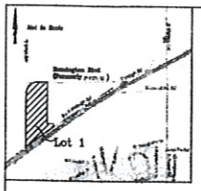
A.L.T.A./A.C.S.M. LAND TITLE SURVEY

PROPOSED LOT 1 IN PROPOSED SCHOLZ FARM II SUBDIVISION BEING A PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BOLINGBROOK, DU PAGE TOWNSHIP, WILL COUNTY, ILLINOIS.

Containing 1,878,899 Sq. Ft. or 43.134 Acres, More or Less

PIN: 02-31-100-003-0000



SYMBOL LEGEND

- Electric Pedestal
- Flared End Section
- Fire Hydrant
- Culvert
- Fence Corner
- Light Pole
- Drainage Square Frame
- Drainage Round Frame
- Power Pole
- Power Pole w/Transformer
- Sign
- Sanitary Manhole
- Storm Manhole
- Telephone Pedestal
- Water Vault
- Water Valve
- Underground Gas
- Underground Telephone
- Underground Electric
- Storm Line
- Sanitary Line
- Fence Line
- Watermain Line

NOTE:
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT.

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

To:

I, Carl J. Cook, the undersigned, being a duly licensed and qualified surveyor in the State of Illinois, hereby certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted in 1999 by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 6, 10, 11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey meets the accuracy requirements of an Urban Survey, as defined therein, and any and all requirements of the state wherein the property surveyed is located.

To the best of my professional knowledge, information and belief,

(a) this survey was made on the ground and correctly shows the physical status of the subject property ("Property"), including the boundaries and areas of the Property and the location of buildings and improvements thereof (if any) and the distance therefrom to the nearest facing exterior property lines of the Property; the location of all rights-of-way, easements and any other matters of record which are visible on the ground affecting the Property; the location of all visible utility lines serving the Property; the location of any parking areas on the Property, which contains no regular or handicap parking spaces; and ingress to and egress from the Property is provided by Remington Boulevard (a.k.a. 127th Street), the same being paved, dedicated public right(s)-of-way maintained by the Village of Bolingbrook;

(b) there are no discrepancies among the boundary lines of actual possession of the Property as shown on the plat of survey, and as described in the legal description of record, and all physical evidence of boundary lines and lines of possession or occupancy have been shown;

(c) the boundary line dimensions as shown on the plat of survey form a mathematically closed figure;

(d) the boundary lines of the Property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record unless noted otherwise thereon;

(e) all utility services (as shown on the ALTA) enter the Property through adjoining public or private streets;

(f) the area indicated for the Property and the improvements is accurate;

(g) all required building set back lines on the Property are located as shown hereon, to the best of my knowledge;

(h) all zoning, use and density classifications affecting the Property are correctly shown hereon, to the best of my knowledge;

(i) no part of the Property lies within the floodplain or any designated special flood hazard area as shown on the most recent Flood Hazard Boundary Maps (this site appears to be located in Zone "X" – area determined to be outside 500-year flood plain according to Flood Insurance Rate Map Number 17197C0045 F with effective date of September 22, 1999) prepared by the Department of Housing and Urban Redevelopment or as designated by either the Federal Emergency Management Administration or the Flood Insurance Administration;

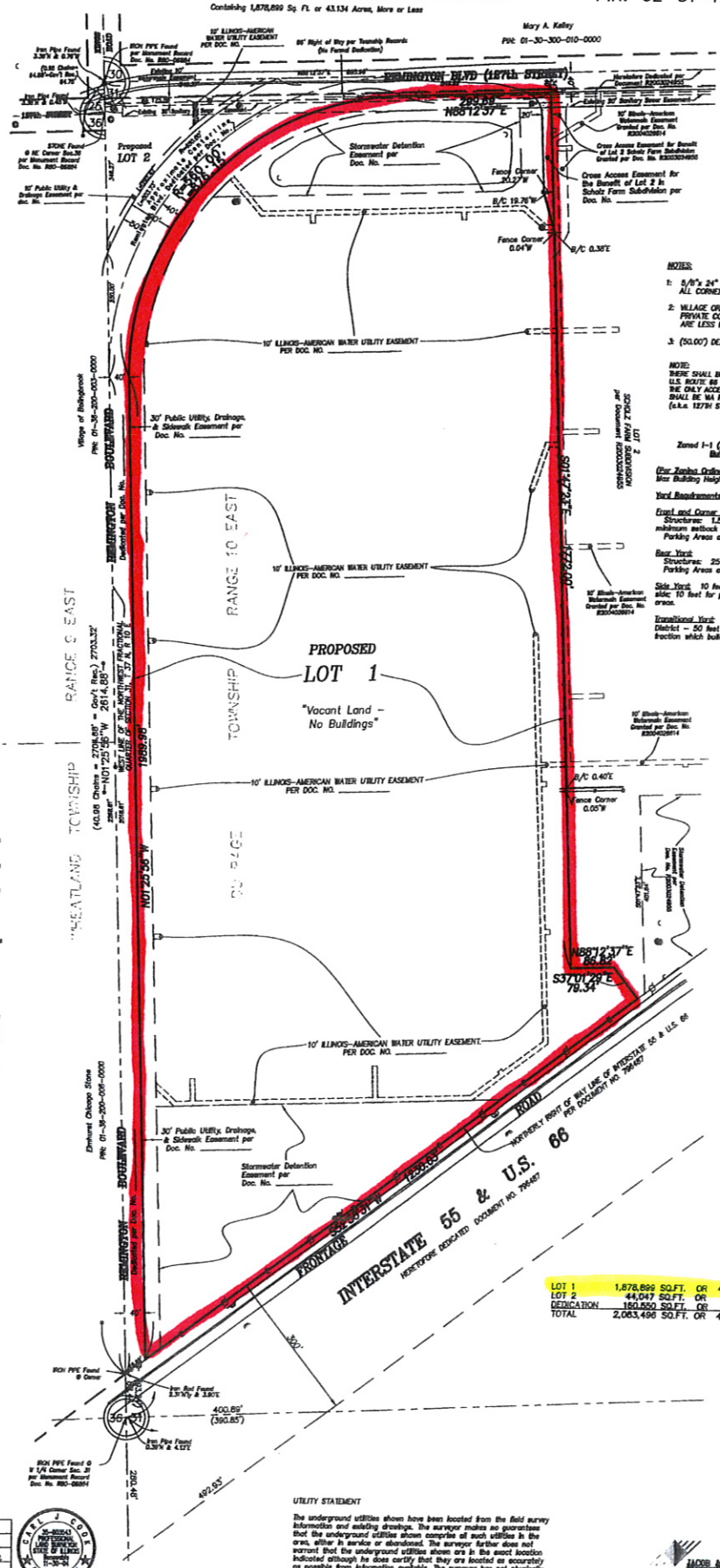
(j) except as shown on the survey, there are no encroachments upon the Property by improvements on adjacent property, encroachments on adjacent property, streets or alleys by any improvements on the Property, party wall(s), or other overlaps, conflicts or protrusions; and

(k) there are no easements, streets, roadways, paths, rights-of-way or visible uses affecting the Property apparent from a careful inspection of the Property other than as accurately shown or noted thereon.

Illinois Professional Land Surveyor No. 35-3543

Survey No.:	B 6 8 4 d
Ordered By:	Kral, Inc.
Description:	ALTA/ACSM Lot 1 Scholz Farm II Subdivision, Bolingbrook, IL
Date Prepared:	May 26, 2004
Scale:	1" = 100'
Field Work:	BY
Prepared By:	GS

CARL J. COOK 35-3543 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS 11-30-04 GLEN ELLYN



Scale 1" = 100'

BASIS of BEARINGS
ILLINOIS STATE PLANE
EAST ZONE NAD 83
(Will County Datum)

NOTES:

1. 5/8"x 24" IRON REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. VILLAGE ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTION THAT ARE LESS RESTRICTIVE THAN SAID ORDINANCES.
3. (50.00') DENOTES RECORD INFORMATION

NOTE:
THERE SHALL BE NO DIRECT ACCESS TO I-55 & U.S. ROUTE 66 FRONTAGE ROAD FROM LOT 1. THE ONLY ACCESS TO LOT 1 SHALL BE 164 REMINGTON BLVD. (a.k.a. 127TH STREET.)

Zoned I-1 (Limited Industrial District)

Bulk Restrictions

(Per Zoning Ordinance No. 95-079, 05.09.95)
Max Building Height: 42 Feet

Yard Requirements:

Front and Corner Side Yard
Structures: 1.5 times building height with a minimum setback of 35 feet.
Parking Areas and Vehicular Use Areas: 35 feet.

Rear Yard
Structures: 25 feet.
Parking Areas and Vehicular Use Areas: 10 feet.

Side Yard: 10 feet one side and 25 feet on other side; 10 feet for parking areas and vehicular use areas.

Transitional Yard: Yards adjacent to Residential District – 50 feet (plus 1 foot for each 2 feet or fraction which building height exceeds 35 feet.

LOT 1	1,878,899 SQ.FT.	OR	43.134 ACS.±
LOT 2	44,047 SQ.FT.	OR	1.011 ACS.±
DEDICATION	160,550 SQ.FT.	OR	3.686 ACS.±
TOTAL	2,083,496 SQ.FT.	OR	47.831 ACS.±

UTILITY STATEMENT

The underground utilities shown have been located from the field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

JACOB & HERTZ ASSOCIATES, P.C.
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