

MISCELLANEOUS NOTES

- N1 SURVEY PREPARED BY:
JLH LAND SURVEYING INC.
910 GENEVA STREET
SHOREWOOD, IL 60404
815.729.4000
INFO@JLHSURVEY.COM
- N2 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- N3 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- N4 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- N5 ASSUMED BEARINGS: THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT ROAD TO BE NORTH 88 DEGREES 42 MINUTES 51 SECONDS EAST.
- N6 AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- N7 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 250 E. ROOSEVELT ROAD.
- N8 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM ROOSEVELT ROAD AND NAPERVILLE ROAD WHICH ARE GOVERNED BY THE VILLAGE OF WHEATON.
- N9 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
77	3	0	0	80

- N10 IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- N11 IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- N12 PERMANENT INDEX NUMBERS: 05-21-103-005, 05-21-103-006, 05-21-103-007, 05-21-103-037.
- N13 IN REGARDS TO TABLE "A" ITEMS 7(A), 7(B)(1) AND 7(C), THE DIMENSIONS AND AREA OF THE BUILDING SHOWN ARE BASED ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT GROUND LEVEL. THE POINT OF HEIGHT MEASUREMENT IS SHOWN AND TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT.
- N14 DUE TO RECENT HEAVY SNOW AND ICE, SOME INTERIOR GROUND FEATURES MAY HAVE BEEN OBSTRUCTED, NOT SHOWN OR PLATTED FROM EXISTING DRAWINGS.
- N15 ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- N16 THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
- N17 THE DIMENSION AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- N18 AREA: 84,246.56 SF± OR 1.93 ACRES±

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY 2025 PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 170431C0151J, DATED 08/01/2019 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 03/18/21 BY TELEPHONE OR EMAIL (www.fema.gov)

LEGEND

- UTILITY POLE

LIGHT POLE

TRANSFORMER

UTILITY PEDESTAL

TRAFFIC SIGNAL

SIGNAL VAULT

GAS VALVE

WATER VALVE

ELECTRIC METER

GAS METER

FIRE HYDRANT

AUTO SPRINKLER

MONITORING WELL

GROUND LIGHT

BOLLARD

B-BOX

SIGN

FLAG POLE
- MANHOLE

SANITARY MANHOLE

STORM STRUCTURE (CLOSED)

STORM STRUCTURE (OPEN)

CURB INLET

VALVE VAULT

FLARED END SECTION

WATER LINE

TELEPHONE/CATV LINE

GAS LINE

ELECTRIC LINE

OVERHEAD WIRES

STORM SEWER

SANITARY SEWER

CHAIN LINK FENCE

STOCKADE FENCE

GUARD RAIL

CONCRETE SURFACE
- P.O.C. POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING

DEGREES

FEET/MINUTES

INCHES/SECONDS

SQUARE FEET

RECORD BEARING/DISTANCE

FINISHED FLOOR

TOP OF PIPE

B.S.L. BUILDING SETBACK LINE

P.U.E. PUBLIC UTILITY EASEMENT

D.E. DRAINAGE EASEMENT

ARC LENGTH

RADIUS LENGTH

CHORD LENGTH

CHORD BEARING

CORRUGATED METAL PIPE



VICINITY MAP

SURVEY RELATED ITEMS
CORRESPONDING TO SCHEDULE B
TITLE COMMITMENT

- 6 COVENANT RECORDED MARCH 28, 1969 AS DOCUMENT R69-13179 AND THE TERMS AND PROVISIONS THEREIN CONTAINED. (AFFECTS PARCEL 4). ITEM IS NOT SURVEY RELATED AND NOT SHOWN.
- 7 GRANT OF EASEMENT RECORDED OCTOBER 25, 1976 AS DOCUMENT R76-77092 IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND THE TERMS AND PROVISIONS THEREIN CONTAINED. (AFFECTS PARCELS 3 AND 4). ITEM IS SHOWN.
- 8 TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 193 ENTITLED WHEATON SANITARY DISTRICT DUPAGE COUNTY, ILLINOIS ORDINANCE ESTABLISHING A USER CHARGE RECORDED AS DOCUMENT R77-108387. (AFFECTS ALL PARCELS). ITEM IS NOT SURVEY RELATED AND NOT SHOWN.
- 9 EXPRESS GRANT OF LICENSE RECORDED MARCH 22, 1979 AS DOCUMENT R79-23371 AND THE TERMS AND PROVISIONS THEREIN CONTAINED. (AFFECTS ALL PARCELS). ITEM NO LONGER APPLIES AND IS NOT SHOWN.
- 10 EXPRESS GRANT OF MUTUAL EASEMENTS RECORDED OCTOBER 31, 1979 AS DOCUMENT R79-98995. (AFFECTS PARCELS 1). ITEM IS SHOWN.
- 11 GRANT OF EASEMENT RECORDED DECEMBER 1, 1983 AS DOCUMENT R83-87995 IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND THE TERMS AND PROVISIONS THEREIN CONTAINED. (AFFECTS PARCEL 2). ITEM IS SHOWN.
- 12 GRANT OF EASEMENT RECORDED DECEMBER 1, 1983 AS DOCUMENT R83-87996 IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND THE TERMS AND PROVISIONS THEREIN CONTAINED. (AFFECTS PARCEL 1). ITEM IS SHOWN.

SURVEY RELATED ITEMS
CORRESPONDING TO SCHEDULE B
TITLE COMMITMENT

- 13 TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. E-3516 ENTITLED AN ORDINANCE EXTENDING THE EFFECTIVENESS OF A SPECIAL USE PERMIT GRANTED PURSUANT TO CITY OF WHEATON ORDINANCE NO. E-3183, "AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT FOR BUSINESS AND PROFESSIONAL OFFICE ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 250 EAST ROOSEVELT ROAD - MID AMERICA FEDERAL SAVINGS AND LOAN ASSOCIATION RECORDED AS DOCUMENT R89-121413. (AFFECTS PARCEL 1). ITEM IS NOT SURVEY RELATED AND NOT SHOWN.
- 14 TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. E-3509 ENTITLED AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A TWENTY-SIX SPACE PARKING LOT AND SETBACK VARIATION - MID AMERICA FEDERAL SAVINGS AND FINANCIAL SERVICES (ROOSEVELT AND NAPERVILLE ROAD) RECORDED AS DOCUMENT 90-047541. (FOR FURTHER PARTICULARS, SEE DOCUMENT). 7' PARKING SETBACK IS SHOWN.
- 15 TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 04-02 ENTITLED A RESOLUTION ACCEPTING A GRANT OF LANDSCAPE EASEMENT AND AGREEMENT FOR GRANT OF LANDSCAPE EASEMENT (MID-AMERICA FEDERAL SAVINGS BANK) RECORDED AS DOCUMENT R2002-136790. (AFFECTS ALL PARCELS). ITEM IS SHOWN.
- 16 TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 600 ENTITLED ORDINANCE REQUIRING PAYMENT OF USER CHARGES AND CONNECTION PERMIT FEES UPON TRANSFER OF PROPERTY RECORDED AS DOCUMENT R2016-000852. (AFFECTS ALL PARCELS). ITEM IS NOT SURVEY RELATED AND NOT SHOWN.

THE ABOVE SCHEDULE B ITEMS ARE THE SAME AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1052359-PHX1, AND EFFECTIVE DATE FEBRUARY 5, 2021.

TITLE LEGAL DESCRIPTION

THE WEST THIRTY FEET OF LOT 3 AND THE EAST FORTY FEET OF LOT 2 IN COUNTRY CLUB ADDITION TO WHEATON, IN THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 19, 1921 AS DOCUMENT 146591, IN DUPAGE COUNTY, ILLINOIS.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1108488-PHX1, AND EFFECTIVE DATE JANUARY 14, 2022.

SURVEY RELATED ITEMS
CORRESPONDING TO SCHEDULE B
TITLE COMMITMENT

- 3 EASEMENTS FOR INGRESS AND EGRESS, AS SHOWN ON THE EXPRESS GRANT OF MUTUAL EASEMENTS RECORDED AS DOCUMENT R79-98995. (FOR FURTHER PARTICULARS, SEE DOCUMENT) SEE ITEM 10 ABOVE.
- 4 EASEMENTS FOR PUBLIC UTILITIES, AS SHOWN ON THE GRANT OF EASEMENT RECORDED AS DOCUMENT R83-87997. (FOR FURTHER PARTICULARS, SEE DOCUMENT) ITEM IS SHOWN.
- 5 EASEMENTS FOR PUBLIC UTILITIES, AS SHOWN ON THE GRANT OF EASEMENT RECORDED AS DOCUMENT R83-87998. (FOR FURTHER PARTICULARS, SEE DOCUMENT) ITEM IS SHOWN.
- 6 COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANT RECORDED AS DOCUMENT R79-98994 AND ANY AMENDMENTS THERETO, RELATING TO, AMONG OTHER THINGS: LOCATION OF ACCESS TO ROOSEVELT ROAD. ITEM IS SHOWN.
- 7 TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 600 ENTITLED ORDINANCE REQUIRING PAYMENT OF USER CHARGES AND CONNECTION PERMIT FEES UPON TRANSFER OF PROPERTY RECORDED AS DOCUMENT R2016-000852. ITEM IS NOT SURVEY RELATED.

THE ABOVE SCHEDULE B ITEMS ARE THE SAME AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1108488-PHX1, AND EFFECTIVE DATE JANUARY 14, 2022.

UTILITY NOTE

- 1 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

TITLE LEGAL DESCRIPTION

PARCEL 1:
THE WEST 15 FEET OF LOT 4 AND THE EAST 45 FEET OF LOT 3 IN COUNTRY CLUB ADDITION TO WHEATON, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1921 AS DOCUMENT 146591, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE EAST 60 FEET OF LOT 4 AND LOT 5, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID LOT 76.2 FEET; THENCE NORTHERLY TO A POINT ON THE SOUTH LINE OF ROOSEVELT ROAD WHICH IS 66 FEET WEST OF THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 5 AND THE SOUTH LINE OF ROOSEVELT ROAD, THENCE EAST ON THE SOUTH LINE OF ROOSEVELT ROAD TO THE EAST LINE OF SAID LOT, THENCE SOUTH ON SAID EAST LINE TO THE PLACE OF BEGINNING) IN COUNTRY CLUB ADDITION TO WHEATON IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF LOT 5 DESCRIBED BY COMMENCING ON THE SOUTH LINE OF ROOSEVELT ROAD, 1 FOOT WEST OF THE EAST LINE OF SAID LOT 5 OF COUNTRY CLUB ADDITION TO WHEATON AND RUNNING THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT TO THE SOUTH LINE OF SAID LOT; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 75.2 FEET; THENCE NORTHERLY TO THE SOUTH LINE OF ROOSEVELT ROAD AT A POINT 65 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF ROOSEVELT ROAD, 65 FEET TO THE PLACE OF BEGINNING, IN COUNTRY CLUB ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1921 AS DOCUMENT 146591, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:
THE EAST 1.0 FOOT OF THE NORTH 175 FEET OF LOT 5 AND ALL OF LOTS 6 AND 7 (EXCEPT THAT PART OF SAID LOTS 6 AND 7 TAKEN FOR WIDENING OF STREET) IN COUNTRY CLUB ADDITION TO WHEATON, A SUBDIVISION IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1921 AS DOCUMENT 146591, IN DUPAGE COUNTY, ILLINOIS.

AND EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD AS DESCRIBED IN DEEDS RECORDED AS DOCUMENT R69-10301 AND R88-120351, IN DUPAGE COUNTY, ILLINOIS.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1052359-PHX1, AND EFFECTIVE DATE FEBRUARY 5, 2021.

ALTA/NSPS LAND TITLE SURVEY

FOR

222-250 E. ROOSEVELT ROAD

PARTNER PROJECT NUMBER 21-307037 SITE NUMBER 4

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER, NCS-1052359-PHX1, CONTAINING AN EFFECTIVE DATE OF FEBRUARY 05, 2021 & NCS-1108488-PHX1, CONTAINING AN EFFECTIVE DATE JANUARY 14, 2022.

CERTIFICATION

TO: QUATTRO WHEATON, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; QUATTRO DEVELOPMENT L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY; ICE MILLER LLP; ASSOCIATED BANK, N.A., A NATIONAL BANKING ASSOCIATION; PNC BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION; FIRST AMERICAN TITLE INSURANCE COMPANY AND PARTNER ENGINEERING & SCIENCE:

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 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 1, 2022.

DATE OF PLAT OR MAP: MARCH 18, 2022
PROPERTY ADDRESS: 222-250 E. ROOSEVELT ROAD, WHEATON, IL 60187

JAMES L. HARPOLE

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3190
IN THE STATE OF ILLINOIS, EXPIRES 11-30-2022

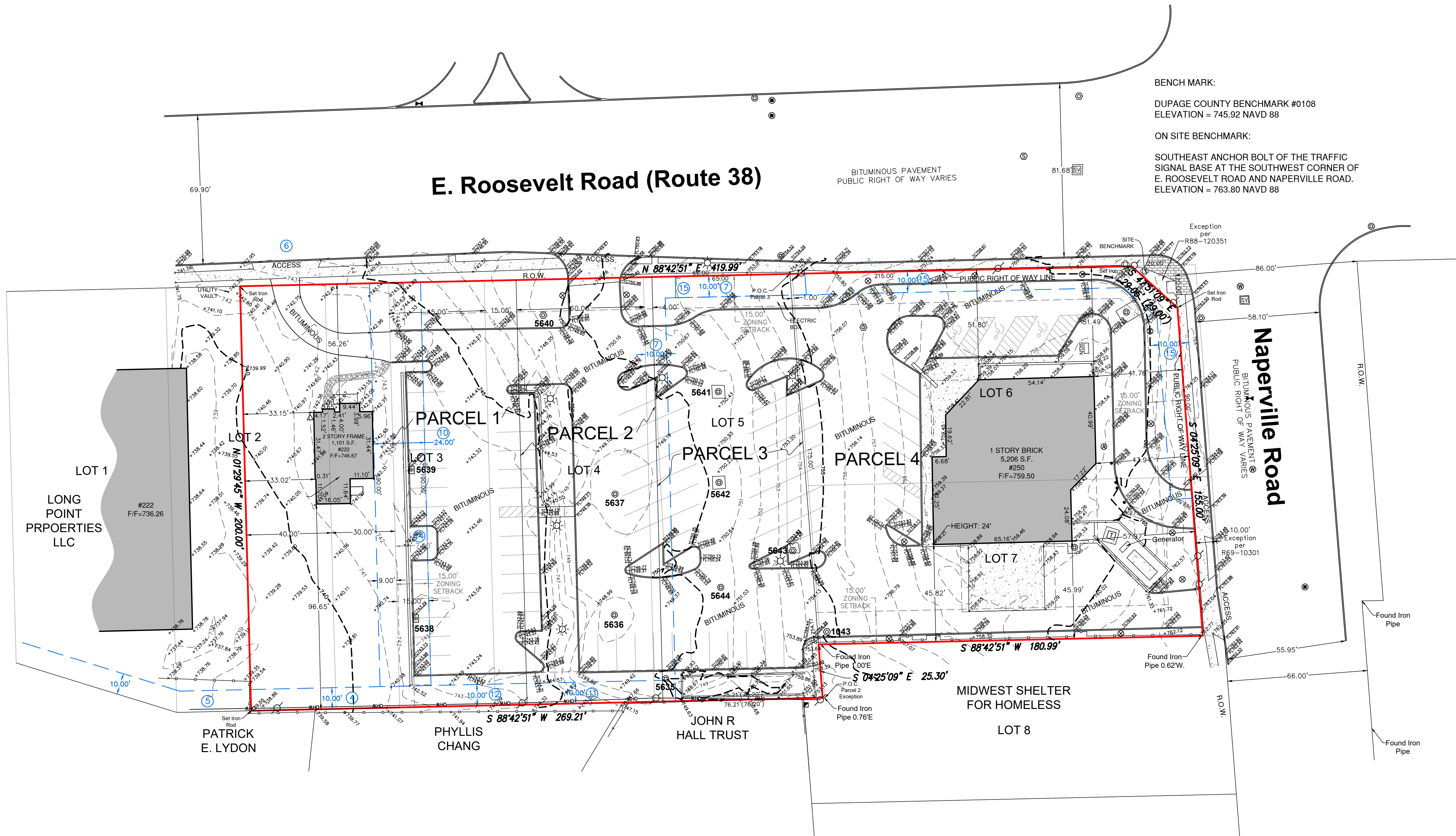
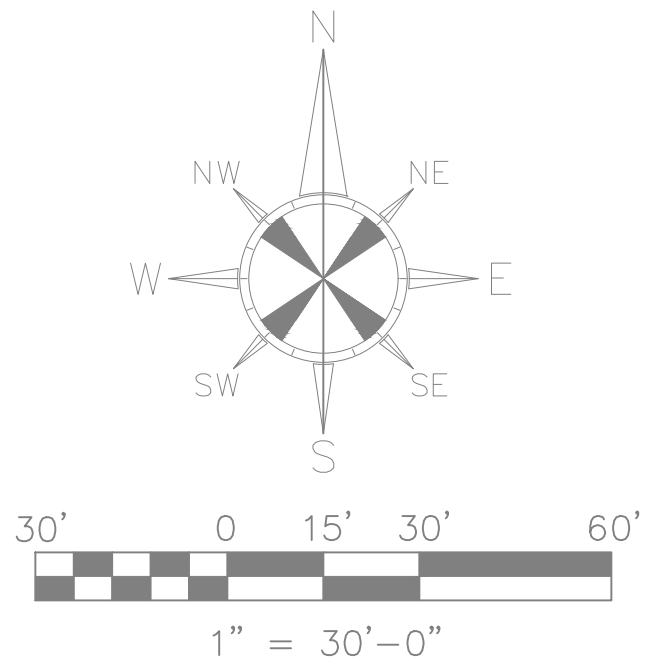
LATEST REVISION DATE: APRIL 26, 2022

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PARTNER
Engineering and Science, Inc.®

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PAGE 1 OF 2

LEGEND		
	UTILITY POLE	
	LIGHT POLE	
	TRANSFORMER	
	UTILITY PEDESTAL	
	TRAFFIC SIGNAL	
	SIGNAL VAULT	
	GAS VALVE	
	WATER VALVE	
	ELECTRIC METER	
	GAS METER	
	FIRE HYDRANT	
	AUTO SPRINKLER	
	MONITORING WELL	
	GROUND LIGHT	
	BOLLARD	
	B-BOX	
	SIGN	
	FLAG POLE	
	MANHOLE	
	SANITARY MANHOLE	
	STORM STRUCTURE (CLOSED)	
	STORM STRUCTURE (OPEN)	
	CURB INLET	
	VALVE VAULT	
	FLARED END SECTION	
	WATER LINE	
	TELEPHONE/CATV LINE	
	GAS LINE	
	ELECTRIC LINE	
	OHW-OVERHEAD WIRES	
	STM-STORM SEWER	
	SAN-SANITARY SEWER	
	CHAIN LINK FENCE	
	STOCKADE FENCE	
	GUARD RAIL	
	CONCRETE SURFACE	
	P.O.C. POINT OF COMMENCEMENT	
	P.O.B. POINT OF BEGINNING	
	DEGREES	
	FEET/MINUTES	
	INCHES/SECONDS	
	S.F. SQUARE FEET	
	REC'D RECORD BEARING/DISTANCE	
	TF TOP OF FOUNDATION	
	FF FINISHED FLOOR	
	TP TOP OF PIPE	
	B.S.L. BUILDING SETBACK LINE	
	P.U.E. PUBLIC UTILITY EASEMENT	
	D.E. DRAINAGE EASEMENT	
	L ARC LENGTH	
	R RADIUS LENGTH	
	C CHORD LENGTH	
	CB CHORD BEARING	
	CMP CORRUGATED METAL PIPE	



BENCH MARK:
DUPAGE COUNTY BENCHMARK #0108
ELEVATION = 745.92 NAVD 88
ON SITE BENCHMARK:
SOUTHEAST ANCHOR BOLT OF THE TRAFFIC
SIGNAL BASE AT THE SOUTHWEST CORNER OF
E. ROOSEVELT ROAD AND NAPERVILLE ROAD.
ELEVATION = 763.80 NAVD 88

BENCH MARK:

DUPAGE COUNTY BENCHMARK #0108
ELEVATION = 745.92 NAVD 88

ON SITE BENCHMARK:

SOUTHEAST ANCHOR BOLT OF THE TRAFFIC SIGNAL BASE AT
THE SOUTHWEST CORNER OF E. ROOSEVELT ROAD AND
NAPERVILLE ROAD.
ELEVATION = 763.80 NAVD 88

ALTA/NSPS LAND TITLE SURVEY

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