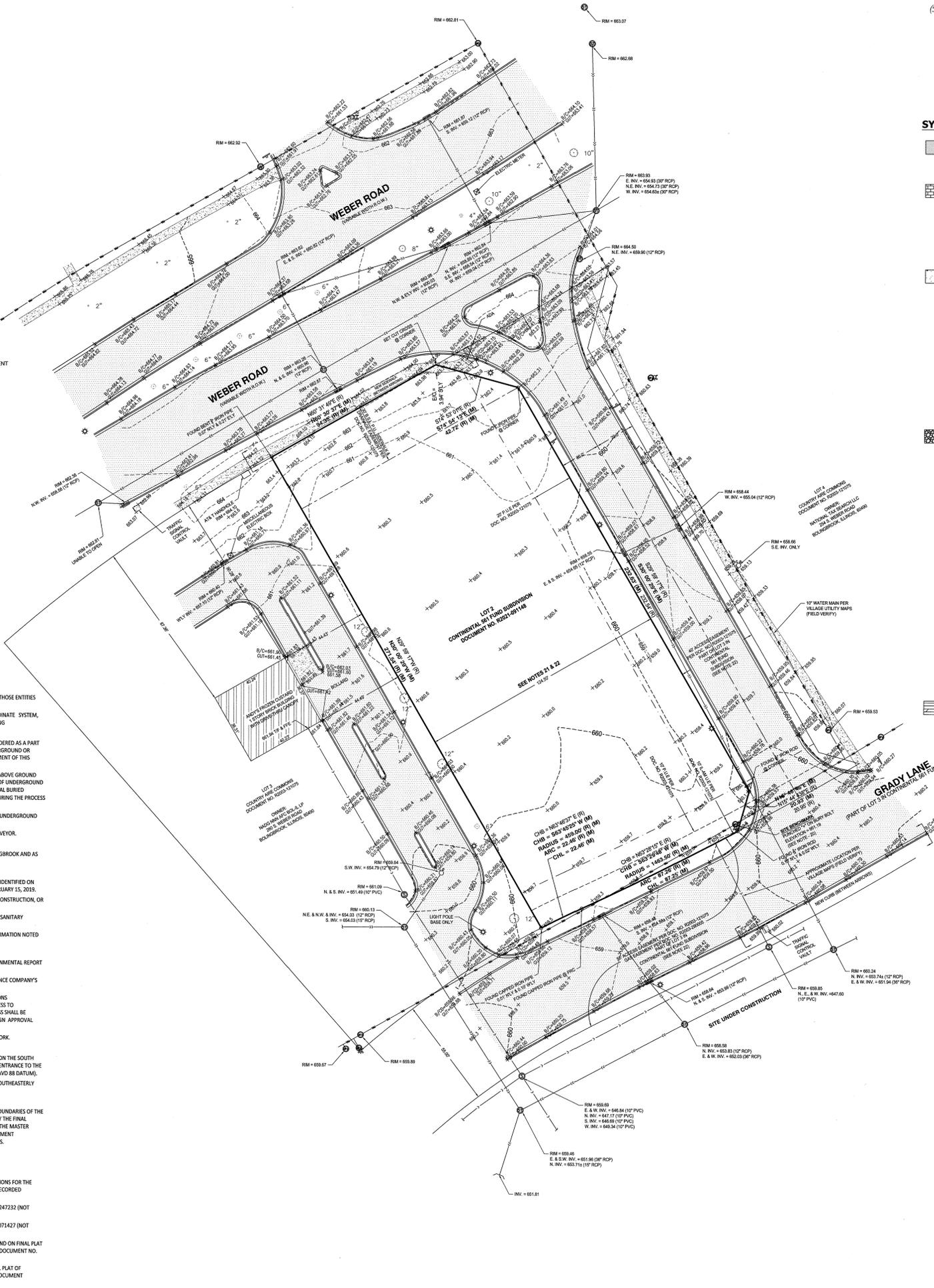
- BUILDING SETBACK = ---
- DEPRESSED CURB = ---
- EASEMENT = ---
- FENCE = ---
- CENTERLINE OF OVERHEAD WIRES = ---
- SANITARY SEWER = ---
- STORM SEWER = ---
- WATER MAIN = ---

ABBREVIATION LEGEND

- A = ASPHALT
- ADA = AMERICANS WITH DISABILITY ACT
- B/C = BACK OF CURB
- B/C/D = BACK OF DEPRESSED CURB
- B/L = BUILDING SETBACK LINE
- B/W = BOTTOM OF WALL ELEVATION
- B/C = BUILDING CORNER
- C = CONCRETE
- C.E. = CITY EASEMENT
- CHB = CHORD BEARING
- CHL = CHORD LENGTH
- CL = CENTERLINE
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- CW = CONCRETE WALK
- (D) = DEED
- DIP = DUCTILE IRON PIPE
- E = EAST
- EB = EDGE OF BRICK
- EC = EDGE OF CONCRETE
- EG = EDGE OF GRAVEL
- EPL = EASTERLY
- E/P = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FEB = FLARED END SECTION
- FC = FENCE CORNER
- FEE = FINISHED FLOOR ELEVATION
- G = GROUND
- G/F = GARAGE FLOOR ELEVATION
- GUT = GUTTER
- ICV = IRRIGATION CONTROL VALVE
- IL-AM U.E. = ILLINOIS AMERICAN WATER COMPANY UTILITY EASEMENT
- (M) = MEASURED DISTANCE
- MW = MONITORING WELL
- MT = MULTI TRUNK
- N = NORTH
- NLY = NORTHERLY
- P.C.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.V. = POLYVINYL CHLORIDE PIPE
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- (R) = RECORD DISTANCE
- RA = RADIUS
- RCF = REINFORCED CONCRETE PIPE
- R.O.W. = RIGHT OF WAY
- S = SOUTH
- S/L = SOUTHERLY
- TIC = TOP OF CONCRETE
- TIP = TOP OF FOUNDATION ELEVATION
- T/P = TOP OF PIPE
- T/WL = TOP OF WALL ELEVATION
- T/W = TOP OF WINDOW WELL ELEVATION
- U.S.D.E. = UTILITY & DRAINAGE EASEMENT
- VCP = VITREOUS CLAY PIPE
- W = WEST
- WLY = WESTERLY

0.07' ON = DISTANCE INSIDE SUBJECT PROPERTY LINE AS MEASURED PERPENDICULAR TO BOUNDARY LINE
0.07' OFF = DISTANCE OUTSIDE SUBJECT PROPERTY LINE AS MEASURED PERPENDICULAR TO BOUNDARY LINE

- ### NOTES:
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF ONLY THOSE ENTITIES LISTED IN THE SURVEYOR'S CERTIFICATION.
 - ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORNER) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE VRS NETWORK AND EQUIPMENT.
 - 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 TRACT.
 - THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
 - ALL UTILITIES MAY NOT BE SHOWN. CALL I.U.L.E. AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
 - THIS SURVEY DOES NOT IMPLY THAT A TITLE SEARCH WAS CONDUCTED BY THE SURVEYOR.
 - PARCEL CONTAINS 33,690 SQUARE FEET OR 0.7734 ACRES.
 - THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BOLINGBROOK AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
 - FIELD WORK COMPLETED ON DECEMBER 4, 2021.
 - THIS PROPERTY FALLS INTO "ZONE X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD) AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP #17197C0036, PANEL 53 OF 58, DATED FEBRUARY 15, 2019.
 - THERE WAS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY.
 - THERE WAS NO VISIBLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - APPROXIMATE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON PER INFORMATION NOTED ON RECORD DRAWINGS FOR THIS SITE PER VILLAGE UTILITY ATLAS.
 - THE SIDEWALK ALONG THE NORTH LINE OF SUBJECT PARCEL IS NEW.
 - THERE IS NO OBSERVED EVIDENCE OF WETLAND AREAS. REFER TO THE SITE ENVIRONMENTAL REPORT FOR THE OFFICIAL DETERMINATION.
 - THIS SURVEY IS BASED ON INFORMATION NOTED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. NCS-1096330-M36 DATED JANUARY 5, 2022.
 - NOTATION SHOWN ON THE FINAL PLAT OF SUBDIVISION OF COUNTRY AIRE COMMONS RECORDED MAY 28, 2003 AS DOCUMENT R2003-121075, AS FOLLOWS: DIRECT ACCESS TO WEBER ROAD, COUNTY HIGHWAY 88, FROM LOTS 1-6 AND 12 IS PROHIBITED. ACCESS SHALL BE LIMITED TO TWO (2) RIGHT IN / RIGHT OUT ONLY ACCESS SUBJECT TO FINAL DESIGN APPROVAL FROM THE WILL COUNTY DEPARTMENT OF HIGHWAYS.
 - NO WETLAND FLAGS WERE OBSERVED BY SURVEYOR DURING THE TIME OF FIELD WORK.
 - A ZONING REPORT WAS NOT PROVIDED.
 - SOURCE BENCHMARK: NGS BENCHMARK #A33063 (STEEL ROD IN SLEEVE) LOCATED ON THE SOUTH SIDE OF LILY CACHE LANE & WEST OF WOODCREEK DRIVE @ THE EAST SIDE OF THE ENTRANCE TO THE BOLINGBROOK FIRE STATION #2 (8975 LILY CACHE LANE); ELEVATION = 676.54' (NAVD 88 DATUM). SITE BENCHMARK: PUNCHED "X" ON BURY BOLT OF THE FIRE HYDRANT NEAR THE SOUTHEASTERLY CORNER OF LOT 2; ELEVATION = 661.19' (NAVD 88 DATUM).
 - THERE ARE NO IMPROVEMENTS ON LOT 2 (VACANT LOT).
 - THERE ARE EXISTING ACCESS EASEMENTS ALONG THE EASTERLY AND SOUTHERLY BOUNDARIES OF THE SUBJECT PROPERTY AS SHOWN HEREON. ALL ACCESS EASEMENTS WERE CREATED BY THE FINAL SUBDIVISION PLAT COUNTRY AIRE COMMONS (DOCUMENT R2003-121075), AS PER THE MASTER DECLARATION OF EASEMENTS, COVENANTS CONDITIONS AND RESTRICTIONS (DOCUMENT R2003-222383). ALL PARCEL OWNERS HAVE THE BENEFIT OF THE ACCESS EASEMENTS. SCHEDULE B PART 2 ITEMS NOTED AS FOLLOWS:
ITEM 2) SUBJECT PROPERTY MAY BE AFFECTED BY THE FOLLOWING DOCUMENTS:
A) DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE COUNTRY AIRE COMMONS RETENTION POND OWNERS' ASSOCIATION, RECORDED SEPTEMBER 9, 2003 AS DOCUMENT R2003-222384 (NOT PLOTTED).
B) FIRST AMENDMENT RECORDED OCTOBER 2, 2003 AS DOCUMENT R2003-247232 (NOT PLOTTED).
C) SECOND AMENDMENT RECORDED JUNE 29, 2021 AS DOCUMENT R2021-071427 (NOT PLOTTED).
ITEM 3) ILLINOIS AMERICAN WATER EASEMENT AND THE PROVISIONS THEREIN FOUND ON FINAL PLAT OF SUBDIVISION OF COUNTRY AIRE COMMONS RECORDED MAY 28, 2003 AS DOCUMENT NO. R2003-121075, AFFECTS PARCEL AND IS SHOWN HEREON.
ITEM 4) PUBLIC UTILITY EASEMENT AND THE PROVISIONS THEREIN FOUND ON FINAL PLAT OF SUBDIVISION OF COUNTRY AIRE COMMONS RECORDED MAY 28, 2003 AS DOCUMENT R2003-121075, AFFECTS PARCEL AND IS SHOWN HEREON.
ITEM 5) BUILDING SETBACK AND PUBLIC UTILITY, SIDEWALK AND DRAINAGE EASEMENT AND THE PROVISIONS THEREIN FOUND ON FINAL PLAT OF SUBDIVISION OF COUNTRY AIRE COMMONS RECORDED MAY 28, 2003 AS DOCUMENT R2003-121075, AFFECTS PARCEL AND IS SHOWN HEREON.
ITEM 6) NOTATION SHOWN OF THE FINAL PLAT OF SUBDIVISION OF COUNTRY AIRE COMMONS RECORDED MAY 28, 2003 AS DOCUMENT R2003-121075, AS FOLLOWS: DIRECT ACCESS TO WEBER ROAD, COUNTY HIGHWAY 88, FROM LOTS 1-6 AND 12 IS PROHIBITED. ACCESS SHALL BE LIMITED TO TWO (2) RIGHT IN / RIGHT OUT ONLY ACCESS SUBJECT TO FINAL DESIGN APPROVAL FROM THE WILL COUNTY DEPARTMENT OF HIGHWAYS. AFFECTS PROPERTY AND IS NOTED HEREON IN GENERAL NOTES NO. 17.
ITEM 7) CONDITIONS AND RESTRICTIONS SET FORTH IN SPECIAL WARRANTY DEED MADE BY WAL-MART REAL ESTATE BUSINESS TRUST TO CONTINENTAL 561 FUND LLC, RECORDED JUNE 29, 2021 AS DOCUMENT R2021-071423 AND THE TERMS AND PROVISIONS THEREOF. AFFECTS PART OF LOT 3, LOTS 7, 8, 9, AND 12, UNABLE TO PLOT.
ITEM 8) EASEMENT PROVISIONS AND OTHER MATTERS AS SHOWN ON THE FINAL PLAT OF CONTINENTAL 561 FUND SUBDIVISION RECORDED AUGUST 17, 2021 AS DOCUMENT R2021-091148, AFFECTS PARCEL AND IS SHOWN HEREON.
ITEM 10) SUBJECT PROPERTY MAY BE AFFECTED BY THE FOLLOWING DOCUMENTS:
A) MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 9, 2003 AS DOCUMENT R2003-222383 (NOT PLOTTED).
B) FIRST AMENDMENT RECORDED OCTOBER 2, 2003 AS DOCUMENT R2003-247232 (NOT PLOTTED).
C) SECOND AMENDMENT RECORDED JUNE 29, 2021 AS DOCUMENT R2021-071426 (NOT PLOTTED).



SYMBOL LEGEND

- ASPHALT
- AIR CONDITIONER
- B BOX
- BRICK
- BUBBLER
- CABLE TV PEDESTAL
- CATCH BASIN
- CLEANOUT
- COMBINED STORM & SANITARY MANHOLE
- CONCRETE
- DECIDUOUS TREE
- DOWNSPOUT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- FIBER OPTIC PEDESTAL
- FLAG POLE
- FOUND CUT CROSS
- FOUND MONUMENT
- GAS METER
- GAS VALVE
- GRAVEL
- GUY ANCHOR
- HYDRANT
- IRRIGATION CONTROL VALVE
- LIGHT
- MAIL BOX
- PINE TREE
- SANITARY MANHOLE
- SET IRON PIPE 1/2" DIA X 24"
- SIGN
- STORM MANHOLE
- SQUARE CURB DRAIN
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE PEDESTAL
- TRAFFIC LIGHT
- TRAFFIC MANHOLE
- UNKNOWN MANHOLE
- WATER MANHOLE
- WATER VALVE
- WOOD
- WOOD UTILITY POLE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
TO: QUATTRO DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY;
CONTINENTAL 561 FUND LLC, A DELAWARE LIMITED LIABILITY COMPANY; JOE MILLEN LLP,
AND QUATTRO DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; FIRST
AMERICAN TITLE INSURANCE COMPANY & STEARNS BANK, NA.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH THE 2021 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, 5, 6(A), 6(B), 7(A), 8, 9, 11, 13,
14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON
DECEMBER 4, 2021.
DATE OF PLAT OR MAP: DECEMBER 10, 2021.
GEORGE H. SKULAVIK P.L.S. 2580 EXPIRATION DATE 11/30/2022
George H. Skulavik



REVISION	DATE	DESC	BOOK	DWG. SIZE: E
#1	11/20/2022	GENERAL UPDATE	DRAWN: TJC	CHECKED: GHS (84)
#2	04/20/2023	PER CLIENT REVIEW	REFERENCE:	DATE: 12/09/2021
			PROJECT NO.	2021-0811