

EDWARD J. MOLLOY & ASSOCIATES, LTD.

LAND & CONSTRUCTION SURVEYORS

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ALTA/ACSM LAND TITLE SURVEY

OF

PARCEL 1:  
LOT 1 IN EMILY'S RESUBDIVISION OF LOTS 10, 11 AND 12 IN CENTRAL WILKE SUBDIVISION OF LOT "1" IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO ARLINGTON HEIGHTS FARMS, A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE PUBLIC HIGHWAY AND WEST OF THE EAST 944.93 FEET OF SAID SOUTHWEST 1/4, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, AND PARKING PURPOSES AS CREATED BY DECLARATION OF CROSS EASEMENT RECORDED SEPTEMBER 19, 2003 AS DOCUMENT 036227056 OVER THE FOLLOWING DESCRIBED REAL ESTATE: LOT 9 IN CENTRAL WILKE SUBDIVISION OF LOT "1" IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO ARLINGTON HEIGHTS FARMS, A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE PUBLIC HIGHWAY AND WEST OF THE EAST 944.93 FEET OF SAID SOUTHWEST 1/4, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1614 W. CENTRAL RD., ARLINGTON HEIGHTS, ILLINOIS

SURVEYOR'S NOTES

TITLE COMMITMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1401 008852871 D2 WITH AN EFFECTIVE DATE OF JULY 15, 2011:

D. A 30 FOOT BUILDING LINE ALONG THE SOUTH LINE OF THE LAND AS SHOWN ON THE PLAT OF CENTRAL-WILKE SUBDIVISION RECORDED AS DOCUMENT 14262386. [PLOTTED ON THE DRAWING]

E. A 9 FOOT STORM SEWER AND DRAINAGE EASEMENT OVER THE WEST LINE OF LOT 1 AS SHOWN ON THE PLAT OF EMILY'S RESUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

F. AN 11 FOOT EASEMENT FOR STORM SEWER CONSTRUCTION AND MAINTENANCE AS SHOWN ON PLAT OF EMILY'S RESUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

G. EASEMENT OVER THE NORTH 10.00 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

H. GRANT OF EASEMENT MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1980 AND KNOWN AS TRUST NUMBER 40477 TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, GRANTING AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT, FROM TIME TO TIME TO TRIM OR REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT HEREIN GIVEN, IN, OVER, UNDER, ACROSS, ALONG AND UP THE LAND RECORDED FEBRUARY 25, 1981 AS DOCUMENT 25768798. [PLOTTED ON THE DRAWING]

I. EASEMENT OVER THE NORTH 10.00 FEET, THE EAST 10.00 FEET OF THE WEST 87.00 FEET OF THE SOUTH 475.00 FEET OF THE NORTH 57.00 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

J. EASEMENT FOR PUBLIC UTILITIES OVER THE EAST 10.00 FEET OF THE WEST 87.00 FEET OF THE SOUTH 47.00 FEET OF THE NORTH 57.00 FEET, AND OVER THE EAST 10 FEET OF THE LAND, AS SHOWN ON PLAT OF EMILY'S RESUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

K. EASEMENT OVER THE NORTH 10.00 FEET OF THE LAND FOR PUBLIC UTILITIES AS SHOWN ON THE PLAT RECORDED MARCH 1, 1948 AS DOCUMENT 14262386 AND AS SHOWN ON THE PLAT OF EMILY'S RESUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

L. THE LAND LIES WITHIN THE BOUNDARIES OF A PLANNED UNIT DEVELOPMENT AS DISCLOSED BY ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT AND THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS AND GRANTING CERTAIN VARIATIONS RECORDED AS DOCUMENT 97084042, AND IS SUBJECT TO THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES. [NOT A PLOTTABLE MATTER]

S. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT. [PARCEL 2 PLOTTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBER: 03-31-302-019-0000

FLOOD MAP DESIGNATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031C0184J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING CLASSIFICATION: THE VILLAGE OF ARLINGTON HEIGHTS REPORTS THAT THE PROPERTY IS ZONED "O-1" OFFICE TRANSITIONAL DISTRICT AND THAT THE FOLLOWING BULK RESTRICTIONS APPLY:

FRONT YARD SETBACK: 25 FEET  
SIDE YARD SETBACK: 20 FEET IF ADJOINING A RESIDENTIAL DISTRICT, NONE IF ADJOINING A BUSINESS OR MANUFACTURING DISTRICT, AT LEAST ONE SIDE YARD OF 12 FEET IS REQUIRED PER LOT.  
REAR YARD: 30 FEET, MAY BE REDUCED HALF THE WIDTH OF AN ADJOINING ALLEY.  
MAXIMUM FLOOR AREA RATIO: 80%  
MAXIMUM BUILDING COVERAGE: 40%  
MAXIMUM HEIGHT: 30 FEET AND 2 STORIES.

SUMMARY OF PAINT STRIPED PARKING SPACES: PARCEL 1 CONTAINS A TOTAL OF 150 PARKING SPACES INCLUDING 4 DESIGNATED HANDICAP SPACES. PARCEL 2 CONTAINS A TOTAL OF 40 PARKING SPACES INCLUDING 3 DESIGNATED HANDICAP SPACES.

AREA STATEMENT: PARCEL 1 CONTAINS 75,000 SQUARE FEET OR 1.7218 ACRES. THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE BUILDING ON PARCEL 1 AT GROUND LEVEL IS 19,355 SQUARE FEET.

EARTH MOVING AND BUILDING CONSTRUCTION STATEMENT PER TABLE "A" ITEM 16: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR RECENT BUILDING CONSTRUCTION.

CHANGES IN STREET RIGHT-OF-WAY LINES STATEMENT PER TABLE "A" ITEM 17: SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTEMPLATED OR PROPOSED AND FINDS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SITE USE STATEMENT PER TABLE "A" ITEM 18: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

INCLUDED TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS PER THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS:

- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES.
- ADDRESS(ES) IF DISCLOSED IN RECORD DOCUMENTS, OR OBSERVED WHILE CONDUCTING THE SURVEY.
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
- GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
- (b)(c). CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION, AS PROVIDED BY THE INSURER, IF NONE, SO STATE.
- (c). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
- (b)(1). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
- (c). MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED UNDER SECTION 5 ABOVE) SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC.
- STRIPING, NUMBER AND TYPE (e.g. HANDICAPPED, MOTORCYCLE, REGULAR, ETC.) OF PARKING SPACES IN PARKING AREAS, LOTS AND STRUCTURES.
- (a). LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS.
- DISTANCE TO NEAREST STREET AS SPECIFIED BY THE CLIENT.
- OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION.
- OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

STATE OF ILLINOIS }  
COUNTY OF DUPAGE }

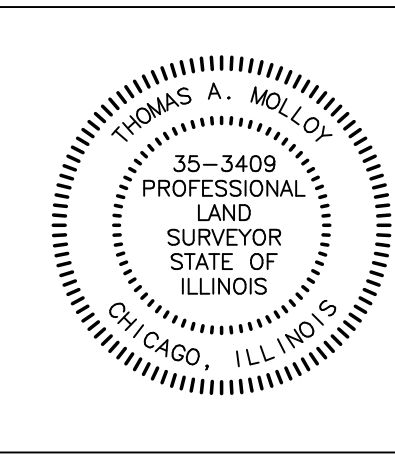
I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND MANAGING AGENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFY TO:  
HODGKINS #1, L.L.C.;

CHICAGO TITLE INSURANCE COMPANY:  
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 THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(c), 7(d)(1), 7(e), 8, 9, 11(a), 13, 14, 16, 17 AND 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2011. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

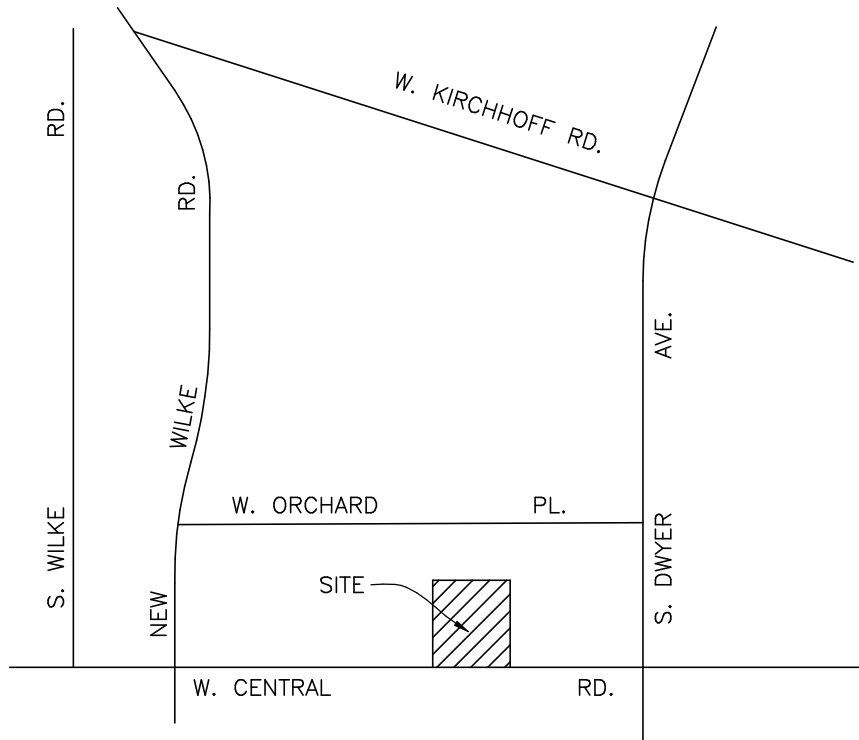
SIGNED AT BENSENVILLE, ILLINOIS THIS 4TH DAY OF AUGUST, A.D. 2011

EDWARD J. MOLLOY AND ASSOCIATES, LTD.  
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-002910

THOMAS A. MOLLOY  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-0309  
(EXPIRES NOVEMBER 30, 2012 AND IS RENEWABLE)  
MANAGING AGENT, ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002910  
(EXPIRES APRIL 30, 2013 AND IS RENEWABLE)



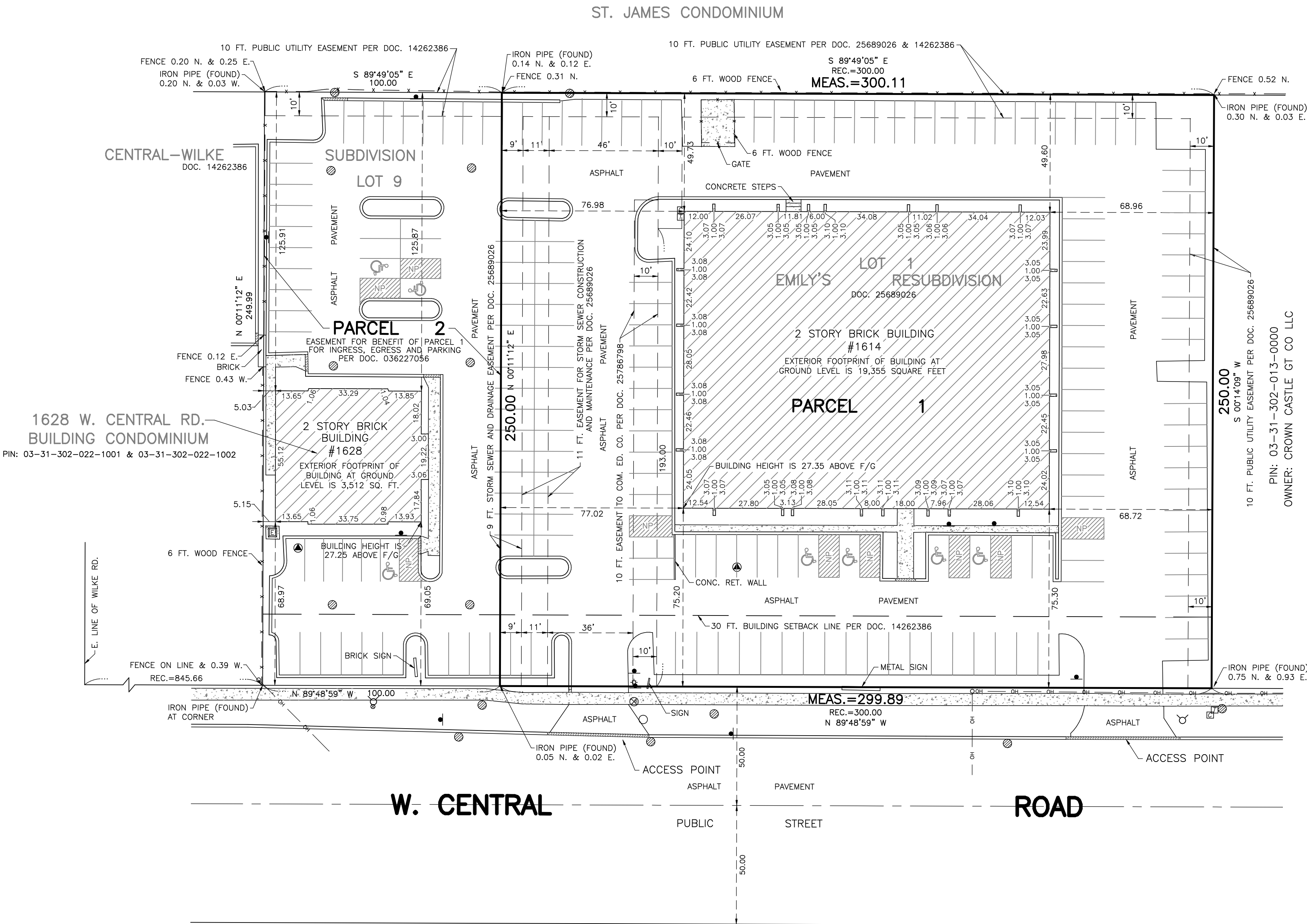
VALID ONLY WITH EMBOSSED SEAL



VICINITY MAP

LEGEND:

- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin/Inlet
- Fire Hydrant w/B-Box
- Water Valve Vault
- Light Pole
- Traffic Sign
- Utility Pole w/Overhead Wire
- Telephone Pedestal
- Cable Television Pedestal
- Electric Transformer
- Depressed Curb
- Concrete
- Finished Grade



DRAFTED BY: BJE

ORDER NO.: 2011-0174  
FILE: 31-42-11  
PROJECT NO.: 2068