

# ALTA/NSPS LAND TITLE SURVEY

OF

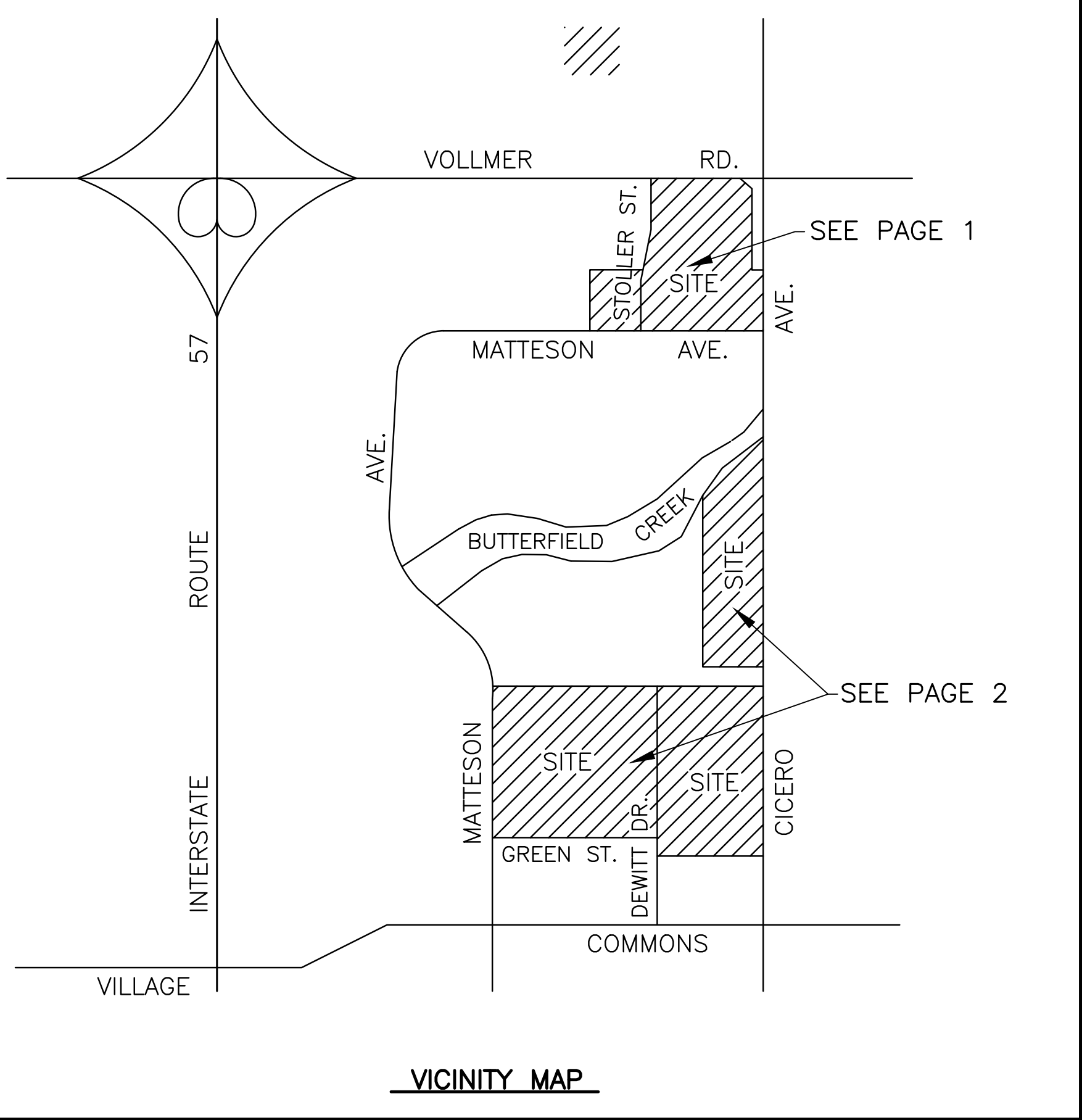
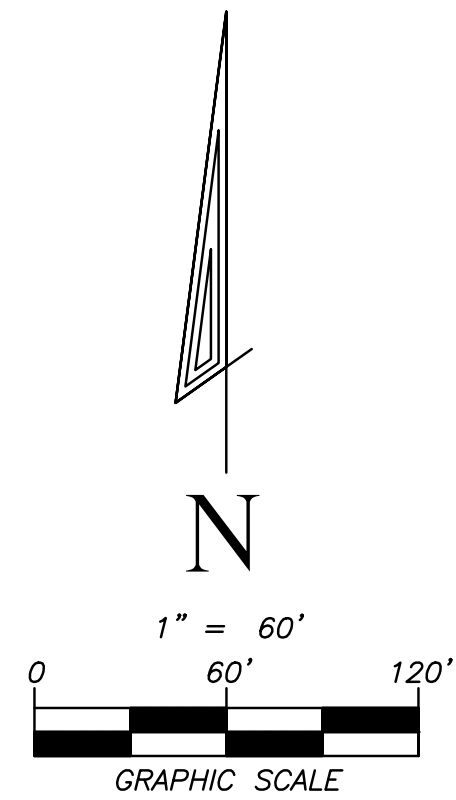
LOTS C1-A, C1-B, C1-C, C1-D, C1-E, C1-F, C1-G, C1-H, C3-A, C3-B, C3-C, C3-D, C4-A, C4-B, C4 AND T1 OF BROOMKRE SUBDIVISION BEING A RESUBDIVISION OF PART OF MATTESSON COMMONS SUBDIVISION IN THE EAST 1/2 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF MATTESSON, COOK COUNTY, ILLINOIS, RECORDED AUGUST 28, 2003 AS DOCUMENT 0324019012 AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED NOVEMBER 8, 2004 AS DOCUMENT 0431349057.

COMMONLY KNOWN AS: SOUTHWEST CORNER S. CICERO AVENUE AND VOLLMER ROAD, MATTESSON, ILLINOIS

NOTE: THE LOTS LEGALLY DESCRIBED ABOVE ARE NOT ALL CONTIGUOUS TO EACH OTHER.

### LEGEND:

- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin/Inlet
- Fire Hydrant w/B-Box
- Water Valve Vault
- Street Light
- Traffic Signal Pole
- Traffic Sign
- Utility Pole W/Overhead Wire
- ⊕ Electric Transformer
- ⊕ Electric Manhole
- ⊕ Electric Vault
- ⊕ Cable Television Pedestal
- ⊕ Telephone Pedestal
- ⊕ Telephone Manhole
- ⊕ Telephone Vault
- ⊕ Gas Marker



VICINITY MAP

### SURVEYOR'S NOTES

**TITLE COMMITMENT:** THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE, AS REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NUMBER CCH18007620 WITH A COMMITMENT DATE OF JUNE 13, 2018:

**H. 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 PLAT OF SUBDIVISION RECORDED/FILED AUGUST 28, 2003 AS DOCUMENT NO. 0324019012 AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED NOVEMBER 8, 2004 AS DOCUMENT 0431349057, AFFECTING THE FOLLOWING PROPERTY:**  
A PORTION OF THE EAST 10 FEET OF LOT C1-B, [PLOTTED ON THE DRAWING]  
A PORTION OF THE NORTH 25 FEET OF LOT C2-A, [LOT C2-A NOT INCLUDED IN THIS SURVEY]  
REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATIONS.

**I. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AT&T CABLE COMPANY AND AMERITECH, THE VILLAGE OF MATTESSON, GRANTEES, 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 PLAT OF SUBDIVISION RECORDED/FILED AUGUST 28, 2003 AS DOCUMENT NO. 0324019012 AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED NOVEMBER 8, 2004 AS DOCUMENT 0431349057, AFFECTING THE FOLLOWING PROPERTY:**  
A PORTION OF THE EAST 10 FEET OF LOT C1-B, [PLOTTED ON THE DRAWING]  
A PORTION OF THE NORTH 25 FEET OF LOT C2-A, [LOT C2-A NOT INCLUDED IN THIS SURVEY]  
REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATIONS.

**J. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY RECORDED JANUARY 7, 1987 AS DOCUMENT 87010210. (AFFECTS THE EASTERLY PORTION OF LOT C-4) [PLOTTED ON THE DRAWING]**

**K. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED JUNE 9, 1988 AS DOCUMENT 88236877, PARTIAL RELEASE RECORDED AUGUST 28, 2002 AS DOCUMENT 0202932857, AFFECTING THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT APPROXIMATELY 630 FEET WEST OF THE WEST LINE OF CICERO AVENUE, THENCE NORTHWEST 121.44 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 178.0 FEET; AN ARC DISTANCE OF 85.61 FEET (THE CHORD THEREOF BEARING NORTH 45 DEGREES, 12 MINUTES, 02 SECONDS EAST, 84.79 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 245.0 FEET, AN ARC DISTANCE OF 225.84 FEET. (AFFECTS PART OF LOT T1) [PORTION OF EASEMENT PREMISES FALLING WITHIN WHICH IS NOW LOT T1 WAS RELEASED PER DOCUMENT 0202932857 AND IS NOT PLOTTED ON THE DRAWING]**

**L. PERPETUAL EASEMENT AND AUTHORITY GRANTED TO THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN AND OPERATE A CERTAIN PART OF THE INTERCEPTING SEWER, UNDER AND THROUGH A PORTION OF THE LAND DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A 20-FOOT STRIP OF LAND LYING 10 FEET ON EITHER SIDE OF A CENTER LINE WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID SECTION 16, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16 TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE CONTINUING WESTERLY ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 833.81 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 150 FEET, A DISTANCE OF 106.76 FEET ALONG A TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG THE TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 725.88 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 150 FEET A DISTANCE OF 131.61 FEET ALONG THE CURVE TO A POINT OF TANGENCY; THENCE SOUTHERLY ALONG THE TANGENT TO THE LAST DESCRIBED CURVED LINE, SAID LINE BEING PARALLEL WITH THE WEST OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 454.80 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 150 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, EXCLUDING THEREFROM THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, WHICH IS ALSO THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 1325.55 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 37.26 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, 26.49 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE WESTERLY ALONG A LINE TO THE POINT OF BEGINNING, AS SHOWN ON THE PLAT RECORDED AS DOCUMENT 21024395, ALSO AS SHOWN ON PLAT OF MATTESSON COMMONS FINAL SUBDIVISION RECORDED MAY 11, 1995 AS DOCUMENT 95309027. (AFFECTS THE NORTHERLY PART OF LOT T1 AND OTHER PROPERTY NOT NOW IN QUESTION) [PLOTTED ON THE DRAWING]**

**M. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR MATTESSON COMMONS RECORDED AUGUST 10, 2001 AS DOCUMENT 0010734920 MADE BY BOTABA REALTY COMPANY, LTD, A TEXAS LIMITED PARTNERSHIP. (FOR FURTHER PARTICULARS, SEE RECORD.) (AFFECTS THE LAND AND OTHER PROPERTY) [NOT PLOTTABLE]**

**N. NON-EXCLUSIVE RIGHT AND EASEMENT IN FAVOR OF THE VILLAGE OF MATTESSON, AN ILLINOIS CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH SANITARY SEWER LINES, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED NOVEMBER 8, 2001 AS DOCUMENT 0011053039. (FOR FURTHER PARTICULARS, SEE RECORD.) (AFFECTS LOT T1) [PLOTTED ON THE DRAWING]**

**O. UNRECORDED EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY AS DISCLOSED BY ITS UTILITY LETTER DATED MAY 2, 1995 AFFECTING THE NORTHERLY 5.00 FEET OF LOT 2 AND OTHER PROPERTY NOT NOW IN QUESTION, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS THE NORTHERN PORTIONS OF LOTS C1-A, C1-F, 1A AND 1) [SURVEYOR HAS NOT BEEN FURNISHED A COPY OF THE UTILITY LETTER TO REVIEW. VISIBLE UTILITY STRUCTURES PLOTTED ON THE DRAWING]**

### TAX PARCEL PERMANENT INDEX NUMBERS:

31-16-203-010-0000 LOT C3-A	31-16-203-011-0000 LOT C3-B
31-16-203-010-0000 LOT C3-C	31-16-203-010-0000 LOT C3-D
31-16-210-001-0000 LOT C1-A	31-16-210-002-0000 LOT C1-B
31-16-210-003-0000 LOT C1-C	31-16-210-004-0000 LOT C1-D
31-16-210-005-0000 LOT C1-E	31-16-210-006-0000 LOT C1-F
31-16-211-002-0000 LOT C1-G	31-16-211-003-0000 LOT C1-H
31-16-404-001-0000 LOT T1	31-16-405-001-0000 LOT C4
31-16-405-002-0000 LOT C4-A	31-16-405-003-0000 LOT C4-B

**TABLE A - ITEM 1 STATEMENT AS TO MONUMENTS PLACED:** NO DRAWING FOR ALL MONUMENTS PLACED OR FOUND WHILE COMPLETING THE FIELD SURVEY.

**TABLE A - ITEM 2 STATEMENT AS TO ADDRESS:** VACANT LAND; NO OBSERVED ADDRESS OF THE PROPERTY.

**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. 17031007361 WITH A MAP REVISED DATE OF AUGUST 19, 2008, SHOWS THAT THE PROPERTY LEGALLY DESCRIBED HEREON FALLS WITHIN THE FOLLOWING FLOOD ZONES:  
ZONE "X" DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.  
- 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.  
- ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. SEE DRAWING FOR APPROXIMATE LIMITS OF FLOOD ZONE AS DETERMINED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

**TABLE A - ITEM 4 STATEMENT AS TO GROSS LAND AREA:**  
LOT C1-A: 37,874 SQ. FT. OR 0.8695 ACRES  
LOT C1-B: 54,830 SQ. FT. OR 1.2541 ACRES  
LOT C1-C: 79,088 SQ. FT. OR 1.8152 ACRES  
LOT C1-D: 43,036 SQ. FT. OR 0.9880 ACRES  
LOT C1-E: 80,694 SQ. FT. OR 1.8442 ACRES  
LOT C1-F: 56,209 SQ. FT. OR 1.2804 ACRES  
LOT C1-G: 35,750 SQ. FT. OR 0.8125 ACRES  
LOT C1-H: 24,227 SQ. FT. OR 0.5562 ACRES  
LOT C3-A: 56,290 SQ. FT. OR 1.2824 ACRES  
LOT C3-B: 105,540 SQ. FT. OR 2.4229 ACRES  
LOT C3-C: 49,802 SQ. FT. OR 1.1433 ACRES  
LOT C3-D: 42,694 SQ. FT. OR 0.9801 ACRES  
LOT C4: 280,901 SQ. FT. OR 6.4486 ACRES  
LOT C4-A: 37,989 SQ. FT. OR 0.8702 ACRES  
LOT C4-B: 37,996 SQ. FT. OR 0.8723 ACRES  
LOT T1: 705,484 SQ. FT. OR 16.1957 ACRES  
TOTAL: 1,743,580 SQ. FT. OR 39.83 ACRES

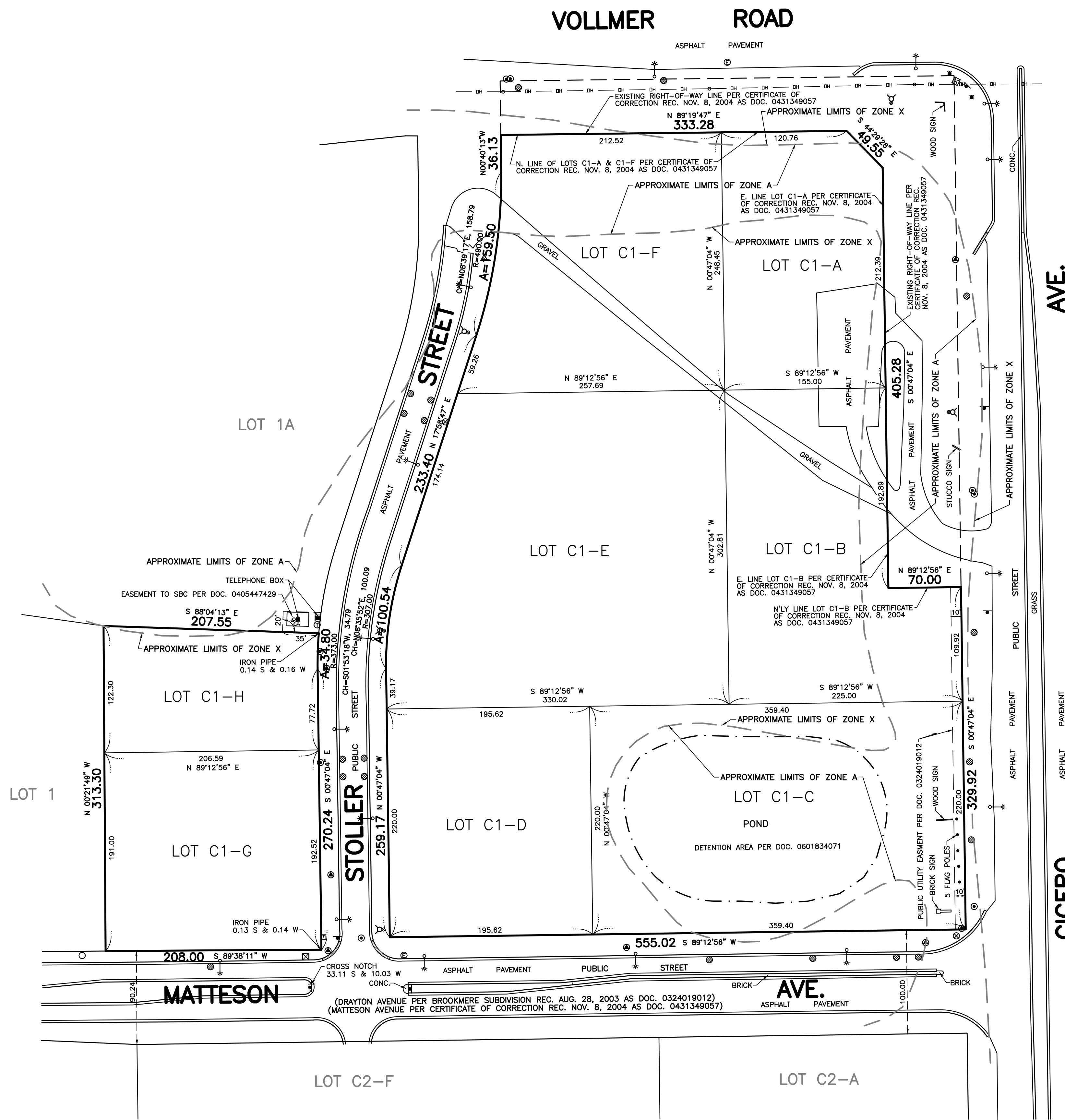
**TABLE A - ITEM 6(a) & 6(b) STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS:** SURVEYOR HAS NOT BEEN PROVIDED WITH ZONING CLASSIFICATION OR RESTRICTIONS BY THE INSURER. OUR EXAMINATION OF THE OFFICIAL VILLAGE OF MATTESSON ZONING MAP DATED JANUARY 27, 2010 FINDS THE PROPERTY TO BE ZONED "M2".

**TABLE A - ITEM 7(c) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL:** NO BUILDINGS.

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

**TABLE A - ITEM 11 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 20 STATEMENT REGARDING PROFESSIONAL LIABILITY INSURANCE:** PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM, CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.



STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

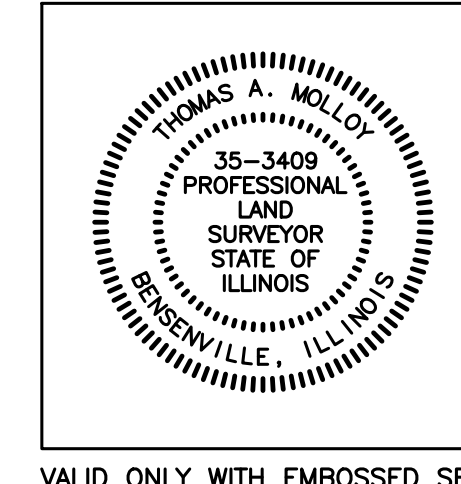
I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY TO:  
NASER ODEH,  
CHICAGO TITLE INSURANCE COMPANY;

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 SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(c), 8, 11 AND 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 28, 2018. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AT BENSENVILLE, ILLINOIS THIS 12TH DAY OF SEPTEMBER, A.D. 2018

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD.  
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-004840

THOMAS A. MOLLOY  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3309



VALID ONLY WITH EMBOSSED SEAL (EXPIRES NOVEMBER 30, 2018 AND IS RENEWABLE)

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PAGE: 1 OF 2			
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FILE: 16-35-13			
PROJECT NO.: 1810			
SEPT. 12, 2018	180188	ALTA SURVEY	
REVISION DATE	ORDER NO.	REVISION	