

1 TITLE DESCRIPTION

PARCEL 1:
LOT 1 IN WOODFIELD CORPORATE CENTER, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
A PARCEL OF LAND IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 24, WHICH IS NORMALLY 250.00 FEET (RECORD) WEST OF THE EAST LINE OF SAID SECTION 24, WHICH IS ALSO THE SOUTHWEST CORNER OF THOSE LANDS CONDEMNED BY CASE 68-1-9725; THENCE NORTH 0 DEGREES 24 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF THOSE LANDS CONDEMNED BY CASE 68-1-9725, A DISTANCE OF 764.43 FEET; THENCE NORTH 0 DEGREES 48 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE OF CONDEMNATION, A DISTANCE OF 133.43 FEET TO THE PLACE OF BEGINNING, THENCE CONTINUING NORTH 0 DEGREES 48 MINUTES 18 SECONDS WEST ALONG WEST LINE OF CONDEMNATION, A DISTANCE OF 816.78 FEET; THENCE CONTINUING NORTH 25 DEGREES 30 MINUTES 46 SECONDS WEST ALONG WEST LINE OF CONDEMNATION, A DISTANCE OF 235.00 FEET TO THE SOUTH LINE, EXTENDED EASTERLY, OF LOT 2 IN WOODFIELD CORPORATE CENTER, A SUBDIVISION IN SECTIONS 13 AND 24; THENCE NORTH 64 DEGREES 29 MINUTES 14 SECONDS EAST, A DISTANCE OF 86.06 FEET TO THE F.A.I. 90 ACCESS CONTROL LINE AS MONUMENTED BY CHAIN LINK FENCE, THENCE CONTINUING ALONG SAID ACCESS CONTROL LINE ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 674.00 FEET, A DISTANCE OF 24.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 27 DEGREES 15 MINUTES 54 SECONDS EAST, CONTINUING ALONG SAID ACCESS CONTROL LINE, A DISTANCE OF 469.95 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID ACCESS CONTROL LINE OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 955.00 FEET, A DISTANCE OF 471.41 FEET TO A POINT OF TANGENCY; THENCE SOUTH 1 DEGREE 01 MINUTES 03 SECONDS WEST CONTINUING ALONG SAID ACCESS CONTROL LINE, A DISTANCE OF 736.65 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 12 SECONDS WEST, CONTINUING ALONG SAID ACCESS CONTROL LINE, A DISTANCE OF 125.55 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, OF RADIUS 450.00 FEET, A DISTANCE OF 251.96 FEET TO THE PLACE OF BEGINNING.

EXCEPTING AND EXCLUDING FROM PARCELS 1 AND 2 THE FOLLOWING DESCRIBED REAL PROPERTY:

A STRIP OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS 40.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH A LINE WHICH IS THE SOUTH LINE OF LOT 1 IN THE PRINCIPAL SUBDIVISION, RECORDED AS DOCUMENT NO. 8853250, AND THE NORTH LINE OF LOT 1 IN THE WOODFIELD CORPORATE CENTER, RECORDED AS DOCUMENT NUMBER 24640081, AND THE NORTHEASTERLY LINE OF MARTINGALE ROAD; THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF MARTINGALE ROAD A DISTANCE OF 40.17 FEET TO THE LINE BETWEEN SAID LOTS; THENCE NORTH 38 DEGREES 29 MINUTES 14 SECONDS EAST ALONG SAID LINE BETWEEN LOTS FOR A DISTANCE OF 165.00 FEET TO A POINT; THENCE NORTH 61 DEGREES 29 MINUTES 14 SECONDS EAST ALONG THE LINE BETWEEN SAID LOTS FOR A DISTANCE OF 373.00 FEET TO A POINT; THENCE NORTH 64 DEGREES 29 MINUTES 14 SECONDS EAST ALONG THE LINE BETWEEN SAID LOTS AND THE PROLONGATION OF THAT LINE FOR A DISTANCE OF 86.06 FEET TO THE F.A.I. ROUTE 290 ACCESS CONTROL LINE AS MONUMENTED BY A CHAIN LINK FENCE; THENCE SOUTHEASTERLY ALONG SAID ACCESS CONTROL LINE ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 674.00 FEET, A DISTANCE OF 17.52 FEET TO A POINT; THENCE SOUTH 61 DEGREES 29 MINUTES 14 SECONDS WEST ALONG A LINE 22.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE LINE BETWEEN SAID LOTS FOR A DISTANCE OF 195.48 FEET TO A POINT; THENCE SOUTH 28 DEGREES 30 MINUTES 46 SECONDS EAST ALONG A LINE PERPENDICULAR TO THE LINE BETWEEN SAID LOTS FOR A DISTANCE OF 18.00 FEET TO A POINT; THENCE SOUTH 61 DEGREES 29 MINUTES 14 SECONDS WEST ALONG A LINE 40.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE LINE BETWEEN SAID LOTS FOR A DISTANCE OF 254.55 FEET TO A POINT; THENCE SOUTH 38 DEGREES 29 MINUTES 14 SECONDS WEST ALONG A LINE 40.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE LINE BETWEEN SAID LOTS FOR A DISTANCE OF 153.15 FEET TO THE POINT OF BEGINNING ON THE NORTHEASTERLY LINE OF SAID MARTINGALE ROAD.

ALSO EXCEPTING THEREFROM ANY PORTION OF THE LAND LOCATED WITHIN THE PUBLICLY DEDICATED STREET KNOWN AS "CORPORATE CROSSING" AS PER RESOLUTION AND PLAT OF DEDICATION RECORDED MAY 18, 1989 AS DOCUMENT NUMBER 89205990 AND MARCH 15, 1990 AS DOCUMENT NUMBER 90116536.

PARCEL 1 BEING ALSO DESCRIBED AS BY ALTA/ACSM LAND TITLE SURVEY PREPARED BY GREMLY & BIEDERMANN, A DIVISION OF PLCS CORPORATION, CHICAGO, IL., ORDER NO. 10315580, DATED 9/2/2003, LAST REVISED 10/3/2011:

LOT 1 IN WOODFIELD CORPORATE CENTER, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT NO. 24640081, TOGETHER WITH A PART OF SAID SECTION 24, ALL TAKEN AS A TRACT, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE WHICH IS 40.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH A NORTHERLY LINE OF SAID LOT 1 AND THE NORTHEASTERLY LINE OF MARTINGALE ROAD; THENCE NORTH 38° 29' 14" EAST, ALONG SAID PARALLEL LINE, 153.15 FEET; THENCE NORTH 61° 29' 14" EAST, ALONG A LINE WHICH IS 40.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 254.55 FEET; THENCE NORTH 28° 30' 46" WEST, ALONG A LINE DRAWN PERPENDICULAR TO THE LAST MENTIONED PARALLEL LINE, 18.00 FEET; THENCE NORTH 61° 29' 14" EAST ALONG A LINE WHICH IS 22.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 109.17 FEET TO THE EASTERLY LINE OF SAID LOT 1; THE REMAINING COURSES BEING ALONG THE PERIMETER LINES OF SAID LOT 1; THENCE SOUTH 25° 30' 46" EAST, 713.00 FEET; THENCE SOUTH 00° 48' 18" EAST, 816.78 FEET; THENCE NORTHEASTERLY 240.61 FEET ALONG THE ARC OF A CIRCLE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 450.00 FEET AND WHOSE CHORD BEARS NORTH 47° 27' 22" WEST, 239.69 FEET; THENCE NORTH 62° 54' 02" WEST, 81.26 FEET; THENCE NORTHEASTERLY 408.98 FEET ALONG THE ARC OF A CIRCLE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 386.50 FEET AND WHOSE CHORD BEARS NORTH 32° 35' 09" WEST 390.16 FEET; THENCE NORTH 02° 16' 18" WEST, 232.10 FEET; THENCE NORTHEASTERLY 432.67 FEET ALONG THE ARC OF A CIRCLE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 445.00 FEET AND WHOSE CHORD BEARS NORTH 29° 32' 46" WEST, 407.85 FEET; THENCE NORTH 56° 49' 15" WEST, 66.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 TO CAUSE STORM WATER TO BE STORED IN AND DRAIN ONTO AND FROM THE DETENTION FACILITY, TO ENTER UPON THE DETENTION PROPERTY TO CONSTRUCT, MAINTAIN, AND REPAIR PIPES AND RELATED FACILITIES AND FOR ACCESS TO THE DETENTION PROPERTY AS NECESSARY AS CREATED BY DECLARATION OF EASEMENT AND SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR WOODFIELD CORPORATE CENTER RECORDED MAY 22, 1998 AS DOCUMENT 98429888 AS AMENDED BY THE FOURTH AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR WOODFIELD CORPORATE CENTER RECORDED AUGUST 29, 2011 AS DOCUMENT 1124113012.

THIS SURVEY AND LEGAL DESCRIPTION ARE THE SAME AS THAT SHOWN ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO.: NCS-910553L1-CO, EFFECTIVE DATE JUNE 6, 2018 AND AMENDED AUGUST 6, 2018.

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

- 4 Terms, provisions and conditions contained in Lease by and between 231 N. Martingale Associates, LLC, Lessor, and CEO Educational Services, LLC, Lessee, dated January 19, 2010 as disclosed by a Memorandum of Lease recorded January 21, 2010 as document 1002144104, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
Note: Said Lease commencing on January 1, 2011 and end on December 31, 2022.
Note: Tenant has two (2) options to extend the term of the lease for seven (7) years each. (Affects all parcels)
DOES AFFECT, NON-SURVEY RELATED ITEM, NOT SHOWN
- 5 This item has been intentionally deleted.
- 6 Easements for public utilities and drainage over, upon and under the Westerly 30 feet and also a 20 foot wide strip located in the Southeast portion, as shown on the plat of Subdivision, recorded September 22, 1978 as document 24640081 and also recorded August 11, 1983 as document 26729261.
(See plat for exact location)
DOES AFFECT, PLOTTED AS SHOWN
- 7 Building setback line of 30 feet (from the Westerly lot line) as shown on the Plat of Subdivision recorded September 22, 1978 as document 24640081 and also recorded August 11, 1983 as document 26729261.
(See plat for exact location)
DOES AFFECT, PLOTTED AS SHOWN
- 8 Covenants, conditions, restrictions and easements contained in the Declaration of Protective Covenants for Woodfield Corporate Center recorded October 4, 1978 as document 24657502 relating to, among other things, building maintenance, site cleanliness, construction, dumping, building location and design, landscaping, curb cuts, roadways, driveways, maximum lot coverage, utility lines and signs.
First Amendment to Declaration of Protective Covenants for Woodfield Corporate Center dated May 20, 1998 and recorded May 22, 1998 as document 98429888.
Declaration of Easement and Second Amendment to Declaration of Protective Covenants for Woodfield Corporate Center dated May 20, 1998 and recorded May 22, 1998 as document 98429888.
Third Amendment to Declaration of Protective Covenants for Woodfield Corporate Center recorded June 11, 2009 as document number 091625053.
Fourth Amendment to Declaration of Protective Covenants for Woodfield Corporate Center recorded August 29, 2011 as document 1124113012.
(Affects all parcels)
DOES AFFECT, DETENTION PARCEL WEST OF MARTINGALE ROAD, NOT SHOWN, SETBACKS PLOTTED AS SHOWN
- 9 Covenants, conditions, restrictions and easements contained in the Trustee's Deed recorded September 16, 1955 as document 16364715 relating to use of land, lot areas and the use, area and cost of buildings to be erected on the land. Said restrictions to be effective as of such time as the land thereby conveyed is subdivided or otherwise used for residential purposes.
(For further particulars, see document)
DOES AFFECT, NON-SURVEY RELATED ITEM, NOT SHOWN
- 10 Easement over a portion of the land as described therein in favor of Commonwealth Edison Company, its successors and assigns, for pole lines, conduits and incidental purposes, as created by grant recorded June 14, 1979 as document 25003704.
(Affects Parcel 1)
DOES AFFECT, PLOTTED AS SHOWN
- 11 Easement over a portion of the land as described therein in Metropolitan Sanitary District of Greater Chicago, its successors and assigns, for underground sewers for transmission and distribution of sewage and water and incidental purposes, as created by grant recorded March 5, 1981 as document 25795525.
(For further particulars, see document)
DOES AFFECT, PLOTTED AS SHOWN
- 12 Easement over a portion of the land as described therein in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, their respective successors and assigns, for pole lines, conduits and incidental purposes, as created by grant recorded March 5, 1981 as document 25795527.
(For further particulars, see document)
DOES AFFECT, PLOTTED AS SHOWN
- 13 Reservation in Deed from the State of Illinois to Anthony R. Licata, recorded March 5, 1981 as document 25795523 of the right to enter upon parcel to construct, maintain, etc., electrical systems and right of ingress and egress to same.
Covenants and agreement of the grantee in the Deed from the State of Illinois to Anthony R. Licata recorded March 5, 1981 as document 25795523 aforesaid that there is not existing or future right of access to, from or over Parcel 2 to and from the adjacent public highways, including the abutting interchange ramp "A" between said public highways known as Federal Aid Interstate Route 90 and Federal Aid Route 173 (Higgins Road).
(For further particulars, see document)
DOES AFFECT, BLANKET IN NATURE OVER PARCEL 2, NOT SHOWN
- 14 Terms, provisions, conditions and limitations of Environmental No Further Remediation Letter recorded April 17, 1998 as document 98306003.
DOES AFFECT, NON-SURVEY RELATED ITEM, NOT SHOWN
- 15 This item has been intentionally deleted.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS HEREON ARE FROM A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO.: NCS-910553L1-CO, EFFECTIVE DATE JUNE 6, 2018 AND AMENDED AUGUST 6, 2018.

5 FLOOD INFORMATION

By scaling and graphic plotting only, the subject property lies within Zone(s) X of the Flood Insurance Rate Map for Cook County, Illinois, Community-Panel or Map Number 17031C01814, bearing an effective date of 08/19/2008. No field survey 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. Relevant zones are defined on said map as follows:

ZONE "X" = Areas determined to be outside the 0.2% annual chance floodplain.

11 SURVEYOR'S NOTES

- 1. This survey is based on information shown on a title report prepared by First American Title Insurance Company, G.F. No. NCS-910553L1-CO, effective date June 6, 2018, amended August 6, 2018 and all Schedule B exceptions in said title report have been addressed. The surveyor did not abstract this property and has relied on said title report for all matters of record.
- 2. Subject tract has direct driveway access to North Martingale Road and Corporate Crossing Road.
- 3. There is no observable evidence of earth moving work, or building construction.
- 4. No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
- 5. All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, easements, servitudes, foundations and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- 6. All rebar sets are 30" X 5/8" rebar with a yellow plastic cap marked "D BERNARD 035-003587".
- 7. This survey does not provide a determination or opinion concerning the location or existence of faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- 8. The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.
- 9. The dimensions of the building shown are based on the building's exterior footprint at ground level.
- 10. The surveyor did not observe any equipment or action associated with the process of drilling for oil, gas or any other hydrocarbons on the survey.
- 11. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities. All underground utilities should be field verified by the contractor prior to commencing any onsite work.
- 12. Information for the underground utilities was provided by Digstart, Ticket No. A1923427. As of the date of this survey, the utility companies have not responded regarding locations and sizes of their respective service lines in the area. Locations of all utilities should be verified prior to any construction activities.
- 13. All Reciprocal Easement Agreements ("REAs") that have been reported by the title report provided have been denoted on the survey and are shown hereon. The limits of any offsite appurtenant easements that have been reported by the title report provided have been denoted on the survey and are shown hereon.
- 14. Unless shown otherwise the surveyed boundary shown hereon are contiguous with adjoining properties and/or rights of way without any gaps, gores or overlaps.
- 15. Unless shown otherwise, no visible evidence of substantial areas of refuse were observed at the time the fieldwork was performed.
- 16. No visible certain division or party walls with respect to adjoining properties were observed at the time the fieldwork was performed, nor were any designated by the client. Necessary permissions were not provided.
- 17. According to the U.S. Fish & Wildlife Service - National Wetlands Inventory website, the subject property does not fall in any designated wetlands. No markers were observed at the time this survey was performed.
- 18. Parcel 1 and 2 are contiguous with no gaps or overlaps.

10 BASIS OF BEARINGS

THE BEARING OF SOUTH 02°16'18" EAST, BEING IN THE EAST RIGHT OF WAY LINE OF NORTH MARTINGALE ROAD AND THE WEST LINE OF LOT 1 IN WOODFIELD CORPORATE CENTER, RECORDED IN DOCUMENT NUMBER 24640081 OFFICIAL RECORDS, COOK COUNTY, ILLINOIS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

6 CEMETERY

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED.

4 SURVEYOR CERTIFICATION

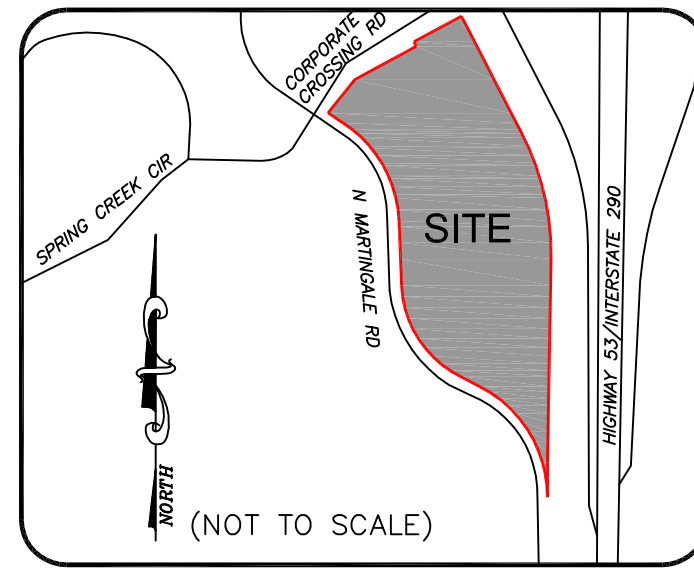
To: First American Title Insurance Company; Lexington Chicago Lender LLC, a Delaware limited liability company, Bank of America, N.A., together with each of their respective successors assigns and/or participants, as their interests may appear

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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 07/13/2018.

Date of Plat or Map: 8/28/2018

Daryn Bernard, P.L.S.
Illinois Professional Land Surveyor 035-003587
Expires November 30, 2018
Illinois License No. 184-006196

16 VICINITY MAP



8 ZONING INFORMATION

ACCORDING TO THE VILLAGE OF SCHAUMBURG, ILLINOIS (PHONE: 847-923-3864), THE SUBJECT PROPERTY IS ZONED AS FOLLOWS WITH THE CORRESPONDING STANDARDS:

ZONE "B-3" (PLANNED OFFICE BUSINESS DISTRICT)
MIN. FRONT SETBACK = 30' PLUS ONE ADDITIONAL FOOT BACK FOR EVERY 3 FOOT INCREASE IN BUILDING HEIGHT OVER 16'
MIN. SIDE SETBACK = DETERMINED ON AN INDIVIDUAL SITE BASIS
MIN. REAR SETBACK = DETERMINED ON AN INDIVIDUAL SITE BASIS
PARKING SETBACK = 25' ABUTTING A ROADWAY;
5' INTERIOR/REAR
MAX. HEIGHT = 12 STORES / 148 FEET
MAX. COVERAGE AREA = 50%
PARKING = 3.3 SPACES PER 1,000 SQ. FT. OF NFA
PARKING SPACES REQUIRED = 1,007 SPACES
EXISTING PARKING SPACES = 1,451 SPACES

ALL SETBACK LINES PER THE ABOVE ZONING STANDARDS GRAPHICALLY DEPICTED HEREON ARE ORIENTED WITH THE ASSUMPTION THAT THE FRONT OF THE PROPERTY FACES THE ROAD THAT THE CORRESPONDS WITH THE SUBJECT PROPERTY STREET ADDRESS. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE VILLAGE OF SCHAUMBURG BEFORE USE.

ZONING INFORMATION PROVIDED BY THE PLANNING & ZONING RESOURCE COMPANY
1300 S. MERIDIAN AVENUE, SUITE 400
JOB NO. 122021-14
DATE: 8/21/2018

KEY TO ALTA-SURVEY

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18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2016)

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

Drawn By: LJJ	Date: 8/15/2018
Surveyor Ref. No: 18-06-0433	Revision: Comments
Approved By: DMB	Date: 8/22/2018
Field Date: 07/13/2018	Revision: Client Comments
Scale: 1" = 60'	Date: --
	Revision: --

Prepared For:

NCS No.: 910553L1-CO
Site No.: 6

20 PROJECT ADDRESS

231 North Martingale Road
Schaumburg, Illinois

Project Name:
Lexington Joint Venture
CDS Project Number:
18-06-0433-006

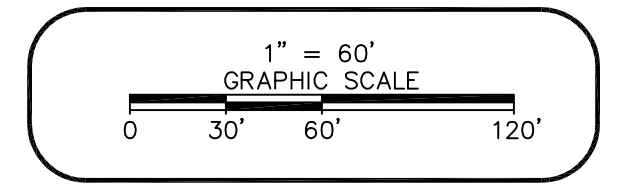
The surveying company:
Commercial Due Diligence Services
certifies to the accuracy and sufficiency
of the survey provided hereon.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

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17 NORTH ARROW / SCALE



9 LEGEND

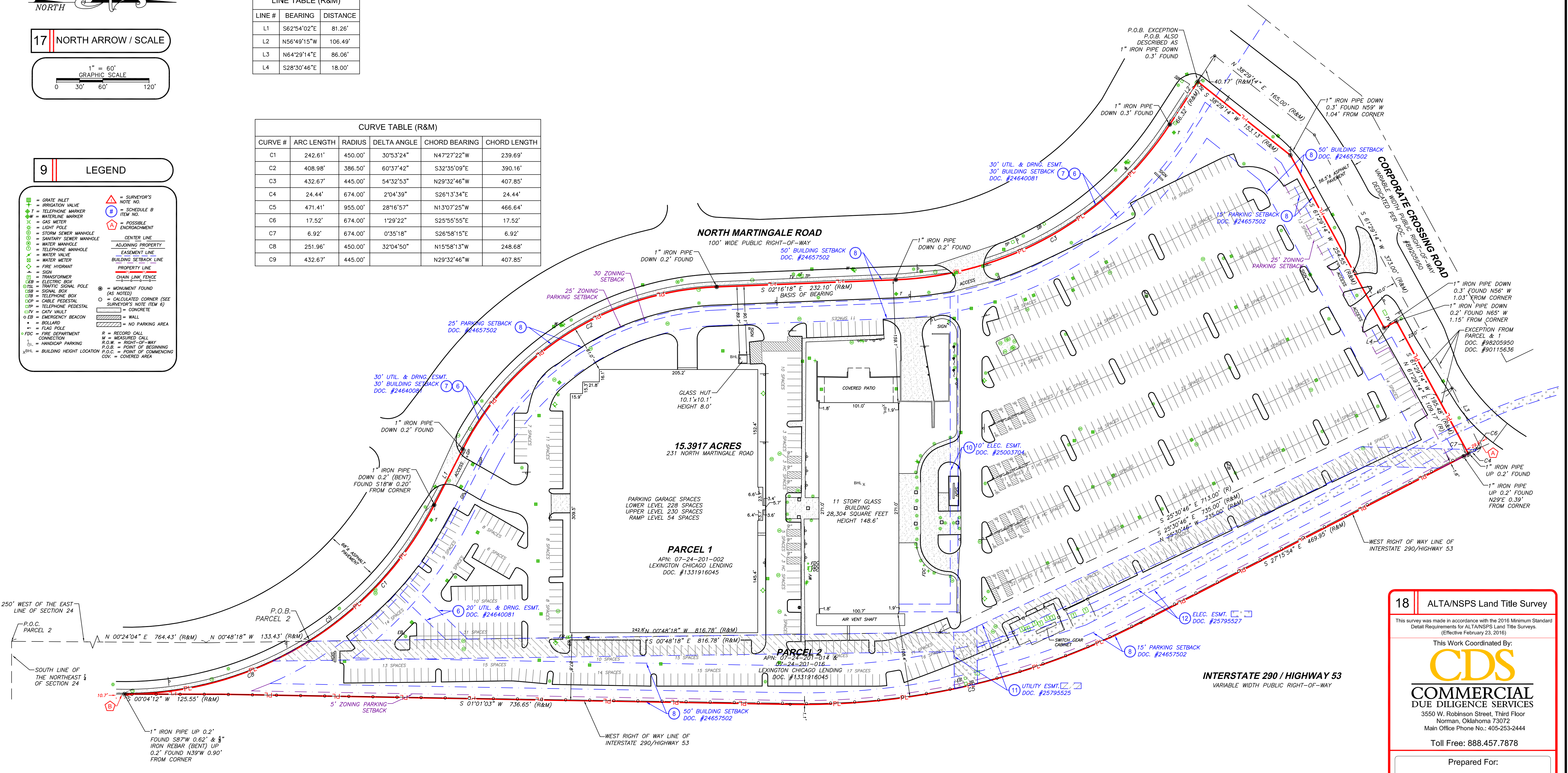
- = GRATE INLET
- = IRRIGATION VALVE
- = TELEPHONE MARKER
- = WATERLINE MARKER
- = GAS METER
- = LIGHT POLE
- = STORM SEWER MANHOLE
- = SANITARY SEWER MANHOLE
- = WATER MANHOLE
- = TELEPHONE MANHOLE
- = WATER VALVE
- = FIRE HYDRANT
- = SIGN
- = TRANSFORMER
- = ELECTRIC BOX
- = TRAFFIC SIGNAL POLE
- = SIGNAL BOX
- = TELEPHONE BOX
- = CABLE PEDESTAL
- = TELEPHONE PEDESTAL
- = CITY WALK
- = EMERGENCY BEACON
- = BOLLARD
- = FLAG POLE
- = FIRE DEPARTMENT CONNECTION
- = HANDICAP PARKING
- = BUILDING HEIGHT LOCATION
- = SURVEYOR'S NOTE NO.
- = SCHEDULE B ITEM NO.
- = POSSIBLE ENCROACHMENT
- = CENTER LINE
- = ADJOINING PROPERTY
- = EASEMENT LINE
- = BUILDING SETBACK LINE
- = PROPERTY LINE
- = CHAIN LINK FENCE
- = MONUMENT FOUND (AS NOTED)
- = CALCULATED CORNER (SEE SURVEYOR'S NOTE ITEM 6)
- = CONCRETE
- = WALL
- = NO PARKING AREA
- = RECORD CALL
- = MEASURED CALL
- = RIGHT-OF-WAY
- = POINT OF BEGINNING
- = POINT OF COMMENCING
- = COVERED AREA

LINE TABLE (R&M)

LINE #	BEARING	DISTANCE
L1	S62°54'02"E	81.26'
L2	N56°49'15"W	106.49'
L3	N64°29'14"E	86.06'
L4	S28°30'46"E	18.00'

CURVE TABLE (R&M)

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	242.61'	450.00'	30°53'24"	N47°27'22"W	239.69'
C2	408.98'	386.50'	60°37'42"	S32°35'09"E	390.16'
C3	432.67'	445.00'	54°32'53"	N29°32'46"W	407.85'
C4	24.44'	674.00'	2°04'39"	S26°13'34"E	24.44'
C5	471.41'	955.00'	28°16'57"	N13°07'25"W	466.64'
C6	17.52'	674.00'	1°29'22"	S25°55'55"E	17.52'
C7	6.92'	674.00'	0°35'18"	S26°58'15"E	6.92'
C8	251.96'	450.00'	32°04'50"	N15°58'13"W	248.68'
C9	432.67'	445.00'	N29°32'46"W	407.85'	



7 POSSIBLE ENCROACHMENTS

- FENCE CONTINUES INTO R.O.W. 29.6 FEET
- FENCE CONTINUES INTO R.O.W. 10.7 FEET

12 PARKING INFORMATION

- 512 GARAGE PARKING SPACES
- 915 STANDARD PARKING SPACES
- 24 HANDICAP PARKING SPACES
- 1451 TOTAL PARKING SPACES

13 LAND AREA

15.3917 ACRES
670,462 SQUARE FEET

14 BUILDING AREA

28,304 SQUARE FEET

15 BUILDING HEIGHT

MAIN BUILDING 148.6 FEET ±
GLASS HUT 8.0 FEET ±
(SEE NOTE 8)

18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2016)

This Work Coordinated By:

CDS
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Toll Free: 888.457.7878

Prepared For:

NCS No.: 910553L1-CO
Site No.: 6

20 PROJECT ADDRESS

231 North Martingale Road
Schaumburg, Illinois

Project Name:
Lexington Joint Venture
CDS Project Number:
18-06-0433-006

The surveying company
Commercial Due Diligence Services
certifies to the accuracy and sufficiency
of the survey provided herein.

CDS
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