



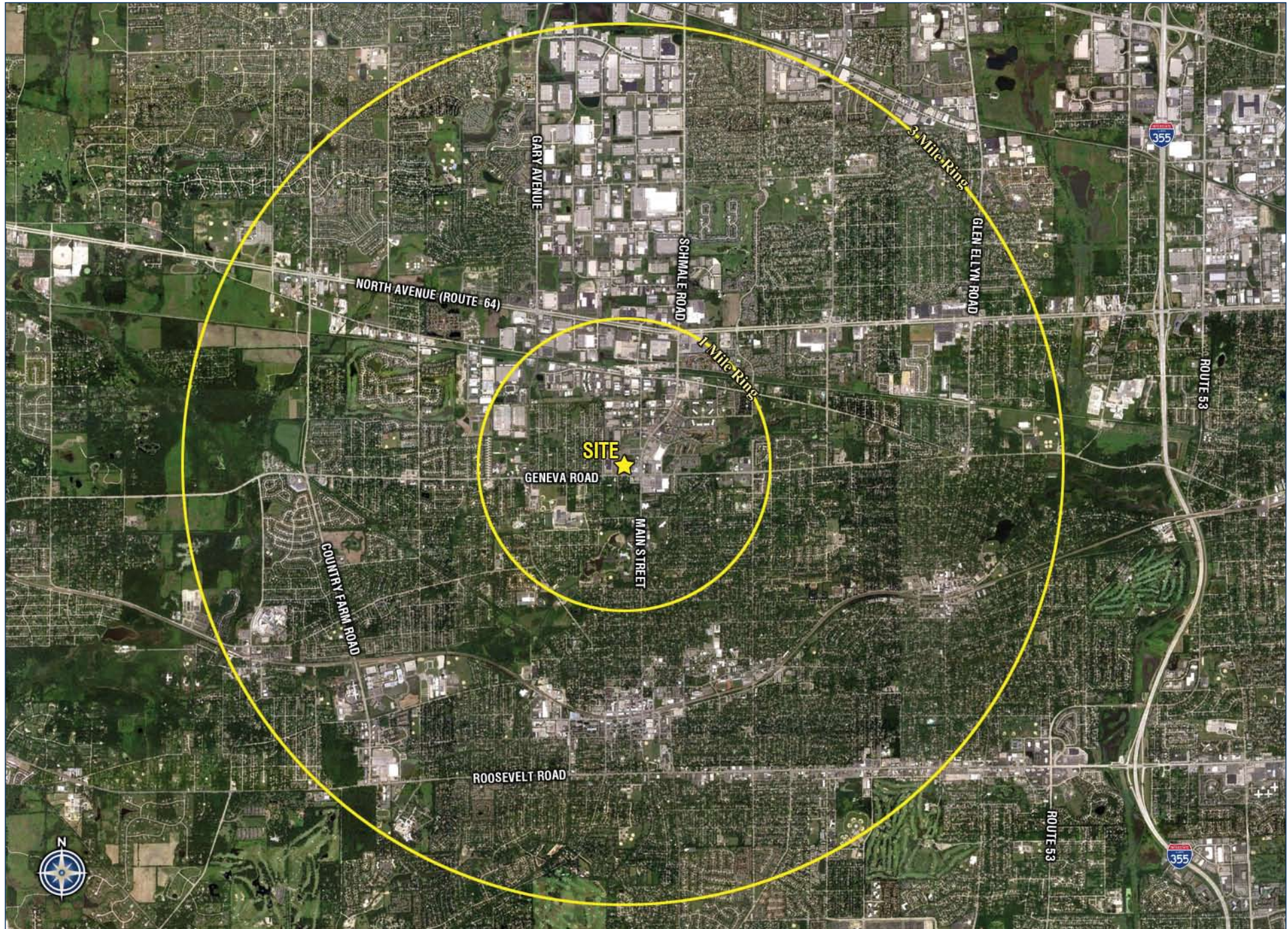


# 2200 North Main Street

Wheaton, IL 60187  
Available Retail Lot Adjacent to Dominick's-Anchored Center



LOCATION STUDY



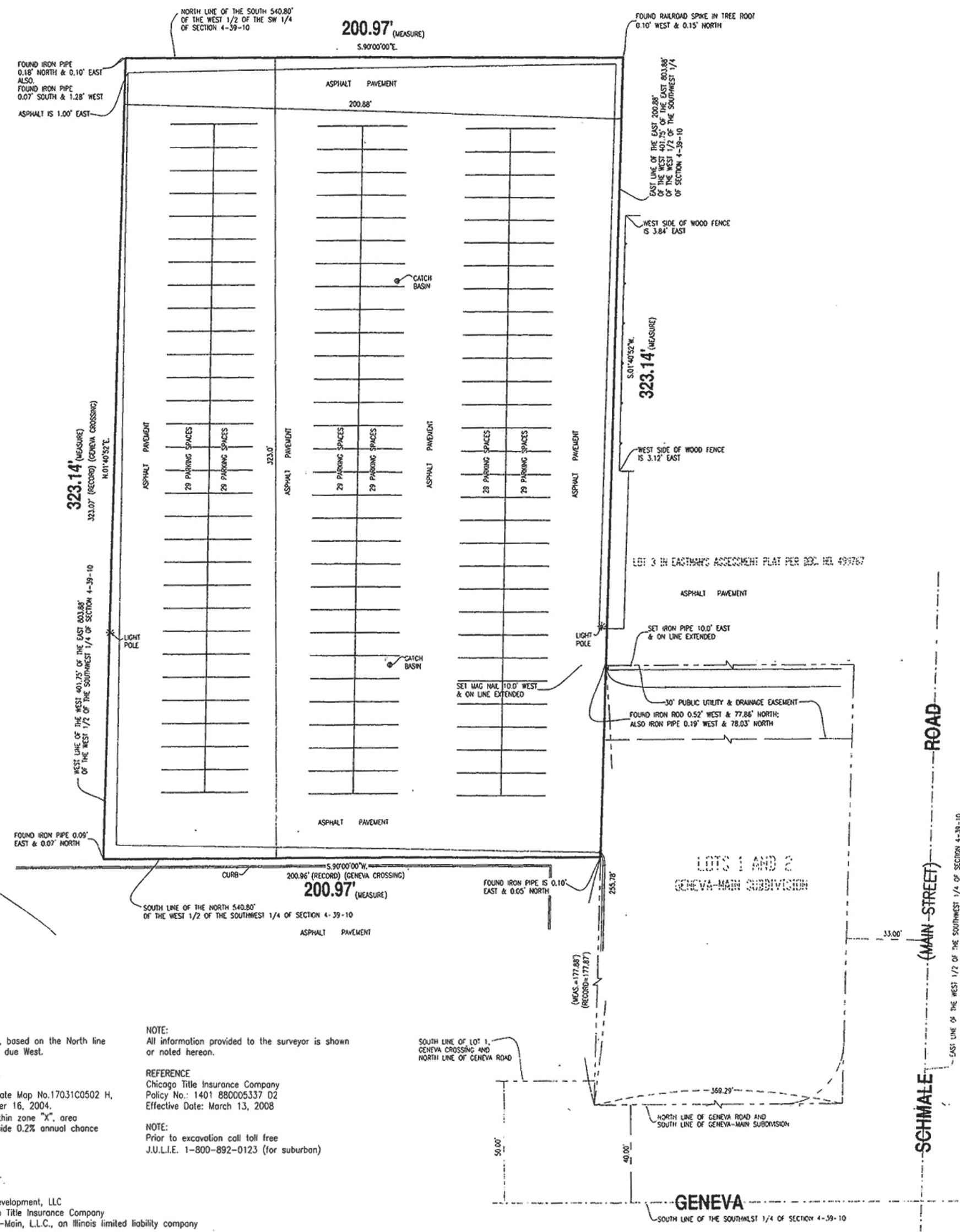
# ALTA/ACSM LAND TITLE SURVEY

PARCEL 1: THE EAST 200.88 FEET OF THE WEST 401.75 FEET OF THE EAST 803.88 FEET OF THE NORTH 323 FEET OF THE SOUTH 540.8 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: PROPOSED PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT 2006-240566, FOR INGRESS AND EGRESS, UTILITIES, MONUMENT SIGN, AND TEMPORARY CONSTRUCTION, OVER, UPON AND UNDER THE COMMON AREAS LOCATED ON LOTS 1 AND 2 IN GENEVA-MAIN RESUBDIVISION, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 4.

COMMONLY KNOWN AS: WHEATON, ILLINOIS.

PLAT OF SURVEY



**NOTE:**  
Bearings are assumed, based on the North line of Geneva Road being due West.

Area = 64,912 sq. ft.

Per Flood Insurance Rate Map No.17031C0502 H, Effective date December 16, 2004. Property is located within zone "X", area determined to be outside 0.2% annual chance floodplain.

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

CERTIFIED TO: -BRB Development, LLC  
-Chicago Title Insurance Company  
-Geneva-Moin, L.L.C., an Illinois limited liability company

**NOTE:**  
All information provided to the surveyor is shown or noted hereon.

**REFERENCE**  
Chicago Title Insurance Company  
Policy No.: 1401 880005337 D2  
Effective Date: March 13, 2008

**NOTE:**  
Prior to excavation call toll free  
J.U.L.I.E. 1-800-892-0123 (for suburban)

This is to certify that this map or plat and the survey on which it is based were made 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 includes items 1, 3, 4, 7(a), 8, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, 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.

Dated at Evanston, Ill., this 15<sup>th</sup> day of April, A.D., 2008.

By: Raymond R. Hansen  
Raymond R. Hansen  
Illinois Professional Land Surveyor  
License Expiration Date 11/30/08

FIELD MEASUREMENTS COMPLETED MARCH 27, 2008

<b>B.H. SUHR &amp; COMPANY, INC.</b>	
R. R. HANSEN MEMBER I.P.L.S.A. A.C.S.M. N.S.P.S.	SURVEYORS ESTABLISHED 1911 840 CUSTER AVENUE, EVANSTON, ILLINOIS 60202 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM
Professional Design Firm License No. 184-002871	
BOOK <u>08</u> PAGE <u>90</u>	EVANSTON, <u>MARCH 27,</u> 20 <u>08</u>
ORDER No. <u>08-90</u>	ORDERED BY: <u>CENTRUM PROPERTIES</u>
MS130	

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title. All building restrictions, building lines and easements may or may not be shown. Check your Deed, Abstract, Title Report, and local ordinances. No responsibility is assumed by Surveyor. Compare all points before building by same and report any discrepancy at once. Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

# FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 41.88879/-88.10812

2200 N. Main St. Wheaton, IL		1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	2010 Estimated Population	11,902	115,838	256,383
	2015 Projected Population	12,784	116,152	255,570
	2000 Census Population	11,488	114,191	253,982
	1990 Census Population	9,285	101,659	222,765
	Historical Annual Growth 1990 to 2010	1.4%	0.7%	0.8%
	Projected Annual Growth 2010 to 2015	1.5%	0.1%	-0.1%
<b>HOUSEHOLDS</b>	2010 Est. Households	4,476	40,309	90,223
	2015 Proj. Households	4,838	40,729	90,668
	2000 Census Households	4,245	39,364	88,306
	1990 Census Households	3,561	35,212	77,534
	Historical Annual Growth 1990 to 2010	1.3%	0.7%	0.8%
	Projected Annual Growth 2010 to 2015	1.6%	0.2%	0.1%
<b>AGE</b>	2010 Est. Population 0 to 9 Years	13.8%	13.2%	13.0%
	2010 Est. Population 10 to 19 Years	14.9%	15.0%	14.8%
	2010 Est. Population 20 to 29 Years	14.0%	13.3%	13.0%
	2010 Est. Population 30 to 44 Years	19.5%	19.6%	19.7%
	2010 Est. Population 45 to 59 Years	21.0%	22.3%	23.0%
	2010 Est. Population 60 to 74 Years	11.8%	11.7%	11.9%
	2010 Est. Population 75 Years Plus	4.9%	4.9%	4.6%
	2010 Est. Median Age	35.6	36.4	36.9
<b>MARITAL STATUS &amp; SEX</b>	2010 Est. Male Population	49.7%	49.8%	50.0%
	2010 Est. Female Population	50.3%	50.2%	50.0%
	2010 Est. Never Married	27.9%	26.1%	25.8%
	2010 Est. Now Married	55.9%	57.9%	58.6%
	2010 Est. Separated or Divorced	11.2%	11.2%	10.8%
	2010 Est. Widowed	5.0%	4.9%	4.8%
<b>INCOME</b>	2010 Est. HH Income \$200,000 or More	7.0%	7.8%	8.1%
	2010 Est. HH Income \$150,000 to \$199,999	8.6%	8.5%	8.6%
	2010 Est. HH Income \$100,000 to \$149,999	14.7%	18.1%	18.4%
	2010 Est. HH Income \$75,000 to \$99,999	11.2%	14.8%	15.3%
	2010 Est. HH Income \$50,000 to \$74,999	16.6%	19.6%	19.8%
	2010 Est. HH Income \$35,000 to \$49,999	11.5%	11.8%	11.7%
	2010 Est. HH Income \$25,000 to \$34,999	9.8%	7.0%	6.9%
	2010 Est. HH Income \$15,000 to \$24,999	9.1%	6.2%	5.8%
	2010 Est. HH Income \$0 to \$14,999	11.4%	6.1%	5.4%
	2010 Est. Average Household Income	\$86,966	\$99,632	\$101,926
	2010 Est. Median HH Income	\$66,050	\$78,404	\$79,686
	2010 Est. Per Capita Income	\$32,722	\$36,178	\$36,881
2010 Est. Number of Businesses	670	4,621	10,021	
2010 Est. Total Number of Employees	8,661	65,295	138,019	

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2200 N. Main St. Wheaton, IL		1 Mile	3 Miles	5 Miles
<b>RACE</b>	2010 Est. White Population	80.3%	82.9%	82.4%
	2010 Est. Black Population	8.7%	5.2%	5.0%
	2010 Est. Asian & Pacific Islander	8.7%	10.1%	10.8%
	2010 Est. American Indian & Alaska Native	0.3%	0.3%	0.3%
	2010 Est. Other Races Population	2.0%	1.5%	1.5%
<b>HISPANIC</b>	2010 Est. Hispanic Population	1,905	14,630	35,542
	2010 Est. Hispanic Population Percent	16.0%	12.6%	13.9%
	2015 Proj. Hispanic Population Percent	17.3%	14.7%	15.9%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	7,586	74,442	166,764
	2010 Est. Elementary (0 to 8)	4.1%	3.4%	3.8%
	2010 Est. Some High School (9 to 11)	4.3%	4.1%	4.1%
	2010 Est. High School Graduate (12)	18.8%	19.6%	21.0%
	2010 Est. Some College (13 to 16)	18.3%	19.3%	19.7%
	2010 Est. Associate Degree Only	6.1%	7.0%	7.2%
	2010 Est. Bachelor Degree Only	29.2%	28.5%	27.8%
	2010 Est. Graduate Degree	19.3%	18.0%	16.4%
<b>HOUSING</b>	2010 Est. Total Housing Units	4,756	42,470	95,151
	2010 Est. Owner Occupied Percent	51.9%	72.2%	72.6%
	2010 Est. Renter Occupied Percent	42.2%	22.7%	22.2%
	2010 Est. Vacant Housing Percent	5.9%	5.1%	5.2%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	1.7%	1.2%	1.3%
	2000 Homes Built 1995 to 1998	5.7%	4.5%	4.6%
	2000 Homes Built 1990 to 1994	10.8%	8.8%	10.1%
	2000 Homes Built 1980 to 1989	13.4%	17.6%	21.0%
	2000 Homes Built 1970 to 1979	29.1%	25.1%	27.9%
	2000 Homes Built 1960 to 1969	15.1%	15.8%	14.3%
	2000 Homes Built 1950 to 1959	15.7%	14.5%	11.4%
	2000 Homes Built Before 1949	8.3%	12.4%	9.4%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	0.1%	0.2%	0.3%
	2000 Home Value \$500,000 to \$999,999	3.1%	3.5%	3.0%
	2000 Home Value \$400,000 to \$499,999	8.0%	4.5%	4.1%
	2000 Home Value \$300,000 to \$399,999	13.9%	9.1%	9.7%
	2000 Home Value \$200,000 to \$299,999	28.9%	25.4%	26.7%
	2000 Home Value \$150,000 to \$199,999	32.9%	31.2%	30.9%
	2000 Home Value \$100,000 to \$149,999	11.9%	23.4%	22.5%
	2000 Home Value \$50,000 to \$99,999	1.2%	2.4%	2.4%
	2000 Home Value \$25,000 to \$49,999	-	0.1%	0.1%
	2000 Home Value \$0 to \$24,999	-	0.2%	0.2%
	2000 Median Home Value	\$233,987	\$209,367	\$208,281
	2000 Median Rent	\$710	\$758	\$786

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Wheaton, IL				
<b>LABOR FORCE</b>	2010 Est. Labor: Population Age 16+	9,257	90,734	200,831
	2010 Est. Civilian Employed	62.0%	63.6%	64.6%
	2010 Est. Civilian Unemployed	7.7%	7.5%	7.2%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	30.4%	28.9%	28.2%
	2010 Labor Force: Males	49.5%	49.5%	49.7%
	2010 Labor Force: Females	50.5%	50.5%	50.3%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	5,726	58,999	133,104
	2000 Mgmt, Business, & Financial Operations	17.9%	18.7%	19.0%
	2000 Professional & Related	22.9%	24.4%	23.3%
	2000 Service	10.9%	9.3%	9.3%
	2000 Sales and Office	30.9%	30.4%	30.9%
	2000 Farming, Fishing, and Forestry	-	-	-
	2000 Construction, Extraction, & Maintenance	5.1%	6.7%	6.6%
	2000 Production, Transport, & Material Moving	12.2%	10.5%	10.8%
	2000 Percent White Collar Workers	71.7%	73.5%	73.2%
	2000 Percent Blue Collar Workers	28.3%	26.5%	26.8%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	80.6%	77.7%	79.7%
	2000 Drive to Work in Carpool	6.0%	8.1%	7.9%
	2000 Travel to Work by Public Transportation	5.4%	6.8%	6.2%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	4.1%	3.3%	2.3%
	2000 Other Means	0.5%	0.4%	0.5%
	2000 Work at Home	3.4%	3.7%	3.5%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	30.7%	28.1%	26.1%
	2000 Travel to Work in 15 to 29 Minutes	28.7%	29.3%	30.9%
	2000 Travel to Work in 30 to 59 Minutes	30.8%	30.3%	31.4%
	2000 Travel to Work in 60 Minutes or More	9.8%	12.2%	11.7%
	2000 Average Travel Time to Work	25.8	26.8	27.2
<b>CONSUMER EXPENDITURE</b>	2010 Est. Total Household Expenditure	\$284 M	\$2.82 B	\$6.44 B
	2010 Est. Apparel	\$13.8 M	\$136 M	\$311 M
	2010 Est. Contributions & Gifts	\$19.7 M	\$198 M	\$453 M
	2010 Est. Education & Reading	\$8.57 M	\$85.0 M	\$194 M
	2010 Est. Entertainment	\$16.0 M	\$160 M	\$365 M
	2010 Est. Food, Beverages & Tobacco	\$44.3 M	\$436 M	\$991 M
	2010 Est. Furnishings & Equipment	\$12.7 M	\$129 M	\$294 M
	2010 Est. Health Care & Insurance	\$19.8 M	\$194 M	\$442 M
	2010 Est. Household Operations & Shelter & Utilities	\$85.3 M	\$846 M	\$1.93 B
	2010 Est. Miscellaneous Expenses	\$4.63 M	\$45.6 M	\$104 M
	2010 Est. Personal Care	\$4.10 M	\$40.5 M	\$92.3 M
	2010 Est. Transportation	\$55.4 M	\$554 M	\$1.26 B

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