

ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION

LOTS 1 AND 2 IN LINCOLNSHIRE CORPORATE CENTER UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1985 AS DOCUMENT 238873 AND AMENDED BY LETTER OF AMENDMENT RECORDED JUNE 19, 1987 AS DOCUMENT 2580778, IN LAKE COUNTY, ILLINOIS, (EXCEPTING THEREFROM THAT PART OF SAID LOTS 1 AND 2 CONVEYED TO THE DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED JUNE 11, 2004 AS DOCUMENT 5580366).

PROPERTY AREA

LOT 1 PROPERTY AREA: 455,134 SQ. FT. (10.448 ACRES)
LOT 2 PROPERTY AREA: 445,205 SQ. FT. (10.221 ACRES)
TOTAL PROPERTY AREA: 900,339 SQ. FT. (20.669 ACRES)

TITLE NOTES

- CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1401 880012537 D2 WITH AN EFFECTIVE DATE OF MARCH 6, 2013 HAS BEEN REVIEWED IN CONNECTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.
- (EXCEPTION E-16, 0-28, AND 5-30) THE SURVEYED PROPERTY IS SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FOR LINCOLNSHIRE CORPORATE CENTER UNIT 2, RECORDED MAY 21, 1990 AS DOCUMENT NUMBER 2507150. AMONG OTHER THINGS THIS DOCUMENT CONTAINS MULTIPLE FLOODABLE AND NON-FLOODABLE EASEMENTS AND/OR RESTRICTIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: SEE DOCUMENT FOR PARTICULARS. A. THE SURVEYED PROPERTY IS WITHIN ZONE (0/6/0), RESTRICTED OFFICE DISTRICT. ANY CHANGES MUST BE APPROVED BY DECLARANT. B. BUILDING AND LOT IMPROVEMENTS MUST MEET PROVISIONS. C. BLANKET EASEMENT FOR COMMON AREA MAINTENANCE (NON-FLOODABLE). D. RECREATION EASEMENTS AND FACILITIES BETWEEN THE BUILDING SETBACK LINE, AS DEFINED BY LINCOLNSHIRE CORPORATE CENTER UNIT 2, OR VILLAGE ORDINANCE, AND THE PROPERTY BOUNDARIES. ALSO WITHIN THE AREAS DESIGNATED AS "EASEMENT FOR WATER DETENTION" ON THE LINCOLNSHIRE CORPORATE CENTER UNIT 2 (PLOTTABLE SHOWN HEREON). E. BLANKET EASEMENT TO ACCESS PATHWAY SYSTEM OVER INDIVIDUAL SITES, AS LONG AS ANY OF LOTS 1 AND 2 IN LINCOLNSHIRE CORPORATE CENTER UNIT 2, 1ST RESUBDIVISION AND LOT 1 IN LINCOLNSHIRE CORPORATE CENTER UNIT 2, 2ND RESUBDIVISION ARE USED FOR HOTEL OR RESTAURANT PURPOSES, THE PROPERTY OWNER OF THE LOT SO USED WILL PROVIDE PEDESTRIAN ACCESS OVER SUCH LOT TO THE PATHWAY SYSTEM (NON-PLOTTABLE).
- (EXCEPTION H-19) THE SURVEYED PROPERTY DOES NOT APPEAR TO BE SUBJECT TO A TELEPHONE EASEMENT RECORDED SEPTEMBER 20, 1966 AS DOCUMENT NUMBER 1317637. THE EASEMENT IS LOCATED SOUTH OF THE SURVEYED PROPERTY. THE SURVEYOR BELIEVES THAT THE EASEMENT WAS INCORRECTLY DEPICTED ON THE LINCOLNSHIRE CORPORATE CENTER UNIT 2 SUBDIVISION. SEE DOCUMENT FOR PARTICULARS.
- (EXCEPTION J-20) THE SURVEYED PROPERTY IS SUBJECT TO THE EASEMENT PROVISIONS ON THE LINCOLNSHIRE CORPORATE CENTER UNIT 2 SUBDIVISION RECORDED OCTOBER 3, 1985 AS DOCUMENT 238873 AND AMENDED BY LETTER OF AMENDMENT RECORDED JUNE 19, 1987 AS DOCUMENT 2580778. THESE PROVISIONS GOVERN CERTAIN EASEMENTS SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
- (EXCEPTION K-22 AND M-24) THE SURVEYED PROPERTY IS SUBJECT TO A TELEPHONE EASEMENT RECORDED MAY 18, 1973 AS DOCUMENT NUMBER 1614789 WHICH HAS BEEN SHOWN HEREON. THE SURVEYOR BELIEVES THAT THE EASEMENT HAS BEEN INCORRECTLY LABELED ON THE LINCOLNSHIRE CORPORATE CENTER UNIT 2 SUBDIVISION AS A PUBLIC UTILITY EASEMENT. SEE DOCUMENT FOR PARTICULARS.
- (EXCEPTION R-20) THE SURVEYED PROPERTY IS NOT SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FOR LINCOLNSHIRE CORPORATE CENTER RECORDED SEPTEMBER 1, 1981 AS DOCUMENT NUMBER 2192016 AND AMENDED BY LETTER OF AMENDMENT RECORDED DECEMBER 14, 1981 AS DOCUMENT NUMBER 242234. THESE DOCUMENTS GOVERN LAND THAT IS SOUTH AND WEST OF THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
- (EXCEPTION U-32) THE SURVEYED PROPERTY IS NOT SUBJECT BUILDING SETBACK LINES AS SHOWN ON LINCOLNSHIRE CORPORATE CENTER SUBDIVISION RECORDED FEBRUARY 27, 1981 AS DOCUMENT NUMBER 2192016. SAID SUBDIVISION IS SOUTH AND WEST OF THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
- (EXCEPTION V-33) THE SURVEYED PROPERTY IS SUBJECT TO NOTES ON THE LINCOLNSHIRE CORPORATE CENTER UNIT 2 SUBDIVISION RECORDED OCTOBER 3, 1985 AS DOCUMENT 238873 AND AMENDED BY LETTER OF AMENDMENT RECORDED JUNE 19, 1987 AS DOCUMENT 2580778 WHICH STATES THAT THE SUBDIVISION IS SUBJECT TO ANY AND ALL ADDITIONAL EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE DECLARATIONS OF LINCOLNSHIRE CORPORATE CENTER UNIT 2 ASSOCIATION. SEE DOCUMENT FOR PARTICULARS.
- (EXCEPTION W-34) THE SURVEYED PROPERTY DOES NOT APPEAR TO BE AFFECTED BY RESOLUTION RECORDED DECEMBER 6, 1979 AS DOCUMENT NUMBER 2037076. THE RESOLUTION AFFECTS PARTICULAR CITIES AND AREAS IN LAKE COUNTY, HOWEVER LINCOLNSHIRE IS NOT ONE OF THE CITIES LIST AS BEING AFFECTED BY SAID RESOLUTION.
- (EXCEPTION X-35) THE SURVEYED PROPERTY IS SUBJECT TO ORDINANCE PROVIDING FOR ESTABLISHMENT OF EXTENSION, CONNECTIONS, TAP ON AND RECAPTURE CHARGES TO SPECIAL FIRE PROTECTION RECORDED JULY 16, 1981 AS DOCUMENT NUMBER 2122012.
- (EXCEPTION Y-36) THE SURVEYED PROPERTY IS SUBJECT TO IMPROVEMENTS WHICH APPEAR TO HAVE BEEN CONSTRUCTED BY THE PROPERTY TO THE WEST. EXISTING IMPROVEMENTS HAVE BEEN SHOWN ON SHEETS 2 AND 3.

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRE COMMUNITY PANEL NUMBER 17057002055 WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2000 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN FOR THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANNING FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF LAKE)

CERTIFIED TO: CHICAGO TITLE INSURANCE COMPANY
AND: NORTHGATE INVESTMENTS, INC.
AND: BACK BAY PROPERTIES, 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 STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS, AND INCLUDE ITEMS 2, 3, 4, 6, 8, 9, 11(a), 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 4, 2013.

DATED THIS 18TH DAY OF APRIL 2013.

E. J. Vesely
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2014
DESIGN FIRM PROFESSIONAL REGISTRATION NO. 164003350
EXPIRES APRIL 30, 2015

SEE SURVEYORS NOTES FOR DESCRIPTION AND LIMITATIONS SHOWN ON THIS SURVEY.



SHEET INDEX

SHEET 1 OF 3	BOUNDARY INFORMATION, TITLE NOTES AND SURVEYORS NOTES
SHEET 2 OF 3	EXISTING WEST IMPROVEMENTS AND EASEMENTS
SHEET 3 OF 3	EXISTING EAST IMPROVEMENTS AND EASEMENTS

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2533.90'	202.84'	S87°17'20"E	202.19'
C2	2533.00'	98.55'	N83°54'12"E	98.54'
C3	2533.00'	237.85'	N87°43'23"E	237.77'
C4	2533.00'	336.40'	N86°30'14"E	336.16'
C5	2532.90'	134.00'	N81°16'04"E	134.07'
C6	2542.74'	192.90'	N77°34'40"E	192.60'
C7	50.00'	106.15'	S47°33'38"W	88.27'
C8	850.00'	65.31'	N88°35'30"W	65.29'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°00'00"E	73.22'
L2	S04°09'50"W	6.56'
L3	S85°00'00"E	33.19'
L4	N00°29'25"E	9.85'
L5	S07°12'57"E	9.85'
L6	S37°45'46"E	9.84'
L7	S64°08'20"E	33.18'
L8	S17°08'40"E	139.63'

