STATEMENT OF ENCROACHMENTS

CONCRETE CROSSES PROPERTY LINE BY NO MORE THAN 1.7'.

BUILDINGS FALL INTO BUILDING SIDE SETBACK LINES AT MULTIPLE LOCATIONS.

NOTES CORRESPONDING TO SCHEDULE "B'

SCHEDULE "B" ITEMS SHOWN BELOW ARE AS PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 150415400016, WITH AN EFFECTIVE DATE OF 02/27/2015.

- TERMS, PROVISIONS AND CONDITIONS OF AN ORDINANCE NO. 79-84 APPROVING A PLANNED UNIT DEVELOPMENT RECORDED JUNE 28, 1979 AS DOCUMENT NO. 25027962. (AFFECTS, AGREEMENT, NOTHING TO PLOT)
- ESTOPPEL AGREEMENT RELATING TO FUTURE INSTALLATION OF SIDEWALKS AND ASSESSMENTS TO BE LEVIED FOR SAME MADE BY AND BETWEEN CENTRAL NATIONAL BANK AS TRUSTEE AND THE VILLAGE OF ARLINGTON HEIGHTS RECORDED JUNE 28, 1979 AS DOCUMENT NO. 25027963. (AFFECTS, AGREEMENT, NOTHING TO PLOT)
- TERMS, PROVISIONS AND CONDITIONS OF AN ONSITE UTILITY MAINTENANCE AGREEMENT - RELATING TO THE MAINTENANCE OF CERTAIN SANITARY SEWERS, STORM SEWERS, WATER MAINS AND APPURTENANCES THERETO AND TO MAINTENANCE OF STORM WATER DETENTION BASIN RECORDED DECEMBER 20, 1979 AS DOCUMENT NO. 25290182. (AFFECTS, BLANKET IN NATURE)
- EASEMENTS FOR PUBLIC UTILITIES OVER, UPON AND UNDER THE NORTH 15 FEET, EAST 15 FEET AND SOUTH 15 FEET OF THE LAND AS CREATED BY PLAT OF SUBDIVISION RECORDED DECEMBER 20, 1979 AS DOCUMENT NO. 25290181 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS, AS SHOWN)
- EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY. THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, MAINTAIN, REPAIR, REPLACE AND OPERATE THEIR EQUIPMENT TOGETHER WITH RIGHT OF ACCESS THERETO AS CREATED BY GRANT RECORDED JULY 25, 1980 AS DOCUMENT NO. 25526918. (AFFECTS, AS SHOWN)
- COVENANTS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANT - AND RELATED AGREEMENTS RECORDED JANUARY 25, 1984 AS DOCUMENT NO. 26944151 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. RIGHTS ASSIGNED TO ABACUS MORTGAGE INVESTMENT COMPANY BY INSTRUMENT RECORDED AS DOCUMENT NO. 26955330. (AFFECTS, AGREEMENT, NOTHING TO PLOT)
- EASEMENT TO CONNECT TO SANITARY SEWER SYSTEM, INCLUDING BUT NOT LIMITED TO THE FORCE MAINS AND LIFT STATION AS CREATED BY GRANT RECORDED JUNE 18, 1985 AS DOCUMENT NO. 85065158 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS, BLANKET IN NATURE)
- TERMS, PROVISIONS AND CONDITIONS OF THE ORDINANCE GRANTING A SPECIAL USE FOR A MONOPOLE ANTENNA STRUCTURE RECORDED APRIL 22, 1992 AS DOCUMENT NO. 92269476. (AFFECTS, AGREEMENT, NOTHING TO PLOT)
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, AND OPTIONS CONTAINED IN, AND RIGHTS - AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ARLINGTON RIDGE COMMERCIAL CONDOMINIUM ASSOCIATION RECORDED FEBRUARY 3, 2012, AS DOCUMENT NO. 1203431030, AS AMENDED FROM TIME TO TIME. (AFFECTS, AGREEMENT, NOTHING TO PLOT)

NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. 2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON. NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

4. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND IS CONTIGUOUS WITH N. WILKE ROAD. BEING A DEDICATED PUBLIC STREET OR HIGHWAY WITH NO GAPS, GORES OR OVERLAPS, OWNED AND MAINTAINED BY COOK COUNTY.

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE, AS SHOWN.

8. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS AND MATHEMATICALLY CLOSES. 9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR

SIDEWALK CONSTRUCTION OR REPAIRS. 10. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY. 11. SURVEYOR DID NOT OBSERVE ANY WETLANDS AT TIME OF SURVEY, HOWEVER SITE WAS NOT VISITED BY ANY JURISDICTIONAL WETLAND OR ENVIRONMENTAL AGENCIES. 12. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE

SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR 13. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PROPERTY PICTURES



ENCROACHMENT PICTURES



FLOOD NOTE

NOT TO SCALE FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS W SHURE DR PROPERTY LIES WITHIN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 17031C0044J, WHICH BEARS AN EFFECTIVE DATE OF 08/19/2008 AND DOES NOT LIE WITHIN IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE W CELLULAR DR NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REQUIRED PARKING REQUIREMENTS

25,000 SQUARE FEET OF FLOOR AREA.

ONE SPACE FOR EACH 300

ZONING DATA

M-1

NONE

NONE

50' | CONTACT:

ORCDDS

30' REPORT DATE: 4/9/15

REPORT #: 150175-Z

ZONING ITEM

MINIMUM LOT AREA (SQ.FT.)

MAX BUILDING COVERAGE

BUILDING SETBACKS

MAX BUILDING HEIGHT

FRONT

SIDE

REAR

NOTES:

PERMITTED USE

BAYSIDE DR

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY BOUNDARY LINE AS BEING S89°48'30'W, PER DOCUMENT No. 25290181.

ZONING NOTES

ZONING INFORMATION WAS PROVIDED BY OLD REPUBLIC DUE DILIGENCE SERVICES

** SEE SHEET 2 OF 2 FOR BOUNDARY SURVEY **

348,502± SQUARE FEET $8.001 \pm ACRES$

PARKING STALLS

TOTAL= 373

HANDICAP= 12

REGULAR= 361

LAND AREA

GUARD RAIL -O--LIGHT POLE TRAFFIC SIGN MANHOLE FIRE HYDRAN WATER VALVE GROUND LIGHT PER RECORD

MEASURED HANDICAP PARKING SPACE

CONCRETE SURFACE

NO PARKING AREA

LEGEND

PARKING SPACE(S) DRAINAGE INLET UTILITY RISER TELEPHONE BOX TRANSFORMER FLECTRIC BOX FLAG POLE GAS METER DA DUMPSTER AREA WATER METER

UTILITY BOX

WM UTILITY LID

UB

SIGNATURE
6/26/15
DATE

LICENSE EXPIRES - 11/30/2016

LOT 1 IN ARLINGTON RIDGE WEST, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE I 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, PURSUANT TO THE PLAT OF SUBDIVISION RECORDED DECEMBER 20, 1979 AS DOCUMENT 25290181, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 3, 2012 AS DOCUMENT NO, 1203431030, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS,

ALL IN COOK COUNTY, ILLINOIS.

DESCRIBED REAL ESTATE:

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 150415400016, WITH AN EFFECTIVE DATE OF 02/27/2015.

LEGAL DESCRIPTION

UNIT 2, 3, 4, AND 5 IN THE ARLINGTON RIDGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING

THE LAND REFERRED TO IN THE COMMITMENT IS DESCRIBED AS FOLLOWS:

ALTA/ACSM LAND TITLE SURVEY

PROJECT ARLINGTON RIDGE OFFICE CENTER

3205,3209,3215,3219,3223,3227,3231 NORTH WILKE ROAD

ARLINGTON HEIGHTS, IL 60004

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE:

TO: 3205-3231 NORTH WILKE PROPERTY, LLC; AND FIRST AMERICAN 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6 (B), 7 (A), 7 (B)), 7 (C), 8, 9, 11 (A), 13, 14, 16, 17, 18 AND 22 OF TABLE A THÉREOF. THE FIÉLD WORK WAS COMPLETED ON 03/21/15. DATE OF PLAT OR MAP: 03/25/15

REGISTERED SURVEYOR: FULTON V. CLINKSCALES, J PROFESSIONAL LAND SURVEYOR NO.: 035-003588 STATE OF ILLINOIS PROJECT NO. 150312

COORDINATED BY:

OLD REPUBLIC COMMERCIAL DUE DILIGENCE SERVICES

A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP Preston Park Financial Center East

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