

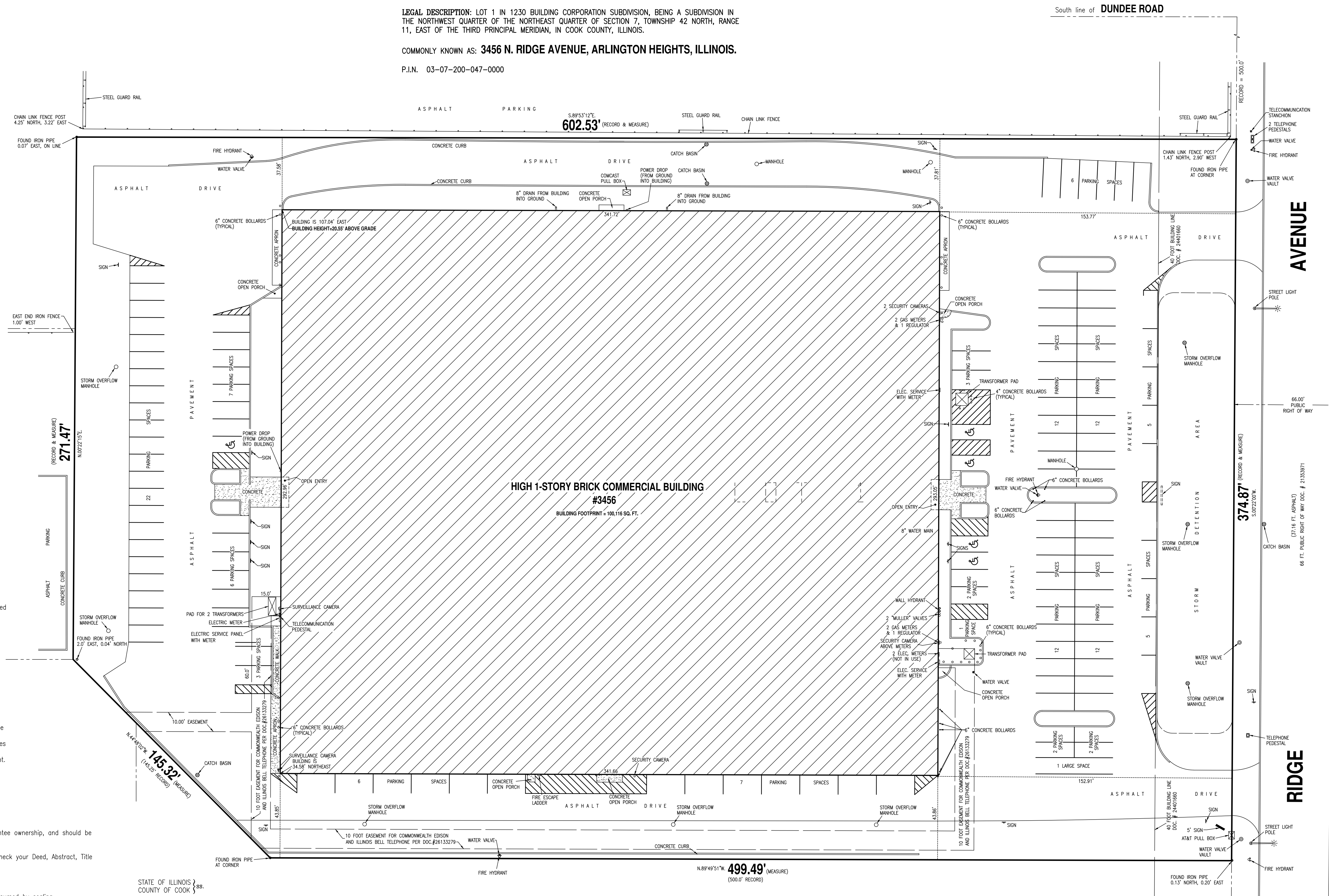
VICINITY MAP
(NOT TO SCALE)

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION: LOT 1 IN 1230 BUILDING CORPORATION SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3456 N. RIDGE AVENUE, ARLINGTON HEIGHTS, ILLINOIS.

P.I.N. 03-07-200-047-0000



SITE NOTES:
Area = 220,399 sq. ft.
Area of building footprint = 100,116 sq. ft.
Building height = 20.55 feet above grade (as shown hereon).

Bearings are assumed, based on the West line of Ridge Avenue being South 00°22'00" West.

The surveyed property has direct access to Ridge Avenue, a public right of way.

Flood Zone Designation:
Per Flood Insurance Rate Map No.17031C0063 J,
Effective date August 19, 2008.
The Surveyed Property is located in Zone "X", Area of Minimal Flood Hazard.

Reference:
For matters of title we have relied on Chicago Title Insurance Company's Commitment for Title Insurance, Commitment Number CCHI2006788LD, Commitment Date November 6, 2020 for all recorded documents affecting the described parcels.

Survey Related Schedule B Part II Exception Items:
Item G/23 - 40 ft. building line per Document #24401660; plotted.
Item H/24 - 10 ft. wide easement to Commonwealth Edison and Illinois Bell Telephone per Document #26133279 Exhibit A, plotted. Note - Easement as depicted hereon is, in the opinion of the surveyor, following the intent of the easement document.
-All other recorded documents in the referenced title commitment are not surveyed and not plotted hereon.

Potential Encroachments: None

Parking Striping Observed:
125 Regular Spaces
1 Large Space
5 Handicapped Spaces
131 Total Parking Spaces

ALTA Table A Items not plotted:
Item 16 - At the time of completion of field work, there was no observed evidence of recent earth moving work, building construction or building additions.
Item 17 - At the time of completion of field work, there were no proposed changes in street right of way lines or evidence of recent street or sidewalk construction.
Item 19 - There are no offsite easements listed in the referenced title commitment.

GENERAL NOTES:
All information provided to the surveyor is shown or noted hereon.

Prior to excavation call toll free J.U.L.I.E. 1-800-892-0123

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.	
R. R. HANSEN MEMBER: I.P.L.S.A. N.S.P.S. LOCATION 3456 N. RIDGE AVE. ORDER No. 20-203 JAMES B. ALLEN	SURVEYORS ESTABLISHED 1911 450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM Professional Design Firm License No. 184.008027-0008 SURVEY DATE NOVEMBER 25, 2020 ORDERED BY GINSBERG JACOBS

STATE OF ILLINOIS }
COUNTY OF COOK }

To: ARLINGTON HEIGHTS FLEX OWNER LLC, a Delaware limited liability company; TG N. Ridge, LLC, an Illinois limited liability company; The Huntington National Bank, Chicago 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 2016 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, 7(a), 7(b)(1), 7(c), 8, 9, 14, 16, 17, 19 and 20 of Table A thereof.
The field work was completed on November 25, 2020.

Dated at Northbrook, Ill., this 21st day of DECEMBER, A.D., 2020.

By: *Raymond R. Hansen*
Raymond R. Hansen
Illinois Professional Land Surveyor
License Number 055-002542, Expiration Date 11/30/22



LEGEND	
	HANDICAP PARKING SPACE
	OVERHEAD WIRES
	SETBACK/BUILDING LINE
	EASEMENT LINE
	PROPERTY LINE
	OTHER PROPERTY LINE

NOTE: ALL OTHER STRUCTURES ON THE SURVEYED PROPERTY ARE LABELED HEREON.

