

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 BEARING: THE SOUTH RIGHT OF WAY LINE OF E. FRANKLIN AVENUE TO BE SOUTH 88 DEGREES 01 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 24 N. WASHINGTON STREET.
 - N8 THE SUBJECT PROPERTY HAS PEDESTRIAN ACCESS TO AND FROM N WASHINGTON STREET AND VEHICULAR ACCESS VIA EASEMENT TO E. BENTON AND DIRECT VEHICULAR ACCESS TO E. FRANKLIN AVENUE AND CENTER STREET WHICH ARE GOVERNED BY THE CITY OF NAPERVILLE.
 - 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 |
| 60 | 4 | 0 | 0 | 64 |
- 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 AREA: 48,129.04 SF ± OR 1.11 ACRES ±
 - N13 TAX ID NUMBERS PER COMMITMENT:
07-13-412-004; 08-18-303-009;
 - N14 CLIENT CONTACT AND NEW SITE VISIT ON 7/30/2020.

ZONING INFORMATION

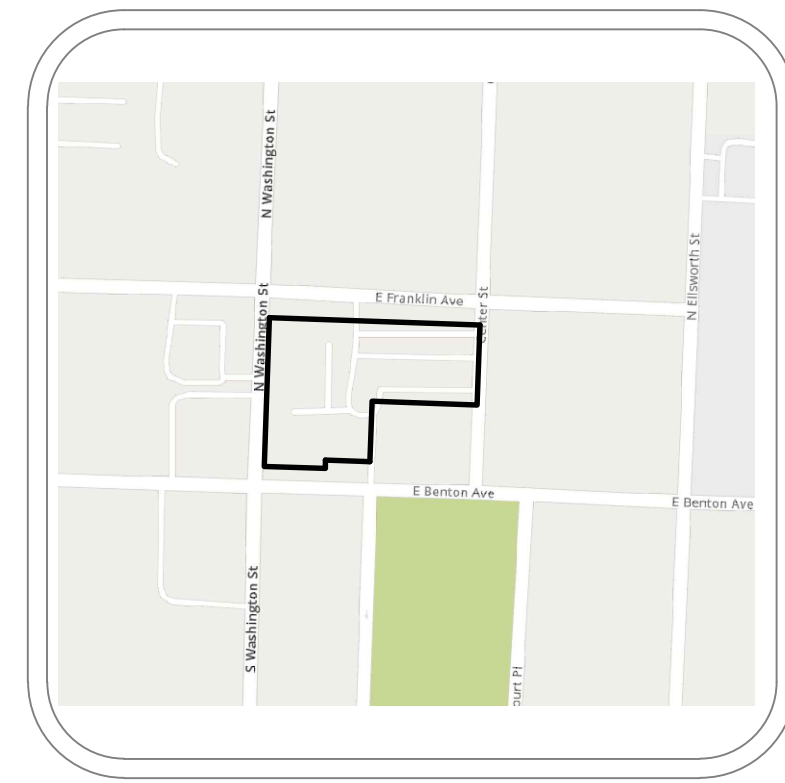
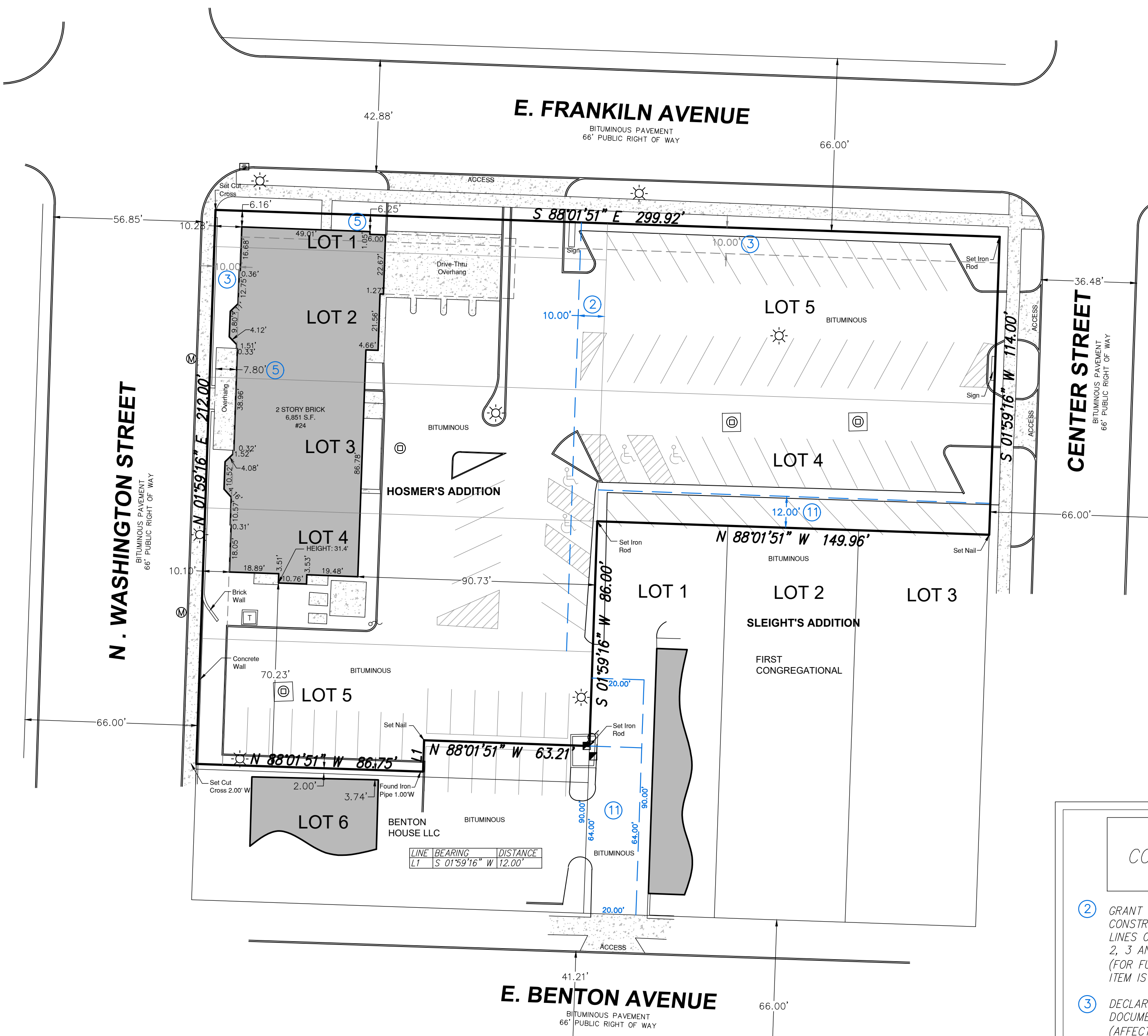
THE SURVEYOR WAS NOT PROVIDED WITH THE ZONING INFORMATION.

SIGNIFICANT OBSERVATIONS

NONE WERE OBSERVED.

FLOOD ZONE

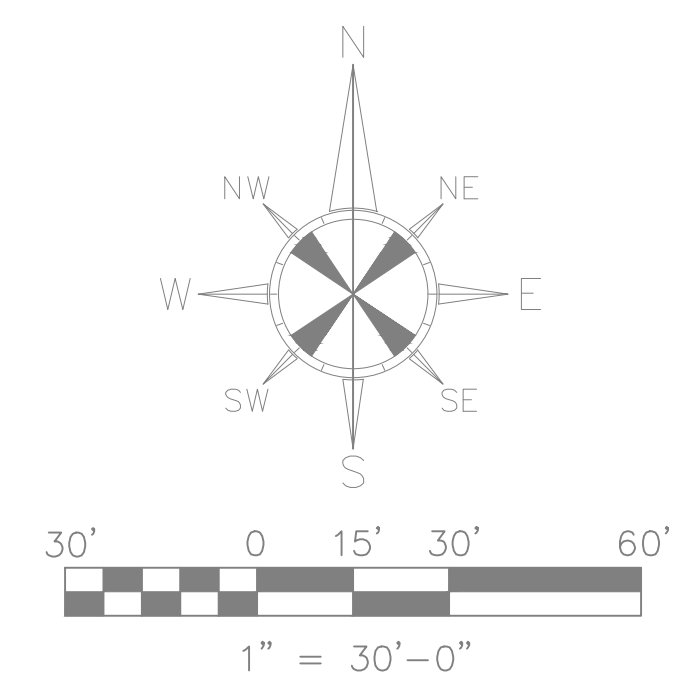
A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES 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. 1704300144, DATED 08/01/2019 AND IS NOT IN A FLOOD ONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 07/10/20 BY TELEPHONE OR EMAIL (www.fema.gov)



VICINITY MAP

LEGEND

⊙ UTILITY POLE	⊙ MANHOLE	P.O.C. POINT OF COMMENCEMENT
⊙ LIGHT POLE	⊙ SANITARY MANHOLE	P.O.B. POINT OF BEGINNING
⊙ TRANSFORMER	⊙ STORM STRUCTURE (CLOSED)	° DEGREES
⊙ UTILITY PEDESTAL	⊙ STORM STRUCTURE (OPEN)	' FEET/MINUTES
⊙ TRAFFIC SIGNAL	⊙ CURB INLET	" INCHES/SECONDS
⊙ SIGNAL BOX	⊙ VALVE VAULT	S.F. SQUARE FEET
⊙ GAS VALVE	⊙ FLARED END SECTION	(R) RECORD BEARING/DISTANCE
⊙ WATER VALVE	— W — WATER LINE	TF TOP OF FOUNDATION
⊙ ELECTRIC METER	— T — TELEPHONE/CATV LINE	FF FINISHED FLOOR
⊙ GAS METER	— G — GAS LINE	TP TOP OF PIPE
⊙ FIRE HYDRANT	— E — ELECTRIC LINE	B.S.L. BUILDING SETBACK LINE
⊙ AUTO SPRINKLER	— OHW — OVERHEAD WIRES	P.U.E. PUBLIC UTILITY EASEMENT
⊙ MONITORING WELL	— STM — STORM SEWER	D.E. DRAINAGE EASEMENT
⊙ GROUND LIGHT	— SAN — SANITARY SEWER	L ARC LENGTH
⊙ BOLLARD	— X — CHAIN LINK FENCE	R RADIUS LENGTH
⊙ 8/BOX	— □ — STOCKADE FENCE	C CHORD LENGTH
⊙ SIGN	— — — CHORD BEARING	CB CHORD BEARING
⊙ FLAG POLE	⊙ CONCRETE SURFACE	CMP CORRUGATED METAL PIPE



SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- 2 GRANT OF EASEMENT IN FAVOR OF THE CITY OF NAPERVILLE TO CONSTRUCT, OPERATE AND MAINTAIN ITS MUNICIPALLY OWNED UTILITY LINES OVER, ACROSS, UNDER AND UPON THE EAST 10 FEET OF LOTS 1, 2, 3 AND 4, RECORDED MAY 27, 1963 AS DOCUMENT R63-16636. (AFFECTS PARCEL 1). ITEM IS PLATTED.
- 3 DECLARATION OF RESTRICTIONS RECORDED MAY 27, 1963 AS DOCUMENT R63-16635, RELATING TO USE AND LOCATION OF BUILDINGS. (AFFECTS PARCEL 1). ITEM IS PLATTED.
- 4 COVENANT RUNNING WITH THE LAND RELATING TO THE INSTALLATION OF AND AUTOMATIC LAWN SPRINKLER SYSTEM, RECORDED MAY 28, 1996 AS DOCUMENT R96-088287, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. (AFFECTS PARCEL 1). ITEM IS NOT SURVEY RELATED AND NOT PLATTED.
- 5 RESOLUTION NO. 72-9 RELATING TO BUILDING REQUIREMENT VARIANCES RECORDED MARCH 14, 1972 AS DOCUMENT R72-12617, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. (AFFECTS PARCEL 1). ITEM IS PLATTED.
- 6 TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 03-69 ENTITLED AN ORDINANCE GRANTING A CONDITIONAL USE FOR THE PROPERTY LOCATED AT 24 NORTH WASHINGTON STREET RECORDED JULY 10, 2006 AS DOCUMENT R2006-130196. (AFFECTS PARCEL 1). ITEM IS NOT SURVEY RELATED AND NOT PLATTED.
- 7 TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 04-059 ENTITLED AN ORDINANCE PROVIDING FOR SPECIAL TAXATION OF PROPERTY FOR ADJOINING SIDEWALK REPAIR OR REPLACEMENT RECORDED JUNE 2, 2004 AS DOCUMENT R2004-145971. (AFFECTS PARCEL 1 AND PARCEL 2). ITEM IS NOT SURVEY RELATED AND NOT PLATTED.
- 11 EASEMENT AGREEMENT BY AND BETWEEN NAPERVILLE SAVINGS AND LOAN ASSOCIATION AND FIRST CONGRESSIONAL CHURCH OF NAPERVILLE, DATED JULY 18, 1972 AND RECORDED JULY 24, 1972 AS DOCUMENT NO. R72-42686, AND THE TERMS AND CONDITIONS THEREOF. FIRST AMENDMENT TO EASEMENT AGREEMENT DATED JULY 18, 1972 RECORDED APRIL 6, 1982 AS DOCUMENT NO. R82-13267, AND THE TERMS AND CONDITIONS THEREOF. (AFFECTS PARCEL 2).
- 12 TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 01-31 ENTITLED AN ORDINANCE PROVIDING FOR A SPECIAL TAXATION OF PROPERTY FOR ADJOINING SIDEWALK REPAIR OR REPLACEMENT RECORDED AS DOCUMENT R2001-026360. (AFFECTS PARCEL 2). ITEM IS NOT SURVEY RELATED AND NOT PLATTED.

TITLE LEGAL DESCRIPTION

PARCEL 1:
LOTS 1, 2, 3, 4 AND 5 (EXCEPT THAT PART OF LOT 5 CONVEYED BY WARRANTY DEED RECORDED AS DOCUMENT R82-13266 DESCRIBED AS FOLLOWS: THE SOUTH 2.00 FEET OF THE WEST 86.75 FEET AND THE SOUTH 14.00 FEET, EXCEPT THE WEST 86.75 FEET) BLOCK 2 OF HOSMER'S ADDITION TO THE TOWN OF NAPERVILLE, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 26, 1843 AS DOCUMENT 414, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 4 AND 5 IN BLOCK 6 IN SLEIGHT'S ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 20, 1845 AS DOCUMENT 1525, IN DUPAGE COUNTY, ILLINOIS.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1008065-MPLS, AND EFFECTIVE DATE MARCH 20, 2020.

ALTA/NSPS LAND TITLE SURVEY FOR NAPERVILLE ILLINOIS

PARTNER PROJECT NUMBER 20-280638 SITE NUMBER 3
ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER, NCS-1008065-MPLS, CONTAINING AN EFFECTIVE DATE OF MARCH 20, 2020.

CERTIFICATION

TO: WINTRUST BANK, N.A., A NATIONAL BANKING ASSOCIATION, AND QUATTRO TWENTY FOUR NORTH WASHINGTON, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; 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 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, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 24, 2020.

DATE OF PLAT OR MAP: 12/16/2020

PROPERTY ADDRESS: 24 N. WASHINGTON STREET, NAPERVILLE ILLINOIS, 50640

STAMP
STATE OF ILLINOIS
JAMES L. HARPOLE
035-3190
SHOREWOOD, IL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3190
IN THE STATE OF ILLINOIS, EXPIRES 11-30-2022

LATEST REVISION DATE:

CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
ALTA@partneresi.com



http://www.partneresi.com/
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