

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

1 TITLE DESCRIPTION

THAT PART OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEAST LINE OF THE NORTHWEST HIGHWAY THAT IS TWO HUNDRED AND TWENTY-FIVE HUNDREDS (202.25) FEET NORTHWESTERLY OF THE INTERSECTION OF SAID LINE WITH THE EAST LINE OF SAID WEST HALF (1/2) (THE NORTHEAST LINE OF SAID NORTHWEST HIGHWAY BEING SIXTY (60) FEET NORTHWEST OF AND PARALLEL TO THE NORTHEAST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT-OF-WAY); THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF HIGHWAY ONE HUNDRED FIFTY (150) FEET; THENCE NORTH ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID WEST HALF (1/2) A DISTANCE OF NINETY-EIGHT AND FORTY HUNDREDS (98.40) FEET TO THE SOUTH LINE OF EUCLID AVENUE, SAID POINT BEING THREE HUNDRED ONE AND TWENTYTWO HUNDREDS (301.22) FEET WEST OF THE EAST LINE OF SAID WEST HALF (1/2); THENCE EAST ON THE SOUTH LINE OF EUCLID AVENUE ONE HUNDRED SEVENTY-SEVEN AND FORTY-NINE HUNDREDS (177.49) FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO EUCLID AVENUE NINETY-THREE AND FIFTY-FIVE HUNDREDS (93.55) FEET TO A POINT THAT IS NINETY-FIVE (95.00) FEET NORTHWEST OF THE POINT OF BEGINNING (MEASURED AT RIGHT ANGLES TO THE NORTHEAST LINE OF SAID NORTHWEST HIGHWAY); THENCE SOUTHWEST ON A LINE DRAWN AT RIGHT ANGLES TO SAID NORTHWEST HIGHWAY NINEY-FIVE (95.00) FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The land shown in this survey is the same as that described in First American Title Insurance Company Commitment Number NCS-1021729-CH12, with an effective date of June 23, 2021.

2 TITLE INFORMATION

The Title Description and Schedule B Items herein are from First American Title Insurance Company, Commitment No. NCS-1021729-CH12, Dated June 23, 2021.

3 SCHEDULE 'B' PART II ITEMS

CONTAINS NO PLOTTABLE SURVEY MATTERS.

4 SURVEYOR CERTIFICATION

Certified to:
SB 89, LLC;
Bridgestone Retail Operations, LLC;
First American Title Insurance Company;
and Commercial Due Diligence Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, and 18 of Table A thereof. The field work was completed on 06/11/2021. Date of Plat: 10/27/2021.

BY: ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES: NOVEMBER 30, 2022

5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C-0203-J, WHICH BEARS AN EFFECTIVE DATE OF 8/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

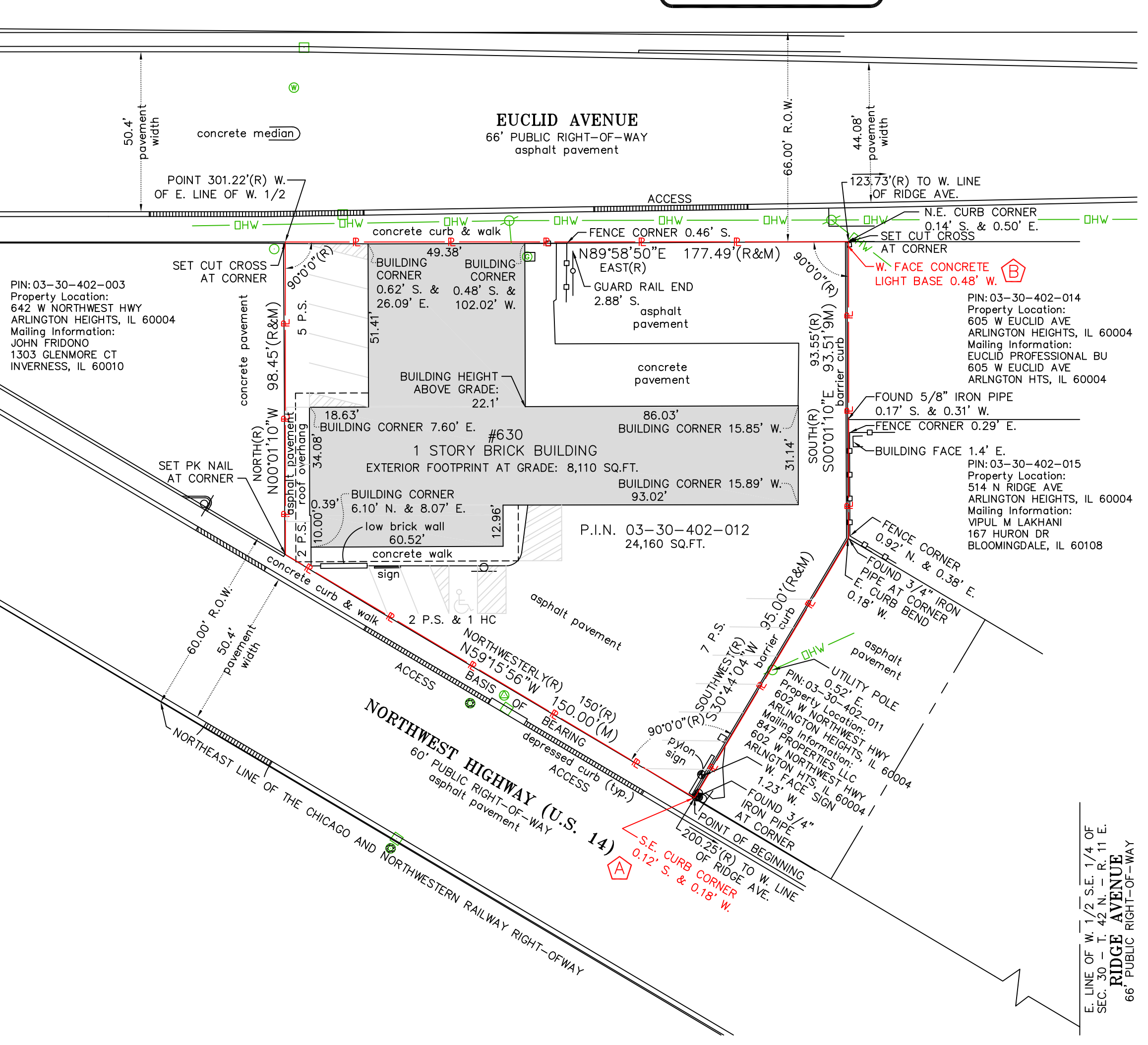
ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE TO 0.2% ANNUAL CHANCE FLOOD PLAN.

7 POSSIBLE ENCROACHMENTS

- A - BARRIER CURB 0.12' S. OF S. LINE.
- B - CONCRETE LIGHT POLE BASE 0.48' E. OF E. LINE

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CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
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PH: (262) 878-6200
E-MAIL: info@consulting.net
JOB #20855
FIRM NO. 184-001320

19 SURVEY DRAWING



10 BASIS OF BEARING

STATE PLANE COORDINATE SYSTEM ILLINOIS EAST; NORTH LINE OF NORTHWEST HIGHWAY N89°15'56" W

8 ZONING INFORMATION

3550 W. Robinson Street, 3rd Floor, Norman, OK 73072 - (888) 322-7371 - cds.solutions@firstam.com
Contact Chad Norton at chnorton@firstam.com or 405-253-2421 for further information.
Job # 21-08-0296
Date of Report: August 17, 2021
Zoning District as of the Date of this Report: General Business District - B-2
Code Sections Section 5.1-11; Parking Section 10.4-2
Minimum Front Setback: None listed, unless adjacent to residential district then, said residential district will apply.
Minimum Side Setbacks: None listed, unless adjacent to residential district then, said residential district will apply.
Minimum Rear Setbacks: None listed, unless adjacent to residential district then, 20'
Maximum Height: None listed Minimum
Lot Area: Only applies when dwelling units are above the first floor, 3,500 sq ft
Minimum Lot Width: None listed
Minimum Lot Depth: None listed
Maximum Floor Area Ratio: 250%
Maximum Coverage: None listed
Minimum Parking: 1 space for each employee plus 3 spaces for each service bay

11 SURVEYOR'S NOTES

1. ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF, NO DIMENSIONS TO BE ASSUMED FROM SCALING.
2. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
3. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, PARKING, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
4. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE REFERENCED TITLE COMMITMENT.
5. HAS DIRECT ACCESS TO NORTHWEST HIGHWAY (U.S. 14) AND EUCLID AVENUE, BOTH PUBLIC ROADS.
6. TABLE #10: NO EVIDENCE OF A PARTY WALL WITH RESPECT TO ADJOINING PROPERTIES WAS OBSERVED AT THE TIME OF THIS SURVEY.
7. TABLE #11(A) NO PLANS OR REPORTS WERE PROVIDED TO THE SURVEYOR, UTILITY INFORMATION PROVIDED HEREON IS BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE AT THE TIME OF THIS SURVEY.
8. TABLE #16: NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
9. TABLE #17: NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OR OF COMPLETED CHANGES IN STREET RIGHT OF WAY LINES AT THE TIME OF THIS SURVEY.
10. TABLE #18: NO PLOTTABLE APPURTENANT EASEMENTS WERE DISCLOSED IN DOCUMENTS PROVIDED TO, OR OBTAINED BY, THE SURVEYOR AT THE TIME OF THIS SURVEY.

12 PARKING INFORMATION

- 16 STANDARD STRIPED PARKING SPACES
- 1 HANDICAPPED STRIPED PARKING SPACE
- 17 TOTAL STRIPED PARKING SPACES

13 LAND AREA

24,160 SQUARE FEET / 0.55 ACRES

14 BUILDING AREA

EXTERIOR FOOTPRINT AT GRADE: 8,110 SQUARE FEET

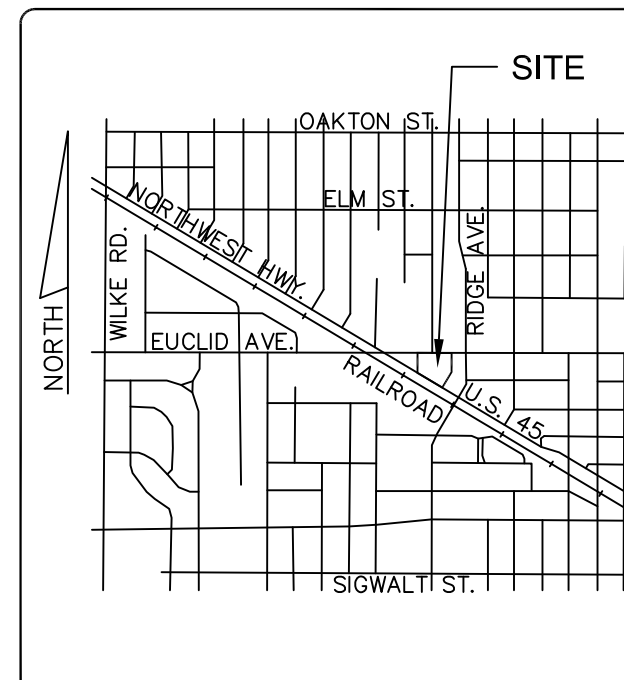
15 BUILDING HEIGHT

BUILDING HEIGHT ABOVE GRADE: 22.1'

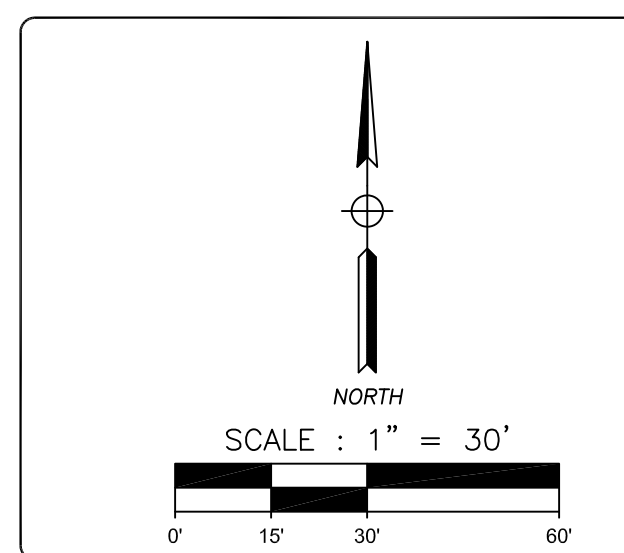
9 LEGEND

(R)	RECORD
(M)	MEASURED
○	SIGNPOST
⊙	BOLLARD / POLE / POST
⊕	GAS METER
⊖	UTILITY POLE
⊗	MANHOLE
⊘	TRAFFIC MANHOLE
⊙	VALVE VAULT
□	CURB INLET
○	CATCH BASIN
—	FENCE, WOOD
—	OVERHEAD WIRE(S)
—	EASEMENT LINE
—	SETBACK LINE
—	PROPERTY LINE

16 VICINITY MAP NO SCALE



17 NORTH ARROW / SCALE



6 CEMETERY

NO RECORD EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WAS PROVIDED NOR WAS ANY EVIDENCE OBSERVED AT THE TIME OF THIS SURVEY.

Key to CDS ALTA Survey

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18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcds.com
Toll Free: 888.322.7371

Drawn By: J.H.	Date: 10/27/2021
Surveyor Ref.No: 3681	Revision: New Title
Aprvd By: K.C.L.	Date:
Field Date: 06/11/2021	Revision:
Scale: 1" = 30'	Date:
	Revision:

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

630 W. Northwest Highway
Arlington Heights, Illinois

Project Name:
Bridgestone-Arlington Heights IL-2021 Update

CDS Project Number:
21-05-0672