

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR INFORMATION
Sarko Engineering Inc.
ILLINOIS AND WISCONSIN
Professional Land Surveyors
847 County Road J6
Mt. Horeb, WI 53572
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LEGEND

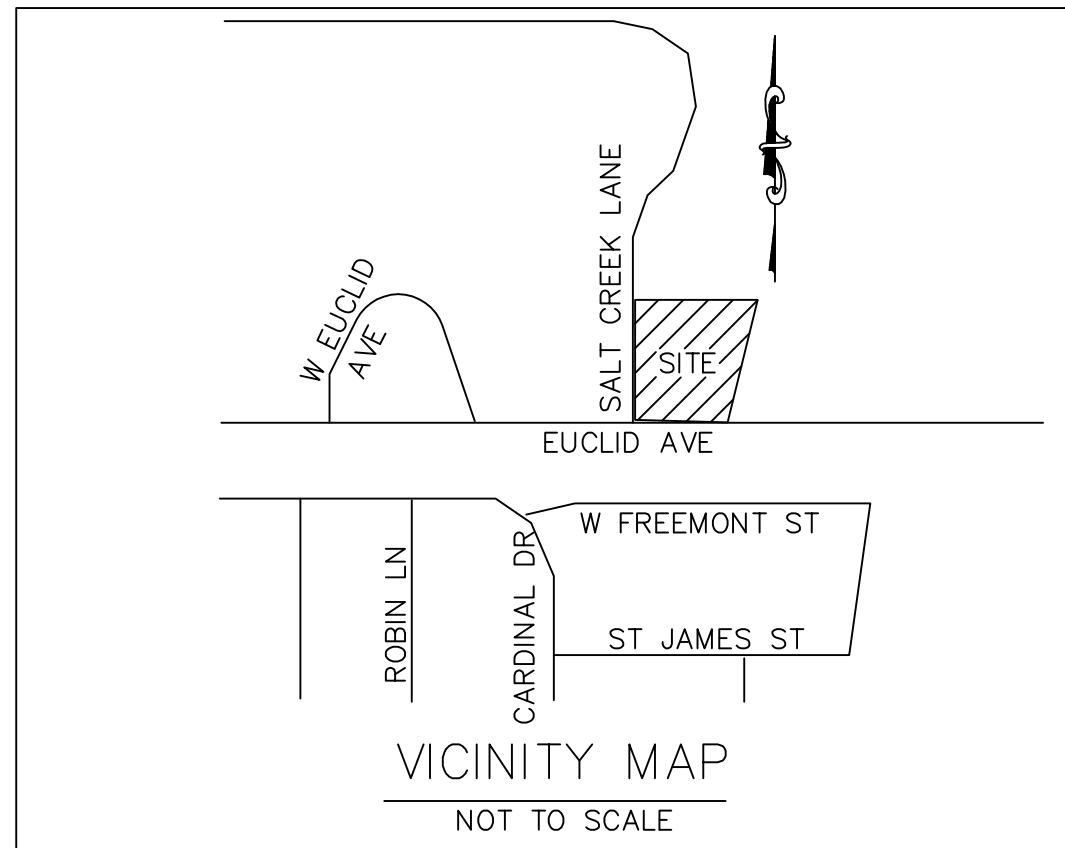
- MONUMENT SET AS NOTED
- MONUMENT FOUND AS NOTED
- ⚡ POWER POLE
- OHP OVERHEAD POWER
- X..X' DENOTES DISTANCE FROM BUILDING LINE TO PROP. LINE
- ① STORM SEWER MANHOLE
- ② SANITARY SEWER MANHOLE
- ⊕ WATER VALVE
- ⊖ WATER MANHOLE
- # DENOTES ENCROACHMENTS
- A CORRESPONDES TO SCHEDULE B
- GR GROUND LIGHT
- ☆ LIGHT POLE
- (XX.XX) DENOTES RECORDED AS DISTANCES
- ⚡ FIRE HYDRANT
- STORM SEWER INLET
- ⊞ TELEPHONE PEDESTAL

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 chain link fence encroaches from 0.7 to 8.5 feet West of the East line of Parcel 2 onto the subject property.
- A sign encroaches from 0.0 to 5.9 feet East of the East line of Parcel 1 onto the adjacent property to the East.



RECORD LEGAL DESCRIPTION

PARCEL 1:

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

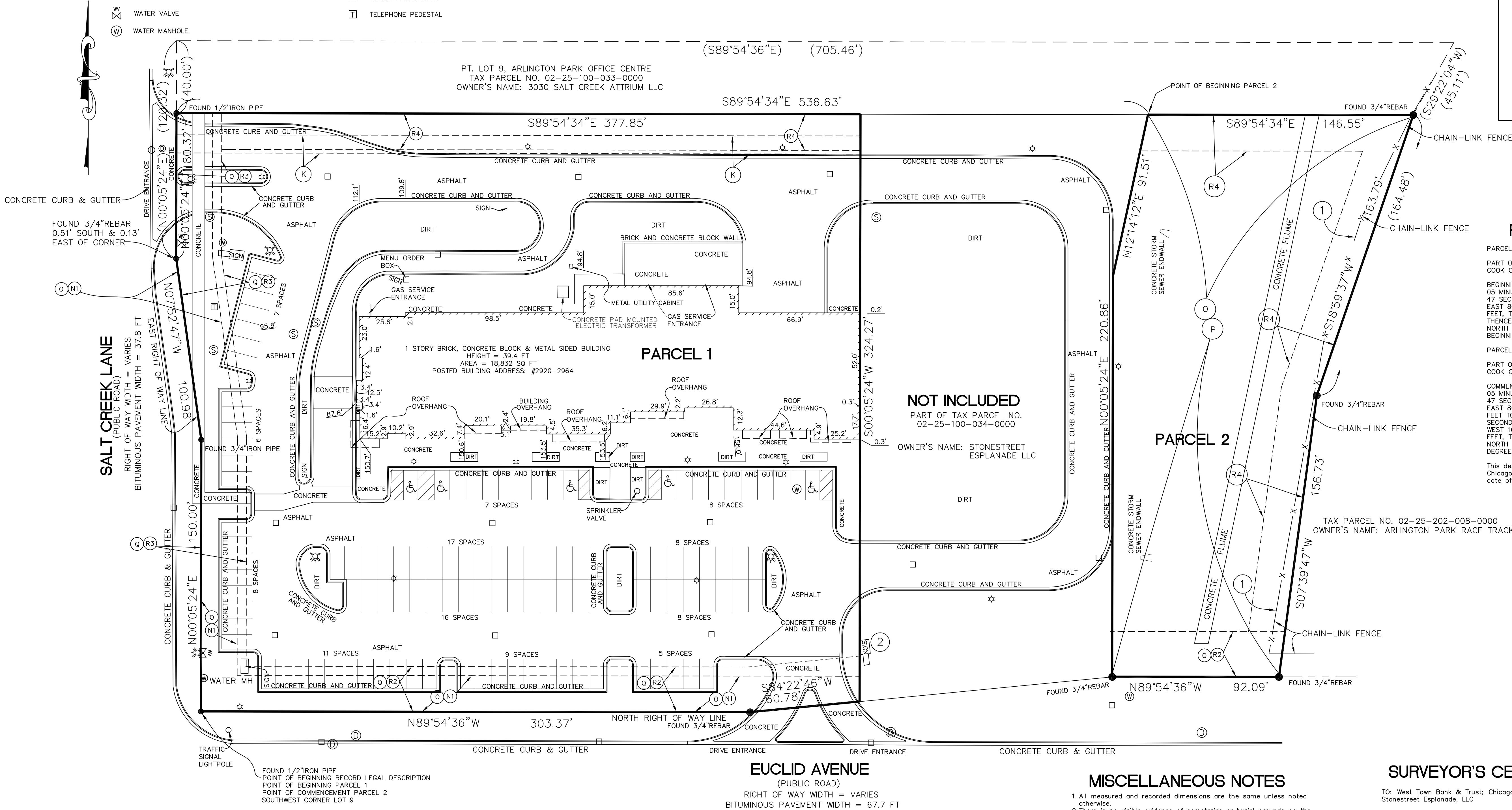
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9, THENCE NORTH 00 DEGREES, 05 MINUTES, 24 SECONDS EAST 150.00 FEET, THENCE NORTH 07 DEGREES, 52 MINUTES, 47 SECONDS WEST 100.98 FEET, THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST 80.32 FEET, THENCE SOUTH 89 DEGREES 54 MINUTES 34 SECONDS EAST 377.85 FEET, THENCE SOUTH 00 DEGREES 05 MINUTES 24 SECONDS WEST 324.27 FEET, THENCE SOUTH 84 DEGREES 22 MINUTES 46 SECONDS WEST 60.78 FEET, THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST 303.37 FEET TO THE POINT OF BEGINNING

PARCEL 2:

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 9, THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST 150.00 FEET, THENCE NORTH 07 DEGREES, 52 MINUTES, 47 SECONDS WEST 100.98 FEET, THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST 80.32 FEET, THENCE SOUTH 89 DEGREES 54 MINUTES 34 SECONDS EAST 377.85 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 54 MINUTES 34 SECONDS EAST 146.55 FEET, THENCE SOUTH 18 DEGREES 59 MINUTES, 37 SECONDS WEST 163.79 FEET, THENCE SOUTH 07 DEGREES 39 MINUTES 47 SECONDS WEST 156.73 FEET, THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST 92.09 FEET, THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST 220.86 FEET, THENCE NORTH 12 DEGREES 14 MINUTES 12 SECONDS EAST 91.51 FEET TO THE POINT OF BEGINNING

This description describes all the land described in the title commitment identified as Chicago Title Insurance Company Commitment Number 16002966WF bearing an effective date of February 3, 2016.



NOTES CORRESPONDING TO SCHEDULE B

- J An Ordinance Granting Special Use Permits for a Restaurant with a Drive Through recorded Febvart 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.
- K 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.
- L 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.
- M 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.
- N1 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.
- N2 A 15.00 foot wide Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is not plotted hereon as it does not affect the subject property.
- O Easements for Public Utilities 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.
- P 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.
- Q 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.
- R1 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.
- R2 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.
- R3 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.
- R4 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.

MISCELLANEOUS NOTES

- All measured and recorded dimensions are the same unless noted otherwise.
- There is no visible evidence of cemeteries or burial grounds on the subject property.
- There was no observable evidence of earth moving work, building construction or building additions within recent months.
- There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
- There was no observable evidence of recent street or sidewalk construction or repairs.
- There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- 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.
- 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.
- On the date of this survey, no loading docks or loading berths were observed on the subject property.

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 North 89 degrees 54'36" West.

LOT AREA:

Parcel 1:
121,629 square feet
2.7968 acres
Parcel 2:
36,633 square feet
0.8410 acres

PARKING NOTE:

Parcel 1:
110 Regular stalls
5 Handicap stalls
Parcel 2:
0 Regular stalls
0 Handicap stalls

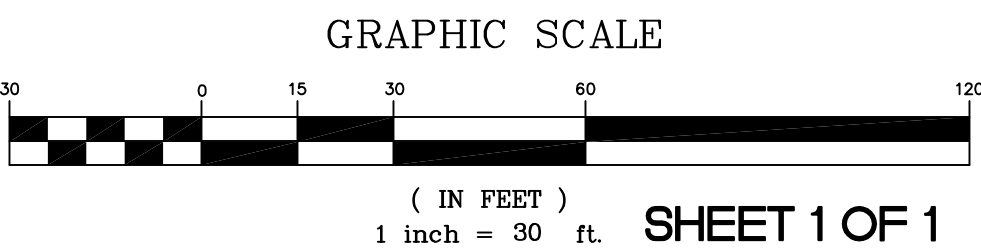
SURVEYOR'S CERTIFICATION

TO: West Town Bank & Trust; Chicago Title Insurance Company; and Stonestreet Esplanade, LLC

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), 14, 16, 17 and 18 of Table A thereof. The field work was completed on February 19, 2016.

Roland F. Sarko

Roland F. Sarko
Licensed Illinois Professional Land Surveyor
License Number 035-002401
License Expires: 11-30-2016
Date of Survey: 2-19-2016
Date of Last Revision: 2-23-2016



SHEET 1 OF 1

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 2-19-2016 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.

PREPARED FOR:
FIRSEL ROSS
2801 LAKESIDE DR. SUITE 207
BANNOCKBURN, IL 60015-1200

PREPARED BY:
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EMAIL: RSARKO@IDS.NET

DRWN BY: VPS	REVISION 1:
APRVD BY: RFS	REVISION 2:
DATE: 2-19-2016	
SCALE 1"=30'	
PROJECT ADDRESS: 3020 SALT CREEK LANE	
PROJECT LOCATION: ARLINGTON HEIGHTS, IL	
PROJECT NAME: SALT CREEK PROJECT	
JOB NUMBER:	42753