

LEGEND OF SYMBOLS & ABBREVIATIONS

		N.	North
		S.	South
		E.	East
		W.	West
		°	Degrees
		'	Feet or Minutes
		"	Inches or Seconds
		Sq.	Square
		Ft.	Feet
		Vol.	Volume
		Pg.	Page
		Calc.	Calculated
		Rec.	Record
		Meas.	Measured
		ROW	Right of Way
		CL	Centerline
		P.U.E	Public Utility Easement
		(S)	Survey Bearing

ITEMS CORRESPONDING TO SCHEDULE B-II

THERE ARE NO SURVEY RELATED ITEMS TO REFERENCE.

ZONING INFORMATION

The surveyor was provided with the following zoning information by the insurer pursuant to Table A item 6b. CBRE Zoning PC09027796-100 dated September 9, 2016.

Existing Zoning - (B-1) Limited Retail District, with a 1.5 (FAR) Floor Area Ratio.

Setbacks - Front - None required; 25' when adjacent to a residential district. Side - None required; shall match adjoining property's side yard requirement when said property is in a residential district. Rear - None required; 20' in depth when adjacent to a residential district.

Required Parking - 17 spaces, including 2 handicapped accessible spaces.

Maximum Building Height - None.

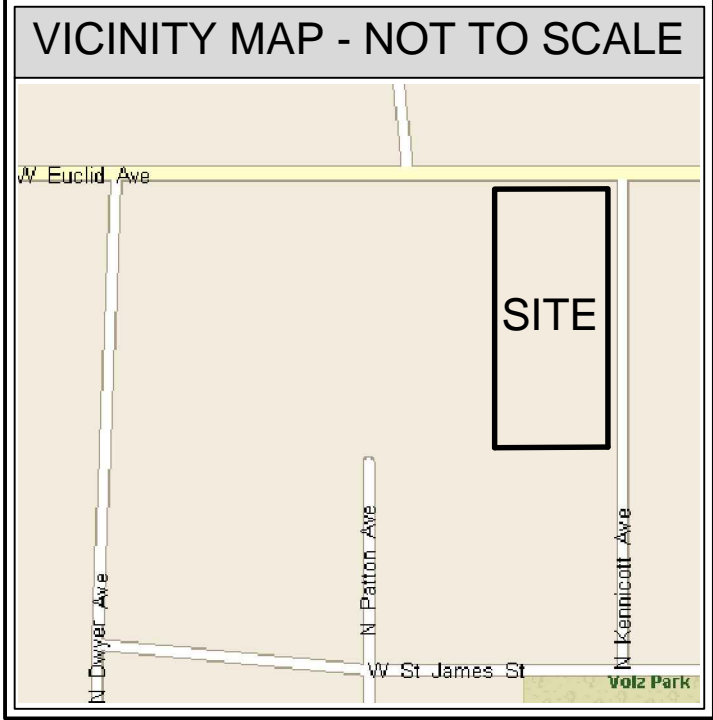
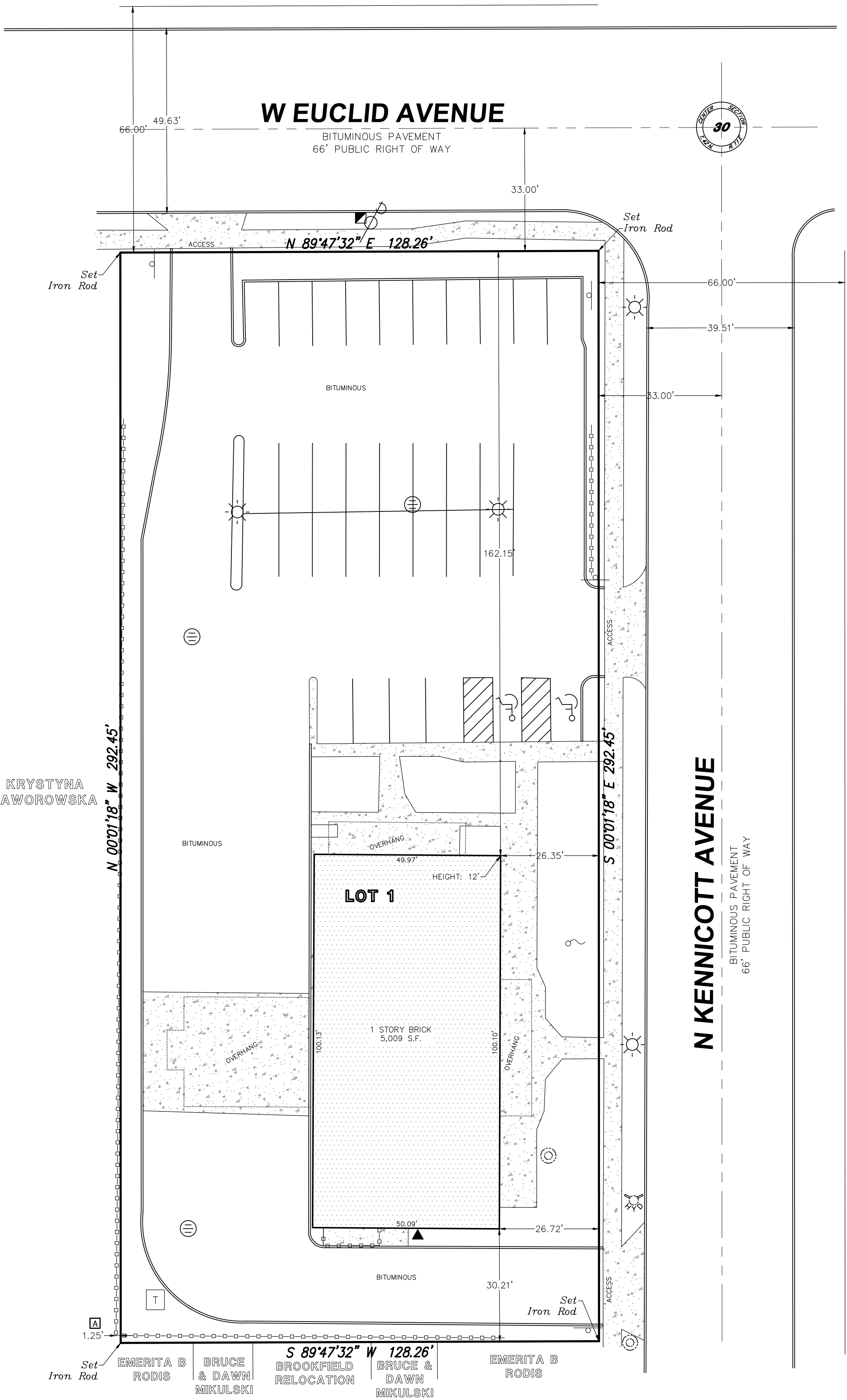
Minimum Lot Size - N/A.

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	30
HANDICAP	2
TOTAL	32

MISCELLANEOUS NOTES

- MN1 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- MN2 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN3 ASSUMED BEARING: THE SOUTH RIGHT OF WAY LINE OF W EUCLID AVENUE TO BE NORTH 89 DEGREES 47 MINUTES 32 SECONDS EAST.
- MN4 AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- MN5 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 1007 W EUCLID AVENUE.
- MN6 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM W EUCLID AVENUE AND N KENNICOTT WHICH ARE GOVERNED BY THE VILLAGE OF ARLINGTON HEIGHTS.
- MN7 IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN8 IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- MN9 IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WAS NO STAKED WETLAND DELINEATION TO REFERENCE ON THIS SURVEY.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) _____ OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17031C002031, WHICH BEARS AN EFFECTIVE DATE OF 9/15/2008, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 06/30/2016. TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/>. 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.



SIGNIFICANT OBSERVATIONS

- A WOOD FENCE LIES WEST OF THE PROPERTY LINE.

AREA: 37,510.87 SF± OR 0.86 ACRES±



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RECORD DESCRIPTION

THAT PART OF THE NORTH 330 FEET OF LOT 1, EXCEPT THE WEST 482.0 FEET THEREOF, WHICH LIES WEST OF THE WEST LINE OF KENNICOTT AVENUE, BEING A LINE 33.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 30 AND WHICH LIES SOUTH OF THE SOUTH LINE OF EUCLID AVENUE, BEING A LINE 33.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 IN HOELZ ADDITION TO ARLINGTON HEIGHTS, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1401 008980798 D2, DATED SEPTEMBER 9, 2016.

AS-SURVEYED DESCRIPTION

THAT PART OF LOT 1 IN BLOCK 1, IN HOELZ ADDITION TO ARLINGTON HEIGHTS, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING FURTHER DESCRIBED AS:

BEGINNING AT A POINT 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 30 AND 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 01 MINUTES 18 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF N KENNICOTT AVENUE, 292.45 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 32 SECONDS WEST ALONG THE NORTH LINE OF BRITATTA, MARTELL AND TUTERA RESUBDIVISION OF LOTS 1, 2, 3 AND 4 IN FASSETT'S ARLINGTON PARK, 128.26 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 18 SECONDS WEST 292.45 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 89 DEGREES 47 MINUTES 32 SECONDS EAST ALONG SAID LINE, 128.26 FEET TO SAID POINT OF BEGINNING.

THIS AS-SURVEYED DESCRIPTION WAS PREPARED FOR REFERENCE ONLY AND NOT INTENDED TO REPLACE OR SUPPLEMENT THE RECORDED DESCRIPTION REFERENCED IN THE TITLE COMMITMENT ABOVE. THE PROPERTY DESCRIBED IS THE SAME PROPERTY AS DESCRIBED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1401 008980798 D2, DATED SEPTEMBER 9, 2016.

ALTA/NSPS LAND TITLE SURVEY

BMO Portfolio Project
B&C Project No. 201601933, 00108
1007 West Euclid Avenue, Arlington Heights, IL

Based on Chicago Title Insurance Company Commitment
No. 1401 008980798 D2
bearing an effective date of September 9, 2016.

Surveyor's Certification

To: MDC Box I, LLC, a Delaware limited liability company; Chicago Title Insurance Company and Bock & Clark Corporation.

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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof. The field work was completed on June 21, 2016.

James L. Harpole
Illinois Professional Land Surveyor No. 3190
In the State of Illinois, Expires 11-30-2018

STATE OF ILLINOIS
JAMES HARPOLE
035-3190
PLAINFIELD, IL
PROFESSIONAL LAND SURVEYOR

SURVEY PERFORMED BY:
JLH LAND SURVEYING INC.
7222 COURTWRIGHT DRIVE
PLAINFIELD, IL 60586
PHONE: 815-729-4000
WWW.JLHSURVEY.COM

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
07/06/2016	FIRST DRAFT	10/31/2016	ASSURANCE NOTE
07/14/2016	NETWORK COMMENTS		
10/05/2016	COMMENTS & ZONING		
FIELD WORK: RH & SM	DRAFTED: JG	CHECKED BY: JLH	FB & PG: NA

SHEET 1 OF 1

Bock & Clark

National Coordinators
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