

Zoning Information			
STATUS	CURRENT	REQUIRED	STATUS
ITEM	M-1 LIMITED MANUFACTURING	M-1 LIMITED MANUFACTURING	ILLIAGE OF MONTGOMERY
PERMITTED USE	NONE GIVEN	NONE GIVEN	1300 S BROADWAY AVE
MINIMUM LOT AREA	NONE GIVEN	±821,927 SQ. FT. ±18.87 AC.	PERSON CONTACTED N/A
MINIMUM FRONTAGE	NONE GIVEN	851.99'	DATE CONDUCTED 05/13/08
MINIMUM LOT WIDTH	NONE GIVEN	989.20'	PHONE/FAX NUMBER (630) 896-8080
MAX. BUILDING COVERAGE	1.5 RATIO	6.32%	EMAIL ADDRESS www.ci.montgomery.il.us
MINIMUM SETBACKS FRONT	25'	214.03'	NOTES:
MINIMUM SETBACKS SIDE	20'	157.82'	PARKING- ONE SPACE PER 1000 S.F. OF FLOOR AREA OF WAREHOUSE SPACE, ONE SPACE PER 300 S.F. OF OFFICE SPACE, PLUS ONE SPACE FOR EACH VEHICLE USED IN THE CONDUCT OF THE ENTERPRISE.
MINIMUM SETBACKS REAR	20'	139.24'	
MAX. BUILDING HEIGHT	4 STORIES OR 45'	20.0'	
PARKING REGULAR	SEE NOTE	223	
PARKING HANDICAP	SEE NOTE	2	
PARKING TOTAL	SEE NOTE	225	359 TRUCK SPACES

### Legend of Symbols & Abbreviations

● IRON PIN FOUND	○ 1/2" 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

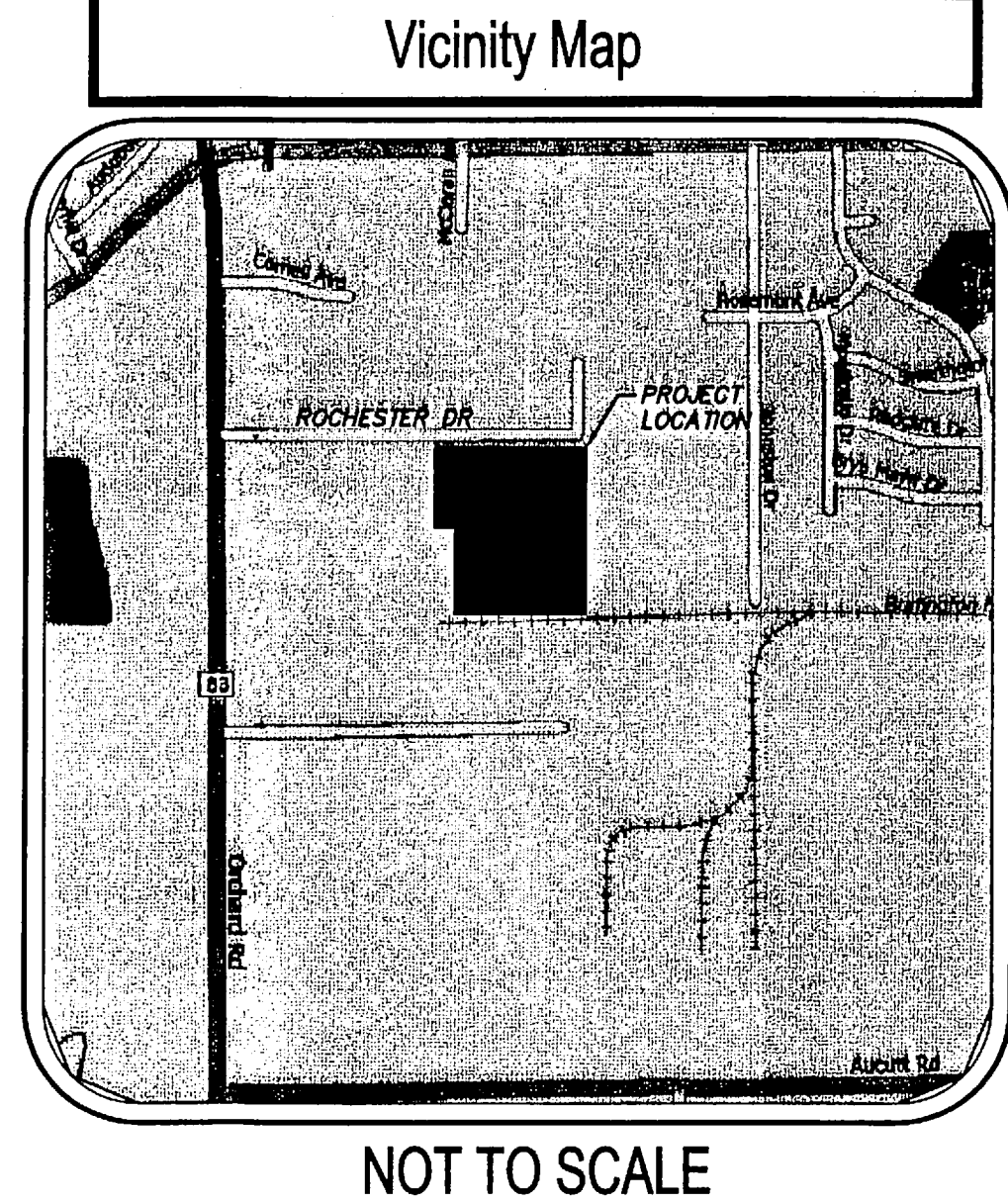
—●— EXISTING STRUCTURE	—●— OVERHEAD ELECTRIC
—●— POWER POLE	—●— CORRUGATED METAL PIPE
—●— GUY WIRE	—●— RIGHT OF WAY
—●— LIGHT STANDARD	—●— TRANSFORMER
—●— WATER METER	—●— CONC.
—●— WATER VALVE	(R) RECORD
—●— FIRE HYDRANT	(M) MEASURED
—●— GAS METER	—●— ELECTRIC METER
—●— GRATED INLET	—●— TRANSFORMER
—●— MANHOLE	—●— GRATED MANHOLE
—●— SIGN	—●— TELEPHONE SPLICE BOX
—●— HANDICAP	—●— ELECTRIC SPLICE BOX
—●— PIPE BOLLARD	
—●— CURB INLET	
—●— CABLE SPLICE BOX	
—●— WATER MANHOLE	

### Statement of Encroachments

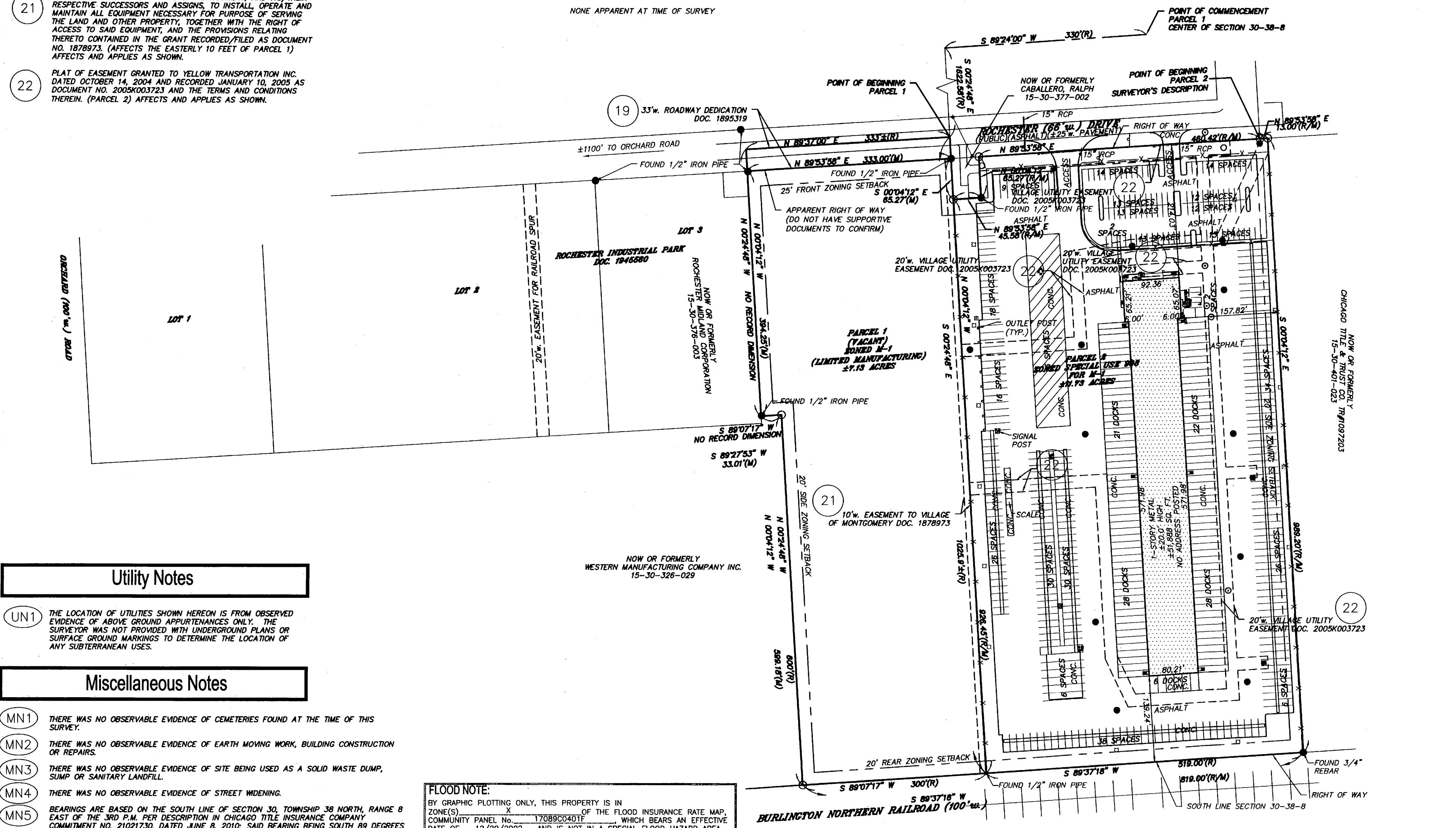
NONE APPARENT AT TIME OF SURVEY

### Items Corresponding to Schedule B

- 19 RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THE PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES, INCLUDING THAT PART DEDICATED BY DOCUMENT 1895319, AFFECTS AND APPLIES AS SHOWN.
- 21 EASEMENT IN FAVOR OF VILLAGE OF MONTGOMERY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 1878973. (AFFECTS THE EASTERLY 10 FEET OF PARCEL 1) AFFECTS AND APPLIES AS SHOWN.
- 22 PLAT OF EASEMENT GRANTED TO YELLOW TRANSPORTATION INC. DATED OCTOBER 14, 2004 AND RECORDED JANUARY 10, 2005 AS DOCUMENT NO. 2005K003723 AND THE TERMS AND CONDITIONS THEREIN. (PARCEL 2) AFFECTS AND APPLIES AS SHOWN.



NOT TO SCALE



### LEGAL DESCRIPTION

PARCEL 1:  
 THAT PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 30; THENCE SOUTH 89 DEGREES, 24 MINUTES, 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 330 FEET; THENCE SOUTH 00 DEGREES, 24 MINUTES, 48 SECONDS EAST OF SAID SOUTH LINE OF SAID SOUTHWEST 1/4, 1622.58 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 24 MINUTES, 48 SECONDS EAST PARALLEL WITH SAID EAST LINE 1025.9 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SOUTHWEST 1/4, THE LAST DESCRIBED COURSE HEREINAFTER REFERRED TO AS LINE A; THENCE SOUTH 89 DEGREES, 07 MINUTES, 17 SECONDS WEST ALONG SAID SOUTH LINE 300 FEET; THENCE NORTH 00 DEGREES, 24 MINUTES, 48 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4, 800 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST 1/4 TO A LINE DRAWN PARALLEL WITH AND 333 FEET WEST OF SAID LINE "A"; THENCE NORTH ALONG SAID PARALLEL LINE TO THE SOUTHERLY LINE OF LANDS HERETOFORE CONVEYED BY DEED RECORDED JANUARY 14, 1986 AS DOCUMENT 1754393; THENCE NORTH 89 DEGREES, 37 MINUTES, 00 SECONDS EAST 333 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:  
 THAT PART OF THE SOUTH 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTELY CORNER OF A DEDICATED RIGHT OF WAY PER DOCUMENT NO. 92K18706, RECORDED MARCH 19, 1992, RECORDS OF KANE COUNTY; THENCE NORTH 89 DEGREES 53 MINUTES 58 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY OF SAID RIGHT OF WAY, 13.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 12 SECONDS EAST ALONG A LINE PARALLEL WITH AND 519.00 FEET EAST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF HOLLY RIDGE ESTATES UNIT 2 (PER DOCUMENT NO. 1239209), 989.20 FEET TO THE SOUTH LINE OF SECTION 30; THENCE SOUTH 89 DEGREES 57 MINUTES 18 SECONDS WEST, 519.00 FEET ALONG SAID SOUTH LINE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF HOLLY RIDGE ESTATES UNIT 2 (PER DOCUMENT NO. 1239209); THENCE NORTH 00 DEGREES 04 MINUTES 12 SECONDS WEST, 926.45 FEET ALONG SAID SOUTHERLY EXTENSION; THENCE NORTH 89 DEGREES 53 MINUTES 58 SECONDS EAST, 45.58 FEET PARALLEL WITH THE SOUTHERLY RIGHT OF WAY OF ROCHESTER DRIVE; THENCE NORTH 00 DEGREES 04 MINUTES 12 SECONDS WEST, 65.27 FEET PARALLEL WITH SAID SOUTHERLY EXTENSION TO THE SAID SOUTHERLY RIGHT OF WAY OF SAID ROCHESTER DRIVE (PER DOCUMENT NO. 92K18706); THENCE NORTH 89 DEGREES 53 MINUTES 58 SECONDS EAST, 460.42 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING, ALL IN THE VILLAGE OF MONTGOMERY, AURORA TOWNSHIP, KANE COUNTY, ILLINOIS.

THE ABOVE DESCRIPTION IS THE SAME AS REFERENCED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 21021730, WITH AN EFFECTIVE DATE OF JUNE 8, 2010.

THAT PART OF THE SOUTH 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTELY CORNER OF A DEDICATED RIGHT OF WAY PER DOCUMENT NO. 92K18706, RECORDED MARCH 19, 1992, RECORDS OF KANE COUNTY; THENCE NORTH 89 DEGREES 53 MINUTES 58 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY OF SAID RIGHT OF WAY, A DISTANCE OF 13.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 12 SECONDS EAST ALONG A LINE PARALLEL WITH AND 519.00 FEET EAST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF HOLLY RIDGE ESTATES UNIT 2 (PER DOCUMENT NO. 1239209), A DISTANCE OF 989.20 FEET TO THE SOUTH LINE OF SECTION 30; THENCE SOUTH 89 DEGREES 57 MINUTES 18 SECONDS WEST, A DISTANCE OF 819.00 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00 DEGREES 04 MINUTES 12 SECONDS WEST, 926.45 FEET ALONG SAID SOUTHERLY EXTENSION; THENCE NORTH 89 DEGREES 53 MINUTES 58 SECONDS EAST, 45.58 FEET PARALLEL WITH THE SOUTHERLY RIGHT OF WAY OF ROCHESTER DRIVE; THENCE NORTH 00 DEGREES 04 MINUTES 12 SECONDS WEST, 65.27 FEET PARALLEL WITH SAID SOUTHERLY EXTENSION TO THE SAID SOUTHERLY RIGHT OF WAY OF SAID ROCHESTER DRIVE (PER DOCUMENT NO. 92K18706); THENCE NORTH 89 DEGREES 53 MINUTES 58 SECONDS EAST, 460.42 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS, CONTAINING 821,927 SQUARE FEET, OR 18.87 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION IS INTENDED TO DESCRIBE THE SAME AS REFERENCED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 21021730, WITH AN EFFECTIVE DATE OF JUNE 8, 2010.

### ALTA/ACSM Land Title Survey

YRC MONTGOMERY PROJECT  
 2100 ROCHESTER DRIVE, MONTGOMERY, IL 60538

**SURVEYOR'S CERTIFICATION**

TO: R.L.R. INVESTMENTS, L.L.C.; ROBERTS DEVELOPMENT CORPORATION; R.L. ROBERTS, L.L.C.; CHICAGO TITLE INSURANCE COMPANY AND BOCK & CLARK CORPORATION.

THE UNDERSIGNED CERTIFIES THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON THE DATE SHOWN BELOW OF THE PREMISES SPECIFICALLY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 21021730 DATED JUNE 8, 2010 AND WERE MADE (I) IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND (II) IN ACCORDANCE WITH THE SURVEY REQUIREMENTS FOR YRC MONTGOMERY PROJECT DATED 06/22/2010, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 8, 9, 10, 11(A), 13 AND 17 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DAVID J. SHERRILL  
 2534  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF ILLINOIS  
 EDWARDSVILLE, ILLINOIS

SURVEY PERFORMED BY:  
 SHERRILL & ASSOCIATES, INC.  
 316 NORTH MAIN STREET  
 EDWARDSVILLE, IL 62025  
 PHONE: 618-658-9251

DAVID J. SHERRILL  
 2534  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF ILLINOIS  
 EDWARDSVILLE, ILLINOIS

BOCK & CLARK  
 NATIONAL COORDINATORS OF ALTA/ACSM LAND TITLE SURVEYS  
 537 North Cleveland-Massillon Road  
 Akron, Ohio 44333  
 Phone: (800) Surveys, Fax: (330) 666-3608, www.1800surveys.com

SA PROJECT NO. 10222-01 Sheet 1 of 1

### Utility Notes

UN1 THE LOCATION OF UTILITIES SHOWN HEREON IS FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

### Miscellaneous Notes

- MN1 THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.
- MN2 THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR REPAIRS.
- MN3 THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- MN4 THERE WAS NO OBSERVABLE EVIDENCE OF STREET WIDENING.
- MN5 BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE 3RD P.M. PER DESCRIPTION IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 21021730, DATED JUNE 8, 2010; SAID BEARING BEING SOUTH 89 DEGREES 37 MINUTES 18 SECONDS WEST.

**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) \_\_\_\_\_ OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 1708000401F, WHICH BEARS AN EFFECTIVE DATE OF 12/20/2002 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 05/13/08 TO THE NATIONAL FLOOD INSURANCE PROGRAM http://www.fema.gov/ WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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