

ALTA/ACSM LAND TITLE SURVEY

NORTHBROOK COMMERCIAL TRUST SUBDIVISION

RECORDED MAY 7, 1958 DOCUMENT NO. 17199813

LOT 1

NOT INCLUDED IN THIS SURVEY

SURVEYOR'S NOTES

TITLE COMMITMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF PRO TITLE GROUP, INC., A POLICY ISSUING AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 1112032 WITH AN EFFECTIVE DATE OF DECEMBER 5, 2011:

- 8. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY. [NONE FOUND]
9. ROADS AND HIGHWAYS AND WATER COURSES. [ALL PUBLIC ROADS, HIGHWAYS AND WATER COURSES PLOTTED ON THE DRAWING]
10. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART OF THE LAND TAKEN AND USED FOR SHERMER ROAD AND MEADOW ROADS. [AFFECTS PARCELS 6-17] [SHERMER ROAD AND MEADOW ROAD PLOTTED ON THE DRAWING]
11. RIGHTS OF THE UNITED STATES OF AMERICA, STATE OF ILLINOIS, THE MUNICIPALITY, THE METROPOLITAN SANITARY DISTRICT THE ARMY CORPS OF ENGINEERS, AND THE PUBLIC IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF THE NORTH BRANCH OF CHICAGO RIVER. [APPROXIMATE LOCATION OF THE EDGE OF WATER PLOTTED ON THE DRAWING]
12. RIGHTS OF THE OWNERS OF LAND BORDERING ON THE NORTH BRANCH OF THE CHICAGO RIVER TO THE UNINTERRUPTED FLOW OF THE WATER. [APPROXIMATE LOCATION OF THE EDGE OF WATER PLOTTED ON THE DRAWING]
13. RAILROAD RIGHTS OF WAY SWITCH AND SPUR TRACKS, IF ANY [AFFECTS PARCEL 9] [NO RAILROAD SWITCH OR SPUR TRACKS FOUND]
14. EASEMENT FOR A PRIVATE STREET AND UTILITIES RECORDED AUGUST 15, 1949 AS DOCUMENT NUMBER 14610955 AND FILED OCTOBER 26, 1949 AS DOCUMENT NUMBER LR1267971 OVER, UPON AND UNDER THE FOLLOWING PROPERTY: THAT PART OF THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: FROM THE QUARTER CORNER OF SECTION 9 AND TO TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH 31 DEGREES EAST 722.04 FEET THENCE NORTH 52 DEGREES 26 MINUTES EAST 149.77 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING NORTH 31 DEGREES WEST 63.58 FEET THENCE NORTH 89 DEGREES 33 MINUTES EAST, 453.63 FEET THENCE SOUTH 37 DEGREES 59 MINUTES WEST HAVING A RADIUS OF 25 FEET AND CONCAVE NORTHWESTERLY A DISTANCE OF 55.04 FEET THENCE SOUTH 89 DEGREES 33 MINUTES WEST, 312.35 FEET THENCE SOUTH 52 DEGREES 26 MINUTES WEST 29.64 FEET TO THE POINT OF BEGINNING. [AFFECTS PARCELS 6-17] [PLOTTED ON THE DRAWING]
15. EASEMENT FOR A PRIVATE STREET RECORDED MARCH 17, 1950 AS DOCUMENT 14757134 OVER, UPON ACROSS THE FOLLOWING PROPERTY: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: FROM THE QUARTER CORNER OF SECTIONS 9 & 10, SOUTH 31 DEGREES EAST, 722.04 FEET THENCE NORTH 52 DEGREES 26 MINUTES EAST, 195.22 FEET THENCE SOUTH 31 DEGREES EAST 10.97 FEET THENCE NORTH 89 DEGREES 33 MINUTES EAST, 104.51 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING SOUTH 31 DEGREES EAST, 190.0 FEET THENCE NORTH 52 DEGREES 26 MINUTES EAST, 20.13 FEET THENCE NORTH 31 DEGREES WEST, 181.47 FEET THENCE SOUTH 33 DEGREES WEST 23.22 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. [AFFECTS PARCELS 6-17] [PLOTTED ON THE DRAWING]
16. ENCROACHMENT OF THE WOOD FENCE ONTO THE PROPERTY NORTHWESTERLY AND ADJOINING PARCEL 4 BY AN UNDISCLOSED DISTANCE, AS DISCLOSED BY SURVEY DATED MAY 26, 1992 PREPARED BY ROBERT R. BEEN. [AFFECTS PARCEL 9] [SURVEYOR HAS NOT BEEN FURNISHED A COPY OF THE SURVEY TO REVIEW, NO ENCROACHMENT FOUND]
17. ENCROACHMENT OF THE BLACKTOP ONTO THE PROPERTY SOUTHEASTERLY AND ADJOINING PARCEL 10 AND NORTHWESTERLY AND ADJOINING PARCEL 11 BY AN UNDISCLOSED DISTANCE, AS DISCLOSED BY THE AFORESAID SURVEY. [AFFECTS PARCELS 15 AND PARCEL 16] [SURVEYOR HAS NOT BEEN FURNISHED A COPY OF THE SURVEY TO REVIEW, NO ENCROACHMENT FOUND]
18. POSSIBLE EASEMENTS FOR PUBLIC UTILITIES AS DISCLOSED BY OVERHEAD ELECTRICAL LINES RUNNING FROM THE NORTHWEST TO THE SOUTHEAST APPROXIMATELY BISECTING THE LAND TAKEN AS A WHOLE, AS DISCLOSED BY THE AFORESAID SURVEY. [AFFECTS PARCELS 6-17] [SURVEYOR HAS NOT BEEN FURNISHED A COPY OF THE SURVEY TO REVIEW, NO UTILITY POLES FOUND]
19. POSSIBLE EASEMENT FOR SEWER, WATER, GAS AND TELEPHONE LINES OVER THE SOUTHWESTERLY PORTION OF THE LAND, AS DISCLOSED BY SANITARY SEWER MANHOLES, WATER AND GAS VALVES, AND TELEPHONE MANHOLES, AS DISCLOSED BY THE AFORESAID SURVEY [AFFECTS PARCELS 6-17] [SURVEYOR HAS NOT BEEN FURNISHED A COPY OF THE SURVEY TO REVIEW, ALL SANITARY SEWER MANHOLES, WATER AND GAS VALVES, AND TELEPHONE MANHOLES PLOTTED ON THE DRAWING]
20. RESTRICTIVE COVENANT WHEREBY VILLAGE GREEN CENTER, INC. ON BEHALF OF ITSELF AND ITS SUCCESSORS AND/OR ASSIGNS AGREES THAT FOR A PERIOD COMMENCING AUGUST 5, 1993 AND ENDING DECEMBER 31, 2013, THE PREMISES SHALL NOT BE USED OR OCCUPIED IN WHOLE OR IN PART FOR ANY RETAIL OR COMMERCIAL BANK, SAVINGS AND LOAN, CREDIT UNION, FINANCIAL INSTITUTION WHICH ACCEPTS DEPOSITS AND/OR MAKES LOANS, OR FOR ANY OTHER SIMILAR PURPOSES. [AFFECTS PARCELS 3-5] [NOT A PLOTTABLE MATTER]
21. RIGHT OF THE PUBLIC AND OF THE VILLAGE OF NORTHBROOK IN AND TO THAT PART OF THE LAND FALLING IN A STRIP OF LAND 33 FEET IN WIDTH CONDEMNED FOR SYSTEM OF SEWERS RUNNING FROM SHERMER ROAD THRU THE LAND AND OTHER PROPERTY CONDEMNED ON PETITION FILED MARCH 28, 1923 AND BY SAID VILLAGE IN CASE 3578937, SUPERIOR COURT WHENEN COURT WHENEN JUDGMENT WAS RENDERED ON VERDICT JUNE 27, 1923. [AFFECTS PARCELS 1-5] [SURVEYOR HAS NO KNOWLEDGE OF THIS STRIP & HAS NOT BEEN FURNISHED DOCUMENTATION PERTAINING TO SAID]
22. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON 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 RIGHTS OF ACCESS TO SAID EQUIPMENT AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 17015085, AFFECTING THE NORTHEASTERLY 10 FEET AND ALSO THE EAST 10 FEET OF THE SOUTH 23 FEET OF THE LAND, [AFFECTS PARCEL 4] [PLOTTED ON THE DRAWING]
23. RIGHTS OF ADJOINING OWNERS IN AND TO THE USE OF PARTY WALLS LOCATED UPON INSURED PREMISES AND PARTLY UPON ADJOINING PREMISES. [NO PARTY WALLS THAT AFFECT ADJOINING OWNERS FOUND]
24. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT(S) DESCRIBED IN SCHEDULE A CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT(S). [TERMS, PROVISIONS AND CONDITIONS NOT CAPABLE OF BEING PLOTTED ON THE DRAWING]
25. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF THE EASEMENT DESCRIBED AS PARCEL 5. [PARCEL 5 PLOTTED ON THE DRAWING]

ELECTRIC EASEMENT NOTE: IN 2006 THIS SURVEYOR PREPARED A PLAT OF EASEMENT GRANT AS SHOWN HEREON. RECORDING STATUS UNKNOWN.

TAX PARCEL PERMANENT INDEX NUMBER:

- 04-10-300-011-0000
04-10-300-012-0000
04-10-300-020-0000
04-10-300-021-0000
04-10-300-022-0000
04-10-300-023-0000
04-10-300-024-0000
04-10-300-025-0000
04-10-300-026-0000
04-10-300-028-0000
04-10-300-038-0000
04-10-300-039-0000
04-10-300-046-0000
04-10-300-047-0000
04-10-300-048-0000

ACCESS STATEMENT: THE PROPERTY HAS DIRECT ACCESS TO AND FROM MEADOW ROAD AND SHERMER ROAD, BOTH LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREETS OR HIGHWAYS.

TABLE A - ITEM 1 STATEMENT AS TO MONUMENTS PLACED: SEE DRAWING FOR ALL MONUMENTS PLACED OR FOUND WHILE COMPLETING THE FIELD SURVEY.

TABLE A - ITEM 2 STATEMENT AS TO ADDRESS: THE OBSERVED ADDRESS OF THE PROPERTY IS 1310-1346 SHERMER ROAD, NORTHBROOK, ILLINOIS.

TABLE A - ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 1703100086 WITH A MAP REVISED DATE OF AUGUST 19, 2008, SHOWS THAT A SMALL PORTION OF THE PROPERTY ALONG THE NORTHERLY PROPERTY LINE FALLS WITHIN ZONE "AE" DEFINED AS BASE FLOOD ELEVATIONS DETERMINED, A SMALL PORTION OF THE PROPERTY ALONG THE NORTHERLY PROPERTY LINE FALLS WITHIN SHADDED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND THAT THE MAJORITY OF THE PROPERTY FALLS WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TABLE A - ITEM 4 STATEMENT AS TO GROSS LAND AREA: THE PROPERTY CONTAINS 135,509 SQUARE FEET OR 3.1109 ACRES INCLUDING 1,589 SQUARE FEET OR 0.0358 ACRES OF PARCEL 6 FALLING IN SHERMER ROAD.

TABLE A - ITEM 6(A) STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS: SURVEYOR HAS NOT BEEN PROVIDED WITH ZONING CLASSIFICATION OR RESTRICTIONS BY THE INSURER. OUR EXAMINATION OF THE OFFICIAL VILLAGE OF NORTHBROOK ZONING MAP FINDS THE PROPERTY TO BE IN ZONING DISTRICT "C-3" CENTRAL BUSINESS DISTRICT.

TABLE A - ITEM 7(A) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL: SEE DRAWING FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL.

TABLE A - ITEM 7(B)(1) STATEMENT REGARDING SQUARE FOOTAGE OF BUILDING FOOTPRINT: THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL IS 29,499 SQUARE FEET.

TABLE A - ITEM 7(C) STATEMENT AS TO MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE: SEE DRAWING FOR THE MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE.

TABLE A - ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN LOCATION OF FEATURES EXISTING ON THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

TABLE A - ITEM 9 STATEMENT AS TO PAINT STRIPPED PARKING SPACES: THE LAND SURVEYED HEREON CONTAINS A TOTAL OF 194 EXISTING PARKING SPACES INCLUDING 6 DESIGNATED HANDICAP PARKING SPACES.

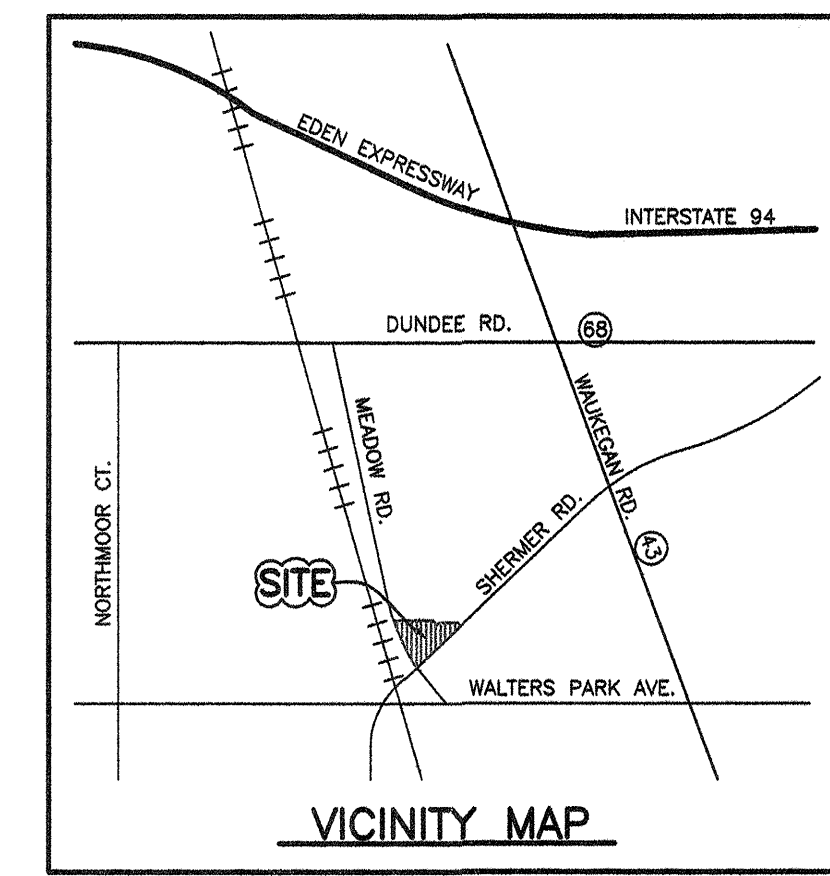
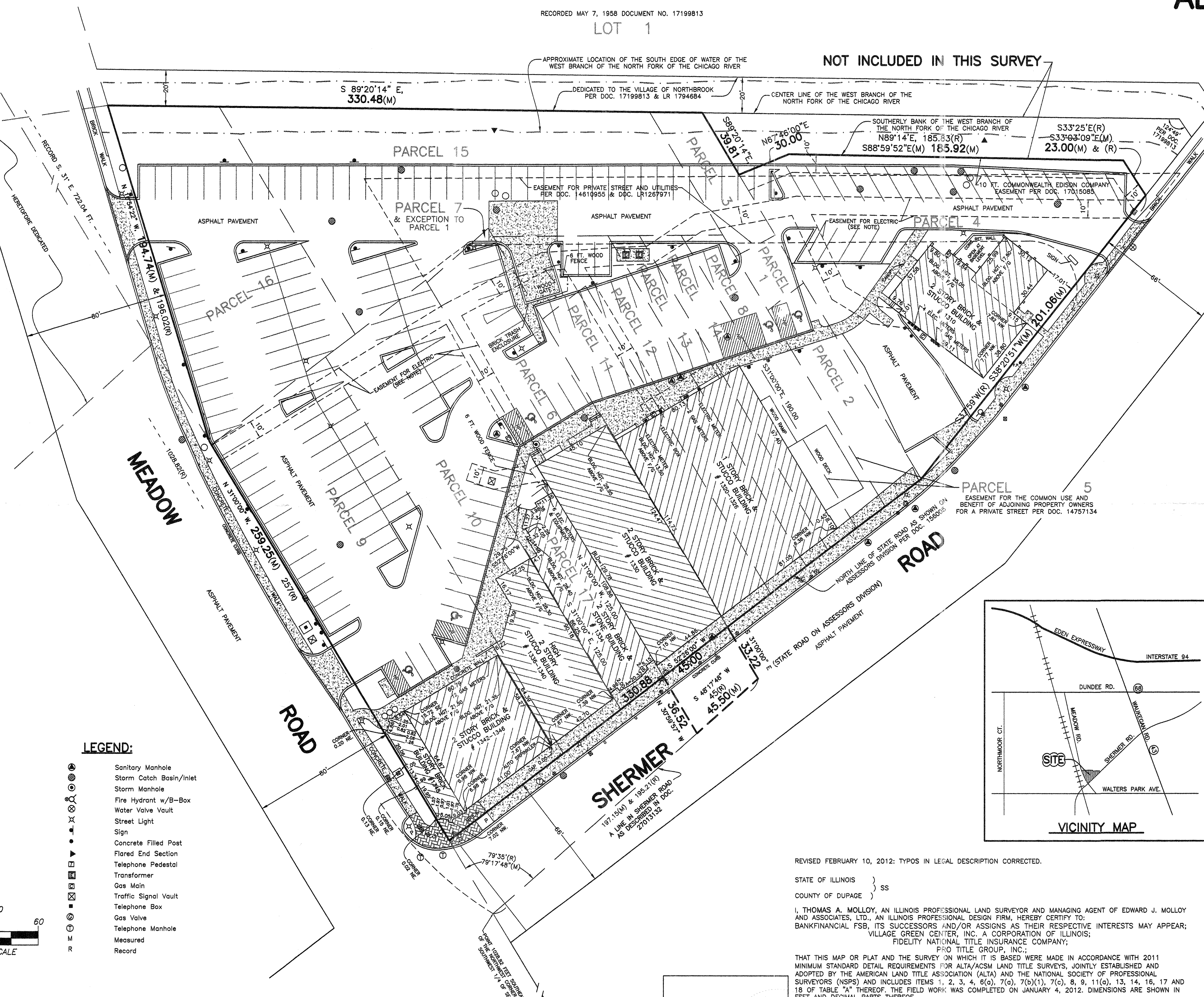
TABLE A - ITEM 11(A) STATEMENT REGARDING EXISTING UTILITIES: SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

TABLE A - ITEM 13 STATEMENT REGARDING ADJOINING OWNERS: SEE DRAWING FOR NAMES OF ADJOINING OWNERS.

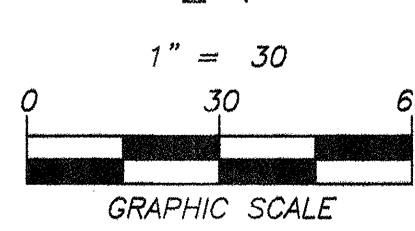
TABLE A - ITEM 14 STATEMENT REGARDING DISTANCE TO NEAREST INTERSECTING STREET: SEE DRAWING FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

TABLE A - ITEM 16 STATEMENT REGARDING EARTH MOVING AND BUILDING CONSTRUCTION: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION.

TABLE A - ITEM 17 STATEMENT REGARDING CHANGES IN STREET RIGHT-OF-WAY LINES: SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTEMPLATED OR PROPOSED AND FINDS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.



- Sanitary Manhole
Storm Catch Basin/Inlet
Storm Manhole
Fire Hydrant w/B-Box
Water Valve Vault
Street Light
Sign
Concrete Filled Post
Flared End Section
Telephone Pedestal
Transformer
Gas Main
Traffic Signal Vault
Telephone Box
Gas Valve
Telephone Manhole
Measured
Record



REVISED FEBRUARY 10, 2012: TYPES IN LEGAL DESCRIPTION CORRECTED.

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND MANAGING AGENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFY TO: BANKFINANCIAL FSB, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR; VILLAGE GREEN CENTER, INC. A CORPORATION OF ILLINOIS; FIDELITY NATIONAL TITLE INSURANCE COMPANY; PRO TITLE GROUP, INC.;

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) AND INCLUDES ITEMS 1, 2, 3, 4, 6(G), 7(G), 7(B)(1), 7(C), 8, 9, 11(G), 13, 14, 16, 17 AND 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 4, 2012. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AT BENSENVILLE, ILLINOIS THIS 24TH DAY OF JANUARY, A.D. 2012
EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-002910

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3408
(EXPIRES NOVEMBER 30, 2012 AND IS RENEWABLE)
MANAGING AGENT, ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002910
(EXPIRES APRIL 30, 2013 AND IS RENEWABLE)

DRAFTED BY: BJE
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ORDER NO.: 2011-0294
FILE: 10-42-12
PROJECT NO.: 583

SEE PAGE 1 FOR PARCEL BOUNDARY INFORMATION

VALID ONLY WITH EMBOSSED SEAL (EXPIRES APRIL 30, 2013 AND IS RENEWABLE)