

LOCATION MAP

NOT TO SCALE

INDEX TO SCHEDULE B

SCHEDULE B EXCEPTION TABLE					
EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	LOCATED ON PROPERTY	NOTATION
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORD	NO	N/A	NOT ADDRESSED BY SURVEY
2	N/A	ANY FACTS, RIGHTS, INTERESTS OR CLAIMS NOT SHOWN BY PUBLIC RECORD	NO	N/A	NOT ADDRESSED BY SURVEY
3	N/A	EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES NOT SHOWN BY PUBLIC RECORDS	NO	UNKNOWN	IMPROVEMENTS SHOWN ON SURVEY
4	N/A	ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE DISCLOSED BY ACCURATE SURVEY AND NOT SHOWN BY PUBLIC RECORD	YES	YES	IMPROVEMENTS SHOWN ON SURVEY
5	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY PUBLIC RECORD	NO	N/A	NOT ADDRESSED BY SURVEY
6	N/A	LIEN OF REAL ESTATE TAXES, ASSESSMENTS, AND/OR WATER AND SEWER CHARGES	NO	N/A	NOT ADDRESSED BY SURVEY
7	N/A	ANY DEFECTS, LIENS, ENCUMBRANCES, OR ADVERSE CLAIMS APPEARING IN PUBLIC RECORD BETWEEN COMMITMENT DATE AND DATE SCHEDULE B, PART I REQUIREMENTS MET	NO	N/A	NOT ADDRESSED BY SURVEY
8	N/A	PROPERTY TAXES FOR THE YEAR(S) 2024, 2025 PIN: 24-02-326-054-000	NO	N/A	NOT ADDRESSED BY SURVEY
9	N/A	EXISTING UNRECORDED LEASES	NO	N/A	NOT ADDRESSED BY SURVEY
10	R97-167985	GREAT LAKE AND FLOWAGE EASEMENT AREA MAINTENANCE AGREEMENT	YES	YES	NOTED ON SURVEY
10	R2006-136127	GREAT LAKE AND FLOWAGE EASEMENT AREA MAINTENANCE AGREEMENT AMENDMENT	YES	NO	NOTED ON SURVEY
11	R95-155521	TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS OF ORDINANCE APPROVING FINAL PUD PLATS AND FINAL PLAT	NO	YES	NO EASEMENTS GRANTED
12	R2000-010848	TERMS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANT	NO	YES	NO EASEMENTS GRANTED
13	R2001-174661	TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE PERMANENT STORMWATER MANAGEMENT AND ACCESS EASEMENTS	YES	YES	NOTED ON SURVEY
14	R2002-092405	TERMS AND CONDITIONS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS	NO	YES	NOTED ON SURVEY
14	R2008-398321	PARTIAL ASSIGNMENT OF RIGHTS UNDER CANTERA DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS	NO	YES	NO EASEMENTS GRANTED
14	R2008-100721	RE-RECORDED PARTIAL ASSIGNMENT OF RIGHTS UNDER CANTERA DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS	NO	YES	NO EASEMENTS GRANTED
15	R2002-110199	TERMS AND CONDITIONS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS	NO	YES	NO EASEMENTS GRANTED
16	R2003-078432	TERMS, PROVISIONS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENTS	YES	YES	SHOWN ON SURVEY
17	R2003-199155	COVENANTS AND RESTRICTIONS CONTAINED IN THE OPERATION AND EASEMENT AGREEMENT	NO	YES	SHOWN AND NOTED ON SURVEY
18	R2004-121594	TERMS AND CONDITIONS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANTS	NO	YES	NO EASEMENTS GRANTED
19	R2003-195723	TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE CITY OF WARRENVILLE ORDINANCE NUMBER 2050, APPROVING REVISED PRELIMINARY PUD PLANS	NO	YES	NO EASEMENTS GRANTED
19	R2004-097239	AMENDED BY ORDINANCE NUMBER 2127	NO	YES	NO EASEMENTS GRANTED
19	R2007-205533	AMENDED BY ORDINANCE NUMBER 2400	NO	YES	NO EASEMENTS GRANTED
20	R97-024839	PUBLIC UTILITY EASEMENT CONTAINED IN THE PLAT	YES	YES	SHOWN ON SURVEY
20	R2003-195726	PUBLIC UTILITY EASEMENT SHOWN ON THE PLAT OF SUBDIVISION FOR CANTERA SUB-AREA "I" RESUBDIVISION	YES	YES	SHOWN ON SURVEY
21	R95-155521	BUILDING SETBACK LINE AS SHOWN ON THE PLAT OF CANTERA SUBAREA I	YES	YES	SHOWN ON SURVEY
22	R2003-195726	PUBLIC WATERMAIN EASEMENT AS SHOWN ON THE PLAT OF CANTERA SUBAREA I RESUBDIVISION	YES	YES	SHOWN ON SURVEY
23	R2003-195726	PUBLIC SANITARY SEWER EASEMENT AS SHOWN ON THE PLAT OF CANTERA SUBAREA I RESUBDIVISION	YES	YES	SHOWN ON SURVEY
24	R2003-195726	PARKING SETBACK LINE AS SHOWN ON THE PLAT OF CANTERA SUBAREA I RESUBDIVISION	YES	YES	SHOWN ON SURVEY
25	R2003-195726	SIDEWALK EASEMENT AS SHOWN ON THE PLAT OF CANTERA SUBAREA I RESUBDIVISION	YES	YES	SHOWN ON SURVEY
26	R2003-195726	CORNER SIGHT EASEMENT AS SHOWN ON THE PLAT OF CANTERA SUBAREA I RESUBDIVISION	YES	YES	SHOWN ON SURVEY
27	R2003-195726	TERMS, PROVISION AND CONDITIONS CONTAINED IN THE EASEMENT PROVISIONS AS SHOWN ON THE PLAT OF CANTERA SUBAREA I RESUBDIVISION	NO	YES	EASEMENTS SHOWN ON SURVEY
28	R2004-076142	PRIVATE UTILITY EASEMENT CONTAINED IN THE PLAT OF EASEMENT GRANT	YES	YES	SHOWN ON SURVEY
29	R2004-121594	TERMS, CONDITIONS AND RESTRICTIONS CONTAINED IN A DECLARATION OF RESTRICTIVE COVENANTS	NO	YES	NO EASEMENTS GRANTED
30	R2004-175203	TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN MEMORANDUM OF LEASE	NO	YES	NO EASEMENTS GRANTED
30	R2005-043518	SUPPLEMENT TO LEASE	NO	YES	NO EASEMENTS GRANTED
31	R2005-026033	TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE CITY OF WARRENVILLE TRAFFIC ENFORCEMENT AGREEMENT CANTERA LOTS 1-4, CAPRI DEVELOPMENT	NO	YES	NO EASEMENTS GRANTED
32	R2008-089292	ASSIGNMENT AND ASSUMPTION OF STORMWATER MANAGEMENT AREA MAINTENANCE OBLIGATIONS (SUBAREA I)	NO	YES	NO EASEMENTS GRANTED
33	R2003-078432 R2003-199155	TERMS, CONDITIONS AND PROVISIONS OF THE DOCUMENT CREATING THE EASEMENT DESCRIBED IN SCHEDULE A, TOGETHER WITH THE RIGHTS OF THE ADJOINING OWNERS IN AND TO THE CONCURRENT USE OF SAID EASEMENT	YES	YES	SHOWN ON SURVEY
34	N/A	NOTE REGARDING FURNISHED WITH PROPERLY EXCUTED ALTA STATEMENT	NO	N/A	NOT ADDRESSED BY SURVEY

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION PER TITLE

PARCEL 1:
LOT 4 IN CANTERA SUB-AREA "I" RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 2003 AS DOCUMENT R2003-078432 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE ACCESS AND UTILITIES EASEMENT AREA FOR USE OF THE DRIVEWAY IMPROVEMENTS FOR ACCESS TO AND FROM DIEHL ROAD FOR PEDESTRIANS AND MOTOR VEHICLES, MORE PARTICULARLY DESCRIBED THEREIN.

PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY OPERATION AND EASEMENT AGREEMENT DATED MAY 23, 2003 AND RECORDED MAY 28, 2003 AS DOCUMENT R2003-199155 FOR THE PASSAGE AND PARKING OF VEHICLES OVER AND ACROSS THE PARKING AND DRIVEWAY AREAS ON LOT 8 AS SAME MAY FROM TIME TO TIME BE CONSTRUCTED AND MAINTAINED FOR SUCH USE, AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS OVER AND ACROSS THE PARKING, DRIVEWAYS AND SIDEWALK AREAS ON LOT 8 AS SAME MAY FROM TIME TO TIME BE CONSTRUCTED AND MAINTAINED FOR SUCH USE.

PARCEL 3:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY OPERATION AND EASEMENT AGREEMENT DATED MAY 23, 2003 AND RECORDED MAY 28, 2003 AS DOCUMENT R2003-199155 FOR THE PASSAGE AND PARKING OF VEHICLES OVER AND ACROSS THE PARKING AND DRIVEWAY AREAS ON LOT 8 AS SAME MAY FROM TIME TO TIME BE CONSTRUCTED AND MAINTAINED FOR SUCH USE, AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS OVER AND ACROSS THE PARKING, DRIVEWAYS AND SIDEWALK AREAS ON LOT 8 AS SAME MAY FROM TIME TO TIME BE CONSTRUCTED AND MAINTAINED FOR SUCH USE.

SURVEYOR'S LEGAL DESCRIPTION OF PROPOSED LEASE PARCEL

THAT PART OF LOT 4 IN CANTERA SUB-AREA "I" RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 2003 AS DOCUMENT R2003-195726, IN DU PAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89 DEGREES 52 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 105.93 FEET TO A BEND POINT IN SAID SOUTH LINE; THENCE NORTH 53 DEGREES 48 MINUTES 42 SECONDS WEST, A DISTANCE OF 32.29 FEET; THENCE NORTH 28 DEGREES 50 MINUTES 15 SECONDS EAST, A DISTANCE OF 291.59 FEET; THENCE NORTH 07 DEGREES 50 MINUTES 39 SECONDS EAST, A DISTANCE OF 22.78 FEET TO A POINT 35.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 82 DEGREES 00 MINUTES 48 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 109.20 FEET TO THE EAST LINE OF SAID LOT 4; THENCE ALONG SAID EAST LINE FOR THE FOLLOWING TWO (2) COURSES: (1) SOUTH 07 DEGREES 59 MINUTES 09 SECONDS WEST, A DISTANCE OF 86.92 FEET; (2) THENCE SOUTH 28 DEGREES 52 MINUTES 03 SECONDS WEST, A DISTANCE OF 223.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.90 ACRES MORE OR LESS

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.
- UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.
- THERE ARE A TOTAL OF 52 STRIPED PARKING SPACES FOR CARS, INCLUDING 3 OF WHICH ARE MARKED HANDICAPPED AND 49 OF WHICH ARE REGULAR. (PERTAINS TO TABLE A, ITEM 9)
- PIN NUMBERS AND NAMES OF ADJOINING OWNERS SHOWN HERE ARE OBTAINED FROM DUPAGE COUNTY PARCEL VIEWER SITE ACCESSED ON OCTOBER 3rd, 2025. (PERTAINS TO TABLE A ITEM 13)
- AERIAL MAPPING HAS BEEN UTILIZED TO SUPPLEMENT THIS SURVEY AND TO PROVIDE THE LOCATIONS OF INTERNAL IMPROVEMENTS. THE AERIAL SURVEY WAS COMPLETED BY MANHARD CONSULTING LTD. ON THE DATE OF THE FIELD SURVEY AND EXCEEDS THE RECOMMENDED ACCURACIES AND TOLERANCES FOR ENGINEERING AND CONSTRUCTION PROJECTS PER THE FEDERAL GEOGRAPHIC DATA COMMITTEE GEOSPATIAL POSITIONING ACCURACY STANDARDS PART 4, STANDARDS FOR ARCHITECTURE, ENGINEERING, CONSTRUCTION AND FACILITY MANAGEMENT, TABLE A-3. (PERTAINS TO TABLE A, ITEM 15)
- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY AT THE TIME OF SURVEY. (PERTAINS TO TABLE A, ITEM 16)
- THE ILLINOIS DEPARTMENT OF TRANSPORTATION HAS BEEN CONTACTED AND HAVE INDICATED THAT CURRENTLY THERE ARE NO PLANS TO CHANGE THE STREET RIGHT-OF-WAY LINES FOR DIEHL ROAD. IN ADDITION, THERE WAS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (PERTAINS TO TABLE A, ITEM 17)

SURVEY PREPARED FOR

TOTH & ASSOCIATES
1550 E REPUBLIC ROAD
SPRINGFIELD, MO 65804

PROPERTY AREA

117,156 SQUARE FEET (2.690 ACRES)

PROPERTY ADDRESS

28231 DIEHL RD., WARRENVILLE, IL
(PER TITLE COMMITMENT)

P.I.N.

07-02-405-006
(PER TITLE COMMITMENT)

TITLE NOTES

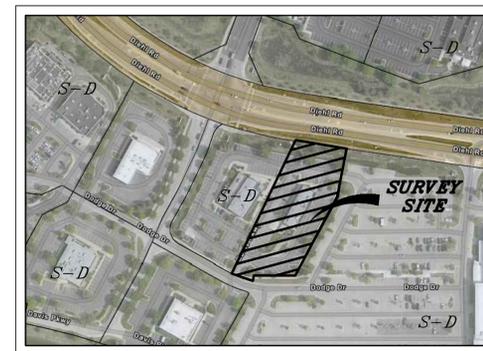
ATA NATIONAL TITLE GROUP, LLC TITLE INSURANCE COMPANY COMMITMENT NO. 25964215-IL WITH A COMMITMENT DATE OF JULY 10, 2025 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

(EXCEPTION 10): THE SURVEYED PROPERTY IS SUBJECT TO AN GREAT LAKE AND FLOWAGE EASEMENT AREA MAINTENANCE AGREEMENT RECORDED AS DOCUMENT R97-167985. SAID EASEMENT IS LOCATED WEST OF THE SURVEYED PROPERTY. (SEE DOCUMENT FOR PARTICULARS)

(EXCEPTION 10): THE SURVEYED PROPERTY IS NOT SUBJECT TO AN GREAT LAKE AND FLOWAGE EASEMENT AREA MAINTENANCE AGREEMENT AMENDMENT RECORDED AS DOCUMENT R2006-136127. SAID DOCUMENT AFFECTS LAND THAT IS LOCATED WEST OF THE SURVEYED PROPERTY. (SEE DOCUMENT FOR PARTICULARS)

(EXCEPTION 13): THE SURVEYED PROPERTY IS SUBJECT TO AN GREAT LAKE AND FLOWAGE EASEMENT AREA MAINTENANCE AGREEMENT RECORDED AS DOCUMENT R2001-174661. SAID EASEMENT IS LOCATED SOUTHWEST OF THE SURVEYED PROPERTY. (SEE DOCUMENT FOR PARTICULARS)

(EXCEPTION 14) THE SURVEYED PROPERTY IS SUBJECT TO A MEMORANDUM OF LEASE RECORDED AS DOCUMENT NO. R2002-092405. SAID DOCUMENT CONTAINS THE FOLLOWING EASEMENTS AND RESTRICTIONS:
A. COMMON AREA NON-EXCLUSIVE EASEMENTS:
UNLESS OTHERWISE NOTED ABOVE, THE EASEMENTS AND RESTRICTIONS CONTAINED WITHIN SAID DOCUMENT ARE BLANKET IN NATURE AND THEREFORE NOT PLOTTABLE.
(SEE DOCUMENTS FOR PARTICULARS.)



ZONING MAP

NOT TO SCALE

ZONE S-D DEFINITION PER CITY OF WARRENVILLE SPECIAL DEVELOPMENT DISTRICT

ZONING REFERENCE

THE SURVEYED PROPERTY IS LOCATED IN WARRENVILLE, ILLINOIS "S-D". THE INTENT OF THE DISTRICT IS TO PROVIDE APPROPRIATE AND FLEXIBLE ZONING FOR LARGE PARCELS TO BE DEVELOPED ACCORDING TO A SINGLE INTEGRATED PLAN FOR MIXED RESIDENTIAL, BUSINESS, AND INSTITUTIONAL USES, WITH THE FOLLOWING DEFINED RESTRICTIONS PER WARRENVILLE CITY CODE ORDINANCE CURRENT PASSED MAY 19, 2025 AND A ZONING MAP DATED FEBRUARY, 2024 (PERTAINS TO TABLE A, ITEM 6A)

- MINIMUM LOT AREA:
 - FOR SINGLE-FAMILY RESIDENTIAL: 10,000 SQUARE FEET
 - FOR MULTI-FAMILY RESIDENTIAL: 1 ACRE
 - FOR NON-RESIDENTIAL: 5 ACRES
- MAXIMUM FLOOR AREA RATIO: 0.5 (MAXIMUM FLOOR AREA RATIO IN AN SD DISTRICT SHALL BE A CUMULATIVE TOTAL OF ZERO POINT FIVE (0.5) FOR THE GROSS PROJECT AREA AS DETERMINED BY THE GENERAL SITE PLAN, FOR THE PURPOSES OF THIS DISTRICT, THE FLOOR AREA RATIO SHALL NOT INCLUDE FLOOR SPACE DEVOTED TO OFF-STREET PARKING AND LOADING. ALSO, FOR THE PURPOSE OF THIS DISTRICT, THE GROSS PROJECT AREA SHALL NOT INCLUDE THE AREAS CONTAINED WITHIN EXISTING OR PROPOSED DEDICATED ROAD RIGHTS-OF-WAY, BUT SHALL INCLUDE THE AREAS PRESERVED FOR OPEN SPACE.)
- MAXIMUM BUILDING HEIGHT: 60 FEET (HEIGHT UP TO 225 FEET MAY BE ALLOWED AS A SPECIAL USE)

THE COMPLETE ORDINANCE AND ZONING MAP CAN BE OBTAINED FROM THE CITY OF WARRENVILLE ZONING WEBSITE:
https://codeofordinance.org/codes/warrenville/atoz/warrenville_1/0-0-0-19980
<https://warrenville.maps.arcgis.com/apps/inspector/index.html?appid=138b0c6e2174467016c314413983cb>

UTILITY NOTES

- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
- UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON HAVE BEEN LOCATED BASED ON SOME OR ALL OF THE FOLLOWING:
 - ACTUAL FIELD OBSERVATIONS OF VISIBLE UTILITIES
 - ACTUAL FIELD OBSERVATIONS AT AN OPEN MANHOLE
 - GROUND MARKINGS BY ILLINOIS JULIE (DIG NUMBER A252270926)
 - UTILITY ATLAS FROM LOCAL MUNICIPALITIES
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT 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/SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS COVERED BY SNOW. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- OTHER THAN VISIBLE OBSERVATIONS NOTED AND/OR SHOWN HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULIE ONE-CALL SYSTEM AT 811 OR 1-800-892-0123.

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17043C0141J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)
 CERTIFIED TO: WHO BREW
 AND: MENARDS, INC., A WISCONSIN CORPORATION
 AND: ATA NATIONAL TITLE GROUP, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 5, 6(a), 7(b)(1), 8, 9, 11(a), 13, 15, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2025.

DATED THIS 6TH DAY OF NOVEMBER, A.D., 2025.

Christopher J. Salazar
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4017
 EMAIL ADDRESS: CSALAZAR@MANHARD.COM
 LICENSE EXPIRES NOVEMBER 30, 2026



DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
 LICENSE EXPIRES APRIL 30, 2027

SHEET INDEX	
SHEET 1	LEGAL DESCRIPTION, TITLE NOTES, SURVEYOR'S NOTES AND CERTIFICATION
SHEET 2	EXISTING BOUNDARY, SITE IMPROVEMENTS, AND TIES
SHEET 3	EXISTING TOPOGRAPHIC INFORMATION
SHEET 4	EXISTING TOPOGRAPHIC INFORMATION WITH ORTHOPHOTO

DATE	
REVISIONS	

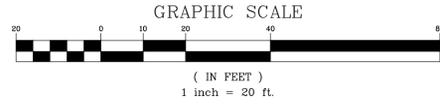


28231 DIEHL ROAD
 WARRENVILLE, ILLINOIS
 ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

PROJ. MGR.: CJS
 PROJ. ASSOC.: CJS
 DRAWN BY: NAL
 DATE: 08/19/25
 SCALE: N.T.S.

SHEET 1 OF 4
 TAAWL01

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



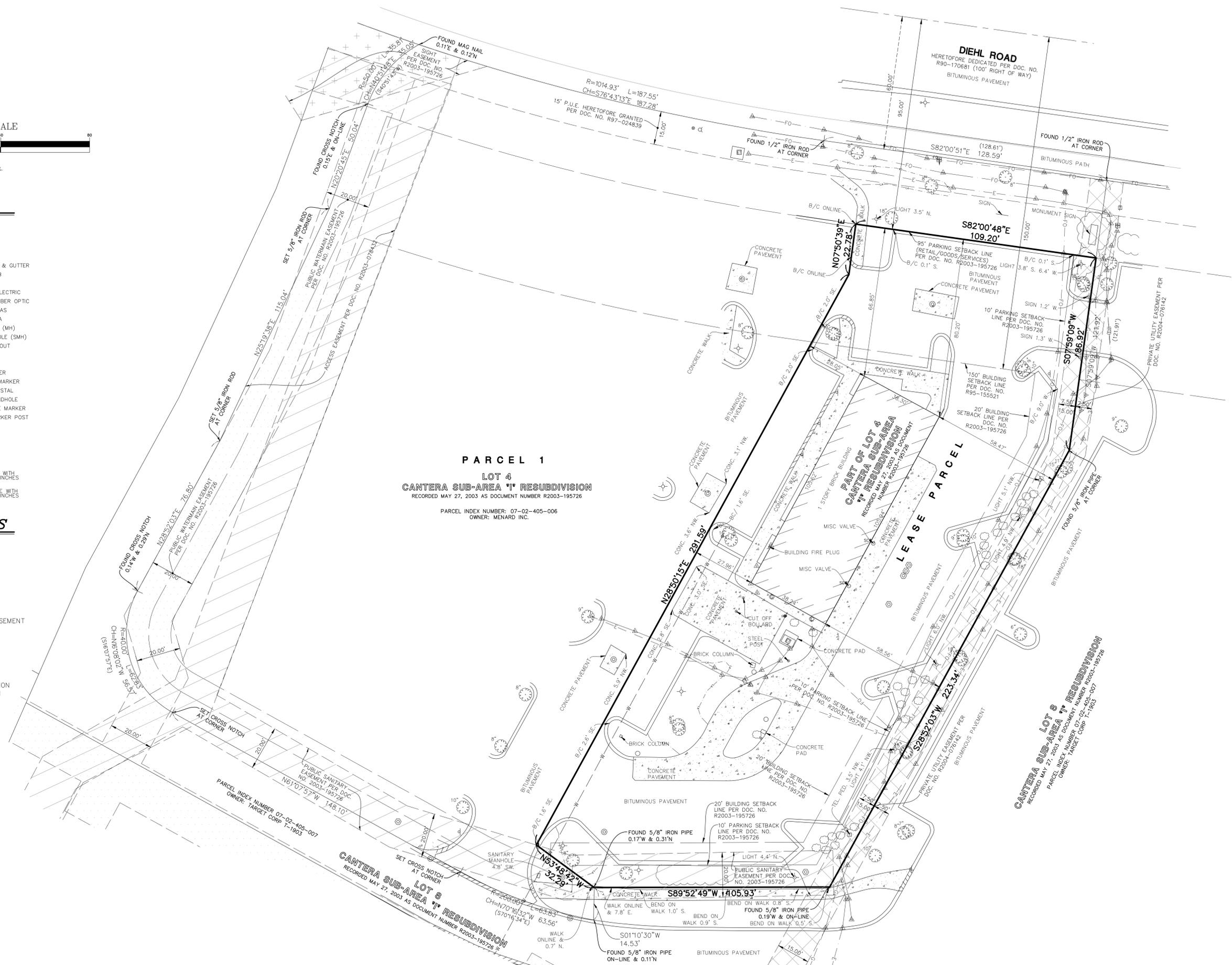
LEGEND

- = EX. PROPERTY LINE
- - - = EX. EASEMENT LINE
- · - · = EX. LOT LINE
- · - · - · = EX. SECTION LINE
- · - · - · - · = EX. SIDEWALK
- · - · - · - · - · = EX. CONCRETE CURB & CUTTER
- · - · - · - · - · - · = EX. DEPRESSED CURB
- · - · - · - · - · - · - · = EX. WATERMAIN LINE
- · - · - · - · - · - · - · - · = EX. UNDERGROUND ELECTRIC
- · - · - · - · - · - · - · - · - · = EX. UNDERGROUND FIBER OPTIC
- · - · - · - · - · - · - · - · - · - · = EX. UNDERGROUND GAS
- · - · - · - · - · - · - · - · - · - · - · = EX. LANDSCAPE AREA
- ⊙ = EX. STORM MANHOLE (MH)
- ⊙ = EX. SANITARY MANHOLE (SMH)
- ⊙ = EX. SANITARY CLEANOUT
- ⊙ = EX. VALVE BOX
- ⊙ = EX. GAS METER
- ⊙ = EX. JULIE GAS MARKER
- ⊙ = EX. JULIE ELECTRIC MARKER
- ⊙ = EX. TELEPHONE PEDESTAL
- ⊙ = EX. FIBER OPTIC HANDHOLE
- ⊙ = EX. FIBER OPTIC LINE MARKER
- ⊙ = EX. FIBER OPTIC MARKER POST
- ⊙ = EX. LIGHT STANDARD
- ⊙ = EX. STREET LIGHT
- ⊙ = EX. SIGN
- ⊙ = EX. BOLLARD
- ⊙ = EX. BUSHES
- ⊙ = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- ⊙ = EX. CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES

ABBREVIATIONS

- CH CHORD
- DOC DOCUMENT
- E EAST
- L LENGTH
- MISC. MISCELLANEOUS
- N NORTH
- NW NORTHWEST
- NO. NUMBER
- PED PEDESTAL
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- S SOUTH
- SE SOUTHEAST
- SW SOUTHWEST
- TEL TELEPHONE
- W WEST
- B/C BACK OF CURB
- XXX.XX' MEASURED DIMENSION
- (XXX.XX') RECORD DIMENSION

PARCEL 1
LOT 4
CANTERA SUB-AREA 'I' RESUBDIVISION
 RECORDED MAY 27, 2003 AS DOCUMENT NUMBER R2003-195726
 PARCEL INDEX NUMBER: 07-02-405-006
 OWNER: MENARD INC.



<p>PROJ MGR: CJS PROJ ASSOC: CJS DRAWN BY: NAL DATE: 08/19/25 SCALE: 1" = 20' SHEET 2 OF 4 TAAWL01</p>	<p style="text-align: center;">28231 DIEHL ROAD WARRENVILLE, ILLINOIS</p> <p style="text-align: center;">ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY</p>
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Manhard CONSULTING
 1838 East Riverchase Parkway, Suite 200, Warrenton, OR 97146
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

November 6, 2025 - 08:27 Dog Name: V:\ed\c\p\Projects\07\TAAWL01\Drawn\Survey\Alta\Drawings\Alta Survey\07-TAAWL01-SA.dwg, Updated By: L.Breitfeld

