





1 TITLE DESCRIPTION

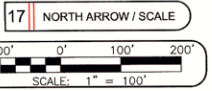
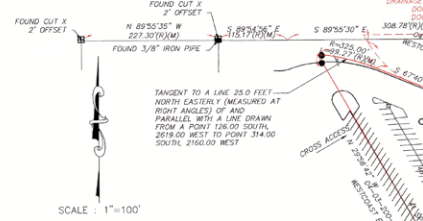
SEE SHEET 2 OF 2

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE 'B':
SEE SHEET 2 OF 2

13 LAND AREA

PARCEL 1 FIRST LEASEHOLD
402,987 SQ. FT.
9.23 AC.
PARCEL 2 SECOND LEASEHOLD
5,800 SQ. FT.
0.0001 AC.



4 SURVEYOR CERTIFICATION

To FIDELITY NATIONAL TITLE INSURANCE COMPANY; COMMONWEALTH LAND TITLE INSURANCE COMPANY; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, COLUMBIA FINANCIAL, INC. and BANK OF AMERICA, N.A., their successors and/or assigns (collectively, the "Mortgage Loan Lender"); JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, COLUMBIA FINANCIAL, INC. and BANK OF AMERICA, N.A., their successors and/or assigns (collectively, the "Mortgage Loan Lender"); First American Title Insurance Company and Commercial Due Diligence Services.

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, 5(B), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 18, 19, 21, 23, and 24 of Table A thereof.
The field work was completed on 6-24-15.
Date of this Map: 6-24-15
[Signature]
C. S. McVicker
Lic# 068, No. 3612
State of Illinois
Expiration: 11-30-16



Approved CDS Surveyor

SHERRILL ASSOCIATES, INC.
Surveyors - Engineers - Planners
814 North Main Street
Northbrook, IL 60062
630-466-8811 Phone
630-466-9468 Fax

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" and "AC" of the Flood Insurance Rate Map, Community Panel No. 170310008C, which bears an effective date of 05-20-08 and is partially 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 reduction from the Federal Emergency Management Agency.
Zone "X" denotes areas determined to be outside the 0.2% annual chance floodplain.
Zone "AC" Base Flood Elevation Determined

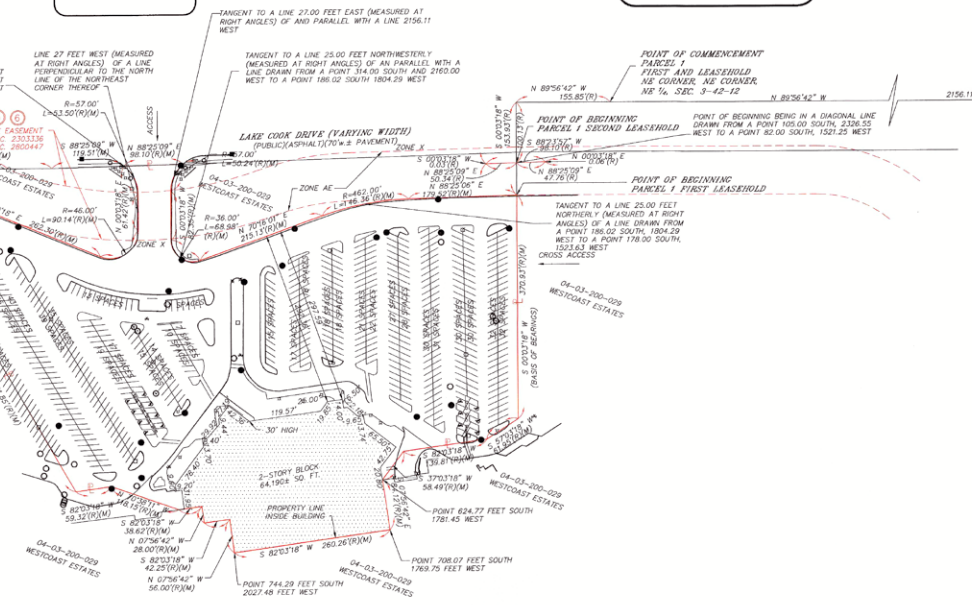
14 BUILDING AREA

2 STORY BLOCK
62,797 ± S.F.

15 BUILDING HEIGHT

30± HIGH

19 SURVEY DRAWING



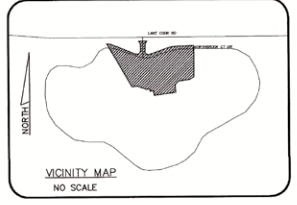
12 PARKING INFORMATION

635 Standard Spaces
14 Handicap Spaces
649 Total Parking Spaces

10 BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EASTERLY LINE OF SUBJECT PROPERTY PER DOCUMENTS PROVIDED; SAID BEARING BEING SOUTH 00°03'18" WEST.

16 VICINITY MAP



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, ramp or sanitary landfill.
- 4. Property has physical access to Lake Cook Road, a publicly dedicated right of way.
- 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.
- 6. Surveyor has limited liability insurance and will produce upon request.

Key to CDS ALTA Survey

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE 'B' ITEMS
- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 NORTH ARROW / SCALE
- 18 CLIENT INFORMATION BOX
- 19 SURVEY DRAWING
- 20 PROJECT ADDRESS

8 ZONING INFORMATION

ZONED C-4 REGIONAL SHOPPING
SETBACKS
FRONT 70' (CORNER SIDE/YARD) 150 FEET (SETBACK)
SIDE 30' (INTERIOR YARD) 150 FEET (SETBACK)
REAR 150' (YARD/SETBACK)
MAXIMUM BUILDING HEIGHT- 55' OR 4 STORIES
MINIMUM LOT AREA- 1,000.00 SQUARE FEET
MINIMUM LOT DEPTH- 500'
MAXIMUM F.A.R.- 0.68
PARKING- 1 SPACE PER 250 S.F. OF NET FLOOR AREA (ALL USES, EXCEPT GASOLINE SERVICE STATIONS AND EATING AND DRINKING PLACES)
REQUIRED PARKING SPACES- 802
ZONING INFORMATION WAS PROVIDED BY CDS ZONING COMPLIANCE REPORT JOB #15-05-00723 DATED June 23, 2015.

9 LEGEND

- IRON PIN FOUND
- IRON PIN SET
- OVERHEAD ELECTRIC
- EXISTING STRUCTURE
- POWER POLE
- UTILITY MISC
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- GRADED INLET
- MANHOLE
- SON
- HANDICAP
- PIPE SOLLARD
- CURB INLET
- CABLE SPACE BOX
- TELEPHONE SPACE BOX
- ELECTRIC SPACE BOX
- ELECTRIC METER
- TRANSFORMER
- CHYSELED "X" FOUND
- ABBREVIATIONS
- ROP REINFORCED CONCRETE PIPE
- TRANS TRANSFORMER
- PROPERTY LINE
- RECORD (R)
- MEASURED (M)

6 CEMETERY

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

7 STATEMENT OF ENCROACHMENTS

NONE APPARENT AT TIME OF SURVEY

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 22, 2011)"



This Work Coordinated By:
1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.8800 - Fax: 405.703.1861
Toll Free: 888.457.7878

Drawn By: JAC Date: 7-6-15
Surveyor Ref No: 15243-01 Revision: GENERAL
Acvd By: GSM Date: 7-15-15
Field Date: 6-24-15 Revision: ZONING
Scale: 1" = 100' Date: 6-24-15
Revision:

Prepared For:
Client Ref. No:

20 PROJECT ADDRESS

1455 COOK ROAD
NORTHBROOK, IL
Project Name:
HBC
CDS Project Number:
15-05-00787-016

