



PO Box 0688
Wadsworth, OH 44282
Phone/Fax: 866-235-7366 ext 110
www.theedgegroupplc.com

ALTA/ACSM Land Title Survey

The Bon-Ton Stores
Corner
3940 Mall Loop Drive (aka 3340 Mall Loop Drive), Joliet, IL 60431 (NW)

To: BT (MULTI) LLC, Corporate Property Associates 17-Global Incorporated; First American Title Insurance Company; Reed Smith LLP; UBS Real Estate Securities Inc., its successors and/or assigns; The Edge Group LLC

This is to certify that this map or plot 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 the ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10a, 11a, 13, 14, 16, 17, 18, 19, 20a, 21 of Table A, thereof.
The field work was completed on 3-5-15.

David J. Sherrill
Registration/License Number: 2534
In the State of Illinois



The Edge Group Project #20150016-03
Date of Survey: 3-5-15
Date of Last Revision: 3-25-15

Survey Performed By:
Sherrill Associates, Inc.
316 North Main Street
Edwardsville, IL 62025
618-558-9251
www.sherrillassociates.com

Commitment Legal Description

PARCEL 1:
THAT PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST 1/4 OF SECTION 26; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26 A DISTANCE OF 1403.84 FEET; THENCE NORTH 1 DEGREE 22 MINUTES 07 SECONDS WEST A DISTANCE OF 135.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 41 MINUTES 54 SECONDS EAST A DISTANCE OF 94.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 23.56 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 16.00 FEET; THENCE NORTH 1 DEGREE 22 MINUTES 07 SECONDS WEST A DISTANCE OF 50.49 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 122.12 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST, AND HAVING A RADIUS OF 265.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 25 DEGREES 02 MINUTES 08 SECONDS EAST A DISTANCE OF 18.04 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 58.42 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST, AND HAVING A RADIUS OF 43.00 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY 130.81 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 105.00 FEET TO A POINT; THENCE NORTH 1 DEGREE 22 MINUTES 07 SECONDS WEST A DISTANCE OF 515.66 FEET; THENCE NORTH 5 DEGREES 36 MINUTES 29 SECONDS EAST A DISTANCE OF 71.90 FEET TO A POINT; THENCE NORTH 43 DEGREES 27 MINUTES 31 SECONDS EAST A DISTANCE OF 80.00 FEET TO A POINT; THENCE NORTH 48 DEGREES 32 MINUTES 29 SECONDS WEST A DISTANCE OF 282.00 FEET TO A POINT; THENCE SOUTH 43 DEGREES 27 MINUTES 31 SECONDS WEST A DISTANCE OF 54.00 FEET TO A POINT; THENCE SOUTH 80 DEGREES 18 MINUTES 30 SECONDS WEST A DISTANCE OF 81.23 FEET TO A POINT; THENCE SOUTH 88 DEGREES 27 MINUTES 31 SECONDS WEST A DISTANCE OF 430.32 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 132.89 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 70.00 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY 428.66 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 70.00 FEET TO A POINT; THENCE SOUTH 41 DEGREES 19 MINUTES 37 SECONDS WEST A DISTANCE OF 58.00 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 101.87 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 759.00 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY 161.22 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 1,559.00 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY 45.73 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE EAST AND HAVING A RADIUS OF 30.00 FEET TO A RADIUS OF 30.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 25 DEGREES 02 MINUTES 08 SECONDS WEST A DISTANCE OF 23.78 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 158.33 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 344.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 1 DEGREE 22 MINUTES 07 SECONDS EAST A DISTANCE OF 65.49 FEET TO THE HEREINAFTER DESIGNATED POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 2:
ALL RIGHTS, PRIVILEGES AND BENEFITS OF P. A. BERGER AND COMPANY, OF ILLINOIS, ITS SUCCESSORS, LEGAL REPRESENTATIVES AND ASSIGNS, ARISING UNDER THE OPERATING AGREEMENT DATED DECEMBER 7, 1977 AND RECORDED DECEMBER 8, 1977 IN THE OFFICE OF THE RECORDER OF DEEDS OF WILL COUNTY, ILLINOIS AS DOCUMENT NO. R77-48631 AS AMENDED BY THE FIRST AMENDMENT TO THE OPERATING AGREEMENT DATED SEPTEMBER 7, 1978 AND RECORDED NOVEMBER 10, 1978 IN THE OFFICE OF THE RECORDER OF DEEDS OF WILL COUNTY, ILLINOIS AS DOCUMENT NO. R78-45043, AND THE 2ND AMENDMENT TO OPERATING AGREEMENT DATED OCTOBER 10, 1979 AND RECORDED NOVEMBER 9, 1979 IN THE OFFICE OF THE RECORDER OF DEEDS OF WILL COUNTY AS DOCUMENT NO. R79-41768, BY AND AMONG HOWART DEVELOPMENT COMPANY A DELAWARE CORPORATION; SEARS ROEBUCK AND COMPANY, A NEW YORK CORPORATION; J. C. PENNEY PROPERTIES, INC. A DELAWARE CORPORATION; MARSHALL FIELD AND COMPANY, A DELAWARE CORPORATION; AND P. A. BERGER AND COMPANY, NOW KNOWN AS P. A. BERGER AND COMPANY OF ILLINOIS, AN ILLINOIS CORP., AND ALL EASEMENTS, RIGHTS AND PRIVILEGES CREATED BY OR ARISING THEREUNDER.

Note: For informational purposes only, the land is known as:

3940 Mall Loop Drive/aka 3340 Mall Loop Drive, Joliet, IL

The above described parcel is the same parcel as described in First American Title Insurance Company, Commitment No. 3020-714585-5, bearing an effective date of March 12, 2015. All easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.



Vicinity Map
(Not to Scale)

Notes Corresponding to Schedule B

Numbers correspond with Schedule B exception items contained in First American Title Insurance Company, Commitment No. 3020-714585-5, bearing an effective date of March 12, 2015.

- NON-EXCLUSIVE EASEMENTS FOR THE USE OF THE COMPLETED PORTIONS OF THE COMMONS AREA; OPERATIONS, MAINTENANCE, RECONSTRUCTION AND REPAIR OF THE COMMON AREA; FACILITIES AND STRUCTURES AS CREATED BY AND DEFINED BY THAT CERTAIN OPERATING AGREEMENT, DATED DECEMBER 7, 1977 AND RECORDED DECEMBER 9, 1977 AS DOCUMENT R77-48631, AS AMENDED BY FIRST AMENDMENT TO OPERATING AGREEMENT RECORDED NOVEMBER 10, 1978 AS DOCUMENT R78-45043 AND BY THE SECOND AMENDMENT TO THE OPERATING AGREEMENT AS DOCUMENT R79-41768 MADE BY SEARS, ROEBUCK AND COMPANY ETAL AND HOWART DEVELOPMENT CORPORATION. THIS ENCOMPASSES SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT SHOWN.
- PARTY WALL RIGHTS OF OWNERS OF ADJOINING LAND IN AND TO A PARTY WALL ALONG THE NORTHEAST LINE OF THE LAND, LIES ON SUBJECT PROPERTY AS SHOWN. THE PARTY WALL IS PERMITTED UNDER THE TERMS OF THE OPERATING AGREEMENT RECITED IN EXCEPTION 2.
- EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO, CONTAINED IN THE GRANT RECORDED NOVEMBER 13, 1980 AS DOCUMENT R80-30899. THIS LIES ON SUBJECT PROPERTY, BUT THE LOCATION SHOWN IN THE DOCUMENT PROVIDED DOES NOT CLEARLY SHOW WHERE THE UNDERGROUND LOCATIONS WERE LAID, AND LOCATING UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE OF THIS PROJECT, THEREFORE NOTHING IS SHOWN.
- NOTE: PLAT OF VACATION RECORDED NOVEMBER 3, 2011 AS DOCUMENT R201103773. THE APPROXIMATE LOCATION OF EASEMENTS VACATED BY PLAT OF VACATION ARE SHOWN.
- PLAT OF EASEMENT, RECORDED NOVEMBER 3, 2011 AS DOCUMENT R201103774, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, LIES ON SUBJECT PROPERTY AS SHOWN.

General Notes

- There is direct access to the subject property via Hennepin Drive, a public right of way, and indirect access to Ring Road by way of Operating Agreement, dated December 7, 1977 and recorded December 9, 1977 as document R77-48631.
- The address of the site is 3340 Mall Loop Drive.
- The location of utilities shown on the survey are from observed evidence or above ground appurtenances only. The surveyor was not provided with underground utility plans or surface ground markings to determine the location of any subterranean uses.
- At the time of this survey there was no observable evidence of earth moving work, building construction, or building additions within recent months.
- At the time of this survey there was no evidence of any changes in the street right-of-way lines, either completed or proposed.
- At the time of this survey there was no observable evidence that the subject property is being used as a solid waste dump, pump, or as a sanitary landfill.
- At the time of this survey there was no observable evidence of cemeteries on the subject property observed in the field.
- All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.
- The meridian for all bearings shown hereon is North 88 degrees 41 minutes 54 seconds East as the Northerly line of Hennepin Drive as described in deed recorded in Will County Recorder of Deeds.
- According to the U.S. Fish & Wildlife Service-National Wetlands Inventory Website, the subject property does not have any wetlands.
- Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request.

FLOOD NOTE: By graphic plotting only, this property was found to be located within Flood Zone(s) of the Flood Insurance Rate Map, Community Panel No. 17197C0135F, which bears an effective date of 9-22-1999, and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone. The referenced flood map is the current Flood Insurance Rate Map for the community in which the property is located.

SCALE: 1" = 60'

Encroachment Statement

NONE APPARENT AT TIME OF SURVEY.

Current Zoning Information

ZONING CLASSIFICATION: "B-2" CENTRAL BUSINESS DISTRICT WITHIN WESTFIELD LOUIS JOLIET MALL PLANNED UNIT DEVELOPMENT
ZONING JURISDICTION: CITY OF JOLIET, IL
MINIMUM LOT SIZE: NONE REQUIRED
MAXIMUM DENSITY: 7.0 FLOOR AREA RATIO
MAXIMUM HEIGHT: NONE REQUIRED; BUILDING INSPECTOR APPROVAL REQUIRED FOR HEIGHT IN EXCESS OF 35 FEET (SECTION 47-12.4) (40 FOOT BUILDING HEIGHT APPROVED IN 1979)
SETBACKS:
FRONT - NONE REQUIRED; RESIDENTIAL YARD REQUIREMENT WHEN ABUTTING RESIDENTIAL (SECTION 47-12.3) THIS PROPERTY DOES NOT ABUT RESIDENTIAL
SIDE - NONE REQUIRED; 6' IF PROVIDED; IF ABUTTING RESIDENTIAL, 6 FEET PLUS 1 FOOT PER 2 FEET OF BUILDING HEIGHT OVER 25 FEET (SECTION 47-12.3) THIS PROPERTY DOES NOT ABUT RESIDENTIAL
REAR - NONE REQUIRED; IF ABUTTING RESIDENTIAL, 25 FEET FOR 1 OR 2 STORY BUILDINGS, PLUS 1 FOOT PER 2 FEET OF BUILDING HEIGHT OVER 25 FEET (SECTION 47-12.3) THIS PROPERTY DOES NOT ABUT RESIDENTIAL
PARKING REQUIREMENTS:
1 PARKING SPACE PER 180 SQUARE FEET OF GROSS FLOOR AREA (153,280 / 180 = 734.89 PARKING SPACES)
TOTAL PARKING SPACES REQUIRED: 735
TOTAL PARKING SPACES EXISTING: 746 TOTAL PARKING SPACES, 15 OF WHICH MUST BE HANDICAP PER ADA REQUIREMENTS AND 13 OF WHICH ARE CURRENTLY HANDICAP.

ZONING INFORMATION PROVIDED BY:
ZONING-INFO, INC.
3535 N.W. 58TH STREET, SUITE 400
OKLAHOMA CITY, OK 73112
405-525-2998
www.zoning-info.com
SITE # 35695

Total Area

407,071 SQ. FT.
9.35 AC.

Parking

733 Regular Spaces
13 Handicapped Spaces
746 Total Spaces

Legend of Symbols & Abbreviations

● IRON PIN FOUND	○ IRON PIN SET
■ CONC. MON. FOUND	○ CONC. MON. SET
■ PK NAIL FOUND	○ PK NAIL SET
■ CHISELED "X" FOUND	○ CHISELED "X" SET
● STONE FOUND	● ANCHOR FOUND
● FENCE POST FOUND AND USED	● AXLE FOUND
EXISTING STRUCTURE	OVERHEAD ELECTRIC
POWER POLE	CMP CORRUGATED METAL PIPE
GUY WIRE	RIGHT OF WAY
LIGHT STANDARD	TRANS TRANSFORMER
WATER METER	CONC CONCRETE
WATER VALVE	(R) RECORD
FIRE HYDRANT	(M) MEASURED
GAS METER	
GRATED INLET	
MANHOLE	
SIGN	
HANDICAP	
PIPE BOLLARD	
CURB INLET	
CABLE SPLICE BOX	
TELEPHONE SPLICE BOX	
ELECTRIC SPLICE BOX	
ELECTRIC METER	
TRANSFORMER	

JOLIET REAL ESTATE HOLDING CO.
c/o LOUIS NEMETAYER
NO RECORDING INFORMATION GIVEN
06-03-26-203-123-0000

POINT OF BEGINNING
PARCEL 1
SW CORNER, NE 1/4
SEC. 26-36-9