

1300 COPPERFIELD AVENUE

JOLIET, ILLINOIS



Summary of Salient Facts

Property Type: Vacant former medical office building
Property Location: 1300 Copperfield Avenue, Joliet, IL
Joliet Township, Will County
Tax Parcels: 07-11-205-006, 07-11-205-008, 07-11-205-019,
And part of 07-11-201-041

Property Description:

Site Details:

Size: 2.22 Acres (assumed for valuation; no survey provided)
Zoning: R-B, Restricted Business (City of Joliet)
Utilities: All available, including public water and sanitary sewer
Flood Zone: None

Building Details:

Number: One
Type: Vacant medical-office
Year Built: 2003
Size: Total of 72,870 square feet

Date of Inspection: December 9, 2019
Effective Date of Value: December 9, 2019
Date of Report: December 28, 2019
Type of Value: Market Value
Property Rights: Fee Simple Estate

Highest and Best Use:

As Vacant: Hold as an investment
As Improved: Office use

ALTA / NSPS LAND TITLE SURVEY

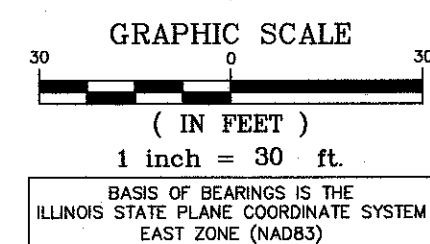
LEGAL DESCRIPTION

LOT 1 IN SILVER CROSS HOSPITAL II SUBDIVISION UNIT 2 A RESUBDIVISION OF BLOCK 2 AND PART OF VACATED SQUIRREL STREET IN HICKORY HILLS SUBDIVISION, A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PLAT RECORDED DECEMBER 11, 2020 AS DOCUMENT NUMBER R2020112793, IN WILL COUNTY, ILLINOIS.

LOCAL ADDRESS:
COPPERFIELD AVENUE
JOLIET, IL 60432

BUYER: COUNTY OF WILL, A BODY POLITIC
SELLER: SILVER CROSS HEALTH SYSTEM, AND ILLINOIS NON-FOR-PROFIT CORP & SILVER CROSS HOSPITAL & MEDICAL CENTERS.

PIN# 07-11-201-041, 07-11-205-006, 07-11-205-008, 07-11-205-019, 07-11-206-021



Schedule B Exceptions (As they relate to Survey Matters)

1. This survey was performed with the benefit of Chicago Title Insurance Company's Commitment No. 200395745K, commitment date November 25, 2020.

J 18. Grant of easement recorded January 2, 1990 as document no. R90-00007 made by Silver Cross Hospital, an Illinois corporation to Commonwealth Edison Company, an Illinois corporation, its successors and assigns, an easement to construct, operate, maintain, renew, relocate and remove, from time to time, wires, cables, conduits, manholes, transformers, pedestals and other facilities used in connection with underground transmission and distribution of electricity, together with right of access to the same and the right, from time to time, to trim or remove trees, bushes and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the grant herein given, in, under, across, along and upon the surface of property situated in Section 11, Township 35 North, Range 10, East of the Third Principal Meridian, described as follows: The South 10.00 feet of Lots 1 through 9 inclusive, in Block 2 and also the East 25.00 feet of the West 52.00 feet of the North 15.00 feet of the South 25.00 feet of Lot 9 in Block 2, and also the North 10.00 feet of the South 40.00 feet of Block 1 in Hickory Hills (affects Lots 1 and 2 of the underlying land and other property) DEPICTED HEREON

Surveyor's Notes - Table A: Optional Survey Responsibilities and Specifications

- Table A Item 1 - Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner:
DEPICTED HEREON
- Table A Item 2 - Address(es) of the surveyed property if disclosed in documents provided or obtained by the surveyor, or observed while conducting the fieldwork:
DEPICTED HEREON
- Table A Item 3 - Flood zone classification (with proper annotation based on Federal Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only:
THE SURVEYED PARCEL LIES WITHIN ZONE X PER THE FEMA FLOOD INSURANCE RATE MAP NO. 17197N0170 G, EFFECTIVE DATE 2/15/2019
- Table A Item 4 - Gross Land Area (other areas specified by client):
NOT REQUESTED
- Table A Item 5 - Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, and originating benchmark identified:
NOT REQUESTED
- Table A Item 6(a) - If set forth in a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements. Identify the date and source of the report or letter:
NOT REQUESTED

Table A Item 6(b) - If the zoning setback requirements are set forth in a zoning report or letter provided to the surveyor by the client, and if those requirements do not require an interpretation by the surveyor, graphically depict the building setback requirements. Identify the date and source of the report or letter:
NOT REQUESTED

Table A Item 7(a) - Exterior dimensions of all buildings at ground level:
DEPICTED HEREON

Table A Item 7(b1) - Square footage of exterior footprint of all buildings at ground level:
DEPICTED HEREON

Table A Item 7(b2) - Square footage of other areas as specified by client:
NOT REQUESTED

Table A Item 7(c) - measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified:
DEPICTED HEREON

Table A Item 8 - Substantial features observed in the process of conducting field work (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse):
DEPICTED HEREON

Table A Item 9 - Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface areas and lots:
DEPICTED HEREON

Table A Item 10(a) - As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties (client to obtain necessary permissions):
NOT REQUESTED

Table A Item 10(b) - As designated by the client, a determination of whether certain walls are plumb (client to obtain necessary permissions):
NOT REQUESTED

Table A Item 11 - Location of utilities existing on or serving the surveyed property as determined by:
* Observed evidence
* Evidence from plans requested by the surveyor and obtained from utility companies or provided by client (with reference as to the sources of information), and
* Markings as requested by the surveyor pursuant to an 811 utility locate or similar request.

LOCATIONS ARE BASED ON OBSERVED EVIDENCE AND JULIE MARKINGS. NO MAPS WERE OBTAINED. OFF-SITE UTILITY LOCATIONS ARE BASED ON PREVIOUS SURVEY INFORMATION AND WERE NOT FIELD MARKED OR FIELD VERIFIED AS PART OF THIS SURVEY.

Table A Item 12 - As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands):
NOT REQUESTED

Table A Item 13 - Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al":
NOT REQUESTED

Table A Item 14 - As specified by the client, distance to the nearest intersecting street:
NOT REQUESTED

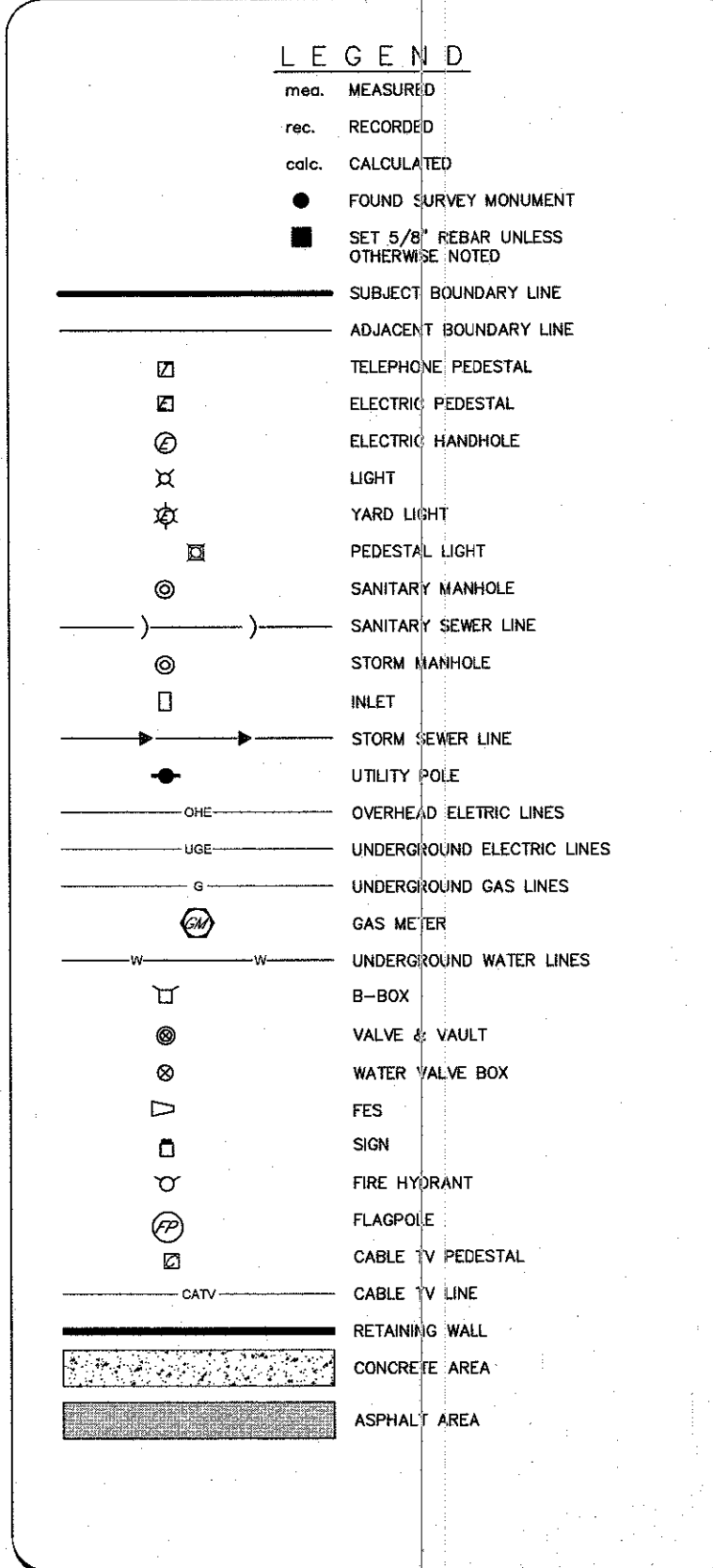
Table A Item 15 - Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for the showing of the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor shall (a) discuss the ramifications of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) with the insurer, lender, and the client prior to the performance of the survey, and (b) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such data:
NOT REQUESTED

Table A Item 16 - Evidence of recent earth moving, building construction, or building additions observed in the process of conducting the fieldwork:
NOT REQUESTED

Table A Item 17 - Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork:
NOT REQUESTED

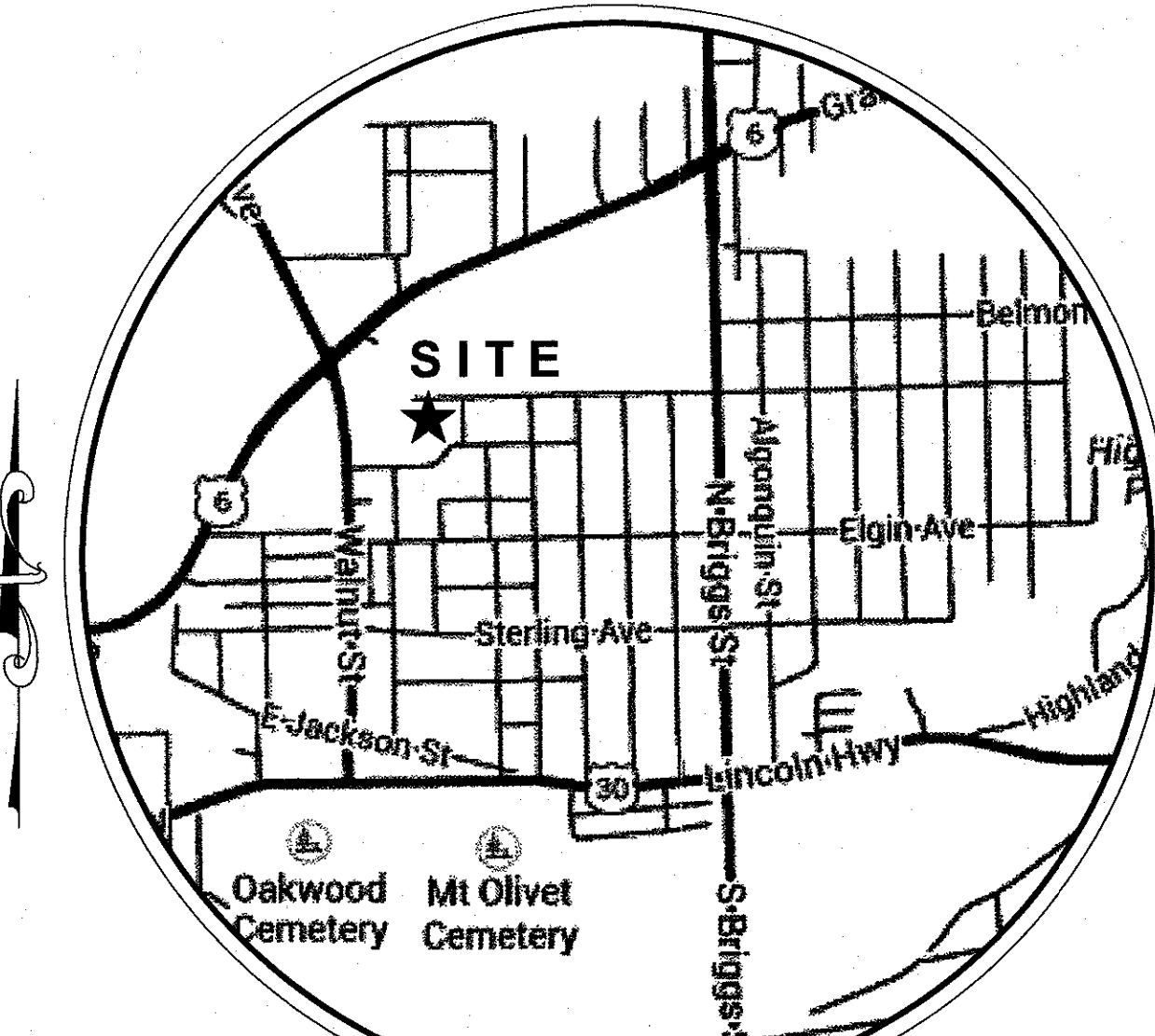
Table A Item 18 - If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face of the plat or map. If no markers were observed, the surveyor shall so state:
NOT REQUESTED

Table A Item 19 - Include any Plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) (client to obtain necessary permissions):
DEPICTED HEREON - ACCESS EASEMENT OVER VACATED COPPERFIELD AVENUE ALONG NORTHERLY LOT LINE, ALSO RECIPROCAL RIGHT OF WAY AND EASEMENT AGREEMENT SHOWN OVER LOT 1, SILVER CROSS HOSPITAL PUD, AND MUNICIPAL AND PUBLIC UTILITY EASEMENT SHOWN OVER VACATED EAGLE STREET.



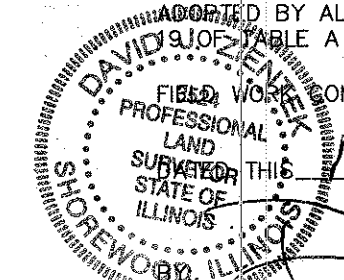
SITE LOCATION MAP

NOT TO SCALE



TO: SILVER CROSS HOSPITAL AND MEDICAL CENTER
COUNTY OF WILL, A BODY POLITIC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 7(a), 7(c), 8, 9, 11 and 12 THEREOF.



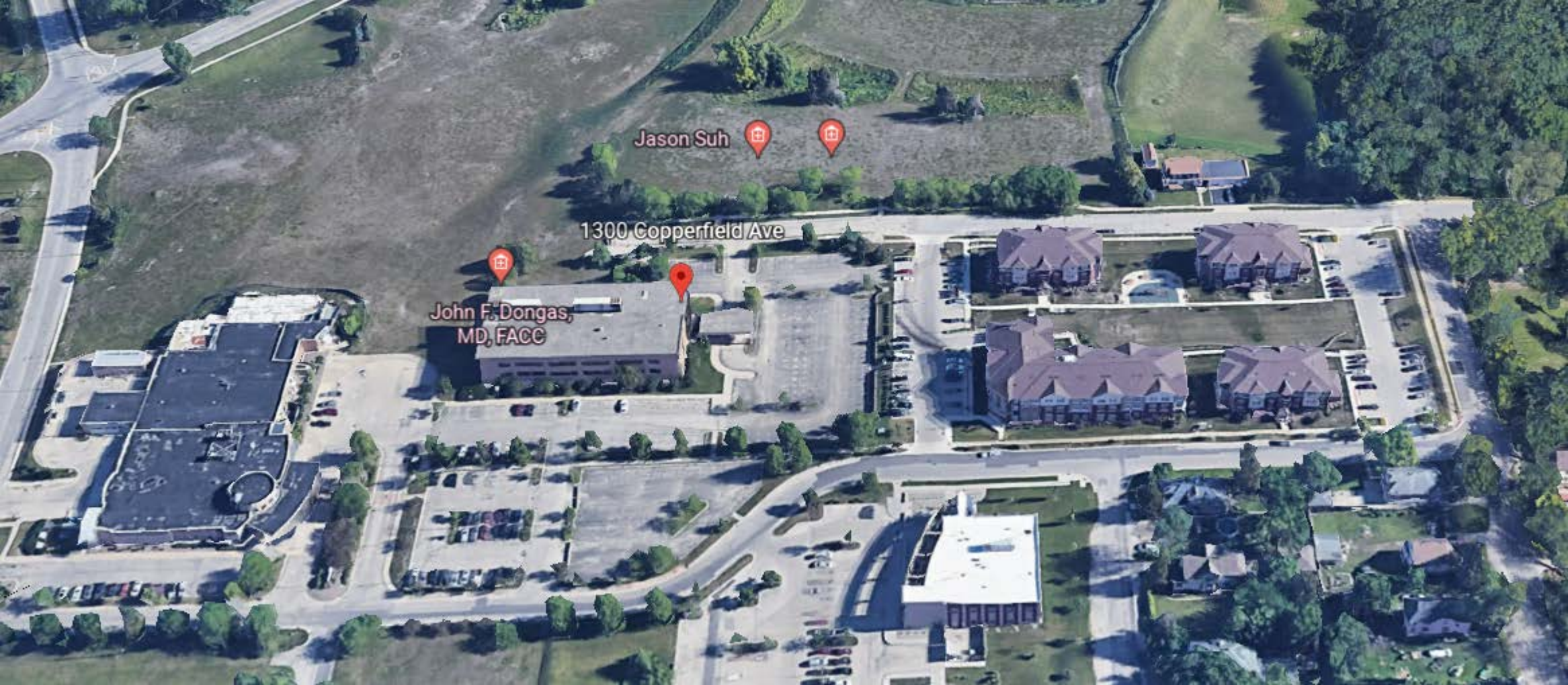
DATE: 1-11-2021
COMPLETED: 12-22-2020
17th DAY OF FEBRUARY 2021

ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2022)
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	01-28-2021	REVISED PER ATTORNEY REVIEW	DJZ
2	02-17-2021	REVISED LEGAL DESCRIPTION	DJZ

RT & A		Ruettinger, Tonelli & Associates, Inc.	
Surveyors • Engineers • Planners • Landscape Architects • GIS Consultants		129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404	
PH (815) 744-6600 FAX (815) 744-0101		website: www.ruettingertonnelli.com	
DATE: 1-11-2021	SCALE: 1" = 30'	DRAWN BY: ech	CHECKED BY: DJZ
PREPARED FOR: SILVER CROSS HOSPITAL 1900 SILVER CROSS BLVD NEW LENOX, ILLINOIS 60451	FIELD BOOK: PAGE: DRAWING No.: 320-0712-A		DRAWING TITLE: ALTA / NSPS LAND TITLE SURVEY

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.
FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.



Jason Suh

1300 Copperfield Ave

John F. Dongas,
MD, FACC



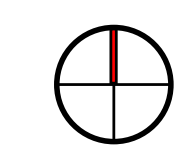




ARCHITECTURE GROUP

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Joliet, Illinois 60433
www.sdpagroup.com

815-727-1311
L. N. : 184-000437



NORTH SCALE: 1/8" = 1'-0"

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