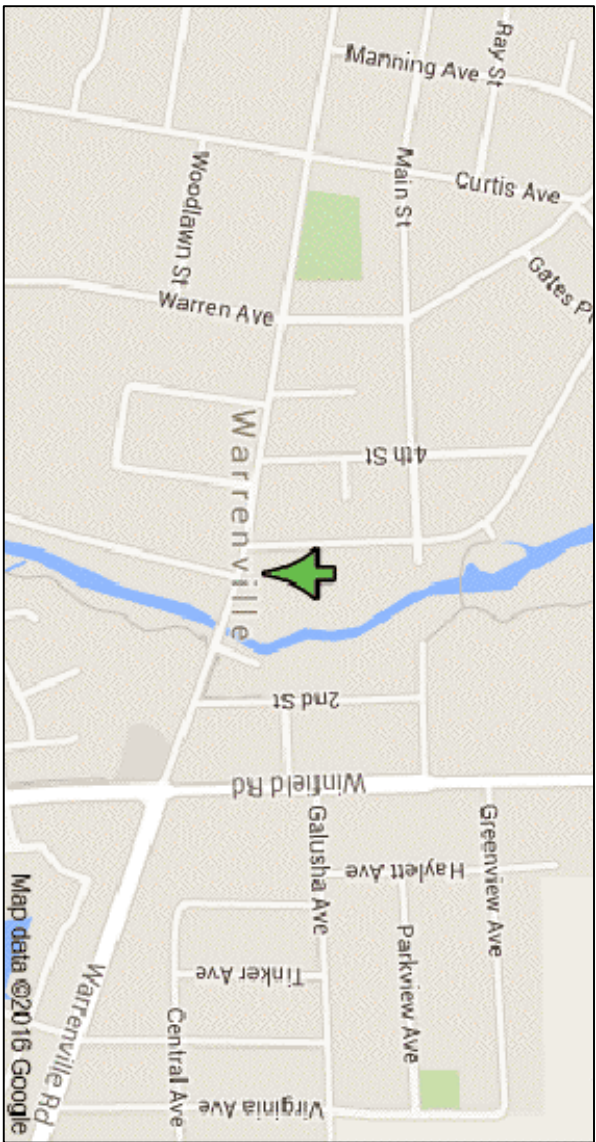


LOCATION MAP



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
1945 N. CORNELL AVENUE, UNIT D, MELROSE PARK, IL 60160 - 1017
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / ACSM
LAND TITLE SURVEY
OF

LOT 1 IN PHILLIPS 66 COMPANY'S PLAT OF CONSOLIDATION OF LOTS 10, 11 AND 12 IN BLOCK 5 IN THE TOWN OF WARRENVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PHILLIPS 66 COMPANY'S PLAT OF CONSOLIDATION RECORDED APRIL 1, 1986 AS DOCUMENT R86-29157, IN DU PAGE COUNTY, ILLINOIS.

KNOWN AS: 28W244 WARRENVILLE ROAD, WARRENVILLE, ILLINOIS 60555

PERMANENT INDEX NUMBER: 04 - 35 - 403 - 021

AREA = 41,541 SQ. FT. OR 0.954 ACRE

NOTE:
THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

ZONING INFORMATION AS PER ZONING DEPARTMENT WARRENVILLE, ILLINOIS 630 - 393 -3427	
ZONING :B-4, MOTORIST SERVICE DISTRICT	
BUILDING SETBACKS:	
FRONT = 40 FT.	
SIDE = 10 FT.	
REAR = 20 FT.	
MAXIMUM BUILDING HEIGHT = 40 FT. OR 3 STORIES	
PARKING REQUIRED: ONE PER EMPLOYEE PLUS 5 PER 1000 S.F. OF RETAIL SPACE	

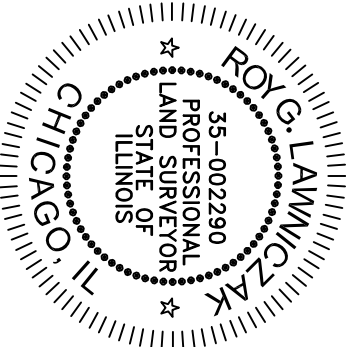
PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	22
HANDICAP	
TOTAL	22

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c) 8, 9, 11(b), 16, 17, 18, 19 AND 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2016.

DATE OF PLAT: FEBRUARY 12, 2016.

BY: *Roy G. Lawniczak*
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2016
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2017



FIRST AMERICAN TITLE INSURANCE COMPANY	
COMMITMENT NO.: NCS-791660-CH12	
EFFECTIVE DATE: JANUARY 25, 2016	
ITEMS CORRESPONDING TO SCHEDULE B - PART TWO:	
ITEM 1. NOT SURVEY RELATED.	
ITEM 2. PERMANENT EASEMENT RECORDED JANUARY 9, 1984 AS DOCUMENT R84-03219, IN FAVOR OF THE CITY OF WARRENVILLE, ITS ENGINEERS, CONTRACTORS AND AGENTS TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING AND MAINTAINING SANITARY SEWERS TO THE SANITARY SEWER SYSTEM. (AFFECTS UNDERLYING PROPERTY)	
(SEE PLAT OF CONSOLIDATION FOR EXACT LOCATION)	
ITEM 3. PLOTTED ON THE DRAWING	
PERMANENT EASEMENT RECORDED JANUARY 9, 1984 AS DOCUMENT R84-03228, IN FAVOR OF THE CITY OF WARRENVILLE, (AFFECTS UNDERLYING PROPERTY)	
ITEM 4. PLOTTED ON THE DRAWING	
PERMANENT EASEMENT RECORDED JANUARY 9, 1984 AS DOCUMENT R84-03232, IN FAVOR OF THE CITY OF WARRENVILLE, (AFFECTS UNDERLYING PROPERTY)	
ITEM 5. PLOTTED ON THE DRAWING	
GRANT OF EASEMENT RECORDED MARCH 11, 1986 AS DOCUMENT R86-22427 IN FAVOR OF COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION.	
GRANT OF EASEMENT RECORDED MARCH 11, 1986 AS DOCUMENT R86-22428 IN FAVOR OF COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION.	
ITEM 6. PLOTTED ON THE DRAWING	
GRANT OF EASEMENT RECORDED MARCH 11, 1986 AS DOCUMENT R86-22428 IN FAVOR OF COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION.	
GRANT OF EASEMENT RECORDED MARCH 11, 1986 AS DOCUMENT R86-22427 IN FAVOR OF COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION.	
ITEM 7. PLOTTED ON THE DRAWING	
PERMANENT EASEMENT RECORDED SEPTEMBER 14, 1990 AS DOCUMENT R90-121822, IN FAVOR OF THE CITY OF WARRENVILLE, ITS SUCCESSORS AND ASSIGNS.	
ITEMS 8-10. NOT SURVEY RELATED.	

FLOOD STATEMENT:
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "SHADED X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD AND A ZONE DESIGNATION "AE" - FLOODWAY AREA, BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17043 C 0409 H, WITH A DATE OF IDENTIFICATION OF DECEMBER 16, 2004, FOR COMMUNITY NUMBER 170218 0409 H, IN DU PAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY, IN WHICH SAID PROPERTY IS SITUATED.

ITEM 6.
GRANT OF EASEMENT RECORDED MARCH 11, 1986 AS DOCUMENT R86-22428 IN FAVOR OF COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION.

ITEM 5.
OF EASEMENT RECORDED MARCH 11, 1986 AS DOCUMENT R86-22427 IN FAVOR OF COMMONWEALTH EDISON CORPORATION.

ITEM 7.
PERMANENT EASEMENT RECORDED SEPTEMBER 14, 1990 AS DOCUMENT R90-121822, IN FAVOR OF THE CITY OF WARRENVILLE, ITS SUCCESSORS AND ASSIGNS.

TOWN OF WARRENVILLE
SUBDIVISION
RECORDED JULY 10, 1944
AS DOCUMENT 1183

ITEM 4.
PERMANENT EASEMENT RECORDED JANUARY 9, 1984 AS DOCUMENT R84-03232, IN FAVOR OF THE CITY OF WARRENVILLE.

ITEM 2.
PERMANENT EASEMENT RECORDED JANUARY 9, 1984 AS DOCUMENT R84-03219, IN FAVOR OF THE CITY OF WARRENVILLE, ITS ENGINEERS, CONTRACTORS AND AGENTS TO ENTER UPON THE PROPERTY FOR THE SANITARY SEWERS 3/32 DIA. (AFFECT LOT 11)

ITEM 3.
PERMANENT EASEMENT RECORDED JANUARY 9, 1984 AS DOCUMENT R84-03228, IN FAVOR OF THE CITY OF WARRENVILLE. (AFFECTS LOT 12)

ORDERED BY:	
LACY & ASSOCIATES, LLC	
SCALE : 1" = 20'	
DATE : FEBRUARY 10, 2016	
FILE NO.:	
2016 - 23019	
DATE	REVISION

LEGEND	ABBREVIATIONS
● SANM/H	SANITARY MANHOLE
■ INLET	INLET
■ W/V	WATER VALVE VAULT
□ B-BOX	B-BOX
● FH	FIRE HYDRANT
● MH	MANHOLE
● MV	MONITORING VALVE
● LP	LIGHT POLE
● WUP	WOOD UTILITY POLE
● PB	PIPE BOLLARD
● FP-POLE	FLAG POLE
(R)	RECORDED DATA
(M)	MEASURED DATA