

1 TITLE DESCRIPTION

THE SOUTH 1/2 OF LOTS 14, 15, 16 AND 17, LOTS 18, 19 AND 20, ALL IN BLOCK 3 IN THE TOWN OF HOLCOMB (NOW MUNDELEIN) BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 19 AND OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 1886 AS DOCUMENT 33999, IN BOOK "A" OF PLATS, PAGE 58, IN LAKE COUNTY, ILLINOIS.

The land shown in this survey is the same as that described in First American Title Insurance Company, commitment #NCS-401470-339-KCTY, Dated January 10, 2014.

2 TITLE INFORMATION

The Title Description and Schedule B items herein are from First American Title Insurance Company, commitment #NCS-401470-339-KCTY, Dated January 10, 2014.

3 SCHEDULE 'B' ITEMS

- ③ Reciprocal Easement Agreement by and between Mundelein Savings and Loan Association, an Illinois Corporation and bank of Mundelein, an Illinois Corporation, recorded April 6, 1965 as document 1258932. (AFFECTS & BENEFITS THE SUBJECT PROPERTY AS SHOWN.)
- ④ Easement Agreement by and between Mundelein Savings and Loan Association, an Illinois Corporation and Bank of Mundelein, an Illinois Banking Association, recorded August 6, 1984 as document no. 2301435. (AFFECTS & BENEFITS THE SUBJECT PROPERTY AS SHOWN.)

4 SURVEYOR CERTIFICATION

To: _____

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, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18, 21, 23 (to the extent possible, graphically depict on survey drawing the zoning setback lines), and 24 (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A").

The field work was completed on February 5, 2014.

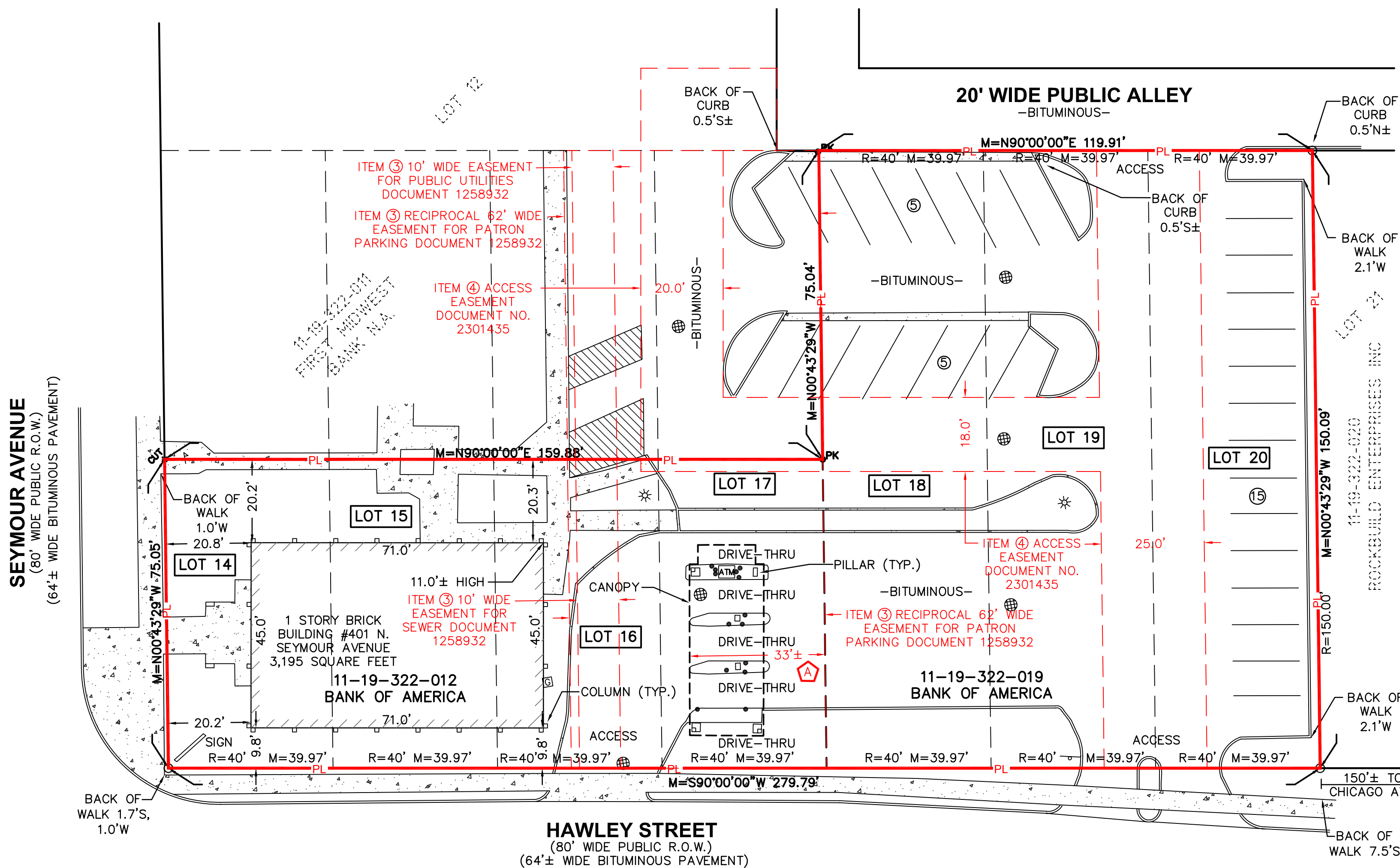
Date of Map: _____
PRELIMINARY

Randy J. Kolehouse
License No.: IL - 2986
Expires: November 30, 2014

Approved CDS Surveyor

Williams & Works
a tradition of service
engineers planners surveyors
540 Ottawa Ave NW
Grand Rapids, MI 49503
616.224.1500 phone.
616.224.1501 facsimile

19 SURVEY DRAWING



5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 17097C0144K, which bears an effective date of September 16, 2013 and is not in a special flood hazard area. No field surveying 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.

Zone "X" denotes areas determined to be outside of the 500 year floodplain.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

7 POSSIBLE ENCROACHMENTS

⚠ Drive thru lanes and canopy appear to be an encroachment into the 62' wide Reciprocal Parking Easement a maximum distance of 33'±, as shown.

8 ZONING INFORMATION

C-5 DOWNTOWN ZONING DISTRICT

SETBACKS
FRONT - BUILD-TO ZONE OF 0' TO A MAXIMUM OF 10' INTERIOR SIDE - 0' BUILD-TO-LINE, EXCEPT 10' MAXIMUM YARD PERMITTED WHEN INTERIOR INTERIOR SIDE LOT ABUTS AN ALLEY; OR 10' MAXIMUM YARD WHEN PEDESTRIAN ACCESSWAY PROVIDED AT INTERIOR SIDE FAÇADE WITH A MINIMUM OF 10' BETWEEN ADJACENT FAÇADES REQUIRED CORNER SIDE - BUILD-TO ZONE OF 0' TO A MAXIMUM OF 5' REAR - NONE REQUIRED UNLESS ABUTTING A RESIDENTIAL DISTRICT, THEN 20'

HEIGHT - 16 FEET
BULK - 25' MINIMUM LOT WIDTH

PARKING - C-5 DISTRICT: NONE FOR FIRST 1,000SF GFA, THEN 2 PER ADDITIONAL 1,000SF GFA

ALL SITE RESTRICTIONS WERE OBTAINED PER CONTACT: BUILDING DEPARTMENT 847-949-3283

10 BASIS OF BEARING

Bearings are assumed, using a bearing of South 90°00'00" West for the North right of way line of Hawley Street (no bearings are provided in Town of Holcomb (now Mundelein) being a Subdivision of part of the Southwest 1/4 of Section 19 and of the Northwest 1/4 of Section 30, Township 44 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded June 19, 1886 as Document 33999, in Book "A" of Plats, in Lake County, Illinois.

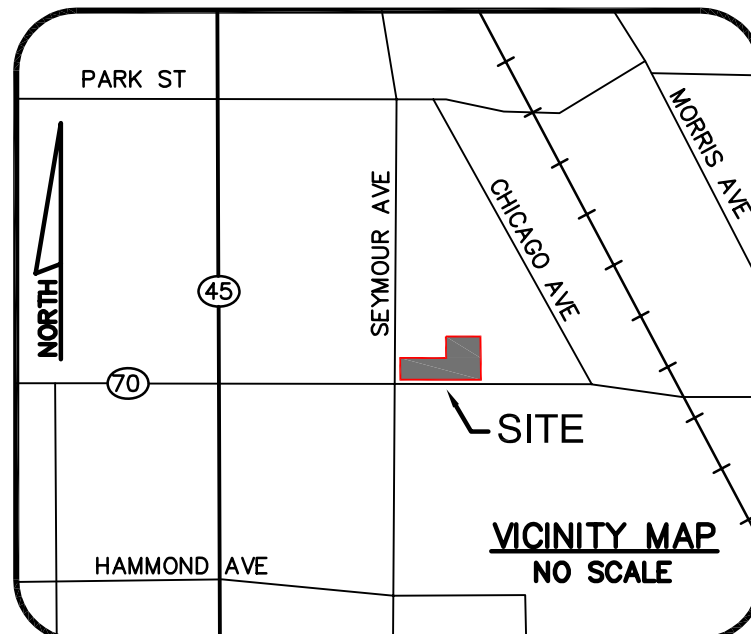
11 SURVEYOR'S NOTES

1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
3. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
4. Property has physical access to Seymour Avenue and Hawley Street.
5. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

12 PARKING INFORMATION

25 Standard Spaces
0 Handicap Spaces
25 Total Parking Spaces

16 VICINITY MAP



17 NORTH ARROW / SCALE



13 LAND AREA

29,993 Sq. Ft. (0.69 Acres)±

14 BUILDING AREA

3,195 Sq. Ft.

15 BUILDING HEIGHT

11.0'±

9 LEGEND

- HIGHWAY
- POST
- SIGN
- LAND HOOK
- HYDRANT
- POST INDICATOR VALVE
- WATER VALVE
- ELECTRIC MANHOLE
- ROUND CATCH BASIN
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- "X" CUT
- BITUMINOUS
- CONCRETE
- R= - RECORD DIMENSION
- M= - MEASURED DIMENSION
- PL - PROPERTY LINE

Key to CDS ALTA Survey

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18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)

This Work Coordinated By:



1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5800 • Fax: 405.703.1851
Toll Free: 888.457.7878

Drwn By:	J. FISCHER	Date:	2/13/14
Surveyor		Revision:	Title Added
Ref.No:	212195.067	Date:	
Aprvd By:	R. KOLEHOUSE	Revision:	
Field Date:	2/5/14	Date:	
Scale:	1" = 20'	Revision:	

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

401 N SEYMOUR AVE.
MUNDELEIN, IL
Project Name:
BOA IL4-070 Mundelein Downtown
Job Number:
14-01-12856