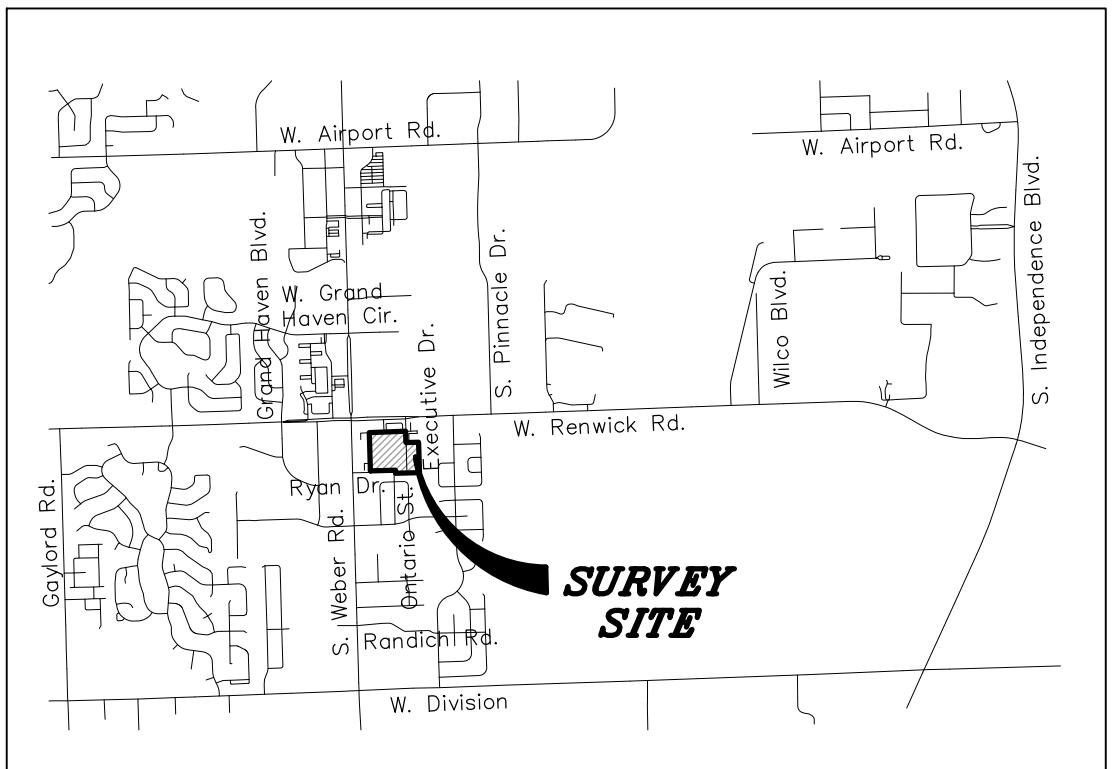


ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION



LOCATION MAP

NOT TO SCALE

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.

SURVEY PREPARED FOR

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
789 NORTH WATER STREET, SUITE 500
MILWAUKEE, WISCONSIN 53202

INDEX TO SCHEDULE B (Brown)

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	LOCATED ON PROPERTY	NOTATION
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION	NO	N/A	NOT ADDRESSED BY SURVEY
2	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	NO	UNKNOWN	IMPROVEMENTS SHOWN ON SURVEY
3	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	YES	YES	IMPROVEMENTS SHOWN ON SURVEY
4	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL	NO	N/A	NOT ADDRESSED BY SURVEY
5	N/A	TAXES OR SPECIAL ASSESSMENTS	NO	N/A	NOT ADDRESSED BY SURVEY
6	N/A	ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER	NO	N/A	NOT ADDRESSED BY SURVEY
7	N/A	TAXES FOR THE YEAR 2024 & 2025	NO	N/A	NOT ADDRESSED BY SURVEY
8	R2007117350	BUILDING SETBACK LINE ON PLAT OF SUBDIVISION	YES	YES	SHOWN ON SURVEY
9	R2005124097 R2007117350	EASEMENTS FOR ACCESS INGRESS-EGRESS ON PLAT OF SUBDIVISION	YES	YES	SHOWN ON SURVEY
10	R2007117350	EASEMENTS FOR DRAINAGE AND UTILITY ON PLAT OF SUBDIVISION	YES	YES	SHOWN ON SURVEY
11	R2005124097	NOTES ON PLAT OF SUBDIVISION	YES	YES	NOTED ON SURVEY
12	R2007117350	NOTES ON PLAT OF SUBDIVISION	YES	YES	NOTED ON SURVEY
13	R2002147634	STORMWATER EASEMENT, MANAGEMENT, OPERATION AND MAINTENANCE DECLARATION	YES	YES	NOTED ON SURVEY
13	R2020003027	CORRECTIVE AMENDMENT	NO	YES	NO EASEMENTS GRANTED
14	R2006050612	EASEMENT GRANT	YES	YES	SHOWN ON SURVEY
15	R2001096009	AGREEMENT	NO	NO	NOTED ON SURVEY
16	R2005144740	CREST HILL BUSINESS CENTER MAINTENANCE AGREEMENT	NO	YES	NO EASEMENTS GRANTED
17	R2001155635	TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 1211 ENTITLED AN ORDINANCE ESTABLISHING RECAPTURE OF CERTAIN FUNDS ALLOCATED BY THE CITY OF CREST HILL TO CONSTRUCT A CERTAIN SEWER MAIN	NO	YES	NO EASEMENTS GRANTED
18	R2001155636	TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 1208 ENTITLED AN ORDINANCE ESTABLISHING RECAPTURE OF CERTAIN FUNDS ALLOCATED BY THE CITY OF CREST HILL TO CONSTRUCT A CERTAIN SEWER MAIN	NO	YES	NO EASEMENTS GRANTED
19	R2001001667	TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 1163 ENTITLED AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF CREST HILL	NO	YES	NO EASEMENTS GRANTED
20	N/A	RIGHTS OF THE ADJOINING OWNERS IN AND TO THE CONCURRENT USE OF SAID EASEMENT DESCRIBED IN SCHEDULE A	YES	YES	SHOWN ON SURVEY
21	N/A	EXISTING UNRECORDED LEASES, IF ANY, AND RIGHTS OF ALL PARTIES CLAIMING THEREUNDER.	NO	N/A	NOT ADDRESSED BY SURVEY

TITLE NOTES (Brown)

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1264860-MKE WITH A COMMITMENT DATE OF AUGUST 15, 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. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

(EXCEPTION 11) THE SURVEYED PROPERTY IS SUBJECT TO CREST HILL BUSINESS CENTER SUBDIVISION RECORDED AS DOCUMENT NUMBER R2005124097. SAID DOCUMENT CONTAINS THE FOLLOWING NOTE: "DIRECT ACCESS TO RENWICK ROAD, COUNTY HIGHWAY 36 SHALL BE LIMITED TO ONE (1) RIGHT IN/RIGHT OUT ONLY ACCESS ON THE COMMON LOT LINE OF LOTS 5 AND 6 AND ALSO LIMITED TO ONE (1) FULL ACCESS ON THE COMMON LOT LINE OF LOTS 6 AND 7." SEE DOCUMENT FOR PARTICULARS

(EXCEPTION 12) THE SURVEYED PROPERTY IS SUBJECT TO EQUIMAX BUSINESS CENTER SUBDIVISION RECORDED AS DOCUMENT NUMBER R2007117350. SAID DOCUMENT CONTAINS THE FOLLOWING NOTES:

- ALL LOTS HAVE 30 FT. BUILDING SETBACK LINES FROM THE PUBLIC RIGHT OF WAY."
- UNLESS OTHERWISE NOTED, ANY SIDE YARD EASEMENTS SHOWN FOR WATERMAIN, STORM SEWER OR SANITARY SEWER SHALL BE 10 FEET, 20 FEET TOTAL DRAINAGE AND UTILITY EASEMENTS."
- UNLESS OTHERWISE NOTED, ANY FRONT YARD EASEMENTS SHOWN SHALL BE 15 FEET DRAINAGE AND UTILITY EASEMENTS."

- THE STORMWATER DETENTION FACILITIES ARE LOCATED OFF-SITE IN REMINGTON LAKES-UNIT 1 (PER DOCUMENT NO. R2002-154582)."
- ACCESS TO LOTS 2 THROUGH 4, BOTH INCLUSIVE, AND LOTS 6 THROUGH 9, BOTH INCLUSIVE, SHALL BE VIA INGRESS/EGRESS EASEMENTS."

- ALL OF THE INGRESS/EGRESS EASEMENTS, HEREBY GRANTED ARE FOR THE EXCLUSIVE BENEFIT OF LOTS 1 THROUGH 9, BOTH INCLUSIVE AND LOTS 1 THROUGH 7, BOTH INCLUSIVE, IN CREST HILL BUSINESS CENTER (PER DOCUMENT NO. R2005-124097)."

- MAINTENANCE OF THE INGRESS/EGRESS EASEMENTS, HEREBY GRANTED, AS THE RESPONSIBILITY OF THE OWNERS OF LOTS 2 THROUGH 9, BOTH INCLUSIVE.
- A 6 FT. HIGH FENCE WILL BE INSTALLED AND MAINTAINED ALONG THE SOUTH LINE OF THE RESUBDIVISION, EXCLUDING THE EMERGENCY OVERLAND RELEASE ROUTES, THAT ABUTS OUTLOT B, REMINGTON LAKES-UNIT 1 (PER DOCUMENT NO. R2002-154482), MAINTENANCE OF SAID FENCE WILL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 2 THROUGH 9, BOTH INCLUSIVE, HAVE 60 FT. BUILDING SETBACK LINES FROM THE CURRENT LINE OF THE INGRESS/EGRESS EASEMENTS."

(EXCEPTION 13) THE SURVEYED PROPERTY IS SUBJECT TO STORMWATER EASEMENT, MANAGEMENT, OPERATION AND MAINTENANCE DECLARATION RECORDED AS DOCUMENT NUMBER R2002147634. SAID DOCUMENT PROVIDES SHARED STORMWATER DETENTION PONDS FOR THE OVERALL DEVELOPMENT SURVEYED PROPERTY LIES IN, BLANKET IN NATURE, SEE DOCUMENT FOR PARTICULARS.

TITLE NOTES (SAI)

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1264861-MKE WITH A COMMITMENT DATE OF AUGUST 28, 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. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

(EXCEPTION 14) THE SURVEYED PROPERTY IS SUBJECT TO STORMWATER EASEMENT, MANAGEMENT, OPERATION AND MAINTENANCE DECLARATION RECORDED AS DOCUMENT NUMBER R2002147634. SAID DOCUMENT PROVIDES SHARED STORMWATER DETENTION PONDS FOR THE OVERALL DEVELOPMENT SURVEYED PROPERTY LIES IN, BLANKET IN NATURE, SEE DOCUMENT FOR PARTICULARS.

(EXCEPTION 20) THE SURVEYED PROPERTY IS SUBJECT TO CREST HILL BUSINESS CENTER SUBDIVISION RECORDED AS DOCUMENT NUMBER R2005124097. SAID DOCUMENT CONTAINS THE FOLLOWING NOTE: "DIRECT ACCESS TO RENWICK ROAD, COUNTY HIGHWAY 36 SHALL BE LIMITED TO ONE (1) RIGHT IN/RIGHT OUT ONLY ACCESS ON THE COMMON LOT LINE OF LOTS 5 AND 6 AND ALSO LIMITED TO ONE (1) FULL ACCESS ON THE COMMON LOT LINE OF LOTS 6 AND 7." SEE DOCUMENT FOR PARTICULARS

(EXCEPTION 27 AND 28) THE SURVEYED PROPERTY IS SUBJECT TO EQUIMAX BUSINESS CENTER SUBDIVISION RECORDED AS DOCUMENT NUMBER R2007117350. SAID DOCUMENT CONTAINS THE FOLLOWING NOTES:

- ALL LOTS HAVE 30 FT. BUILDING SETBACK LINES FROM THE PUBLIC RIGHT OF WAY."
- UNLESS OTHERWISE NOTED, ANY SIDE YARD EASEMENTS SHOWN FOR WATERMAIN, STORM SEWER OR SANITARY SEWER SHALL BE 10 FEET, 20 FEET TOTAL DRAINAGE AND UTILITY EASEMENTS."
- UNLESS OTHERWISE NOTED, ANY FRONT YARD EASEMENTS SHOWN SHALL BE 15 FEET DRAINAGE AND UTILITY EASEMENTS."

- THE STORMWATER DETENTION FACILITIES ARE LOCATED OFF-SITE IN REMINGTON LAKES-UNIT 1 (PER DOCUMENT NO. R2002-154582)."

- ACCESS TO LOTS 2 THROUGH 4, BOTH INCLUSIVE, AND LOTS 6 THROUGH 9, BOTH INCLUSIVE, SHALL BE VIA INGRESS/EGRESS EASEMENTS."

- ALL OF THE INGRESS/EGRESS EASEMENTS, HEREBY GRANTED ARE FOR THE EXCLUSIVE BENEFIT OF LOTS 1 THROUGH 9, BOTH INCLUSIVE AND LOTS 1 THROUGH 7, BOTH INCLUSIVE, IN CREST HILL BUSINESS CENTER (PER DOCUMENT NO. R2005-124097)."

- MAINTENANCE OF THE INGRESS/EGRESS EASEMENTS, HEREBY GRANTED, AS THE RESPONSIBILITY OF THE OWNERS OF LOTS 2 THROUGH 9, BOTH INCLUSIVE."

- A 6 FT. HIGH FENCE WILL BE INSTALLED AND MAINTAINED ALONG THE SOUTH LINE OF THE RESUBDIVISION, EXCLUDING THE EMERGENCY OVERLAND RELEASE ROUTES, THAT ABUTS OUTLOT B, REMINGTON LAKES-UNIT 1 (PER DOCUMENT NO. R2002-154482), MAINTENANCE OF SAID FENCE WILL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 2 THROUGH 9, BOTH INCLUSIVE, HAVE 60 FT. BUILDING SETBACK LINES FROM THE CENTER LINE OF THE INGRESS/EGRESS EASEMENTS."

PROPERTY AREA (SAI)

347,827 SQUARE FEET (7.985 ACRES)

TOTAL PROPERTY AREA

688,840 SQUARE FEET (15.814 ACRES)

PROPERTY AREA (BROWN)

341,013 SQUARE FEET (7.829 ACRES)

LOT NUMBER

PARCEL INDEX NUMBER

LOT 1	11-04-20-105-065-0000
LOT 2	11-04-20-105-066-0000
LOT 3	11-04-20-105-067-0000
LOT 4	11-04-20-105-068-0000
LOT 5	11-04-20-105-069-0000
LOT 6	11-04-20-105-073-0000
LOT 7	11-04-20-105-072-0000
LOT 8	11-04-20-105-071-0000

INDEX TO SCHEDULE B (SAI)

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	LOCATED ON PROPERTY	NOTATION
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION	NO	N/A	NOT ADDRESSED BY SURVEY
2	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	NO	UNKNOWN	IMPROVEMENTS SHOWN ON SURVEY
3	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	YES	YES	IMPROVEMENTS SHOWN ON SURVEY
4	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL	NO	N/A	NOT ADDRESSED BY SURVEY
5	N/A	TAXES OR SPECIAL ASSESSMENTS	NO	N/A	NOT ADDRESSED BY SURVEY
6	N/A	ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER	NO	N/A	NOT ADDRESSED BY SURVEY
7	N/A	TAXES FOR THE YEAR 2024 & 2025	NO	N/A	NOT ADDRESSED BY SURVEY
8	N/A	TAXES FOR THE YEAR 2024 & 2025	NO	N/A	NOT ADDRESSED BY SURVEY
9	N/A	TAXES FOR THE YEAR 2024 & 2025	NO	N/A	NOT ADDRESSED BY SURVEY
10	N/A	TAXES FOR THE YEAR 2024 & 2025	NO	N/A	NOT ADDRESSED BY SURVEY
11	N/A	TAXES FOR THE YEAR 2024 & 2025	NO	N/A	NOT ADDRESSED BY SURVEY
12	N/A	TAXES FOR THE YEAR 2024 & 2025	NO	N/A	NOT ADDRESSED BY SURVEY
13	N/A	TAXES FOR THE YEAR 2024 & 2025	NO	N/A	NOT ADDRESSED BY SURVEY
14	R2002147634	STORMWATER EASEMENT, MANAGEMENT, OPERATION AND MAINTENANCE DECLARATION	YES	YES	NOTED ON SURVEY
14	R2020003027	CORRECTIVE AMENDMENT	NO	YES	NO EASEMENTS GRANTED
15	305707	GRANT	NO	YES	NO EASEMENTS GRANTED
16	R2001155636	TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 1211 ENTITLED AN ORDINANCE ESTABLISHING RECAPTURE OF CERTAIN FUNDS ALLOCATED BY THE CITY OF CREST HILL TO CONSTRUCT A CERTAIN SEWER MAIN	NO	YES	NO EASEMENTS GRANTED
17	R2001155635	TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 1208 ENTITLED AN ORDINANCE ESTABLISHING RECAPTURE OF CERTAIN FUNDS ALLOCATED BY THE CITY OF CREST HILL TO CONSTRUCT A CERTAIN SEWER MAIN	NO	YES	NO EASEMENTS GRANTED
18	R2001096009	AGREEMENT	NO	NO	NOTED ON SURVEY
19	R2005124097	EASEMENTS FOR DRAINAGE AND UTILITY ON PLAT OF SUBDIVISION	YES	YES	SHOWN ON SURVEY
20	R2005124097	NOTES ON PLAT OF SUBDIVISION	YES	YES	NOTED ON SURVEY
21	R2005124097	EXPENSES AND MAINTENANCE OF INGRESS-EGRESS EASEMENT ON PLAT OF SUBDIVISION	YES	YES	NOTED ON SURVEY
22	R2007117350	BUILDING SETBACK LINE ON PLAT OF SUBDIVISION	YES	YES	SHOWN ON SURVEY
23	R2007117350	LANDSCAPE EASEMENT ON PLAT OF SUBDIVISION	YES	YES	

ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE

(IN FEET)

(IN FEET)

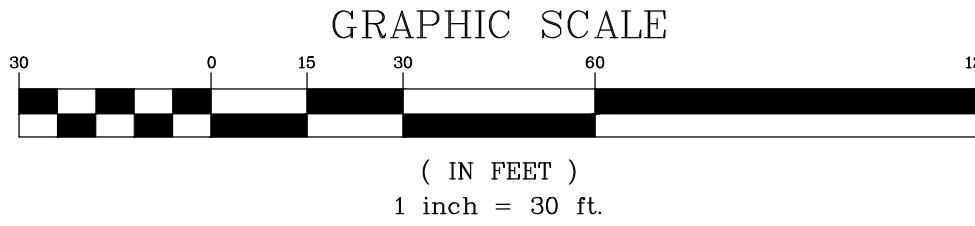
1 inch = 50 ft.

SEASONS AT CREST HILL

CITY OF CREST HILL, ILLINOIS

WILTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY



Manhard CONSULTING
Civil Engineers, Surveyors & Water Resources Engineers • Water & Wastewater Utilities • Landscaping & Structures • Contractors

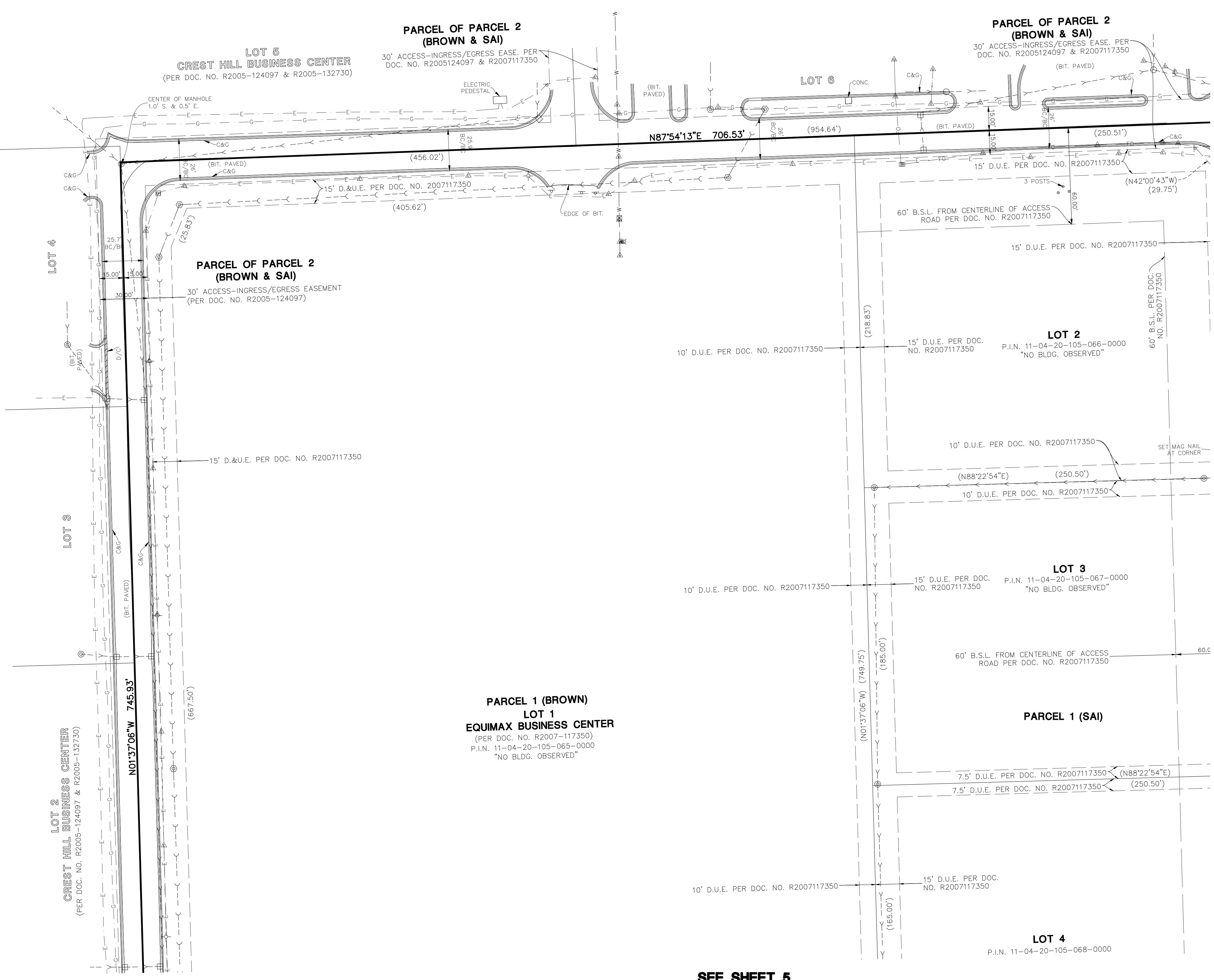
3500 East Butterfield Road, Suite 600, Lombard, IL 60148 • Phone: 630.659.8600 • Fax: 630.659.8685
manhard.com

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PROJ. MGR.:	CJS
PROJ. ASSOC.:	CJS
DRAWN BY:	LB
DATE:	09/23/25
SCALE:	1" = 30'

SHEET

3 OF 6
FRDCRIL01



LEGEND

—	EX. PROPERTY LINE
—	EX. EASEMENT LINE
—	EX. SECTION LINE
—	EX. SIDEWALK
—	EX. CONCRETE CURB & GUTTER
—	EX. DEPRESSED CURB
—	EX. STORM LINE
—	EX. SANITARY LINE
—	EX. WATERMAIN LINE
—	EX. UNDERGROUND ELECTRIC
—	EX. UNDERGROUND FIBER OPTIC
—	EX. UNDERGROUND GAS
—	EX. 1 FOOT CONTOURS

◎	EX. STORM MANHOLE (MH)
○	EX. STORM CATCH BASIN (CB)
□	EX. STORM INLET (INL)
◎	EX. SANITARY MANHOLE (SMH)
△	EX. FIRE HYDRANT/AUX. VALVE
⊗	EX. VALVE BOX
☒	EX. VALVE VAULT (VV.)
∅	EX. BUFFALO BOX
△	EX. WATER MARKER
△	EX. JULIE GAS MARKER
□	EX. ELECTRIC PEDESTAL/BOX
△	EX. JULIE ELECTRIC MARKER
□	EX. TELEPHONE PEDESTAL
△	EX. FIBER OPTIC LINE MARKER
◊	EX. LIGHT STANDARD
◎	EX. BOLLARD LIGHT
◊	EX. SIGN
◎	EX. BOLLARD
8"	EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
16"	EX. CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
■	EX. BUSHES
☒	EX. ELECTRIC HANDHOLE
□□	EX. DOUBLE TELEPHONE HANDHOLE

ABBREVIATIONS

BIT	BITUMINOUS
BLDG.	BUILDING
B.S.L.	BUILDING SETBACK LINE
CB	CATCH BASIN
CONC.	CONCRETE
DOC.	DOCUMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
E.	EAST
EASE.	EASEMENT
ELEC.	ELECTRIC
N.	NORTH
NO.	NUMBER
R.O.W.	RIGHT OF WAY
S.	SOUTH
TRANS.	TRANSFORMER
W.	WEST
C&G	CURB AND GUTTER
BC/BC	BACK OF CURB TO BACK OF CURB
D/C	DEPRESSED CURB
XXX.XX'	MEASURED DIMENSIONS
(XXX.XX')	RECORD DIMENSIONS

