

Vicinity Map  
Not to Scale



Subject Property

# ALTA/ACSM LAND TITLE SURVEY

P.I.N.# 15-22-383-003

THE NORTHERLY 18 FEET OF THE WESTERLY 132 FEET OF LOT 10 AND THE SOUTHERLY 30 FEET OF THE WESTERLY 132 FEET OF LOT 11 IN BLOCK 15 OF THE ORIGINAL TOWN OF AURORA, ON THE EAST SIDE OF THE FOX RIVER, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 56-60 SOUTH LASALLE STREET, AURORA, ILLINOIS.

## TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

- ITEM 1 - MONUMENTS FOUND/SET AS SHOWN ON SURVEY.
- ITEM 2 - PROPERTY ADDRESS AS SHOWN ON SURVEY.
- ITEM 3 - SUBJECT PROPERTY IN UNSHADED ZONE "X" PER MAP NUMBER 17089C0339H, REVISION DATE: AUGUST 3, 2009.
- ITEM 4 - GROSS LAND AREA = 6,336.5 SQUARE FEET - 0.1 ACRES, MORE OR LESS.
- ITEM 6(b) - CURRENT ZONING: PLEASE SEE NOTE "ZONING".
- ITEM 7(a) - EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN ON SURVEY.
- ITEM 7(b)1 - EXTERIOR FOOTPRINT OF BUILDING AT GROUND LEVEL AREA = 5,698.8 SQUARE FEET.
- ITEM 7(c) - MEASURED HEIGHT OF BUILDING AS SHOWN ON SURVEY.
- ITEM 8 - ONLY OBSERVED FEATURES AS SHOWN ON SURVEY.
- ITEM 9 - THERE ARE NO PARKING SPACES ON SITE.
- ITEM 11(b) - OBSERVED EVIDENCE TOGETHER WITH MARKINGS BY UTILITY COMPANIES AND UTILITY MAPS. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE RELIABLY DEPICTED.
- ITEM 13 - ADJOINING OWNERS AS SHOWN ON SURVEY.
- ITEM 14 - DISTANCE TO THE NEAREST INTERSECTING STREET AS SHOWN ON SURVEY.
- ITEM 16 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- ITEM 17 - NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES AND ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- ITEM 18 - NO EVIDENCE OBSERVED OF SITE USED AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- ITEM 21 - PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED.

## "ZONING":

\*\* "DF" (S) DOWNTOWN FRINGE (SPECIAL USES DISTRICT) "PROVIDED BY CHICAGO TITLE INSURANCE COMPANY EMAIL DATED 09-08-2015"

8.8. "F" DOWNTOWN FRINGE DISTRICT  
\*\* "PER AURORA ZONING ORDINANCE DATED 07-22-2014"

### 8.8-3. DISTRICT SPECIFIC REGULATIONS

#### 8.8-3.1 RULES

A. DENSITY AND INTENSITY. THERE SHALL BE NO RESTRICTIONS OR REGULATIONS REGARDING A MINIMUM LOT AREA, MINIMUM LOT WIDTH, MAXIMUM GROUND COVERAGE, MINIMUM GROUND FLOOR AREA PER BUILDING, MAXIMUM FLOOR AREA RATIO, OR MAXIMUM HEIGHT (EXCEPT AS PROVIDED BY THE BUILDING CODE). DWELLING STANDARDS ARE PROVIDED BY THE APPLICABLE CODES AND ORDINANCES OF THE CITY.

#### 8.8-5. BULK RESTRICTION

8.8-5.2 FLOOR AREA RATIO  
(not defined in provided document)

8.8-5.3 HEIGHT  
(not defined in provided document)

#### 8.8-5.12. SETBACKS

A. NO EXTERIOR OR INTERIOR YARD SETBACKS SHALL BE REQUIRED EXCEPT FOR THE FOLLOWING. RIVER YARDS SHALL BE MEASURED FROM THE RETAINING WALL OR THE MEAN WATER LEVEL, AS DETERMINED BY THE CITY ENGINEER.

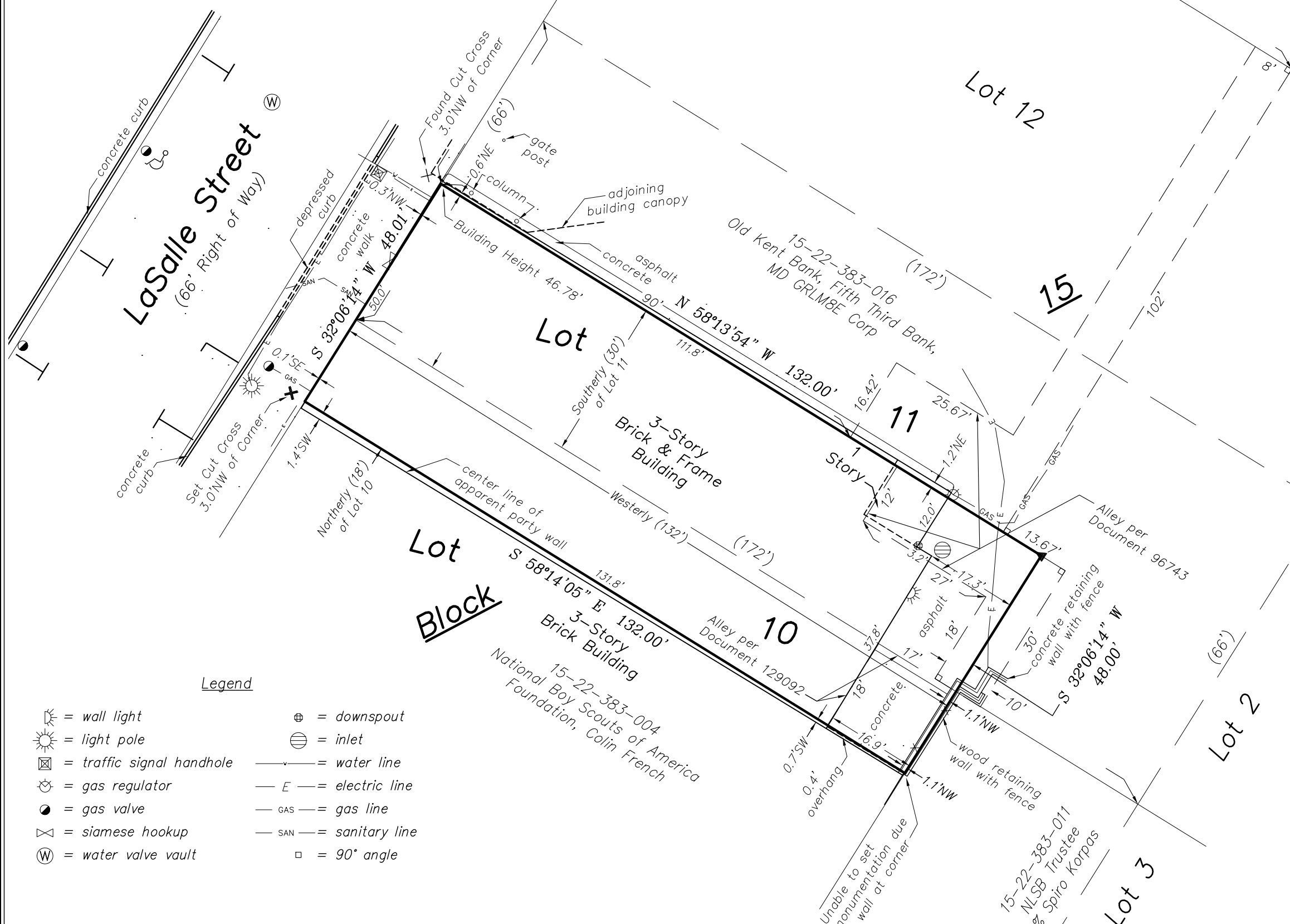
ITEM	SETBACK (in feet)
<b>PARKING LOTS</b>	
Exterior Yard	5
River Yard (with or without walkway)	15
<b>BUILDINGS</b>	
River Yard (with or without walkway)	15

TO: BIZCAPITAL BIDCO I, LLC;  
CARMODY MACDONALD P.C.;  
U.S. SMALL BUSINESS ADMINISTRATION;  
JIMI ALLEN PHOTOGRAPHY, INC.; AND  
CHICAGO TITLE INSURANCE COMPANY;

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 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, 14, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 5, 2015.

DATED AT YORKVILLE, ILLINOIS ON \_\_\_\_\_, 2015.

ERIC C. POKORNY  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3818



## Legend

- = wall light
- = light pole
- = traffic signal handhole
- = gas regulator
- = gas valve
- = siamese hookup
- = water valve vault
- = downspout
- = inlet
- = water line
- = electric line
- = gas line
- = sanitary line
- = 90° angle

## SURVEYOR'S NOTES:

1. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
3. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
4. 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.
5. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED 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 PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS: TELEPHONE, ELECTRIC, WATER, SEWER, STORM, AND CABLE T.V.
6. THIS IS AN ALTA/ACSM SURVEY. IT IS NOT INTENDED TO BE USED AS THE BASIS FOR ENGINEERING/STRUCTURAL DESIGN.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 1401 008977845 D1 PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 19, 2015. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE REFERENCED COMMITMENT.
8. SCHEDULE B: ITEM N 23. AGREEMENT BETWEEN THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF AURORA, ILLINOIS, A CORPORATION AND CHARLES M. COATS AND OTHERS DATED DECEMBER 3, 1907 AND RECORDED JUNE 17, 1908 AS DOCUMENT 96743 BOOK 490, PAGE 521 THAT THE NORTHERLY 12 FEET OF THE EASTERLY 27 FEET OF THE SOUTHERLY 30 FEET OF THE WESTERLY 132 FEET OF LOT 11 IN BLOCK 15 AFORESAID AND PROPERTY NOT NOW IN QUESTION SHALL BE PERPETUALLY DEVOTED AND USED FOR ALLEY PURPOSES ONLY AND THAT THE SAME SHALL BE KEPT FREE AND CLEAR FROM ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE USE OF SAID PREMISES FOR ALLEY PURPOSES. (EASEMENT PLOTTED)
9. SCHEDULE B: ITEM O 24. GRANT CONTAINED IN THE WARRANTY DEED FROM CHARLES M. COATS AND WIFE TO CHARLES I. MC NETT DATED AUGUST 22, 1912 AND RECORDED JANUARY 28, 1913 AS DOCUMENT 129092 CONVEYING SOUTHERLY 48 FEET OF THE NORTHERLY 132 FEET OF LOT 10 BLOCK 15 AFORESAID OF THE RIGHT TO USE FOR ALLEY OR DRIVEWAY PURPOSES THE EASTERLY 17 FEET OF THE WESTERLY 132 FEET OF THE NORTHERLY 18 FEET OF SAID LOT 10 AND ALSO THE RIGHT TO USE FOR ALLEY OR DRIVEWAY PURPOSES THE ALLEY OR DRIVEWAY DESCRIBED IN THE AGREEMENT RECORDED JUNE 17, 1908 IN BOOK 490 AT PAGE 521. (EASEMENT PLOTTED)
10. SCHEDULE B: ITEM P 25. AGREEMENT MADE BY CHARLES M. COATS WITH CHARLES I. MC NETT DATED AUGUST 11, 1912 AND RECORDED AUGUST 15, 1913 IN BOOK 560, PAGE 540 AS DOCUMENT 135544 FOR A PARTY WALL BETWEEN THE NORTHERLY 18 FEET OF THE WESTERLY 132 FEET OF LOT 10 AND THE SOUTHERLY 48 FEET OF THE WESTERLY 132 FEET OF LOT 10 IN BLOCK 15 AFORESAID. (PLOTTED)
11. SCHEDULE B: ITEM R 29. ENCROACHMENT OF THE BUILDING APPURTENANT TO THE LAND OVER THE PROPERTY TO SOUTHWEST AND ADJOINING AS SHOWN ON PLAT OF SURVEY OF THOMAS J. TODD DATED FEBRUARY 12, 1986. (PLOTTED)
12. SCHEDULE B: ITEM S 30. ENCROACHMENT OF FIRST ADDITION ON THE LAND OVER THE ALLEY AS SHOWN ON PLAT OF SURVEY BY THOMAS J. TODD DATED FEBRUARY 12, 1986. (PLOTTED)
13. SCHEDULE B: ITEM T 31. IN VIEW OF THE OVERAGE AND PROBLEMS OF APPORTIONMENT REFLECTED ON THE PLAT OF SURVEY OF THOMAS J. TODD DATED FEBRUARY 12, 1986, WE SPECIFICALLY MAKE NO REPRESENTATION AS TO THE EXACT LINES OF THE INSURED LAND. (SURVEYOR'S NOTE: TODD SURVEYING ALTA/ACSM SURVEY IS BASED UPON CURRENT MONUMENTATION RECOVERED IN FIELD. SURVEY BY THOMAS J. TODD DATED FEBRUARY 12, 1986 BASED UPON MONUMENTATION RECOVERED AT THAT DATE. WE THEREFORE CAN NOT COMMENT UPON WHAT SURVEY METHODOLOGY WAS USED AT THAT TIME.)

Scale: 1" = 20'

- x=Found Cut Cross
- ▲=Set Mag Nail
- ✕=Set Cut Cross

N = North E = East  
S = South W = West

(XX.XX)' = Record Distance  
XX.XX' = Measured Distance

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2016  
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2016

## TODD SURVEYING

Professional Land Surveying Services  
"Cornerstone Surveying PC"  
1304 Sunset Avenue, Suite E  
Yorkville, IL 60560  
Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

Client:	Bureau Gravity
Book #:	2263
Drawn By:	MF:EP
Plat #:	2977
Reference:	
Field Work Completed:	08/05/2015
Rev. Date	Rev. Description
09/03/15	Added Schedule B Notes
09/09/15	added Zoning Ordinance note
Project Number:	2015-1065 ALTA