

ALTA/ACSM LAND TITLE SURVEY

ITEMS CORRESPONDING TO SCHEDULE B-II

GRANT RECORDED AUGUST 26, 1975 AS DOCUMENT R75-44738 IN FAVOR OF THE VILLAGE OF BENSENVILLE OF AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SANITARY SEWER MAINS OVER THE FOLLOWING DESCRIBED PROPERTY PART OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: A STRIP OF LAND 25 FEET WIDE LYING WESTERLY OF THE WEST LINE OF STATE ROUTE 83, LYING SOUTH OF THE SOUTH LINE OF BRANI GARK'S MOHAWK TERRACE SUBDIVISION AND LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THORNDALE AVENUE IN DUPAGE COUNTY, ILLINOIS. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

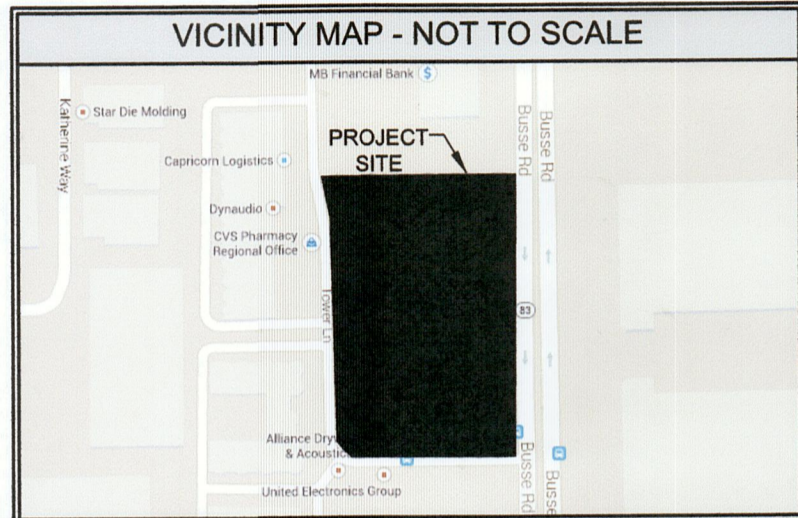
GRANT RECORDED AUGUST 26, 1975 AS DOCUMENT R75-44739 IN FAVOR OF THE VILLAGE OF BENSENVILLE OF AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SANITARY SEWER MAINS OVER THE FOLLOWING DESCRIBED PROPERTY PART OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: A STRIP OF LAND 15 FEET WIDE LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF MARK STREET LYING WEST OF THE WEST LINE OF STATE ROUTE 83 AND LYING EAST OF THE EAST CORPORATE LIMITS OF THE VILLAGE OF BENSENVILLE, IN DUPAGE COUNTY, ILLINOIS. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT AGREEMENT RECORDED JANUARY 10, 1979 AS DOCUMENT R79-02220 IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE RIGHT TO CONSTRUCT, RECONSTRUCT, ADD TO, REMOVE, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, COMMUNICATION AND ELECTRIC SYSTEMS CONSISTING OF SUCH WIRES, CABLES, CONDUITS, TERMINALS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FIXTURES AND FACILITIES AS THE GRANTEES MAY FROM TIME TO TIME REQUIRE FOR THE PURPOSE OF TELECOMMUNICATIONS AND FOR TRANSMISSION OF HEAT, LIGHT, POWER, SOUNDS AND SIGNALS BY ELECTRICITY TOGETHER WITH THE RIGHT OF ACCESS TO SAME, INCLUDING THE RIGHT TO CLEAR AND KEEP CLEARED SUCH TREES, ROOTS, BUSHES AND OTHER OBSTRUCTIONS FROM THE EASEMENT AREA, ACCESS, ALONG AND UPON (BUT NOT OVERHEAD) THE SURFACE OF THE LAND SHOWN IN EXHIBITS "A" AND "B" ATTACHED THERETO AND MADE A PART THEREOF. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

GRANT OF EASEMENT RECORDED FEBRUARY 8, 1980 AS DOCUMENT R80-08780 IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT, FROM TIME TO TIME, TO TRIM OR REMOVE TREES, BUSHES AND SALICINES AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING:
THE NORTH LINE OF THE SUBJECT PROPERTY WAS TAKEN TO BEAR S90°00'00"E

SCALE 1" = 50'



ZONING INFORMATION

The subject property is Zoned: "O-2" Office Center District

Building Set-Back Lines:

Front Setback: 25 Feet

Interior Side Setback: 5 Feet; 10 Feet if abutting a Residential District

Rear Setback: 20 Feet; 30 Feet if abutting a Residential District

Building Size:

Maximum Building Height or Stories: 75 Feet; 16 Feet if within 200 Feet of a Residential District

Building Site Area Requirements: Minimum Lot Area: No Minimum

Minimum Lot Width: No Minimum; Unless the Lot is abutting and having access to any Arterial Street, then 150 Feet.

Density:

Building Density Formula: Maximum Floor Area Ratio (FAR) 2.0 (86,087 Square Feet Gross Floor Area, per Rent Roll / 293,349.65 Square Feet Lot Area = 0.29)

Parking Setback: 50 Feet from the Base Setback Line. The 50 Foot front yard area shall be used only as lawn and landscaped area with the exception of necessary driveways or sidewalks. For corner lots, the front yard abutting the road that carries the least amount of traffic may be used for employee parking, provided that such parking is setback a minimum of 10 Feet for the base setback line.

Parking:

Parking Space Formula: General Office: 5 Spaces per 1,000 Square Feet of Floor Area (86,087 Square Feet Gross Floor Area, per Rent Roll / 1,000 = 86.087 x 5 = 430 Spaces)

Parking Spaces Required: 430 Total Parking Spaces

THE ZONING REPORT INFORMATION SHOWN ABOVE WAS PROVIDED TO THE SURVEYOR BY THE PLANNING & ZONING RESOURCE CORPORATION. THE ZONING REPORT WAS PREPARED BY DREW STUART. QUESTIONS MAY BE DIRECTED TO GARY BOLLING AT 408-840-4344, EXT. 3351. PLEASE REFERENCE PZR SITE NUMBER 75877-1. DATED LAST REVISED 6/16/2014. PURSUANT TO ITEM 6B OF TABLE A.

MISCELLANEOUS NOTES

MN1 THERE ARE 337 REGULAR PARKING SPACES AND 12 HANDICAPPED PARKING SPACES FOR A TOTAL OF 349 PARKING SPACES ON THE SUBJECT PROPERTY.

MN2 AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

MN3 AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED.

MN4 AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

MN5 THE SUBJECT PROPERTY WAS OBSERVED TO HAVE DIRECT ACCESS TO N. TOWER LANE AS SHOWN HEREON.

MN6 THE SUBJECT PROPERTY ADDRESS OF 1101 - 1171 N. TOWER LANE WAS FIELD VERIFIED AS OBSERVED IN THE FIELD.

UTILITY NOTES

EXISTING UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATIONS, PREVIOUS SURVEYS, AND MAPS. NO UTILITY COMPANY MAPS WERE PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY.

SIGNIFICANT OBSERVATIONS

THERE WERE NO SIGNIFICANT OBSERVATIONS AT THE TIME OF THIS SURVEY.

FLOOD NOTE

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP No. 17043C0302H, WITH A DATE OF IDENTIFICATION OF DECEMBER 16, 2004, FOR COMMUNITY NUMBER 1701970302H, IN DUPAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

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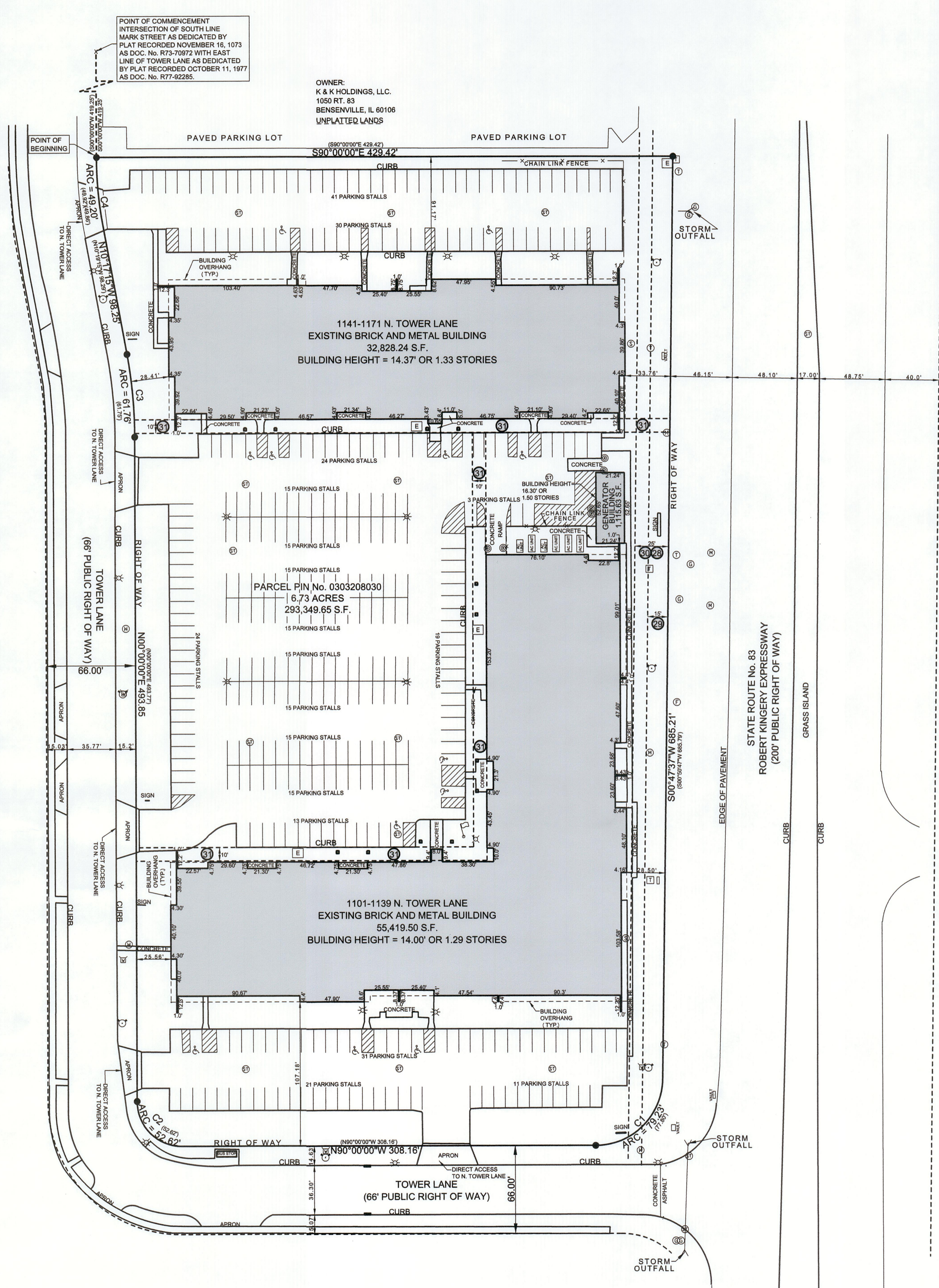
BY BOCK & CLARK CORP. THIS PRODUCT STYLE AND FORMAT IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED. THE USE OF THIS STYLE AND FORMAT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.

Curve Data

CURVE	ARC	RADIUS	CHORD	CHORD BEARING
C1	78.23'	50.00'	71.20'	S46°11'21"W
C2	52.62'	33.50'	47.38'	N45°00'05"W
C3	61.76'	342.80'	61.67'	N05°09'41"W
C4	49.20'	276.80'	49.13'	N04°25'55"W

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND 1" IRON PIPE OR IRON ROD AS NOTED
- ▲ FOUND PK NAIL IN PAVEMENT
- ⊗ SET IRON PIPE 1" X 18" WEIGHING 1.13 LBS PER L.F.
- ▲ SET MAG NAIL IN PAVEMENT
- ⊙ MANHOLE
- ⊖ STORM INLET
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊖ WATER VALVE
- ⊙ HYDRANT
- ⊙ BOLLARD
- 2" X 2" BLOCK PILLAR
- ⊗ GAS PIPE LINE MARKER
- ⊙ LIGHT POLE
- ⊗ LANDSCAPE LIGHTING
- ⊙ TELEPHONE PEDESTAL
- ⊙ FLAG POLE
- ⊙ FIBER LINE MARKER
- ⊙ WATER MANHOLE
- ⊙ HANDICAP STALL
- ⊙ ELECTRIC TRANSFORMER
- EASEMENT OR SETBACK LINE
- OVERHEAD ELECTRIC LINE
- FENCE LINE TYPE AS NOTED
- ⊙ 2" X 2" BLOCK PILLAR (S27°52'44"E) RECORDED NUMBER (1411.00')



RECORD DESCRIPTION

THAT PART OF THE EAST 1/2 OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF MARK STREET AS DEDICATED BY PLAT RECORDED NOVEMBER 16, 1975 AS DOCUMENT NUMBER R73-70972 WITH THE EASTERLY LINE OF TOWER LANE AS DEDICATED BY PLAT RECORDED OCTOBER 11, 1977 AS DOCUMENT NUMBER R77-92285; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID TOWER LANE 419.25 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE BEING PARALLEL WITH SAID SOUTH OF MARK STREET, 429.42 FEET TO THE WEST LINE OF STATE ROUTE NO. 83; THENCE SOUTH 00 DEGREES 00 MINUTES 47 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, 685.79 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF TOWER LANE BEING A CURVED LINE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 50.0 FEET AND BEING TANGENT TO SAID LAST DESCRIBED STRAIGHT LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 77.80 FEET TO A POINT OF TANGENCY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID TOWER LANE, BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 308.16 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE NORTHEASTERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 33.50 FEET AND BEING TANGENT TO SAID LAST DESCRIBED STRAIGHT LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 62.62 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID TOWER LANE BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 493.77 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEX TO THE EAST, HAVING A RADIUS OF 342.80 FEET AND BEING TANGENT TO SAID LAST DESCRIBED STRAIGHT LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 81.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 10 DEGREES 19 MINUTES 15 SECONDS WEST ALONG THE EASTERLY LINE OF SAID TOWER LANE BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 98.29 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID TOWER LANE BEING A CURVED LINE CONVEX TO THE WEST, HAVING A RADIUS OF 276.80 FEET AND BEING TANGENT TO SAID LAST DESCRIBED STRAIGHT LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 49.86 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF FORESAID MARK STREET AND TOWER LANE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 419.25 FEET ALONG THE EAST LINE OF SAID TOWER LANE TO AN IRON PIPE ON THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 429.42 FEET TO AN IRON PIPE ON THE WEST LINE OF SAID ILLINOIS ROUTE 83; THENCE SOUTH 00 DEGREES 47 MINUTES 37 SECONDS WEST 685.21 FEET ALONG THE WEST LINE OF SAID ROUTE 83 TO AN IRON PIPE; THENCE SOUTHWESTERLY ALONG A TANGENTIAL CURVE ON THE NORTH LINE OF SAID TOWER LANE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50 FEET AND AN ARC LENGTH OF 79.23 FEET TO AN IRON PIPE ON THE NORTH LINE OF SAID TOWER LANE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A TANGENT ON THE NORTH LINE OF SAID TOWER LANE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 33.50 FEET AND AN ARC LENGTH OF 62.62 FEET TO AN IRON PIPE ON THE EAST LINE OF SAID TOWER LANE; THENCE NORTH 00 DEGREES 00 SECONDS EAST ALONG A TANGENT ON THE EAST LINE OF SAID TOWER LANE 493.85 FEET TO AN IRON PIPE; THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE ON THE EAST LINE OF SAID TOWER LANE CONCAVE TO THE WEST HAVING A RADIUS OF 342.80 FEET AND AN ARC LENGTH OF 61.76 FEET ALONG THE EAST LINE OF SAID TOWER LANE TO AN IRON PIPE; THENCE NORTH 10 DEGREES 17 MINUTES 15 SECONDS WEST ALONG A TANGENT ON THE EAST LINE OF SAID TOWER LANE 98.25 FEET TO A CROSS CUT IN THE DRIVEWAY; THENCE NORTHERLY ALONG A TANGENTIAL CURVE ON THE EAST LINE OF SAID TOWER LANE CONCAVE TO THE EAST HAVING A RADIUS OF 276.80 FEET AND AN ARC OF 49.82 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Title Reference No. C18892804NYN14-000522
Effective Date of June 6, 2014
Property Address: 1101 N. Tower Lane
The above described parcel is the same as described in Commonwealth Land Title Insurance Company Reference No. C18892804NYN14-000522. Bearing the effective date of June 6, 2014.

ALTA/ACSM LAND TITLE SURVEY

Bensenville Project

B & C Project No. 201401398,001

property

1101 - 1171 N. Tower Lane, Bensenville, IL

based upon Title Reference No.

C18892804/NYN14-000522

of Commonwealth Land Title Insurance Company

bearing the effective date of June 6, 2014

Surveyor's Certification

To: FD Stonewater; Garrison Southeast Bensenville LLC; Commonwealth Land Title Insurance Company; UC Chicago Project Company, LLC, a Delaware limited liability company, UC Chicago Funding Company, Inc., a Delaware corporation, Bank of America, N.A. a National Banking Association, its successors and/or assigns; and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7, 9, 11, 12, 13, 14, 15, 16, 17, 18 and 21 of Table A thereof. The field work was completed on May 21, 2014.

Paul H. Van Henkulum
Registration No. 2800
Expires on 11/30/2014
In the State of Illinois
Date of Survey: 05/21/2014
Date of Last Revision: 07/02/2014
Network Project No. 201401398, 001
V2G Job No. 2014-028



Survey Performed By:

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Email: mikeg@v2g-surveying.com

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ALTA/ACSM LAND TITLE SURVEY

Bensenville Project

B & C Project No. 201401398,001

property

1101 - 1171 N. Tower Lane, Bensenville, IL

based upon Title Reference No.

C18892804/NYN14-000522

of Commonwealth Land Title Insurance Company

bearing the effective date of June 6, 2014

Surveyor's Certification

To: FD Stonewater; Garrison Southeast Bensenville LLC; Commonwealth Land Title Insurance Company; UC Chicago Project Company, LLC, a Delaware limited liability company, UC Chicago Funding Company, Inc., a Delaware corporation, Bank of America, N.A. a National Banking Association, its successors and/or assigns; and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7, 9, 11, 12, 13, 14, 15, 16, 17, 18 and 21 of Table A thereof. The field work was completed on May 21, 2014.

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