

ALTA/ACSM LAND TITLE SURVEY

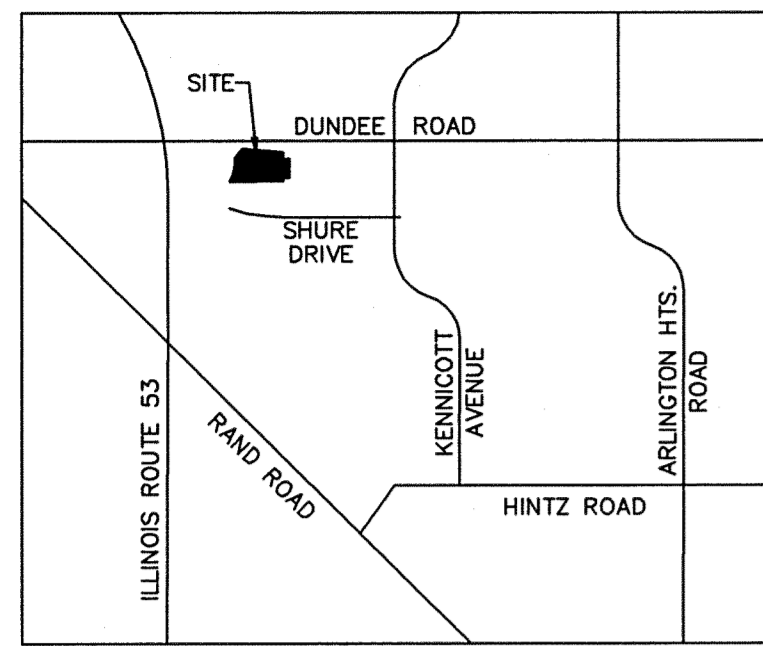
OF

PART OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS

DUNDEE ROAD

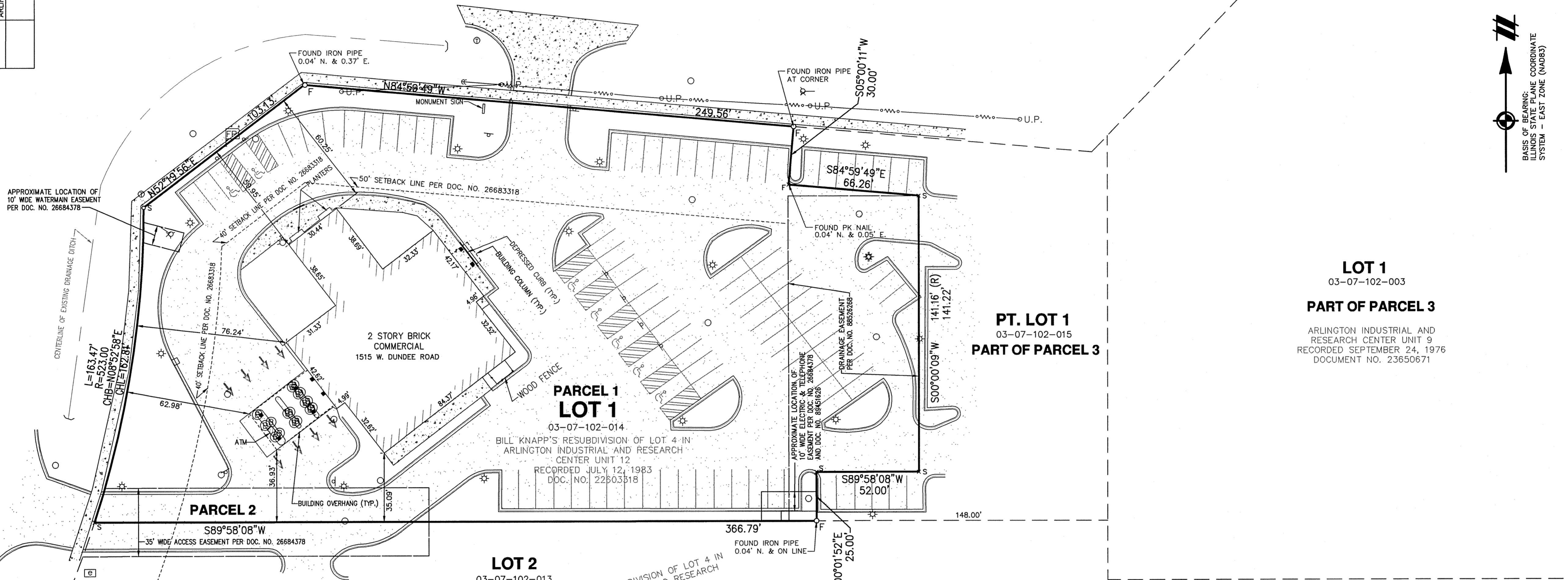
(R.O.W. VARIES)

PROPERTY INDEX NUMBER:
03-07-102-014



VICINITY MAP
NOT TO SCALE

ILLINOIS ROUTE 53
(R.O.W. VARIES)



LOT 1
03-07-102-003
PART OF PARCEL 3
ARLINGTON INDUSTRIAL AND
RESEARCH CENTER UNIT 9
RECORDED SEPTEMBER 24, 1976
DOCUMENT NO. 23650671

PT. LOT 1
03-07-102-015
PART OF PARCEL 3

PARCEL 1
LOT 1
03-07-102-014
BILL KNAPP'S RESUBDIVISION OF LOT 4 IN
ARLINGTON INDUSTRIAL AND RESEARCH
CENTER UNIT 12
RECORDED JULY 12, 1983
DOC. NO. 22603318

PARCEL 2
S89°58'08"W
35' WIDE ACCESS EASEMENT PER DOC. NO. 26684378

SURVEYOR'S TITLE RESPONSE

CHICAGO TITLE INSURANCE COMPANY
ORDER NUMBER: 1401 008489666
EFFECTIVE DATE: NOVEMBER 3, 2009

- (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 AND 3 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
RESPONSE: PARCELS AS SHOWN HEREON, SEE DOCUMENTS FOR TERMS, PROVISIONS AND CONDITIONS.
- ORDER ESTABLISHING FREEWAY AND ROUTE LOCATION DECISION, BOTH RECORDED AUGUST 29, 1962 AS DOCUMENTS 18576703 AND 18576704, RESPECTIVELY, PURPORTING TO GIVE NOTICE BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DIVISION OF HIGHWAYS, STATE OF ILLINOIS, OF THE INTENT OF SAID BODY TO ESTABLISH A FREEWAY ON, OVER, ACROSS OR CONTIGUOUS TO THE LAND IN A MANNER WHICH WILL PERMIT ACCESS BETWEEN SAID FREEWAY AND ADJUTING LANDS ONLY AT ENTRANCES PROVIDED FOR SAID PURPOSES. (AFFECTS UNDERLYING OF PARCEL 1)
RESPONSE: DOCUMENTS DESCRIBE PLANNED ROUTE OF HIGHWAY, NO PLOTTABLE MATTERS OF SURVEY.
- EASEMENTS, TERMS AND PROVISIONS CONTAINED IN THE EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 24, 1977 AND KNOWN AS TRUST NUMBER 53022, DUNDEE MILKE VENTURE, AN ILLINOIS GENERAL PARTNERSHIP, THE OWNER OF 100% OF THE BENEFICIAL INTEREST OF TRUST NO. 53022 AND BILL KNAPP'S PROPERTIES, INC., DATED JUNE 21, 1983 AND RECORDED JULY 12, 1983 AS DOCUMENT 26684378.
(AFFECTS THE LAND AND OTHER PROPERTY)
RESPONSE: AS SHOWN HEREON.
- WE HAVE EXAMINED THE PLAT OF BILL KNAPP'S RESUBDIVISION, RECORDED JULY 12, 1983 AS DOCUMENT 26683318 BEING A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1978 AS DOCUMENT 24533497, IN COOK COUNTY, ILLINOIS. RELATIVE THERETO WE NOTE THE FOLLOWING:
(A) A 10 FOOT WATERMAIN EASEMENT AS SHOWN ON THE PLAT OF RESUBDIVISION. (AFFECTS PART OF THE NORTH WESTERLY LINE OF LOT 1)
(B) RESERVATION AND GRANT OF A NON-EXCLUSIVE ACCESS RIGHT TO THE VILLAGE OF ARLINGTON HEIGHTS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF MANHOLES, INLETS, CATCH BASINS, SANITARY LINE AND APPURTENANCES, STORM SEWER LINES, AND APPURTENANCES, WATER MAINS AND APPURTENANCES, AND ALL OTHER EQUIPMENT AND APPURTENANCES NECESSARY FOR THE PURPOSE OF PROVIDING THE SUBDIVISION AND ADJOINING PROPERTY WITH SANITARY, STORM AND WATER SERVICES OVER, UNDER AND UPON THE LAND AS SHOWN ON THE PLAT OF RESUBDIVISION.
(AFFECTS PART OF THE NORTH WESTERLY LINE OF LOT 1 AND THE EAST 20 FEET OF LOT 1)
(C) EASEMENT OVER THE SOUTH 17.5 FEET OF THE WEST 170 FEET, SAID 170 FEET AS MEASURED ON THE SOUTH LINE OF LOT 1 FOR INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE AND UPKEEP AS SHOWN ON THE PLAT OF RESUBDIVISION AND AS CREATED BY EASEMENT AGREEMENT RECORDED JULY 12, 1983 AS DOCUMENT 26684378.
(D) EASEMENT TO ENTER UPON THE LAND OTHER PROPERTY RESERVED AND GRANTED TO THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY AND CABLENET, INC., THEIR SUCCESSORS AND ASSIGNS, WITH RIGHT TO CUT, TRIM OR REMOVE TREES AND BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED AS SHOWN ON THE PLAT OF RESUBDIVISION.
(E) A 40 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF RESUBDIVISION OVER THE WESTERLY AND NORTH WESTERLY LINES OF LOT 1.
(F) A 50 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF RESUBDIVISION OVER PART OF THE NORTH LINE OF LOT 1.
RESPONSE: ALL EASEMENTS AS SHOWN HEREON, WATERMAIN EASEMENT LOCATION IS APPROXIMATE.
- ONSITE UTILITY MAINTENANCE AGREEMENT RECORDED JULY 28, 1983 AS DOCUMENT 26707494 MADE BY BILL KNAPP'S RESTAURANT AND THE TERMS AND CONDITIONS THEREIN CONTAINED. (AFFECTS PARCEL 1)
RESPONSE: DOCUMENT DESCRIBES LOT 1 ENTIRELY, NO PLOTTABLE MATTERS OF SURVEY.
- CROSS ACCESS AND CROSS PARKING EASEMENT MADE BY AND BETWEEN LA QUINTA MOTOR INNS INC. AND BILL KNAPP'S PROPERTIES INC. GRANTING A NON-EXCLUSIVE USE OF AN EASEMENT FOR THE USE, BENEFIT AND ENJOYMENT OF LAND EAST AND ADJOINING AND ITS SUCCESSORS AND ASSIGNS IN, TO, OVER, ACROSS AND THROUGH THE COMMON AREA CONSISTING OF THE DRIVEWAYS, ENTRANCES, EXITS, PARKING AND DRIVEWAY AREAS FOR INGRESS AND EGRESS BY PEDESTRIAN OR VEHICULAR TRAFFIC AND A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR PARKING AND DRIVEWAY AREAS AND THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED APRIL 19, 1988 AS DOCUMENT 88160821 AND AS MODIFIED BY MODIFICATION RECORDED SEPTEMBER 25, 1989 AS DOCUMENT 89451627. (AFFECTS PARCEL 3)
RESPONSE: PARCELS AS SHOWN HEREON, SEE DOCUMENTS FOR TERMS, PROVISIONS AND CONDITIONS.
- RESTRICTION CONTAINED IN DECLARATION OF RESTRICTION RECORDED APRIL 19, 1988 AS DOCUMENT 88160822 MADE BY BILL KNAPP'S PROPERTIES INC. THAT KNAPP'S LAND LYING WITHIN 1,000 FEET OF ANY BOUNDARY LINE OF THE LAND DESCRIBED ON EXHIBIT B ATTACHED THERETO SHALL NOT BE DEVELOPED OR USED AS A HOTEL OR MOTEL OR OTHER SIMILAR FACILITY, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
RESPONSE: DOCUMENT DESCRIBES PARCELS 1, 2 & 3 SHOWN HEREON, NO PLOTTABLE MATTERS OF SURVEY.
- STORM DRAINAGE EASEMENT AGREEMENT RECORDED NOVEMBER 15, 1988 AS DOCUMENT 88526268, AGREEMENT ENTERED BY AND BETWEEN BILL KNAPP'S PROPERTIES INC. AND LA QUINTA MOTOR INNS FOR THE PURPOSE OF DEFLECTING, DISPERSING AND DRAINING STORM WATER FROM A PORTION OF THE LQ TRACT INTO THE TWO EXISTING DRAIN BASINS THAT CONSTITUTE A PART OF THE EXISTING UNDERGROUND KNAPP'S DRAINAGE SYSTEM LOCATED WITHIN THE EASEMENT AREA.
RESPONSE: AS SHOWN HEREON.
- EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 89451628, AFFECTING THE PART OF THE LAND AS SHOWN ON SKETCH ATTACHED TO THE DOCUMENT.
RESPONSE: APPROXIMATE LOCATION OF EASEMENT AS SHOWN HEREON.
- EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT 90075125, AFFECTING THAT PAT OF THE LAND AS SHOWN ON SKETCH ATTACHED TO THE DOCUMENT.
RESPONSE: APPROXIMATE LOCATION OF EASEMENT AS SHOWN HEREON.

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER: 1401 008489666

PARCEL 1:
LOT 1 IN BILL KNAPP'S RESUBDIVISION, A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12 IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, (EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, 148.0 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 25.00 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 52.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 1, 141.16 FEET TO AN INTERSECTION WITH A LINE 30.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE, 66.26 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 30.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 152.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 11.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, 197.00 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 24, 1977 AND KNOWN AS TRUST NUMBER 53022, DUNDEE MILKE VENTURE, AN ILLINOIS GENERAL PARTNERSHIP, THE OWNER OF 100 PERCENT OF THE BENEFICIAL INTEREST OF TRUST NO. 53022 AND BILL KNAPP'S PROPERTIES, INC., DATED JUNE 21, 1983 AND RECORDED JULY 12, 1983 AS DOCUMENT 26684378, FOR INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE AND UPKEEP OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED LAND: THE NORTH 17.5 FEET OF THE WEST 170 FEET OF LOT 2 (SAID 170 FEET AS MEASURED ON THE NORTH LINE OF LOT 2) IN BILL KNAPP'S RESUBDIVISION, A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT NUMBER 12, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1978 AS DOCUMENT 24533497, IN COOK COUNTY, ILLINOIS.

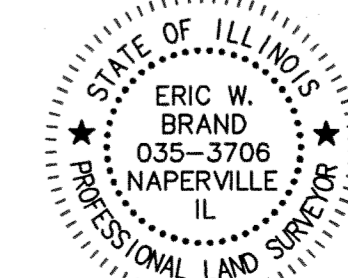
PARCEL 3:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN LA QUINTA MOTOR INNS, INC., A TEXAS CORPORATION AND BILL KNAPP'S PROPERTIES, INC., A MIDWAN CORPORATION DATED MAY 29, 1987 AND RECORDED APRIL 19, 1988 AS DOCUMENT 88160821, AS MODIFIED BY MODIFICATION OF COMMON-ACCESS AND CROSS-PARKING EASEMENT AGREEMENT FOR ROADWAYS AND DRIVEWAYS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC UPON THAT PORTION OF THE COMMON AREA OF THE LA QUINTA MOTOR PARCEL.

THE SUBJECT PROPERTY CONTAINS 1.82 ACRES OR 79,325 SQUARE FEET, MORE OR LESS

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
TO: FIRST BANK
FIRSTMERT BANK, N.A.
KATTEN MUCHIN ROSENMAN LLP
CHICAGO TITLE INSURANCE COMPANY
AND THE SUCCESSORS AND/OR ASSIGNS OF THE ABOVE LISTED PARTIES

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, 2, 3, 4, 7(a), 8, 9, 10, 11(a) AND 13, 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 THERIN.

DATED THIS 4TH DAY OF FEBRUARY, 2010.
ERIC W. BRAND
ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 035-3706
ATWELL, LLC
MY LICENSE EXPIRES 11/30/2010



- GENERAL NOTES:
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
 - UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
 - CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
 - NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
 - FIELD WORK COMPLETED ON 12/06/2009.
 - OBSERVED PARKING SPACES: 76 STANDARD AND 7 HANDICAP ACCESSIBLE.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR COOK COUNTY ILLINOIS AND INCORPORATED AREAS HAVING MAP NUMBER 17031C00444 WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

XF	FOUND PK NAIL
○	FOUND IRON PIPE
XS	SET PK NAIL
OS	SET IRON ROD
○	EXISTING MANHOLE/CATCH BASIN
⊖	EXISTING HYDRANT
X	EXISTING WATER VALVE
⊕	EXISTING FIRE CONNECTION
⊗	EXISTING ELECTRIC TRANSFORMER
+	EXISTING SIGN
⋄	EXISTING LIGHT POLE
○ U.P.	EXISTING LIGHT POLE
⊙	EXISTING BOLLARD
---	EXISTING BOUNDARY LINE
---	EXISTING EASEMENT LINE
---	EXISTING FENCE
---	EXISTING OVERHEAD ELECTRIC
▨	EXISTING BUILDING
▨	EXISTING CONCRETE
▨	EXISTING ASPHALT

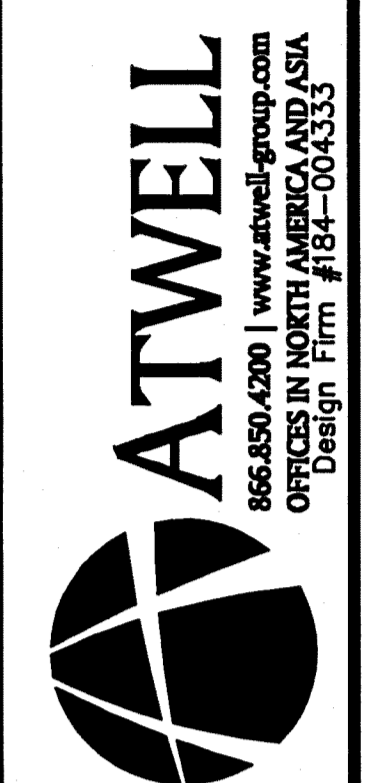
811 Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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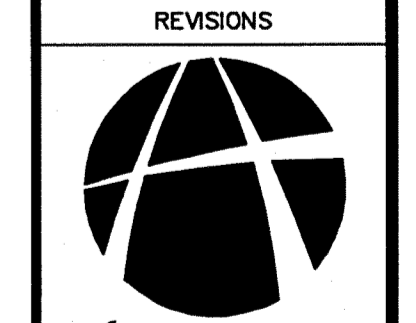
Land Development & Real Estate
Power & Energy
Telecommunications
Infrastructure & Transportation
Environmental & Solid Waste
Water & Natural Resources



SECTION 7
TOWNSHIP 42 NORTH, RANGE 11 EAST
WHEELING TOWNSHIP
COOK COUNTY, ILLINOIS

FIRST BANKS, INC.
ALTA/ACSM LAND TITLE SURVEY

CLIENT
DATE 12/18/2009
02/24/10 PER REVISD TITLE COMMENT



SCALE 0 15 30
1" = 30 FEET
DR. REW | CH. EWB
P.M. E. BRAND
BOOK 137
CAD FILE: 09002415AS-001
JOB 09002415
FILE CODE: AS-0-1
SHEET NO.
1 OF 1