SURVEYOR INFORMATION
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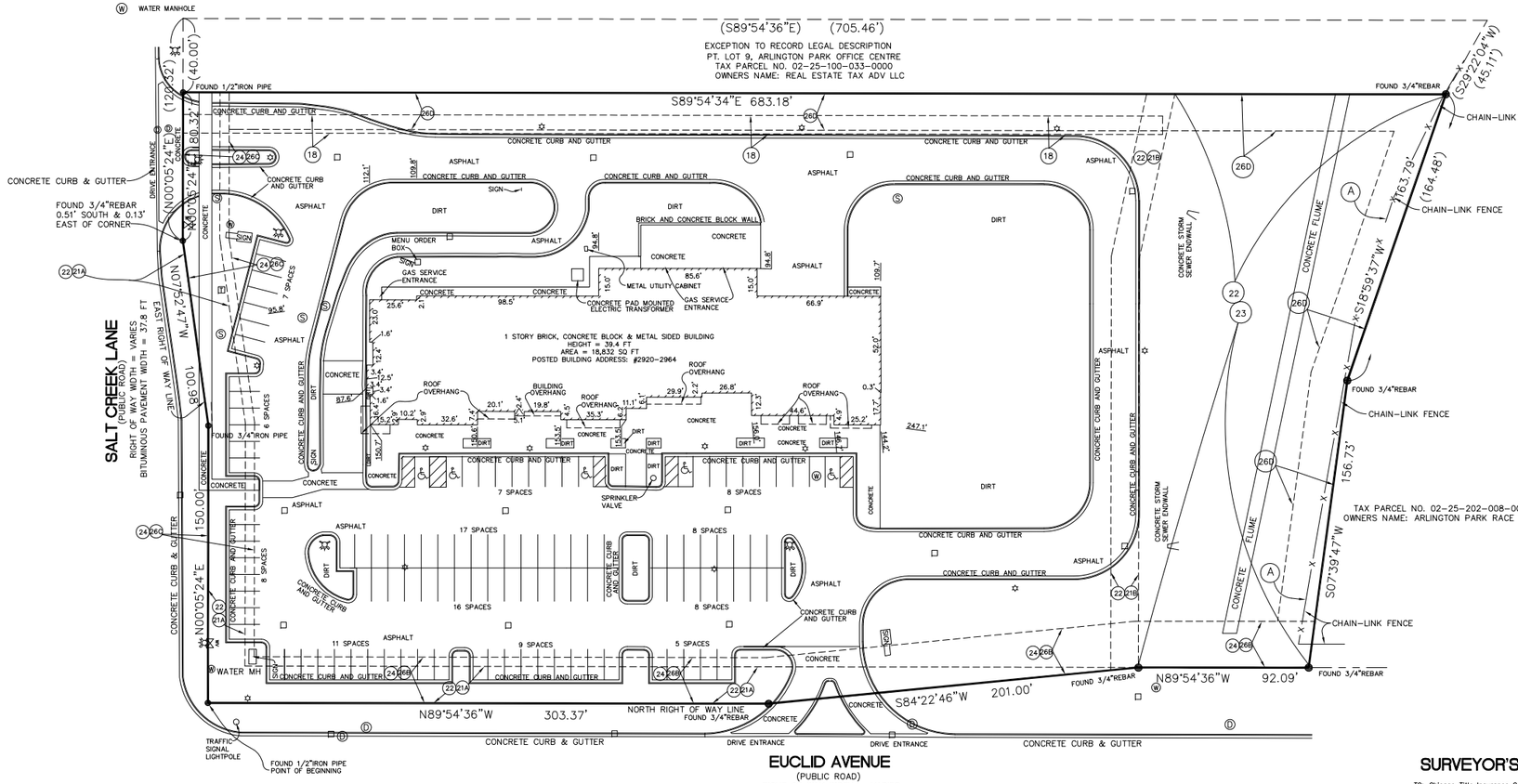
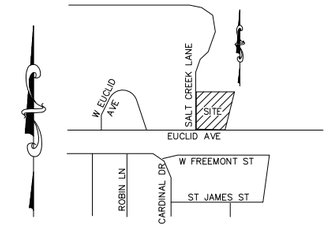
ALTA/ACSM LAND TITLE SURVEY

LEGEND

- MONUMENT SET AS NOTED
- MONUMENT FOUND AS NOTED
- POWER POLE
- OHP OVERHEAD POWER
- X.X' DENOTES DISTANCE FROM BUILDING LINE TO PROP. LINE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- WATER MANHOLE
- (A) DENOTES ENCROACHMENTS
- (#) CORRESPONDES TO SCHEDULE B
- GR GROUND LIGHT
- LIGHT POLE
- (XX.XX) DENOTES RECORDED AS DISTANCES
- FIRE HYDRANT
- STORM SEWER INLET
- TELEPHONE PEDESTAL





VICINITY MAP
NOT TO SCALE

RECORD LEGAL DESCRIPTION

LOT 9 (EXCEPT THE NORTH 40 FEET THEREOF) IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION 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 THEREOF RECORDED MAY 23, 1980 AS DOCUMENT 25466742, IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

PART OF LOT 9, ARLINGTON PARK OFFICE CENTRE, VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST 150.00 FEET TO A FOUND 3/4" IRON PIPE; THENCE NORTH 07 DEGREES 52 MINUTES 47 SECONDS WEST, 100.98 FEET TO A PROPERTY CORNER LYING 0.51 FEET NORTH AND 0.13 FEET WEST OF A FOUND 3/4" REBAR; THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST, 80.32 FEET TO A FOUND 1/2" IRON PIPE; THENCE SOUTH 89 DEGREES 54 MINUTES 34 SECONDS EAST 683.18 FEET TO A SET 3/4" REBAR; THENCE SOUTH 18 DEGREES 59 MINUTES 37 SECONDS WEST, 163.79 FEET TO A SET 3/4" REBAR; THENCE SOUTH 07 DEGREES 39 MINUTES 47 SECONDS WEST, 156.73 FEET TO A SET 3/4" REBAR; THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST, 92.09 FEET TO A SET 3/4" REBAR; THENCE SOUTH 84 DEGREES 22 MINUTES 46 SECONDS WEST, 201.00 FEET TO A SET 3/4" REBAR; THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST, 303.37 FEET TO A FOUND 1/2" IRON PIPE AT THE POINT OF BEGINNING.

This description describes all the land described in the title commitment identified as Chicago Title Insurance Company Commitment Number 1401 008893510 D2 bearing an effective date of April 9, 2012.

ZONING DATA

This office has not been provided with the applicable zoning information for the subject property by the insurer pursuant to Table A Item 6(b).

APPARENT ENCROACHMENTS:

(A) A chain link fence encroaches from 0.7 to 8.5 feet West of the East property line onto the subject property.

NOTES CORRESPONDING TO SCHEDULE B

(17) An Ordinance Granting Special Use Permits for a Restaurant with a Drive Through recorded Febryart 13, 2008 as Document Number 0804431045 and recorded October 26, 2009 as Document Number 0929918005. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(18) A 10.00 foot wide Gas Main Easement recorded March 27, 2009 as Document Number 0908610015. This item is plotted hereon and does affect the subject property.

(19) Estoppel Agreement recorded June 7, 1979 as Document Number 24993673. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(20) Estoppel Agreement recorded May 23, 1980 as Document Number 25466763. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(21A) A 20.00 foot wide Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.

(21B) A 15.00 foot wide Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.

(22) Easements for Public Utilities over those portions of the land noted in Exception Item No. 12A and 12B, as shown on plat of Arlington Park Office Centre recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.

(23) A Detention and Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.

(24) A 25.00 foot Building Setback Line recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.

(25) Letter by the Illinois Department of Transportation, Division of Water Resources, appended to the plat recorded May 23, 1980 as Document Number 25466742 which states that portions of Lot 9 and other property are subject to flood risk. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property. We note the current FEMA Flood Plain Map for the subject property dated August 19, 2008 depicts no portion of the subject property lies within a special flood hazard area.

(26A) Terms, Covenants, Conditions, Restrictions and Provisions contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286, and Assignment and Assumption of Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded July 1, 1981 as Document Number 2590872, and First Amendment to Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded as Document Number 27310484. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(26B) A 25.00 foot Building Setback line along Euclid Avenue contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.

(26C) A 25.00 foot Building Setback line along the street side yard contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.

(26D) A 20.00 foot Building Setback line along the side and rear yards contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.

FLOOD NOTE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map,Community Panel No. 17031C 0184 J, which bears an effective date of 8-19-2008, and is not in a Special Flood Hazard Area. By telephone call dated 6-21-2012 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

MISCELLANEOUS NOTES

1. All measured and recorded dimensions are the same unless noted otherwise.
2. There is no visible evidence of cemeteries or burial grounds on the subject property.
3. No monuments shown have identification numbers.
4. There was no observable evidence of earth moving work, building construction or building additions within recent months.
5. There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
6. There was no observable evidence of recent street or sidewalk construction or repairs.
7. There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
8. The utility locations shown hereon were determined by observable above ground evidence only. The surveyor was not provided with underground plans or above ground markings to determine any subsurface locations.
9. Access to a dedicated public right of way is observed by the drive entrances to and from Euclid Avenue and Salt Creek Lane as shown hereon.

BASIS OF BEARINGS:

All bearings are referenced to the West portion of the South line of Lot 9, Arlington Park Office Centre, Village of Arlington Heights, Cook County, Illinois recorded May 23, 1980 as Document Number 25466742, having a recorded bearing of N89 degrees 54'36"W.

LOT AREA:

203,595 square feet
4.6739 acres

PARKING NOTE:

110 Regular stalls
5 Handicap stalls

SURVEYOR'S CERTIFICATION

TO: Chicago Title Insurance Company; Stonestreet Esplanade, LLC; and Bridgeview Bank Group

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 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13 and 14 of Table A thereof. The field work was completed on June 21, 2012.

Roland Sarko
Roland F. Sarko
Licensed Illinois Professional Land Surveyor
License Number 035-002401
License Expires: 11-30-2012
Date of Survey: 6-21-2012
Date of Last Revision: 6-28-2012

ILLINOIS ROLAND F. SARKO 035-002401 PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SHEET 1 OF 1

PREPARED FOR:
MUCH SHELIST, P.C.
191 NORTH WACKER DR. SUITE 1800
CHICAGO, IL 60606

PREPARED BY:
Sarko Engineering Inc.
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847 HIGHWAY JG, MT. HOREB, WI PH: (608)832-6297 FAX: (608)832-6349
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DRWN BY: VPS	REVISION 1: 6-28-2012 COMMENTS
APRVD BY: RFS	REVISION 2:
DATE: 6-21-2012	
SCALE 1"=30'	
PROJECT ADDRESS: 3020 SALT CREEK LANE	
PROJECT LOCATION: ARLINGTON HEIGHTS, IL	
PROJECT NAME: SALT CREEK PROJECT	
JOB NUMBER: 42008	

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