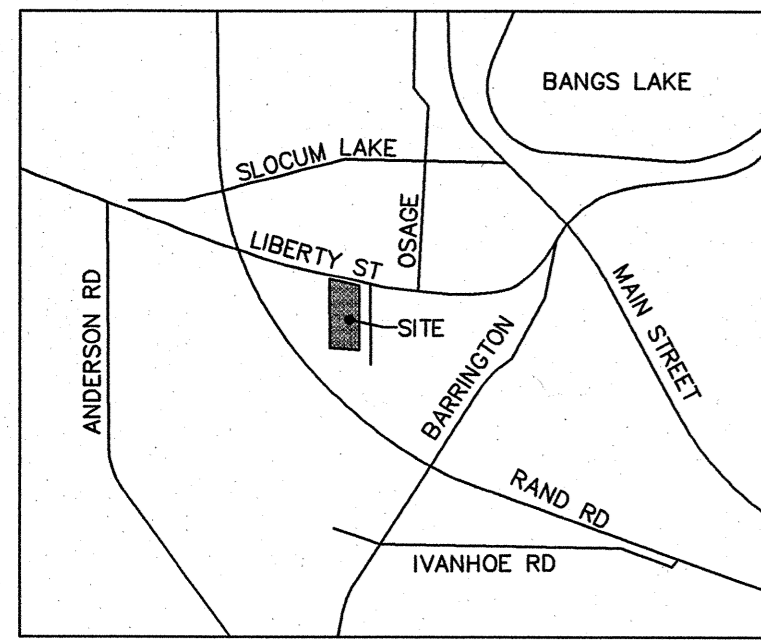


ALTA/ACSM LAND TITLE SURVEY

OF

PART OF SECTIONS 26 & 35, TOWNSHIP 44 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS



VICINITY MAP
NOT TO SCALE

LEGEND

- FOUND IRON PIPE
- RR FOUND CAPPED IRON ROD
- x F EXISTING PK NAIL
- EXISTING MANHOLE/CATCH BASIN
- EXISTING CULVERT
- EXISTING HYDRANT AND SHUT OFF
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING GAS VAULT
- EXISTING GAS PIPE
- EXISTING GAS STOP BOX
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING TELEPHONE RISER
- EXISTING A.C. UNIT
- EXISTING TRAFFIC SIGNAL
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING POST
- EXISTING BOUNDARY LINE
- EXISTING EASEMENT LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FENCE
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND SANITARY LINE
- EXISTING UNDERGROUND STORM LINE
- ▨ EXISTING CONCRETE
- ▨ EXISTING ASPHALT
- ▨ EXISTING BUILDING
- ▨ EXISTING GRAVEL
- ▨ LIMITS OF PARCEL 4 BENEFITING EASEMENT

ZONING REQUIREMENTS FOR GB - GENERAL BUSINESS DISTRICT (PER THE VILLAGE OF WAUCONDA, ILLINOIS ZONING ORDINANCE, DATED JANUARY 11, 2012).

USE	LOT SIZE		YARDS-SETBACKS				LOT COVERAGE	FLOOR AREA RATIO	HEIGHT OF PRINCIPAL USE	HEIGHT OF ACCESSORY USE
	AREA	WIDTH	FRONT	REAR	TOTAL SIDE	MIN. SIDE				
ANY PERMITTED USE:										
WITH COMMUNITY SEWERS	10,000	50	50 [#]	12	24	12	30	20	0.4	40
WITHOUT COMMUNITY SEWERS	20,000	100	75 [#]	12	24	12	75	20	0.4	40
WITHOUT COMMUNITY SEWERS, SERVING OR PROCESSING FOOD ONE STORY BUILDINGS	40,000	130	75 [#]	12	24	12	75	20	0.4	40

NOTE: # - AS TO PUBLIC BUILDINGS TO BE HEREAFTER CONSTRUCTED ON PROPERTY ABUTTING THE PUBLIC WAY, COMMONLY KNOWN AS NORTH OLD RAND ROAD, NO CONSTRUCTION SHALL BE BUILT ANY CLOSER THAN A LINE LYING 30 FEET FROM THE RIGHT OF WAY OF THE STREET.

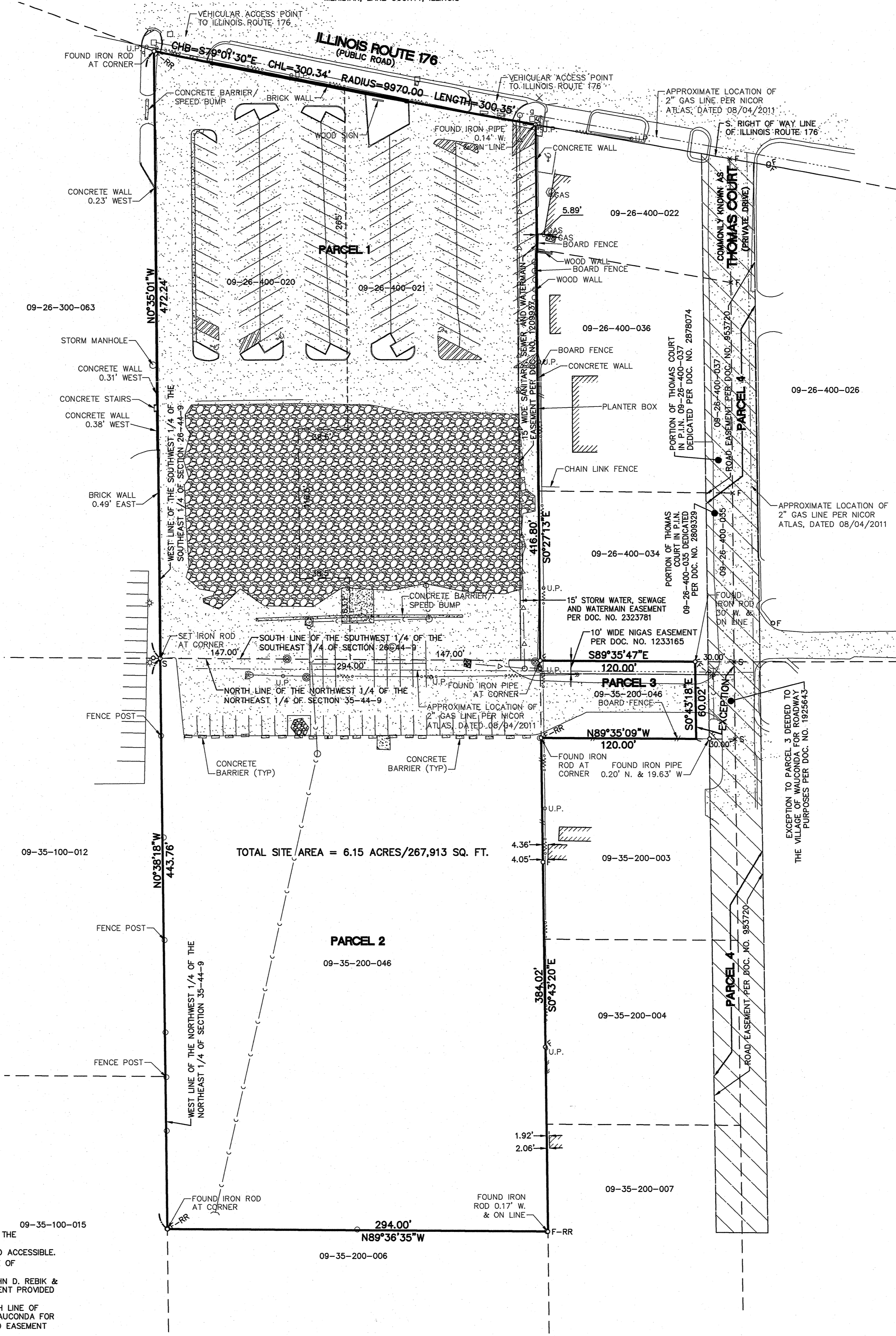
GENERAL NOTES:

- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
- UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. UTILITY RESEARCH INFORMATION HAS BEEN REQUESTED, BUT NOT RECEIVED AT THE TIME OF THIS SURVEY.
- CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
- FIELD WORK COMPLETED ON 07/31/2012.
- THE ABOVE DESCRIBED PROPERTY LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, PER F.I.R.M. MAP NO. 17097C0119G, MAP REVISED SEPTEMBER 7, 2000.
- TOTAL PARKING SPACE COUNT OBSERVED ON SUBJECT SITE: 195 PARKING STALLS & 3 HANDICAPPED ACCESSIBLE.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED GB - GENERAL BUSINESS DISTRICT (PER THE VILLAGE OF WAUCONDA, ILLINOIS ZONING ORDINANCE, DATED JANUARY 11, 2012)
- ROAD EASEMENT PER DOCUMENT NUMBER 953720 WAS REFERENCED ON PRIOR ALTA SURVEY BY JOHN D. REBIK & ASSOCIATES, ORDER NUMBER 89-2234, BUT IS NOT CURRENTLY REFERENCED IN THE TITLE COMMITMENT PROVIDED TO ATWELL. IMPACT OF THIS DOCUMENT IS UNKNOWN AT THE TIME OF SURVEY.
- VEHICULAR ACCESS TO THE SUBJECT SITE IS GAINED VIA THE 2 ENTRANCES LOCATED ON THE NORTH LINE OF PARCEL ONE ALONG ILLINOIS ROUTE 176, AND ALSO OVER THE AREA DEEDED TO THE VILLAGE OF WAUCONDA FOR ROAD PURPOSES PER DOCUMENT 1925643 (ADJACENT TO PARCEL 3) AND THE THOMAS COURT ROAD EASEMENT PER DOCUMENT 953720 (PARCEL 4) WHICH CONNECTS TO ILLINOIS ROUTE 176.
- *NO BUILDINGS EXIST ON THE SURVEYED PROPERTY.*



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
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SURVEYOR'S TITLE RESPONSE

- CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: 1409 000766940 GU
EFFECTIVE DATE: JULY 24, 2012
- EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, 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 TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED JULY 27, 1964 AS DOCUMENT NO. 1233165, AFFECTING THE NORTH 10 FEET OF PARCEL 3 OF THE LAND.
RESPONSE: AS SHOWN HEREON.
 - WATER MAIN EASEMENT IN FAVOR OF THE VILLAGE OF WAUCONDA, 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 TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED DECEMBER 10, 1963 AS DOCUMENT NO. 1209937, AFFECTING THE EAST 15 FEET OF PARCEL 1 OF THE LAND.
RESPONSE: AS SHOWN HEREON.
 - STORM WATER AND SEWAGE EASEMENT IN FAVOR OF THE VILLAGE OF WAUCONDA, 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 TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED NOVEMBER 23, 1984 AS DOCUMENT NO. 2323781, AFFECTING THE EAST 15 FEET OF PARCEL 1 OF THE LAND.
RESPONSE: AS SHOWN HEREON.

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1409 000766940 GU

- PARCEL 1:
THE WEST 294 FEET OF (AS MEASURED ALONG THE SOUTH LINE) OF THAT PART OF THE SOUTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 26, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF STATE ROUTE 176, IN LAKE COUNTY, ILLINOIS.
- PARCEL 2:
THE WEST 294 FEET OF THE NORTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 35, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 875 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.
- PARCEL 3:
THE NORTH 60 FEET OF THE EAST 150 FEET (EXCEPT THE EAST 30 FEET THEREOF) OF THE WEST 444 FEET OF THE NORTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 35, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.
- PARCEL 4:
THE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND UPON THE EAST 40 FEET OF THE WEST 484 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 26 LYING SOUTH OF ILLINOIS ROUTE 176, EXCEPT THAT PART OF SAID 40 FEET DEDICATED AS PUBLIC ROAD KNOWN AS THOMAS COURT, IN TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, PURSUANT TO THE GRANT OF EASEMENT RECORDED AS DOCUMENT 953720.

SUBJECT PROPERTY CONTAINS 6.15 ACRES, OR 267,913 SQ. FT. OF LAND, MORE OR LESS, NOT INCLUDING PARCEL 4 BENEFITING EASEMENT.

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
CERTIFIED TO:
• CHICAGO TITLE INSURANCE COMPANY
• EQUITY, INC.

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 STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8(a), 8, 9 AND 11(b) OF TABLE A THEREOF.

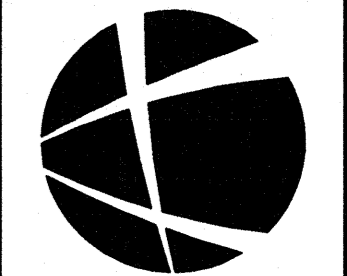
DATED THIS 22ND DAY OF JANUARY, 2013.

Eric W. Brand
ERIC W. BRAND
ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 035-3706
ATWELL, LLC
MY LICENSE EXPIRES 11/30/2014



Land Development & Real Estate
Power & Energy
Telecommunications
Transportation
Infrastructure & Solid Waste
Environmental & Natural Resources

ATWELL
866.850.4200 | www.atwellgroup.com
OFFICES IN NORTH AMERICA AND ASIA
1245 NAPERVILLE, IL 60563
DESIGN FIRM #14-005976

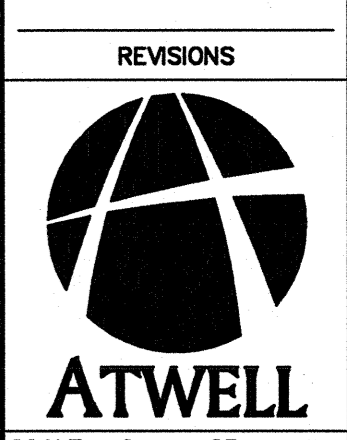


SECTIONS 26 & 35
TOWN 44 NORTH, RANGE 9 EAST
WAUCONDA TOWNSHIP
LAKE COUNTY, ILLINOIS

EQUITY, INC.
ALTA/ACSM LAND TITLE SURVEY

DATE: 08/20/2012

REVISIONS



SCALE 0 25 50
1" = 50 FEET
DR. JER || ch. REW
P.M. E. BRAND
BOOK 150
CAD FILE:
12001230AS-001.DWG
JOB 12001230
FILE CODE: AS-0-01
SHEET NO. 1 OF 1