THE PROPERTY HAS DIRECT ACCESS TO ROHLWING ROAD, EUCLID AVENUE AND SALT CREEK LANE, EACH A HERETOFORE DEDICATED RIGHT OF WAY. TITLE COMMITMENT LISTED HEREON DOES NOT CONTAIN ANY DEDICATION INFORMATION FOR THESE RIGHT OF WAYS.

NOTE:
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM AN ALTA SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 23003549WF WITH AN EFFECTIVE DATE OF APRIL 13, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

EXCEPT AS SHOWN ON THE SURVEY, BASED ON OBSERVABLE EVIDENCE, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS.

ALL VISIBLE UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

ALL VISIBLE ACCESS IMPROVEMENTS ARE SHOWN ON THE SURVEY.

NOTE 5B: STONEGATE BOULEVARD AND WEST PAYTON PLACE ARE PRIVATE DRIVES. NO LIMITS OF STONEGATE BOULEVARD OR WEST PAYTON PLACE HAVE BEEN PROVIDED AND NO LIMITS OF EITHER IS IMPLIED ON THIS SURVEY.

GRAPHIC SCALE

(IN FEET)
1 inch = 40' ft.

SITE MAP
1" = 40'

TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
CHICAGO TITLE INSURANCE COMPANY ALTA OWNER'S POLICY OF TITLE INSURANCE
POLICY NO. 23003549WF EFFECTIVE DATE: APRIL 13, 2023 AT 8:00 AM
PIN AS LISTED IN TITLE COMMITMENT: 02-25-100-044-0000, 02-25-100-049-0000, 02-26-201-031-0000, 02-26-201-035-0000, 02-25-100-048-0000 & 02-26-201-034.
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:
THE FOLLOWING ITEMS ARE GENERAL EXCEPTIONS AND ARE NOT PLOTTABLE: 1-7, 8 [A], 9 [R], 10 [B], 11 [C], 12 [T], 13 [D], 20 [K]
[CTIC E #14] DOCUMENT 1316322014, RECORDED JUNE 12, 2013 (EASEMENT – SEE NOTE E4)
[CTIC F #15] DOCUMENT 1329839038, RECORDED OCTOBER 25, 2013 (SUBDIVISION – SEE NOTE 1)
[CTIC G #16] DOCUMENT 1329839038, RECORDED OCTOBER 25, 2013 (SUBDIVISION – SEE NOTE 1)
[CTIC H #17] DOCUMENT 1221210141, RECORDED JULY 30, 2012 (EASEMENT AGREEMENT – SEE NOTE 2)
[CTIC I #18] DOCUMENTS 25466742, 25591285, 1316322014, 1316322015 AND 1316322016 (EASEMENTS – SEE NOTE 1, NOTE E1, NOTE E4, NOTE E5 AND NOTE E6)
[CTIC J #19] DOCUMENT 1410049002, RECORDED APRIL 10, 2014 (MAINTENANCE AGREEMENT – SEE NOTE 3)
[CTIC M #22] DOCUMENT 1901616080, RECORDED JANUARY 16, 2019 (EASEMENT – SEE NOTE E7)
[CTIC N #23] DOCUMENT 2100834061, RECORDED JANUARY 8, 2021 (EASEMENT – SEE NOTE E8)
[CTIC O #24] DOCUMENT 2100834062, RECORDED JANUARY 8, 2021 (EASEMENT – SEE NOTE E9)
[CTIC S #25] DOCUMENT 2124257023, RECORDED AUGUST 3, 2021 (WATERSHED MANAGEMENT PERMIT – SEE NOTE 37)

NOTE 1: ARLINGTON DOWNS TWO RECORDED OCTOBER 25, 2013 AS DOCUMENT 1329839038 DEPICTS EASEMENTS AND BUILDING SETBACK LINES CREATED BY ARLINGTON PARK OFFICE CENTER (RECORDED MAY 23, 1980 AS DOCUMENT 25466742). THE EASEMENTS AND BUILDING SETBACK LINES AFFECT SUBJECT PROPERTY. EASEMENTS AND BUILDING SETBACK LINES (AS STILL EXISTING) ARE SHOWN HEREON. NO NEW EASEMENTS OR BUILDING SETBACK LINES WERE CREATED PER ARLINGTON DOWNS TWO.
NOTE 2: DOCUMENT 1221210141, RECORD JULY 30, 2012 GRANTS EASEMENTS. DOCUMENT IS PARTIALLY ILLEGIBLE. DOCUMENT DOES NOT CONTAIN A LEGAL DESCRIPTION OR MATHEMATICAL LOCATION OF EASEMENT. AFFECTS THE SUBJECT PROPERTY, BUT EASEMENT CANNOT BE PLOTTED HEREON.
NOTE 3: DOCUMENT 1410049002 AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE.
NOTE 4: ONLY RECORDED EASEMENTS AND SETBACKS ARE SHOWN HEREON (ZONING SETBACKS ARE INCLUDED, BUT NOTED AS ZONING SETBACKS).
NOTE 37: WATERSHED MANAGEMENT PERMIT RECORDED AUGUST 3, 2021 AS DOCUMENT 2122457023 DOES NOT AFFECT THE SUBJECT PROPERTY.

NOTE E1: DOCUMENT 25591285, RECORDED SEPTEMBER 19, 1980 IS A DECLARATION OF EASEMENTS. THE EASEMENT LOCATIONS LISTED IN SAID DOCUMENT WERE PREVIOUSLY CREATED BY ARLINGTON PARK OFFICE CENTRE, RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

NOTE E2: INTENTIONALLY OMITTED.

NOTE E3: PUBLIC UTILITY EASEMENT PER ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

NOTE E4: DOCUMENT 1316322014 RECORDED JUNE 12, 2013 CREATES "A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, DRIVEWAYS, PARKING, UTILITIES AND SIGNS AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS." THE DOCUMENT DOES NOT CONTAIN A LEGAL DESCRIPTION OR A MATHEMATICAL LOCATION OF THE EASEMENT. EASEMENT AFFECTS PROPERTY BUT CANNOT BE PLOTTED.

NOTE E5: DOCUMENT 1316322015 RECORDED JUNE 12, 2013 CREATES A TEMPORARY CONSTRUCTION EASEMENT. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

NOTE E6: DOCUMENT 1316322016 RECORDED JUNE 12, 2013 CREATES AN EASEMENT FOR PARTY WALL. EASEMENT AFFECTS PROPERTY BUT CANNOT BE PLOTTED. THE LOCATION OF THE SUBJECT PARTY WALL IS LABELED HEREON.

NOTE E7: DOCUMENT 1901616080 CREATES AN EASEMENT TO COMCAST. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

NOTE E8: DOCUMENT 2100834061 CREATES AN ACCESS EASEMENT. NO DIMENSIONS FOR LIMITS OF EASEMENT ARE INCLUDED IN THE DOCUMENTS. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE.

NOTE E9: DOCUMENT 2100834062 CREATES AN ACCESS AND PARKING EASEMENT. NO DIMENSIONS FOR LIMITS OF EASEMENT ARE INCLUDED IN THE DOCUMENTS. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE.

TFW SURVEYING & MAPPING
LAND SURVEYING · TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT
1751 DILLEY'S ROAD SUITE 105 GURNEE, ILLINOIS 60031
847-548-6600 FAX 548-6699
info@tfwsurvey.com www.tfwsurvey.com

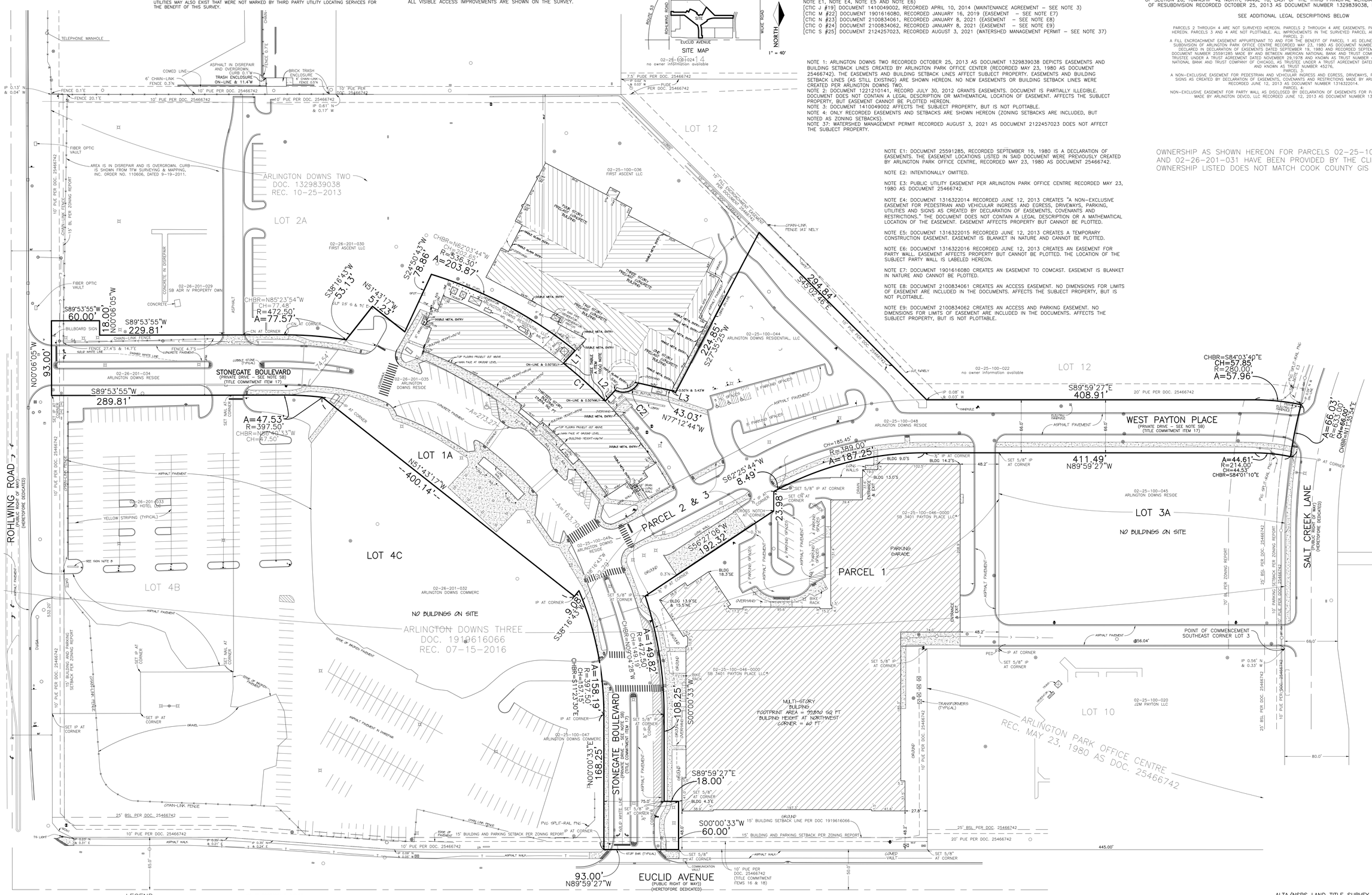
ALTA/NSPS LAND TITLE SURVEY

PARCEL 1:
LOT 1A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

SEE ADDITIONAL LEGAL DESCRIPTIONS BELOW

PARCELS 2 THROUGH 4 ARE NOT SURVEYED HEREON. PARCELS 2 THROUGH 4 ARE EASEMENTS. PARCEL 2 IS DEPICTED HEREON. PARCELS 3 AND 4 ARE NOT PLOTTABLE. ALL IMPROVEMENTS IN THE SURVEYED PARCEL ARE DEPICTED HEREON.
PARCEL 2:
A FILL ENCROACHMENT EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DELINEATED ON THE PLAT OF SUBDIVISION OF ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT NUMBER 25466742 AND AS DECLARED IN DECLARATION OF EASEMENTS DATED SEPTEMBER 19, 1980 AND RECORDED SEPTEMBER 19, 1980 AS DOCUMENT NUMBER 25591285 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED NOVEMBER 29,1978 AND KNOWN AS TRUST NUMBER 45275, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED NOVEMBER 29,1978 AND KNOWN AS TRUST NUMBER 45276,
PARCEL 3:
A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, DRIVEWAYS, PARKING, UTILITIES AND SIGNS AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY ARLINGTON DEVCO, LLC RECORDED JUNE 12, 2013 AS DOCUMENT NUMBER 1316322014.
PARCEL 4:
NON-EXCLUSIVE EASEMENT FOR PARTY WALL AS DISCLOSED BY DECLARATION OF EASEMENTS FOR PARTY WALL AGREEMENT MADE BY ARLINGTON DEVCO, LLC RECORDED JUNE 12, 2013 AS DOCUMENT NUMBER 1316322016.

OWNERSHIP AS SHOWN HEREON FOR PARCELS 02-25-100-044 AND 02-26-201-031 HAVE BEEN PROVIDED BY THE CLIENT. THE OWNERSHIP LISTED DOES NOT MATCH COOK COUNTY GIS DATA.



LEGEND

BOL = BOLLARD
CLF = CHAIN-LINK FENCE
CN = CROSS NOTCH
CO = CLEAN-OUT
CONC = CONCRETE
CPP = CORRUGATED PLASTIC PIPE
DI = DUCTILE IRON
ELEC = ELECTRIC
FF = FINISHED FLOOR
FH = FIRE HYDRANT
FNC = FENCE
GR = GUARD RAIL
I = INVERT
IP = IRON PIPE
MTL = METAL
MTR = METER
PEDC = CABLE PEDESTAL
PEDT = TELEPHONE PEDESTAL
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
PVC = POLYVINYL CHLORIDE PIPE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
SA = SANITARY
ST = STORM
T/F = TOP OF FOUNDATION
TP = TOP OF PIPE
TRANS = TRANSFORMER
UP = UTILITY POLE
VCP = VITRIFIED CLAY PIPE
WIF = WROUGHT IRON FENCE
WM = WATERMAIN

= LIMITS OF PROPERTY SURVEYED
= MANHOLE
= ROUND OPEN GRATE MANHOLE
= SQUARE OPEN GRATE MANHOLE
= VALVE VAULT
= B-BOX
= CONTROL VALVE
= ELECTRIC HAND HOLE
= LIGHT ON POLE (UNLESS NOTED)
= AREA LIGHT
= TRAFFIC SIGNAL ON POLE
= LIGHT ON 2' ARM
= LIGHT ON 10' ARM
= GUY WIRE
= SIGN WITH SIGN NOTE NUMBER
= CABLE PIN FLAG
= ELECTRIC PIN FLAG
= GAS PIN FLAG
= TELEPHONE PIN FLAG

= B6-0 CONCRETE CURBING
= B6-12 CONCRETE CURBING
= B6-18 CONCRETE CURBING
= B6-24 CONCRETE CURBING
= DEPRESSED CONCRETE CURBING
= CONCRETE
= STAMPED CONCRETE

NUMBER	BEARING	DISTANCE
L1	N 42°36'09" E	21.47
L2	S 42°58'29" W	18.57
L3	N 62°24'35" W	5.06
L4	N 89°53'55" E	63.64

NUMBER	ARC LENGTH	RADIUS	CH	CH BR
C1	70.17	536.30	70.12	N 47°48'55" W
C2	33.38	20.67	29.87	N 72°33'50" E

TOTAL AREA OF PARCEL SURVEYED = 256,109 SQUARE FEET OR 5.8795 ACRES

TABLE A ITEM NOTES:
ITEM 1. MONUMENTS NOTED ON PLAT.

ITEM 2: ADDRESS PER COOK COUNTY GIS = 3400 EUCLID AVENUE, P.I.N.: 02-25-100-044 AND 026-26-201-031 SHARE THIS ADDRESS. P.I.N.: 02-26-201-035, 025-25-100-049, 02-25-100-048 & 02-26-201-034 HAVE "UNKNOWN ADDRESS ON COOK COUNTY WEBSITE. SITE ADDRESS IS ALSO 3400 W. STONEGATE BOULEVARD. STONEGATE BOULEVARD IS NOT A DEDICATED ROADWAY.

ITEM 3: FLOOD NOTE:
A REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM – FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 17031C0184J EFFECTIVE DATE: AUGUST 19, 2008 THAT THE TRACT SURVEYED FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). PANEL NOTED HEREON IS LATEST PER FEMA WEBSITE.
NATIONAL FLOOD INSURANCE PROGRAM – FLOOD INSURANCE RATE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING. CLASSIFICATION IN ZONE "X" DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

ITEM 4: SEE AREA SUMMARY ON PLAT.

TABLE A ITEM NOTES CONTINUED:
ITEM 6(a) & 6(b): NO ZONING REPORT PROVIDED TO THIS SURVEYOR.

ITEM 7(a): BUILDING DIMENSIONS SHOWN ON PLAT.

ITEM 7(b1): BUILDING AREA SHOWN ON PLAT.

ITEM 7(C): BUILDING HEIGHT SHOWN ON PLAT.

TABLE A ITEM NOTES CONTINUED:
ITEM 6(a) & 6(b): ZONING AS PROVIDED IN ZONING AND SITE REQUIREMENTS SUMMARY AS PREPARED BY ARMADA ANALYTICS, DATED MAY 3, 2023 JOB NO. 0261288:
THE PROPERTY IS ZONED B-2 GENERAL BUSINESS.
SETBACKS AS LISTED IN THE ZONING REPORT:
BUILDING SETBACK ON EUCLID AVENUE & ROHLWING ROAD: 15 FT.
BUILDING SETBACK ON SALT CREEK LANE: 70 FT.
PARKING SETBACK ON EUCLID AVENUE & ROHLWING ROAD: 15 FT.
PARKING SETBACK ON SALT CREEK LANE: 10 FT.

ITEM 8: SUBSTANTIAL FEATURES SHOWN ON PLAT.

ITEM 9: ALL PARKING STRIPING IS SOLID YELLOW STRIPING. SITE CONTAINS A TOTAL OF 53 PARKING STALLS, 47 REGULAR STALLS AND 6 HANDICAP STALLS. THERE IS AN EXISTING UNDERGROUND PARKING GARAGE. THE GARAGE WAS INACCESSIBLE ON THE DAY OF FIELD INSPECTION. A REPORT PROVIDED TO THIS SURVEYOR LIST 299 REGULAR STALLS, 4 ELECTRIC CHARGING STALLS AND 8 HANDICAP STALLS.

ITEM 10: PARTY WALL NOTE: THE NORTH (OUTSIDE) FACE OF BUILDING IS THE NORTH FACE OF A PARTY WALL AND SAID NORTH FACE IS ON THE LOT LINE.

ITEM 13. ADJOINING NAMES ARE PER THE COOK COUNTY GIS. NO RECORDS REGARDING OWNERSHIP HAVE BEEN PROVIDED TO THIS SURVEYOR.

ITEM 14. DISTANCE TO THE NEAREST INTERSECTING STREET AS SHOWN ON PLAT.

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SITE TO THE NORTH WAS UNDER CONSTRUCTION IN 2021. A NEW ENTRANCE ALONG THE NORTHEAST WAS INSTALLED AND IS SHOWN HEREON.

ITEM 17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 19. TFW CARRIES ERRORS AND OMISSIONS INSURANCE.

ALTA/NSPS LAND TITLE SURVEY

STATE OF ILLINOIS

COUNTY OF LAKE)SS

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY
ARLINGTON DOWNS RESIDENTIAL, LLC
CHICAGO TITLE INSURANCE COMPANY
WALKER & DUNLOP, LLC
FEDERAL HOME LOAN MORTGAGE CORPORATION
AND ITS SUCCESSORS AND OR ASSIGNS

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, 5, 6(a), 6(b), 7, 7(a), 7(b1), 7(c), 8, 9, 10, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON MAY 19, 2023.

CERTIFIED AT GURNEE, ILLINOIS THIS 18th DAY OF MAY, 2023.

JAMES P. MEIER 035-3295 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GURNEE, IL

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2024

REVISION: JUNE 8, 2023 (ZONING REPORT AND ATTY COMMENTS)
REVISION: MAY 25, 2023 (ATTY COMMENTS)
DATE: MAY 17, 2023
ORDER NO: 230430
PROJ. NO: 1300.1
FOR: STONELEIGH COMPANIES, LLC
PROJ. NAME: ARLINGTON DOWNS

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Professional Design Firm Registration #184-002793.