

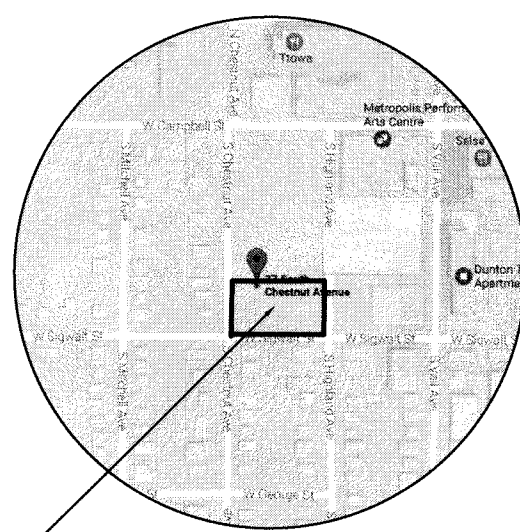
PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO: 184-003023
7100 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS 60712
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ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP



SURVEY SITE

LEGAL DESCRIPTION AS PER TITLE POLICY:

LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S SUBDIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

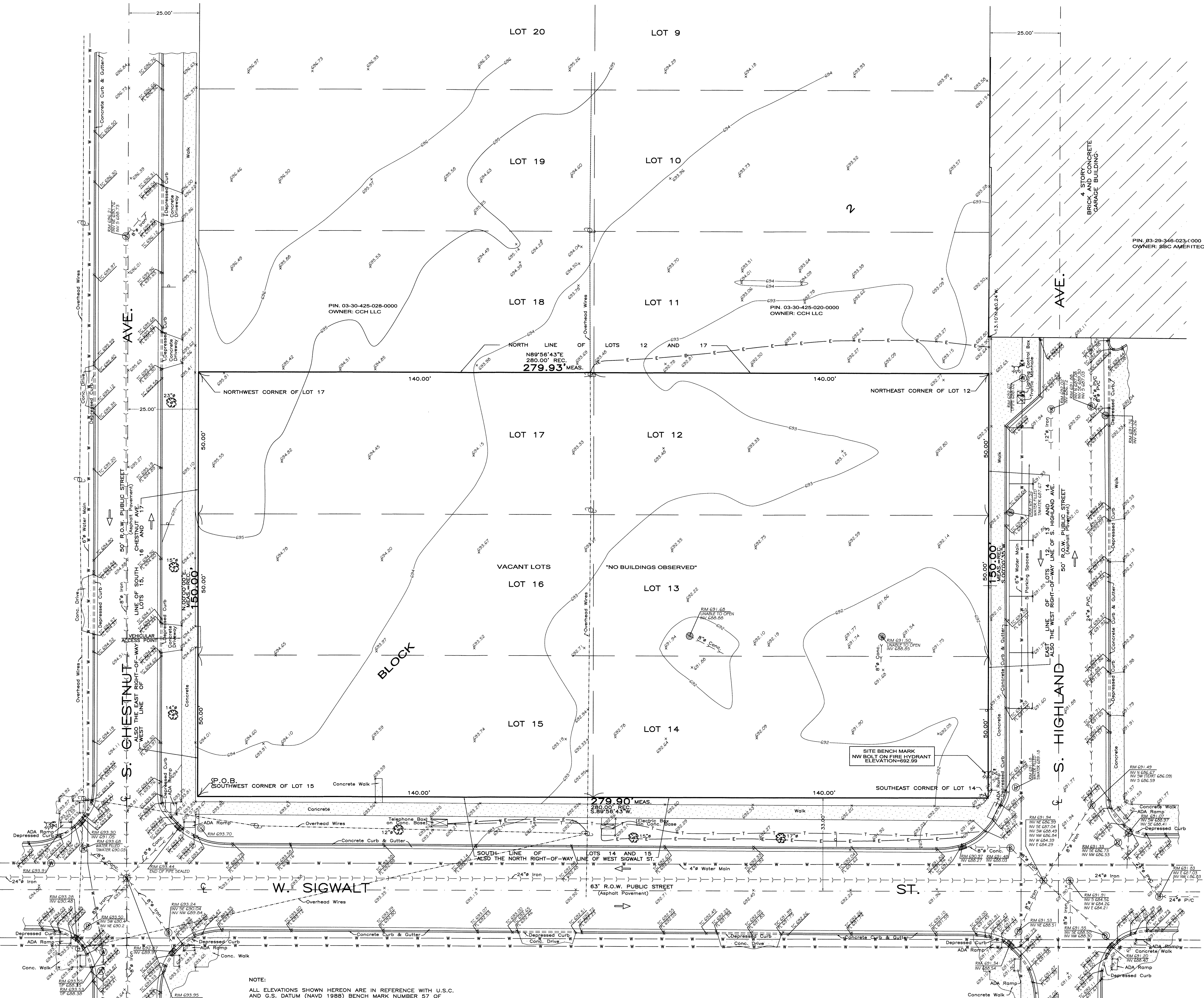
METES AND BOUNDS LEGAL DESCRIPTION:

THAT PART OF LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S SUBDIVISION, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 15, 16 AND 17, BEING ALSO THE EAST RIGHT-OF-WAY LINE OF SOUTH CHESTNUT AVENUE, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE NORTH 89 DEGREES 56 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 12 AND 17, A DISTANCE OF 279.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 89 DEGREES 56 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 14 AND 15, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF WEST SIGWALT STREET, A DISTANCE OF 279.90 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 41,987 SQ. FT. = 0.964 ACRE.

COMMONLY KNOWN AS: 37-45 SOUTH CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS AND 36-40 SOUTH HIGHLAND AVENUE, ARLINGTON HEIGHTS, ILLINOIS

PERMANENT INDEX NUMBERS: 03-30-425-012-0000
03-30-425-013-0000
03-30-425-014-0000
03-30-425-021-0000
03-30-425-022-0000
03-30-425-023-0000



NOTE: ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE WITH U.S.C. AND G.S. DATUM (NAVD 1988) BENCH MARK NUMBER 57 OF VILLAGE OF ARLINGTON HEIGHTS, ELEVATION IS +884.82 FEET.

NOTES: - NO ENCROACHMENTS OBSERVED. - BY OBSERVATION THERE IS DIRECT PEDESTRIAN ACCESS FROM SUBJECT PROPERTY TO PUBLIC RIGHT-OF-WAY STREETS, SOUTH CHESTNUT AVENUE, SOUTH HIGHLAND AVENUE AND WEST SIGWALT STREET. - BY OBSERVATION THERE IS DIRECT VEHICULAR ACCESS TO SOUTH CHESTNUT AVENUE BY WAY OF THE CONCRETE DRIVEWAY AND DEPRESSED CURB. UNINTERRUPTED BARRIER CURBING RESTRICTS ACCESS TO SOUTH HIGHLAND AVENUE AND WEST SIGWALT STREET. - LOCATION OF UTILITIES SHOWN HEREON ARE TAKEN FROM OBSERVED EVIDENCE VISIBLE ON THE SITE, MARKINGS BY UTILITY COMPANIES AND FROM VARIOUS UTILITY COMPANY RECORDS. INFORMATION TAKEN FROM RECORDS IS DEEMED APPROXIMATE. FOR MORE ACCURATE LOCATIONS FIELD EXCAVATE OR CONTACT RESPECTIVE UTILITY COMPANY. THERE IS VISIBLE EVIDENCE (OVERHEAD ELECTRICAL WIRES AND SUPPORTING POLES ACROSS THE SUBJECT PROPERTY RUNNING NORTH FROM SIGWALT STREET) OF A UTILITY EASEMENT. NO DOCUMENTATION FOR AN EASEMENT WAS PROVIDED TO THE SURVEYOR. NO VISIBLE EVIDENCE OF UNDERGROUND UTILITY LINES CROSSING THE SUBJECT PROPERTY WAS OBSERVED IN THE COURSE OF THE SURVEY. LOCATION OF UNDERGROUND UTILITIES (IF ANY) WILL BE PLOTTED IF THEY ARE MARKED IN THE FIELD BY THE RESPECTIVE UTILITY AND/OR MUNICIPAL ENTITIES AND SUBSEQUENTLY A REVISION TO THIS PLAT OF SURVEY WILL BE ISSUED.

NOTES REFERENCED TO TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATION
ITEM 6(a)& 6(b) - PENDING ZONING REPORT
ITEM 9 - PARKING SPACES OFF SITE REGULAR.
ITEM 16 - BY OUR OBSERVATION THERE ARE NO VISIBLE SIGNS OF ANY CURRENT BUILDING CONSTRUCTION OR EARTH MOVEMENT ON THIS PROPERTY.
ITEM 17 - BY OUR OBSERVATION AND INFORMATION THERE ARE NO RECENT STREET RIGHT OF WAY CHANGES OR ANY SIDEWALK REPAIRS OR CONSTRUCTION.
ITEM 18 - NO INFORMATION SHOWING WETLANDS DELINEATION MARKERS COMPLETED BY A QUALIFIED PROFESSIONAL WAS PROVIDED BY CLIENT FOR THE SUBJECT PROPERTY.
ITEM 19 - THERE ARE NO RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OF ANY OFFSITE EASEMENTS OR SERVICUES BENEFITING PROPERTY.
ITEM 20 - PROFESSIONAL LIABILITY INSURANCE POLICY HAS BEEN OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$2,000,000.00

LEGEND:
S = SEWER MANHOLE
M = STORM MANHOLE
C = CATCH BASIN
I = INLET
MH = MANHOLE
WM = WATER MANHOLE
FH = FIRE HYDRANT
WV = WATER VALVE
PP = POWER POLE
TS = TRAFFIC SIGN
10' = TREE
SPOT ELEVATION
CONTOUR LINE
TC = TOP OF CURB ELEVATION
FL = FLOW LINE ELEVATION
S = SEWER LINE
S = STORM LINE
W = WATER LINE
E = ELECTRIC LINE
T = TELEPHONE LINE

REVISED: APRIL 18, 2017. (ADDED METES AND BOUNDS LEGAL DESCRIPTION)
REVISED: APRIL 11, 2017. (ADDED NOTES)
BASIS: FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-828605-CH12, EFFECTIVE DATE: DECEMBER 9, 2016.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
ORDER NO.: 17-91627
SCALE: 1 INCH = 15 FEET.
DATE OF FIELD WORK: February 13, 2017.
ORDERED BY: POLSINELLI Attorneys at Law

FLOOD CERTIFICATE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS DATED August 19, 2008 THIS PROPERTY IS IN A MINIMUM FLOODING AREA AND IS DESIGNATED AS ZONE "X" (COMMUNITY PANEL NUMBER 170055 0203 J (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO DETERMINE THIS ZONE.

TO CLARK STREET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
FIRST AMERICAN 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, 5, 6(a), 6(b), 8, 9, 11, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 13, 2017.
DATE OF PLAT
IL PROF LAND SURVEYOR NUMBER 35-2281
MY LICENSE EXPIRES NOVEMBER 30, 2018.
Drawn By: ZZ