

ALTA / NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

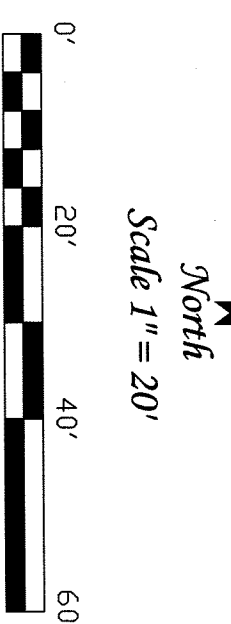
PARCEL 1, LOT 1 IN BREDENS SUBDIVISION OF PART OF LOT 7 IN COUNTY CLERKS DIVISION OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, AS SHOWN ON PLAT JANUARY 31, 2017 AS DOCUMENT NUMBER 0019089294, IN COOK COUNTY, ILLINOIS.

PARCEL 2, AN EASEMENT FOR THE BENEFIT OF PARCEL 1, RESERVED IN DEED BY EDWARD L. BREDEEN AND HIS WIFE, MARY MARGARET, TO ROGER STEDRONSKY, FRANK STEDRONSKY DATED SEPTEMBER 30, 1978 AND RECORDED OCTOBER 18, 1978 AS DOCUMENT 2467577 FOR RIGHT OF WAY AND PASSAGE OVER THE SOUTHWESTLY 24.0 FEET OF THE SOUTHWESTLY 539.0 FEET OF A TRACT OF LAND DESCRIBED AS FOLLOWS:
THAT PART OF LOT 4 IN COUNTY CLERKS DIVISION OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF MILWAUKEE AVENUE, DISTANT 1,081.80 FEET NORTHWESTERLY FROM THE POINT OF BEGINNING, AND RUNNING THENCE NORTHWESTERLY ALONG SAID CENTER LINE AND ROLLING THENCE MOST WASTERLY AT RIGHT ANGLES TO SAID CENTER LINE 518.95 FEET, THENCE NORTH PARALLEL WITH SAID NORTH AND SOUTH QUARTER SECTION LINE 248.52 FEET, THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 107 DEGREES 38 MINUTES 30 SECONDS MEASURED FROM SOUTH TO NORTHWEST 229 FEET, THENCE SOUTHWESTERLY 546.20 FEET TO A POINT ON SAID CENTER LINE OF MILWAUKEE AVENUE WHICH IS 461.18 FEET NORTHWESTERLY FROM THE POINT OF BEGINNING, AND THENCE SOUTHWESTERLY 481.18 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM LAND TAKEN OR USED FOR MILWAUKEE AVENUE, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1233 MILWAUKEE AVENUE, GLENVIEW, IL.

P.L.N. #04-32-101-033



NOTES:
1) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF ONLY THOSE ENTITIES LISTED IN THE SURVEYOR'S CERTIFICATION.
2) ALL BEARINGS SHOW HEREON ARE BASED ON THE VILLAGE OF GLENVIEW GIS MAP COORDINATES.
3) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
4) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES NOT IDENTIFIED BY THE SURVEYOR MAY BE ENCOUNTERED AND EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.
5) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
6) THIS SURVEY DOES NOT IMPLY THAT A TITLE SEARCH WAS CONDUCTED BY THE SURVEYOR.
7) PARCEL CONTAINS 36410.8 SQUARE FEET OR 0.84 ACRES.
8) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF GLENVIEW AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
9) FIELD WORK COMPLETED ON 10-18-2016.
10) THIS PROPERTY FALLS INTO ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE OF THE 0.75 ANNUAL CHANCE FLOOD PLAIN) AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP # 17031C02281, PANEL 228 OF 832, DATED AUGUST 18, 2008.
11) THIS SURVEY IS BASED ON STEWART TITLE GUARANTY COMPANY'S TITLE COMMITMENT, FILE NO. 14000032926, DATED DECEMBER 9, 2016.

SCHEDULE B, PART 2 ITEMS NOTED AS FOLLOWS:

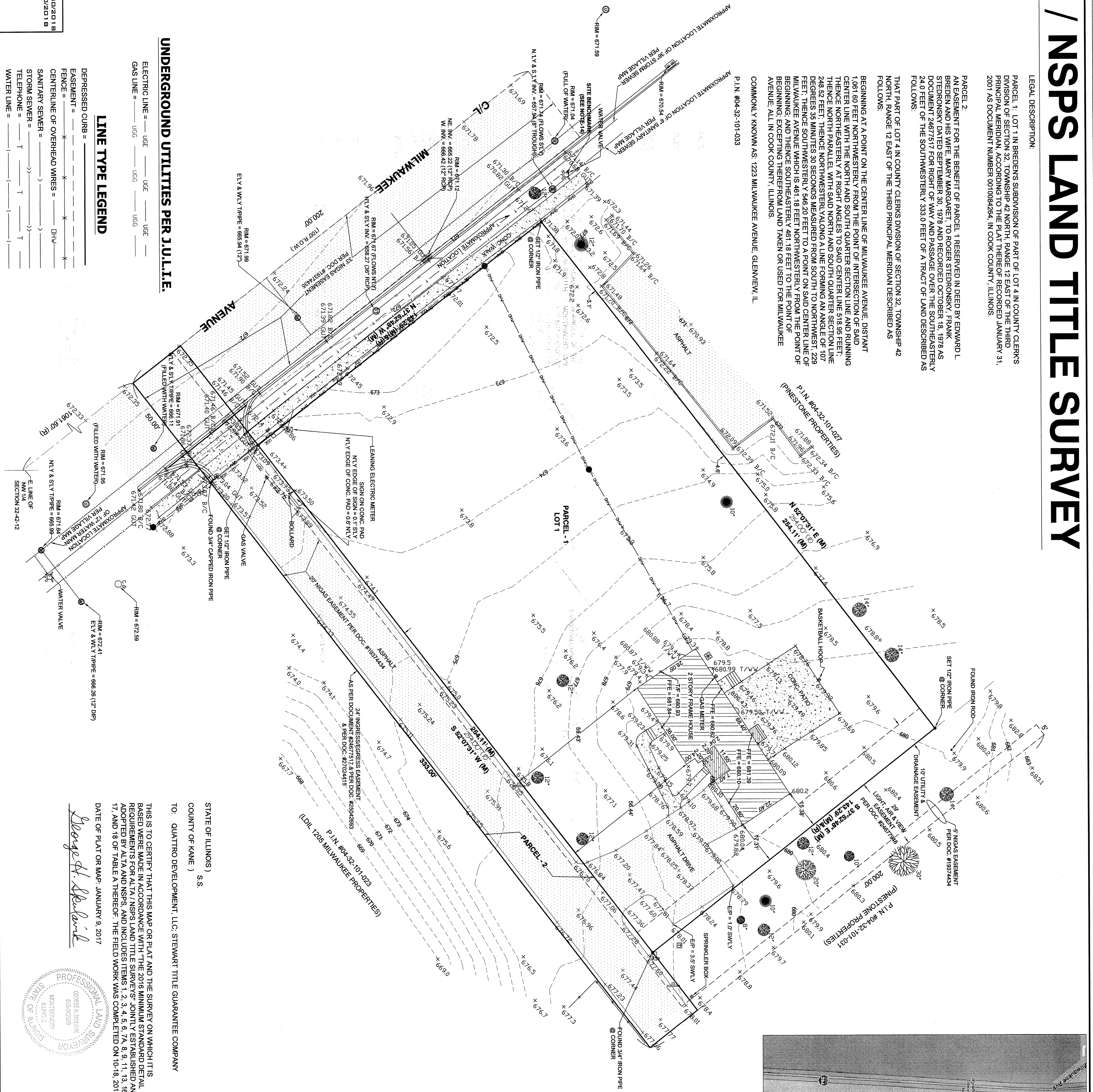
- ITEM 6) NIGAS EASEMENT PER DOCUMENT NUMBER 19374434. (P.LOTTED)
- ITEM 7) NIGAS EASEMENT PER DOCUMENT NUMBER 19374435. (P.LOTTED)
- ITEM 8) NGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER 25042939. (P.LOTTED)
- ITEM 9) EASEMENT FOR LIGHT, AIR, AND VIEW PER DOCUMENT NUMBER 24677948. (P.LOTTED)
- ITEM 10) INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER 27024415. (P.LOTTED)
- 12) A ZONING REPORT WAS NOT PROVIDED.
- 13) SOURCE BENCHMARK #1: VILLAGE OF GLENVIEW BM #24, MONUMENT @ SOUTHWEST CORNER OF GLENVIEW ROAD & PRINGSSTEN ROAD, ELEVATION = 683.18
- 13) SOURCE BENCHMARK #2: VILLAGE OF GLENVIEW BM #19, MONUMENT @ SOUTH PARKWAY OF WEST LAKE AVENUE & EAST OF PRINGSSTEN ROAD, ELEVATION = 676.91.
- SITE BENCHMARK: CHISELED 'X' ON ENE 'WUELLER BOLT' ON FLANGE OF FIRE HYDRANT NEAR NORTHWESTERLY CORNER OF SITE, ELEVATION = 673.24.
- 14) THERE WAS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY.
- 15) THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- 16) THERE IS NO OBSERVED EVIDENCE OF WETLAND AREAS. REFER TO THE SITE ENVIRONMENTAL REPORT FOR THE OFFICIAL DETERMINATION.

STEWART TITLE GUARANTY
CONSULTANTS
LAND SURVEYORS

PROFESSIONAL DESIGN FIRM NO. 184-004766

GEORGE H. STEWART P.L.S. 035-002380 EXPIRATION DATE 11/30/2018
STEWART P.L.S. 035-003415 EXPIRATION DATE 11/30/2018

PROFESSIONAL DESIGN FIRM NO. 184-004766
MONROE, ILLINOIS 60131
PHONE 630-940-7927 FAX 630-701-1388
Survey is valid only if original seal is shown in field.



UNDERGROUND UTILITIES PER J.U.L.I.E.

- ELECTRIC LINE = UGE UGE UGE
- GAS LINE = UGG UGG UGG
- DEPRESSED CURB = ---
- EASEMENT = ---
- CENTERLINE OF OVERHEAD WIRES = ---
- SANITARY SEWER = ---
- STORM SEWER = ---
- TELEPHONE = ---
- WATER LINE = ---

LINE TYPE LEGEND

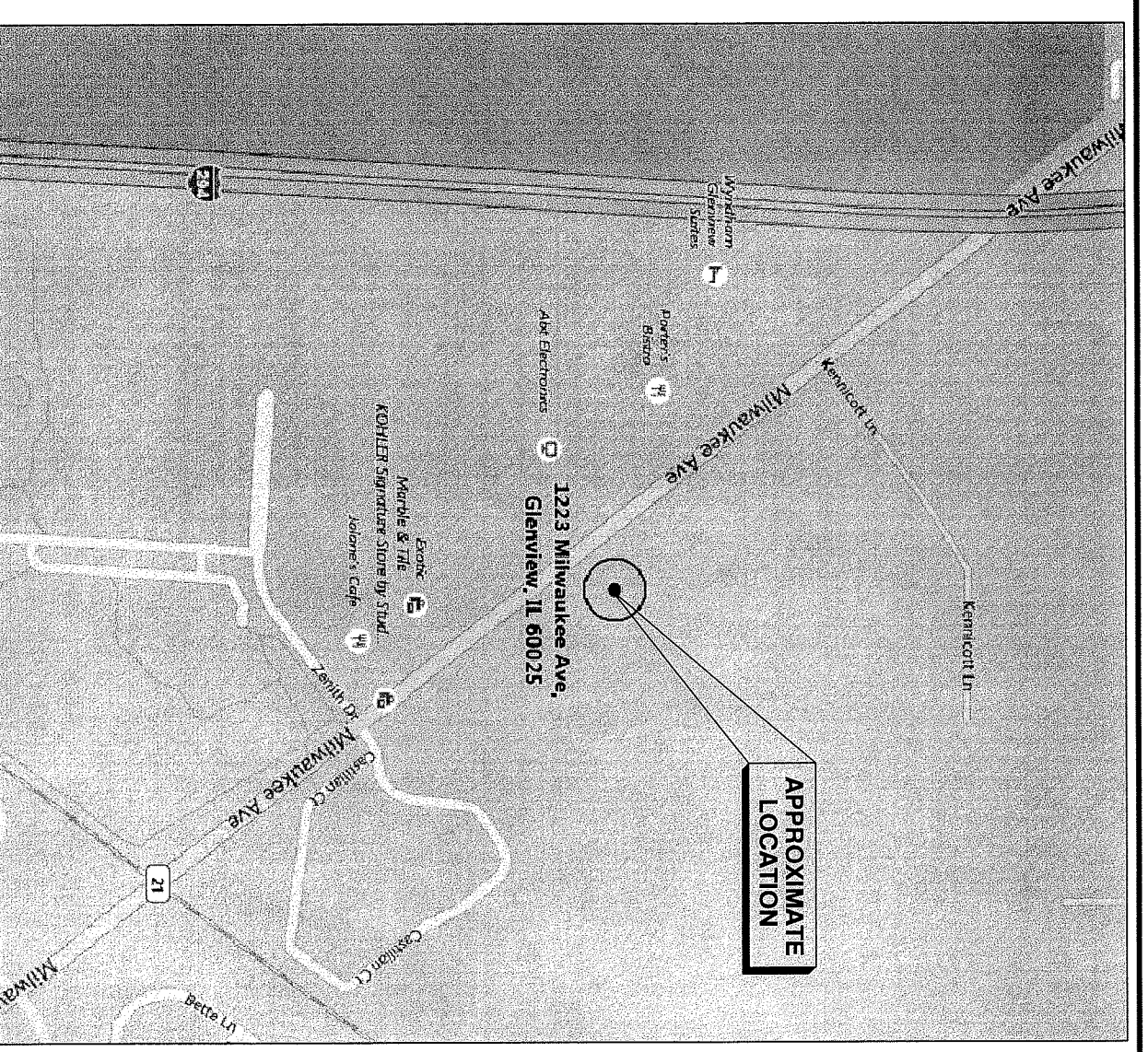
- ASPHALT
- CONCRETE
- DECIDUOUS TREE
- HYDRANT
- MALL BOX
- PINE TREE
- SANITARY MANHOLE
- SIGN
- STORM MANHOLE
- SQUARE CURB DRAIN
- TELEPHONE PEDESTAL
- UNKNOWN MANHOLE
- WATER MANHOLE
- WOOD
- WOOD POWER POLE

ABBREVIATION LEGEND

- BC = BACK OF CURB
- BCL = BACK OF DEPRESSED CURB
- CL = CENTERLINE
- CMP = CORRUGATED METAL PIPE
- COP = CORRUGATED PLASTIC PIPE
- DP = DUCTILE IRON PIPE
- E = EAST
- E1Y = EASTERLY
- EP = EDGE OF PAVEMENT
- FCX = FENCE CORNER
- FTE = FINISHED FLOOR ELEVATION
- GUT = GUTTER
- (M) = MEASURED DISTANCE
- MT = MULTI TRUNK
- N = NORTH
- NLY = NORTHERLY
- PVC = POLYVINYL CHLORIDE (PLASTIC PIPE)
- PG = RECORD DISTANCE
- S = SOUTH
- SIC = SOIL COVER
- TIF = TOP OF FOUNDATION ELEVATION
- TRP = TOP OF PIPE
- TW = TOP OF WINDOW/WELL ELEVATION
- W = WEST
- WLY = WESTERLY

SYMBOL LEGEND

- ASPHALT
- CATCH BASIN
- CONCRETE
- DECIDUOUS TREE
- HYDRANT
- MALL BOX
- PINE TREE
- SANITARY MANHOLE
- SIGN
- STORM MANHOLE
- SQUARE CURB DRAIN
- TELEPHONE PEDESTAL
- UNKNOWN MANHOLE
- WATER MANHOLE
- WOOD
- WOOD POWER POLE



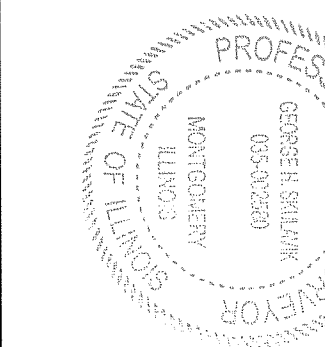
Vicinity Map
(No Scale)

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, 7A, 8, 9, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-18-2016.

DATE OF PLAT OR MAP: JANUARY 9, 2017

George H. Stewart

STATE OF ILLINOIS)
COUNTY OF KANE)
S.S.
TO: QUATRO DEVELOPMENT, LLC, STEWART TITLE GUARANTEE COMPANY



Page 1 of 1

ITEM	DATE	BY	FOR
1.5.1	10/18/2016	George H. Stewart	Final Report
1.5.2	10/18/2016	George H. Stewart	GIS

Project: QUATRO DEVELOPMENT
Change Number: 2016-0464-ALTA