

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

EXTERIOR BOUNDARY LIMITS AND DIMENSIONS SHOWN HEREON IS BASED ON SURVEYOR'S LEGAL DESCRIPTION

SURVEYOR'S LEGAL DESCRIPTION:
THE FOLLOWING LEGAL DESCRIPTION HAS BEEN PREPARED DUE TO MANY AMBIGUITIES WITHIN THE VARIOUS DEEDS AND TITLE COMMITMENT LEGAL DESCRIPTIONS. IT HAS BEEN PREPARED BASED ON ADJOINING DEED DESCRIPTIONS AND DOCUMENTS.

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH LINE OF THE SOUTH 210 FEET OF THE NORTH 50 RODS OF SAID QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 33 FEET OF SAID EAST HALF AS OPENED BY THE MAIN TOWNSHIP HIGHWAY COMMISSIONERS PER DOCUMENT DATED JUNE 22, 1863 AS "BENDER ROAD".

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH 175.0 FEET OF THE NORTH 50 RODS OF SAID QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE SOUTH 175 FEET OF SAID QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 33 FEET OF SAID EAST HALF AS OPENED BY THE MAIN TOWNSHIP HIGHWAY COMMISSIONERS PER DOCUMENT DATED JUNE 22, 1863 AS "BENDER ROAD".

LEGAL DESCRIPTION (PER TITLE COMMITMENT NUMBER/ORDER NO. 15014494PK)

PARCEL 1A:
THAT PART OF THE EAST 1/2 OF THE SOUTH 15 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH 150 FEET OF SAID NORTHWEST 1/4, 214.17 FEET WEST OF THE EAST LINE OF SAID EAST 1/2 OF SAID NORTHWEST 1/4, THENCE SOUTH 175 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4, THENCE WEST 175 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4, THENCE NORTH 175 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4, THENCE EAST 175 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

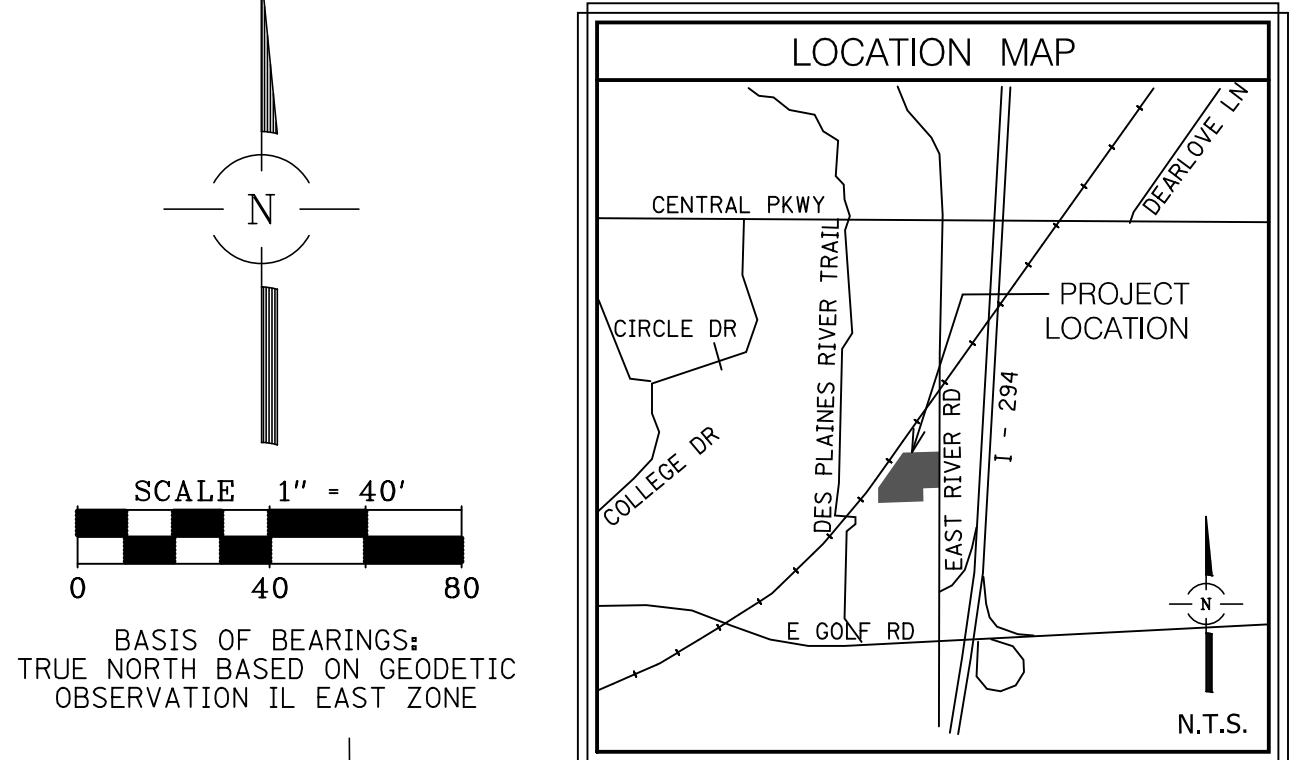
PARCEL 1B:
PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS CREATED BY THE DECLARATION MADE BY RUTH M. JULLICH DATED FEBRUARY 15, 1961, AND RECORDED FEBRUARY 17, 1961, AS DOCUMENT NO. 18622708 AND AS GRANTED BY THE WARRANTY DEED MADE BY RUTH M. JULLICH AND MATHURANATHAN DATED FEBRUARY 15, 1961, AND RECORDED NOVEMBER 14, 1962, AS DOCUMENT NO. 18645651 OVER THE NORTH 16 FEET OF THE SOUTH 175 FEET OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART THEREOF FALLING IN EAST RIVER ROAD ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2A:
THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH LINE OF THE SOUTH 175 FEET OF THE NORTH 50 RODS OF SAID SOUTHWEST 1/4, NORTH OF THE NORTH LINE OF THE SOUTH 175 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 33 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

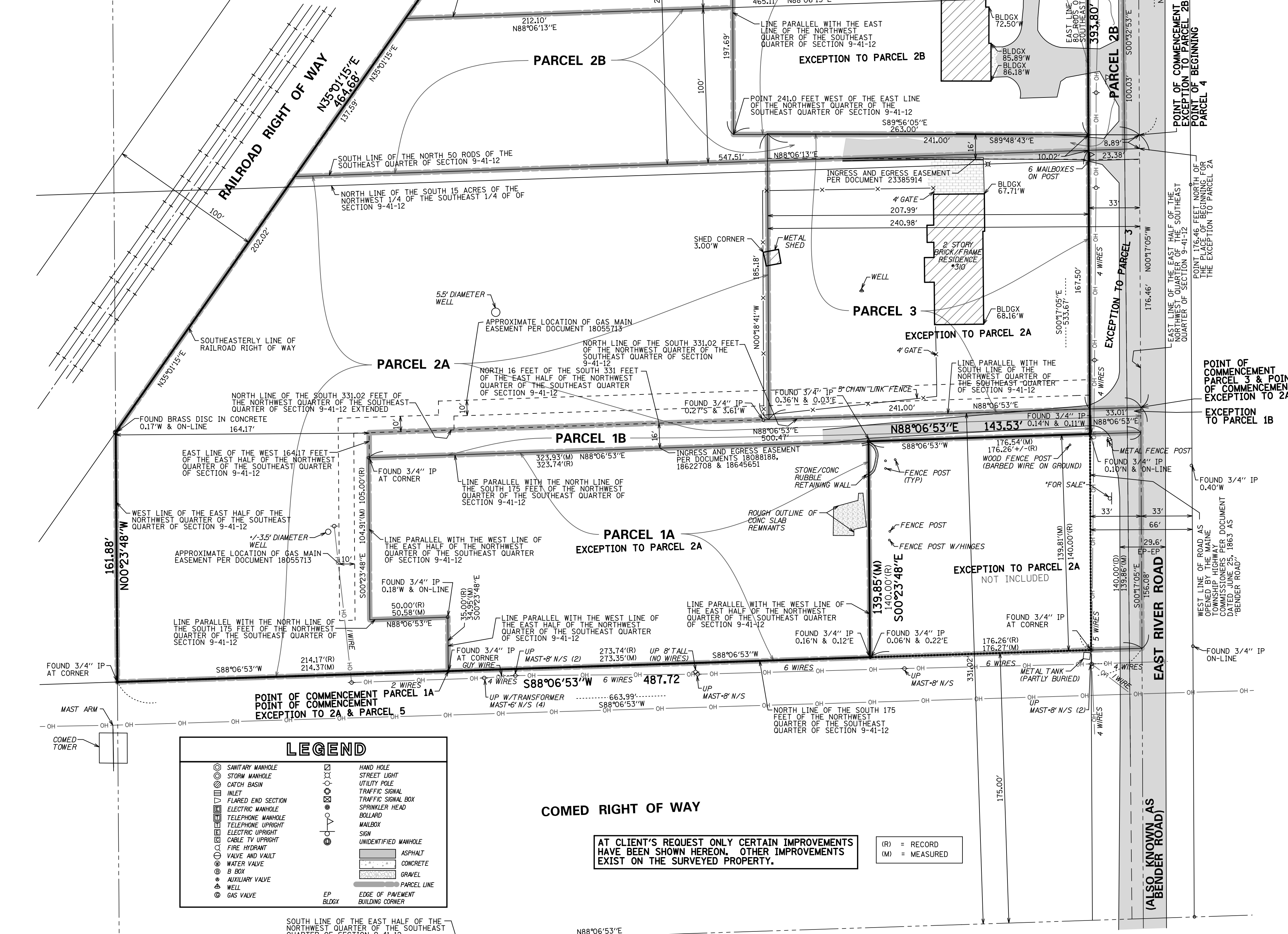
PARCEL 2B:
THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH 175.0 FEET OF SAID NORTHWEST 1/4, 214.17 FEET WEST OF THE EAST LINE OF SAID EAST 1/2 OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 175 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4, THENCE WEST 175 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4, THENCE NORTH 175 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4, THENCE EAST 175 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH 175 FEET OF SAID NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH LINE OF THE SOUTH 175 FEET OF SAID NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 33 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE NORTH 50 RODS OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 50 RODS OF SAID NORTH 50 RODS OF THE SOUTH EAST 1/4 OF SAID SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE WEST 175 FEET TO THE WEST LINE OF SAID NORTH 50 RODS OF THE SOUTH EAST 1/4 OF SAID SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 175 FEET TO THE SOUTH LINE OF SAID NORTH 50 RODS OF THE SOUTH EAST 1/4 OF SAID SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE WEST 175 FEET TO THE PLACE OF BEGINNING, EXCEPT THE EAST 33 FEET THEREOF, IN COOK COUNTY, ILLINOIS.



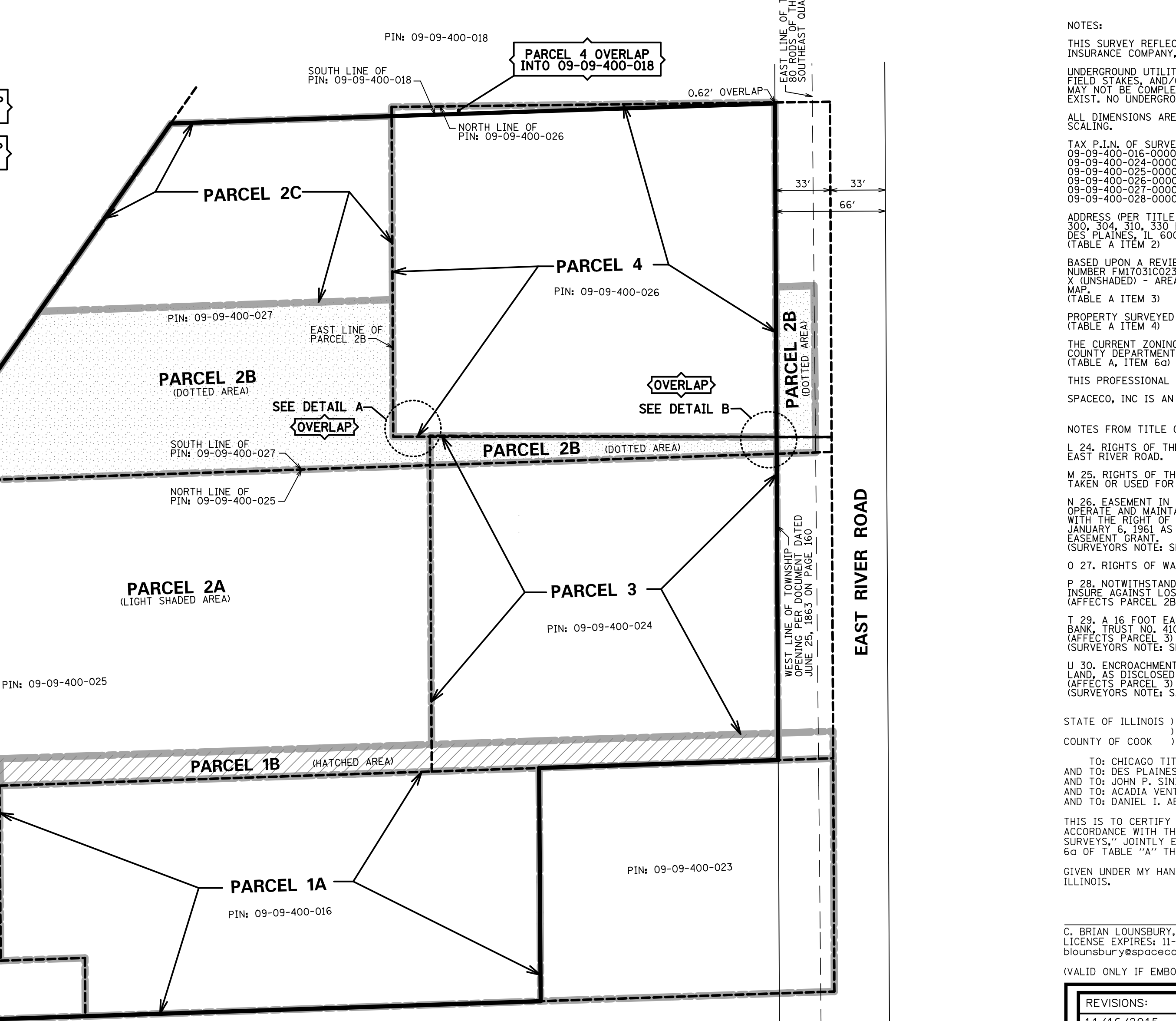
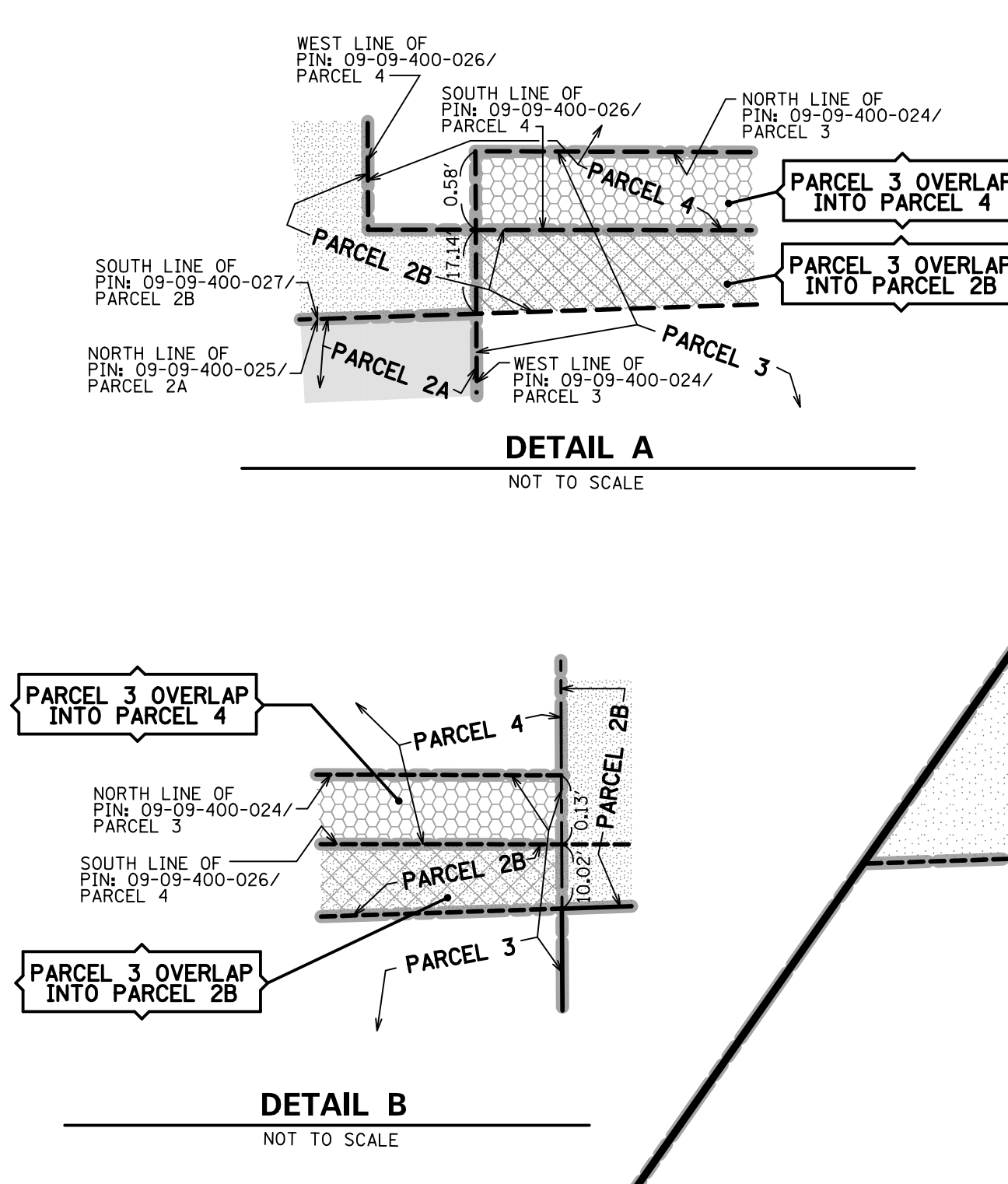
SCALE 1" = 40'
BASIS OF BEARINGS: TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE



LEGEND	
○	SANITARY MANHOLE
○	STORM MANHOLE
○	CATCH BASIN
○	WULT
○	FLARED END SECTION
○	ELECTRIC MANHOLE
○	TELEPHONE MANHOLE
○	ELECTRIC UPRIGHT
○	CABLE TV UPRIGHT
○	FIRE HYDRANT
○	VALVE AND VAULT
○	WATER VALVE
○	SEWER VALVE
○	AUXILIARY VALVE
○	WELL
○	400 VALVE
○	HAND HOLE
○	STREET LIGHT
○	UTILITY POLE
○	TRAFFIC SIGNAL
○	TRAFFIC SIGNAL BOX
○	SPRINKLER HEAD
○	BOLLARD
○	MAILBOX
○	SEW
○	UNIDENTIFIED MANHOLE
○	ASPHALT
○	CONCRETE
○	GRAVEL
○	PAVEMENT
○	EDGE OF PAVEMENT
○	BUILDING CORNER
○	EP
○	BLDG

AT CLIENT'S REQUEST ONLY CERTAIN IMPROVEMENTS HAVE BEEN SHOWN HEREON. OTHER IMPROVEMENTS EXIST ON THE SURVEYED PROPERTY.

(R) = RECORD
(M) = MEASURED



NOTES:
THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER/ORDER NO. 15014494PK REVISION 1 WITH EFFECTIVE DATE: AUGUST 31, 2015.

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR FROM RECORD PLANS AND THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE, OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES SHALL BE ASSUMED TO BE SHOWN.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX P.I.N. OF SURVEYED PROPERTY (PER TAX MAP):
09-09-400-000-0000
09-09-400-024-0000
09-09-400-026-0000
09-09-400-028-0000
09-09-400-025-0000

ADDRESS (PER TITLE COMMITMENT):
300 S. 304 S. SINEAU, RIVER RD
DES PLAINES, IL 60018
(TABLE A ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER FAL0001R FOR ROAD FLOODING, THE LOCATIONS ARE APPROXIMATE AND SUSPECTED THAT THIS IS ONE X (UNSHADED) AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. (TABLE A ITEM 3)

PROPERTY SURVEYED CONTAINS 266,752 SQUARE FEET, OR 6,124 ACRES, MORE OR LESS.
(TABLE A ITEM 4)

THE CURRENT ZONING FOR THE SURVEYED PROPERTY IS R-4 SINGLE-FAMILY RESIDENCE DISTRICT BASED ON THE COOK COUNTY DEPARTMENT OF BUILDING AND ZONING ONLINE ZONING CLASSIFICATION SEARCH REFERENCED AUGUST 11, 2015.
(TABLE A ITEM 6)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.

NOTES FROM TITLE COMMITMENT:
L 24. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND FALLING IN EAST RIVER ROAD.
(AFFECTS PARCEL 2B)
M 25. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES OTHER THAN THAT FALLING IN EAST RIVER ROAD, 20111 FEET TO A POINT, THENCE NORTH 26 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 33 FEET THEREOF, IN COOK COUNTY, ILLINOIS.
(AFFECTS PARCEL 2B)
N 26. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS CO., AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED JANUARY 6, 1961 AS DOCUMENT NO. 18055713, AFFECTING THAT PART OF THE LAND SHOWN ON EXHIBIT "A" ATTACHED TO SAID EASEMENT (SURVEYORS NOTE: SHOWN HEREON).
(AFFECTS PARCEL 2B)
O 27. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
(AFFECTS PARCEL 2B)
P 28. NOTWITHSTANDING THE INSURING PROVISIONS OR ANY OTHER PROVISION CONTAINED HEREIN, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE CAUSED BY A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.
(AFFECTS PARCEL 2B)
T 29. A 16 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH PORTION OF THE LAND AS INSURED TO FIRST NATIONAL BANK, TRUST NO. 410, BY DEED RECORDED AS DOCUMENT NUMBER 23385914.
(SURVEYORS NOTE: SHOWN HEREON).
(AFFECTS PARCEL 2B)
U 30. ENCROACHMENT OF THE CONCRETE DRIVEWAY SITUATED MAINLY ON THE LAND SOUTH AND ADJACENT OVER AND UPON THE LAND, AS DISCLOSED BY SURVEY DATED SEPTEMBER 15, 1975 BY DON R. TICE, NO. 15271.
(AFFECTS PARCEL 2B)
(SURVEYORS NOTE: SAID DRIVEWAY SHOWN HEREON).

STATE OF ILLINOIS)
COUNTY OF COOK) SS

TO: CHICAGO TITLE INSURANCE COMPANY
AND TO: DES PLAINES RIVER ROAD L, LLC
AND TO: JOHN P. SINEAU, AS TO PARCEL 1A AND PARCEL 3
AND TO: ACADIA LIABILITY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS TO PARCELS 2A AND 2B
AND TO: DANIEL I. ABRUDEANU AND CLAUDIA ABRUDEANU, JOINT TENANTS, AS TO PARCEL 4

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4 & 6 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 13, 2015.

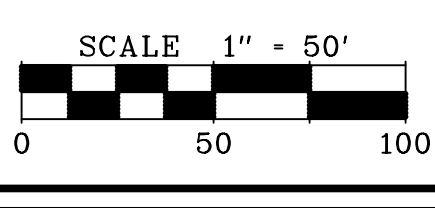
GIVEN UNDER MY HAND AND SEAL THIS DAY OF _____, 20____, IN ROSEMONT, ILLINOIS.

C. BRIAN LOUNSBURY, I.P.L.S., No. 035-2841
LICENSE EXPIRES 11-30-2016
briand@spacecoinc.com

(INVALID ONLY IF EMBOSSED SEAL AFFIXED)

PREPARED FOR:
DAVID DUBIN, PRESIDENT
DUBIN CONSULTING, INC.
4252 N. CICERO AVE
CHICAGO, IL 60641

PARCEL, PIN, OVERLAP AND GAP DETAIL
SCALE: 1" = 50'



REVISIONS: 11/16/2015 11/19/2015 12/07/2015 12/11/2015 01/26/2016 02/25/2016	CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS SPACECO, INC. 9575 W. Higgins Road, Suite 700 Rosemont, Illinois 60018 Phone: (847) 696-4040 Fax: (847) 696-4065	DATE: 09/17/2015 JOB NO: 8789 FILENAME: 8789ALTA-02 SHEET: 1 OF 1
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