ALTA / NSPS
LAND TITLE SURVEY

PARCEL 1 DESCRIPTION (PARCEL 4 IN TITLE COMMITMENT)
LOT 1 IN THE FINAL PLAT OF THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE CENTER LINE OF RAND ROAD, (EXCEPTING THEREFROM ALL THAT PART THEREOF USED OR TAKEN FOR PUBLIC ROADS) ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, (EXCEPTING THEREFROM THAT PART OF LOT 1, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 533.00 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 59 DEGREES 58 MINUTES 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 140.00 FEET TO A CORNER OF LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 182.63 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST, 46. 57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST, 105.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, 150.00 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST, 40.30 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, 90.00 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST 64.70 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS, WEST, 240.00 FEET TO THE POINT OF BEGINNING;

ALSO
EXCEPTING FROM LOT 1 THE FOLLOWING: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 451.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST ALONG SAID EAST LINE OF LOT 1, A DISTANCE OF 81.57 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 59 DEGREES 58 MINUTES 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 140.00 FEET TO A CORNER OF LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 1, A DISTANCE OF 182.63 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST, 46.57 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, 240.00 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST, 64.70 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST, 13.45 FEET; THENCE NORTH 44 DEGREES 58 MINUTES 49 SECONDS EAST, 56.99 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, 33.80 FEET TO THE POINT OF BEGINNING) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2 DESCRIPTION (PARCEL 5 IN TITLE COMMITMENT)
THAT PART OF LOT 3 IN THE FINAL PLAT OF THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE CENTER LINE OF RAND ROAD, (EXCEPTING THEREFROM ALL THAT PART THEREOF USED OR TAKEN FOR PUBLIC ROADS), ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, BEING ALSO THE NORTHWEST CORNER OF LOT 1 IN SAID CUB ADDITION; THENCE SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 191.95 FEET TO A POINT OF CURVATURE; THENCE CONTINUING IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 130. 00 FEET, AN ARC DISTANCE OF 108.42 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 105.30 FEET AND A BEARING OF SOUTH 23 DEGREES 54 MINUTES 41 SECONDS EAST; THENCE SOUTH 47 DEGREES 48 MINUTES 11 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1, A DISTANCE OF 280.60 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF LOT 1, SAID LINE BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 122.50 FEET, AN ARC DISTANCE OF 90.26 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 88.23 FEET AND A BEARING OF SOUTH 68 DEGREES 54 MINUTES 41 SECONDS EAST; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, ALONG THE SOUTHERLY LINE OF LOT 1, A DISTANCE OF 118.40 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 77.50 FEET, AN ARC DISTANCE OF 89.45 FEET TO A CORNER OF LOT 1 THE CHORD OF SAID ARC HAVING A LENGTH OF 84.57 FEET AND A BEARING OF SOUTH 56 DEGREES 57 MINUTES 10 SECONDS EAST; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1, A DISTANCE OF 22.68 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 57. 50 FEET, AN ARC DISTANCE OF 57.16 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 54.83 FEET, AND A BEARING OF NORTH 61 DEGREES 32 MINUTES 37 SECONDS WEST; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST, 118.40 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 142.50 FEET, AN ARC DISTANCE OF 104.99 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 102.64 FEET, AND A BEARING OF NORTH 68 DEGREES 54 MINUTES 41 SECONDS WEST; THENCE NORTH 47 DEGREES 48 MINUTES 11 SECONDS WEST, 280.60 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 125.09 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 121.50 FEET, AND A BEARING OF NORTH 23 DEGREES 54 MINUTES 41 SECONDS WEST; THENCE NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST 191.96 FEET TO THE NORTH LINE OF LOT 3; THENCE SOUTH 89 DEGREES 59 MINUTES 29 SECONDS EAST, 20.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3 (PARCEL 6 IN TITLE COMMITMENT)
EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 1988 AS DOCUMENT NO. 88046282, AS AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED AS DOCUMENT 88409221 BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1983 AND KNOWN AS TRUST NO. 57529 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NO. 111531 FOR INGRESS AND EGRESS AND PASSAGE OF PEDESTRIANS AND MOTOR VEHICLES OVER THAT PART OF THE LAND DESIGNATED "SERVICE EASEMENT" ON THE SITE PLAN ATTACHED TO SAID DECLARATION AS EXHIBIT C–1, EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT NUMBER 95498113.

PARCEL 4 (PARCEL 7 IN TITLE COMMITMENT)
EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY PLAT RECORDED MAY 17 1984 AS DOCUMENT 2709321 AND BY DECLARATION OF PROTECTIVE COVENANTS RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 1988 AS DOCUMENT NO. 88046282 AS AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED AS DOCUMENT 88409221 BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1983 AND KNOWN AS TRUST NO.57529 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NO. 111531 FOR INGRESS AND EGRESS AND PASSAGE BY PEDESTRIANS, AND INGRESS, EGRESS, PASSAGE AND PARKING BY MOTOR VEHICLES, EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT NUMBER 95498113.

PARCEL 5 (PARCEL 8 IN TITLE COMMITMENT)
EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 1988 AS DOCUMENT NO. 88046282, AS AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED AS DOCUMENT 88409221 BY AND BEWARE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1983 AND KNOWN AS TRUST NO. 57529 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NO. 111531, FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY LINES, CONDUITS, WIRES, CABLES AND PIPES (INCLUDING TELEPHONE, ELECTRIC, GAS WATER, STORM AND SANITARY SEWER), EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT NUMBER 95498113.

PARCEL 6 (PARCEL 9 IN TITLE COMMITMENT)
EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR PRIVATE WATER MAIN EASEMENT TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN AN UNDERGROUND WATER MAIN WITH ALL NECESSARY MANHOLES, VALVES AND OTHER EQUIPMENT AS CREATED BY PLAT OF SUBDIVISION RECORDED MAY 17, 1984 AS DOCUMENT 27090321, EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT NUMBER 95498113.

PARCEL 7 (PARCEL 10 IN TITLE COMMITMENT)
EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR PRIVATE UTILITIES TO INSTALL, LAY CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS AND CABLES STORM SEWERS AND SANITARY SEWERS WITH ALL NECESSARY APPURTENANCES THERETO AS CREATED BY PLAT OF SUBDIVISION RECORDED MAY 17, 1984 AS DOCUMENT 27090321, EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT NUMBER 95498113.

NOTES:

1. PERMANENT INDEX NUMBER (P.I.N. #): 03–20–200–007
2. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
3. PROPERTY AREA: 8.87 ACRES (386,791.93 SQUARE FEET)
4. FIELD WORK COMPLETED ON AUGUST 25TH, 2017.
5. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN" PER F.E.M.A. PANEL NO. 17031C0201F DATED NOVEMBER 6, 2000.
6. SURVEY PREPARED FOR: GARDEN FRESH MARKET
7. THERE ARE A TOTAL OF 578 PARKING SPACES, OF WHICH 19 ARE RESERVED FOR HANDICAPPED USE.

NOTES CONTINUED:

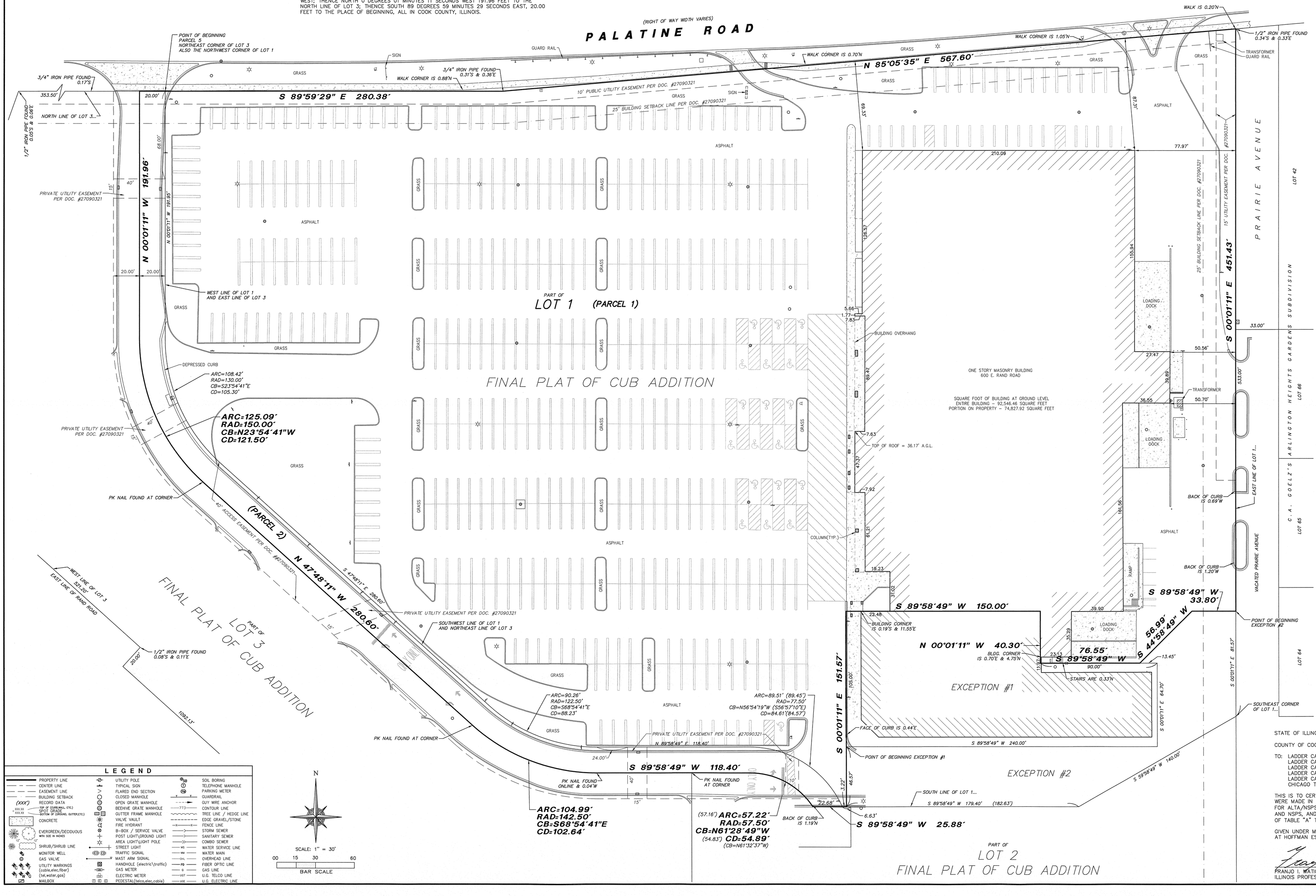
8. BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.
9. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME THE FIELD WORK WAS PERFORMED.
10. TO THE BEST OF THE SURVEYORS KNOWLEDGE THERE ARE NO PROPOSED CHANGES TO THE STREET RIGHT OF WAY LINES.
11. THERE WAS NO OBSERVED EVIDENCE OF WETLAND DELINEATION ON THE SURVEYED PROPERTY.
12. BASIS OF BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1 IN THE FINAL PLAT OF CUB ADDITION SUBDIVISION PER DOCUMENT NUMBER 27090321, RECORDED MAY 17, 1984.
13. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

TITLE COMMITMENT NOTES:

SURVEY WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 17012205SK, HAVING AN EFFECTIVE DATE OF JULY 11TH, 2017.

SCHEDULE B ITEMS:

- BE (41) A MEMORANDUM OF LEASE RECORDED DECEMBER 4, 2012 PER DOCUMENT NUMBER 1233919101. IS NOT PLOTTABLE AND IS NOT SHOWN.
- AB (42) BUILDING SETBACK LINES ARE SHOWN.
- AC (43) UTILITY EASEMENT CONTAINED IN THE PLAT RECORDED AS DOCUMENT NUMBER 27090321 IS SHOWN. PLAT OF VACATION RECORDED JULY 31, 1995 AS DOCUMENT NUMBER 95498113 IS NOT LEGIBLE AND IS NOT SHOWN.
- AD (44) ACCESS EASEMENT CONTAINED IN THE PLAT RECORDED AS DOCUMENT NUMBER 27090321 IS SHOWN. PLAT OF VACATION RECORDED JULY 31, 1995 AS DOCUMENT NUMBER 95498113 IS NOT LEGIBLE AND IS NOT SHOWN.
- AE (45) ONSITE UTILITY AND MAINTENANCE AGREEMENT RECORDED MAY 13, 1984 AS DOCUMENT NUMBER 27089855 IS NOT PLOTTABLE AND IS NOT SHOWN.
- AF (46) DECLARATION OF EASEMENT RECORDED MAY 13, 1984 AS DOCUMENT NUMBER 27089856 IS NOT PLOTTABLE AND IS NOT SHOWN.
- AG (47) ORDINANCE RECORDED DECEMBER 13, 1979 AS DOCUMENT NUMBER 25281453 IS NOT PLOTTABLE AND IS NOT SHOWN.
- AH (48) ORDINANCE RECORDED MARCH 28, 2005 AS DOCUMENT NUMBER 0508703007 AND 0508703009 IS NOT PLOTTABLE AND IS NOT SHOWN.
- AI (49) DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS, RECORDED FEBRUARY 1, 1988 AS DOCUMENT NUMBER 88046282 AND FIRST AMENDMENT RECORDED SEPTEMBER 8, 1988 AS DOCUMENT NUMBER 88409221 IS NOT PLOTTABLE AND IS NOT SHOWN.



LEGEND

PROPERTY LINE	UTILITY POLE	SOIL BORING
CENTER LINE	TYPICAL SIGN	TELEPHONE MANHOLE
EASEMENT LINE	FLARED END SECTION	PARKING METER
BUILDING SETBACK	CLOSED MANHOLE	GUARDRAIL
(XXX) RECORD DATA	OPEN GRATE MANHOLE	GUY WIRE ANCHOR
XXX.XX TOP OF CURB/WALL ETC) / XXX.XX SPOT GRADE BOTTOM OF GROUND, GUTTER,ETC)	BEEHIVE GRATE MANHOLE	CONTOUR LINE
CONCRETE	GUTTER FRAME MANHOLE	TREE LINE / HEDGE LINE
	VALVE VAULT	EDGE GRAVEL/STONE
	FIRE HYDRANT	FENCE LINE
EVERGREEN/DECIDUOUS WITH SIZE IN INCHES	B-BOX / SERVICE VALVE	STORM SEWER
	POST LIGHT\GROUND LIGHT	SANITARY SEWER
SHRUB/SHRUB LINE	AREA LIGHT\LIGHT POLE	COMBO SEWER
	STREET LIGHT	WATER SERVICE LINE
MONITOR WELL	TRAFFIC SIGNAL	WATER MAIN
GAS VALVE	MAST ARM SIGNAL	OVERHEAD LINE
UTILITY MARKINGS (cable,elec,fiber) (tel,water,gas)	HANDHOLE (electric\traffic)	FIBER OPTIC LINE
	GAS METER	GAS LINE
	ELECTRIC METER	U.G. TELCO LINE
MAILBOX	PEDESTAL(telco,elec,cable)	U.G. ELECTRIC LINE

N

SCALE: 1" = 30'

00 15 30 60

BAR SCALE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO: LADDER CAPITAL FINANCE LLC,
LADDER CAPITAL FINANCE I LLC,
LADDER CAPITAL FINANCE II LLC,
LADDER CAPITAL FINANCE III, LLC,
LADDER CAPITAL FINANCE IV, LLC AND THEIR SUCCESSORS AND ASSIGNS
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 2,3,4,7(a),7(b)(1),7(c),8,9,10(a),11,16,17,18,19 AND 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 25TH, 2018

GIVEN UNDER MY HAND AND SEAL THIS 31ST DAY OF AUGUST A.D. 2017 AT HOFFMAN ESTATES, ILLINOIS.

PRANJO I. MATICIC – PLS #035–003556 EXPIRES 11/30/2018
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570–0015

PRANJO I. MATICIC 035-003556 HOFFMAN ESTATES ILLINOIS STATE OF ILLINOIS

DATE	BY:	REVISIONS
		REVISED TITLE NOTE TO INCLUDE SCH. B

W-T LAND SURVEYING, INC.
LAND AND CONSTRUCTION SURVEYORS
2075 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-4333 FAX: (224) 293-4444
www.wtsurvey.com
IL License No.: 184.007570-0015 Exp. 04/30/19

COPYRIGHT © 2017 THE W-T GROUP, LLC

600 E. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS

ALTA / NSPS
LAND TITLE SURVEY

SCALE :	1"=30'
DRAWN :	KCH
BOUNDARY :	KCH
FIELD WORK :	MS
CHECK :	FIM
JOB :	S17189
SHEET	S-1
OF	ONE SHEETS