

# ALTA / NSPS LAND TITLE SURVEY

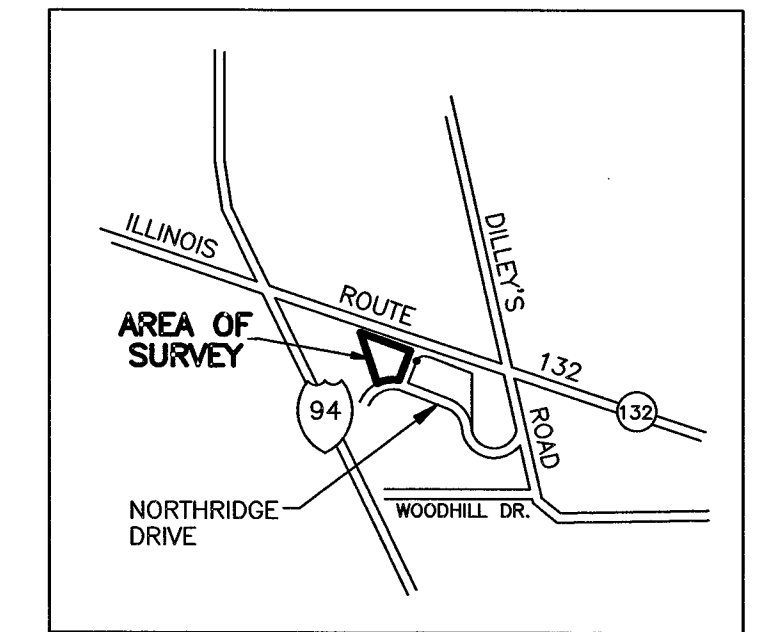
OF

PARCEL 1: LOT 4 IN NORTHDRIDGE PLAZA, BEING THE SUBDIVISION OF SECTIONS 15 AND 16, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1992 AS DOCUMENT 3209739, IN LAKE COUNTY, ILLINOIS.

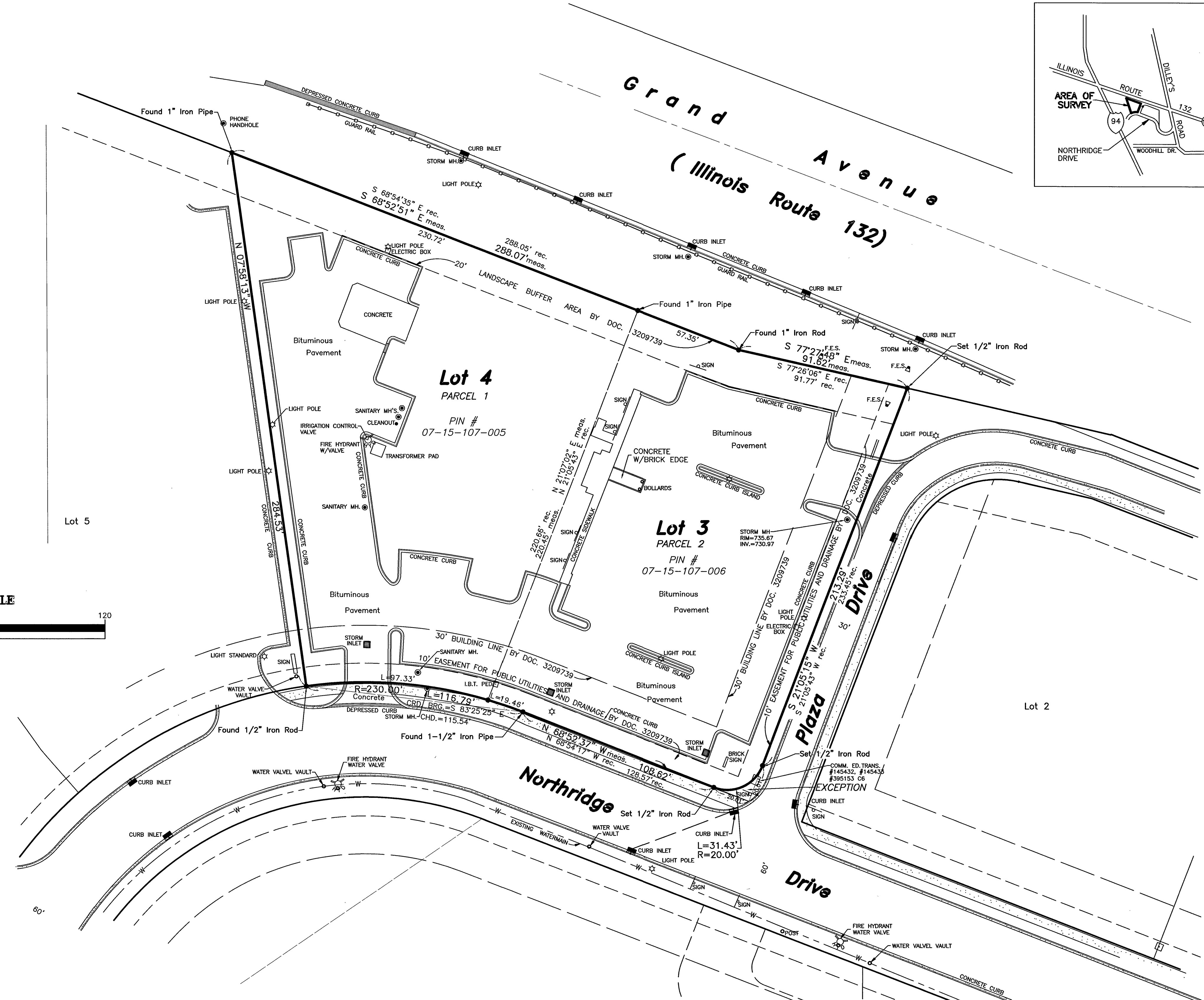
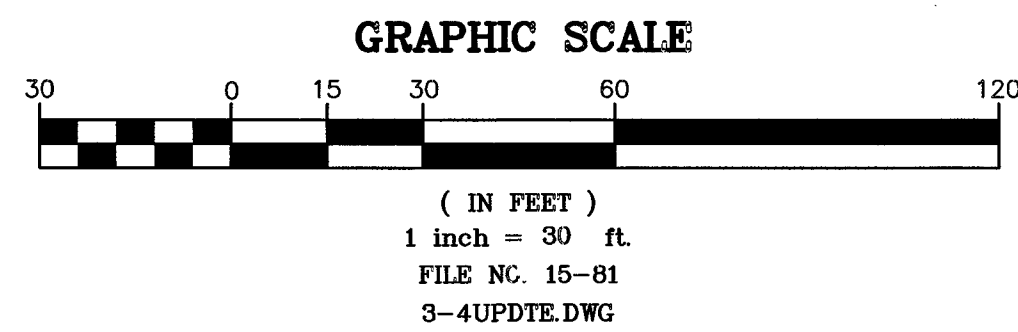
PARCEL 2: LOT 3 IN NORTHDRIDGE PLAZA, BEING THE SUBDIVISION OF SECTIONS 15 AND 16, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1992 AS DOCUMENT 3209739, EXCEPT THAT PART DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHERN MOST CORNER OF SAID LOT 3; THENCE NORTH 68 DEGREES 52 MINUTES 37 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 20.01 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVED LINE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 31.43 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 3, A DISTANCE OF 20.01 FEET NORTHEASTERLY TO THE SOUTHEASTERLY CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:  
5626 NORTHDRIDGE DR. GURNEE, IL 60031  
PARCEL AREA = 71,582 S.F.  
1.643 ACRES  
PIN: 07-15-107-007  
07-15-107-008

VICINITY MAP  
NOT TO SCALE



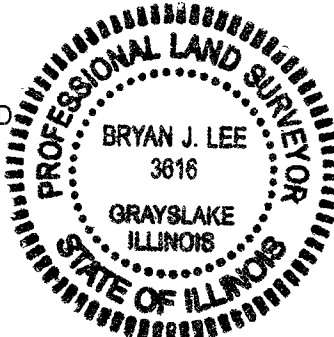
EXCEPTION NOTES:  
K 17. SEWER SERVICE AGREEMENT RECORDED AS DOCUMENT 2166711, MADE BY AND BETWEEN THE NORTH SHORE SANITARY DISTRICT AND THE VILLAGE OF GURNEE AND DANIEL F. LODESKY AND JOAN M. LODESKY, RELATING TO THE INSTALLATION AND CONNECTION OF A SANITARY SEWER FROM THE LAND HEREIN TO THE VILLAGES SANITARY SEWER SYSTEM IN FULLER ROAD, TOGETHER WITH THE TERMS AND CONDITIONS CONTAINED THEREIN.  
Y 18. ORDINANCE NO. 86-14, AN ORDINANCE AUTHORIZING REIMBURSEMENT OF FUNDS EXPENDED FOR SANITARY SEWER AND WATERMAIN EXTENSIONS, RECORDED AS DOCUMENT 2424886, AS TO THE TERMS AND CONDITIONS AS THEREIN CONTAINED.  
Z 19. ORDINANCE NO. 86-83, AN ORDINANCE AMENDING A PORTION OF THE GURNEE, MUNICIPAL CODE, CHAPTER 6, ENTITLED WATER AND SEWER SERVICE RECORDED AS DOCUMENT 2640537, AS TO THE TERMS AND CONDITIONS AS THEREIN SET CONTAINED.  
L 20. TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE ANNEXATION AND DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF GURNEE, THE GURNEE-GRAND LIMITED PARTNERSHIP, AND MID TOWN BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT NUMBER 1719 RECORDED AS DOCUMENT 3060028.  
L 21. LANDSCAPE BUFFER AREA OVER THE NORTHEASTERLY 20 FEET OF THE EASTERLY 104.35 FEET AND THE NORTHWESTERLY 30 FEET OF THE WESTERLY 244.96 FEET OF THE LAND AS SHOWN ON PLAT OF SUBDIVISION AND AS PROVIDED FOR IN THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR NORTHDRIDGE PLAZA RECORDED AS DOCUMENT 3209740.  
N 22. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER THE SOUTHEASTERLY AND SOUTHWESTERLY 10 FEET OF LOT 3 AND THE SOUTHERLY 10 FEET OF LOT 4, AS SHOWN ON PLAT OF SUBDIVISION.  
O 23. BUILDING LINE 30 FEET NORTHWESTLY AND NORTHEASTERLY OF THE SOUTHEASTERLY AND SOUTHWESTERLY LOT LINE OF LOT 3 AND 30 FEET NORTHERLY OF THE SOUTHERLY LOT LINE OF LOT 4 AS SHOWN ON PLAT OF SUBDIVISION.  
P 24. NOTATION ON THE PLAT OF SUBDIVISION. EASEMENT PROVISIONS FOR COMMON AREAS OWNER HEREBY GRANTS AND CONVEYS TO THE VILLAGE THE RIGHT OF LICENSE TO ENTER UPON THE COMMON AREAS FOR THE PURPOSE OF PUBLIC ACCESS AND MAINTENANCE AND AS A LANDSCAPER BUFFER. THE RIGHTS HEREIN GRANTED INCLUDE THE RIGHT OF THE VILLAGE AND ITS AGENTS, CONTRACTORS AND EMPLOYEES TO ENTER UPON THE COMMON AREAS OR REASONABLE TIMES AND FOR REASONABLE PERIODS AS MAY BE NECESSARY FOR THE PURPOSE OF MAINTAINING SUCH AREAS IF OWNER FAILS TO DO SO.  
Q 25. NOTATION ON PLAT OF SUBDIVISION: EASEMENT PROVISIONS AS EASEMENT IS HEREBY RESERVED AND GRANTED OVER..... ETC..... OTHER PURPOSES THAT THEN AND LATER DO NOT UNREASONABLY INTERFERE WITH THE USES OR RIGHTS HEREIN GRANTED. (SEE SUBPLAT FOR FULL PROVISION)  
R 26. DECLARATION OF COVENANTS, EASEMENT AND RESTRICTIONS FOR NORTHDRIDGE PLAZA RECORDED AS DOCUMENT 3209740, AND THE ADDENDUMS RECORDED AS DOCUMENT 3209741, 3352623 AND 3352624, BY MID TOWN BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT NUMBER 1719, AND THE TERMS, PROVISIONS AND RESERVATION OF RIGHTS CONTAINED THEREIN.  
S 27. PROVISION CONTAINED IN THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR NORTHDRIDGE PLAZA RECORDED AS DOCUMENT 3209740, REQUIRING THE INITIAL OWNER OF EACH BUILDING SITE TO REIMBURSE DECLARANT FOR THE COSTS INCURRED TO PURCHASE, CONSTRUCT AND INSTALL A SIGN ON COMMON AREA "C".  
T 28. PROVISION CONTAINED IN THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR NORTHDRIDGE PLAZA RECORDED AS DOCUMENT 3209740, PROVIDING FOR USE RESTRICTIONS ON LOTS 1, 2, 3, 4, 5, 9, 10, 11 AND 12 FOR THE BENEFIT OF LOT 8, STATING THAT "NO PORTION OF ANY LOT OTHER THAN LOT 8 SHALL BE USED FOR A BOB EVENS RESTAURANT, OR A BIG BOY RESTAURANT, OR A COUNTRY KITCHEN RESTAURANT."  
V 29. ATTENTION IS DIRECTED TO AN ORDINANCE BY THE VILLAGE OF GURNEE, ENTITLED "AN ORDINANCE AMENDING THE ANNEXATION AND DEVELOPMENT AGREEMENT BETWEEN CENTRUM PROPERTIES, INC. AND THE VILLAGE OF GURNEE RECORDED AS DOCUMENT 3372720, SAID INSTRUMENT SHOULD BE CONSIDERED WHEN DEALING WITH THE PROPERTY INSURED HEREIN."  
W 30. TERMS AND CONDITIONS OF THE Pylon ALLOCATION CERTIFICATE ISSUED BY NORTHDRIDGE PLAZA, INC. RECORDED AS DOCUMENT 3891298.  
X 31. NOTHING CONTAINED HEREIN SHOULD BE CONSTRUED AS INSURING THE EXACT LOCATION OR DIMENSIONS OF THE EASEMENT DESCRIBED AS PARCEL 2 OF SCHEDULE A.



CERTIFIED TO:  
\*\* ROBERT W. HUTSON, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED JUNE 20, 2000 AND KNOWN AS TRUST NO. 1001  
\*\* CHICAGO TITLE INSURANCE COMPANY

STATE OF ILLINOIS )  
COUNTY OF LAKE ) S.S.

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,11A OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 03-18-2019.



DATED: March 29, 2019

Bryan J. Lee  
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3616  
MY LICENSE EXPIRES 11-30-18  
PROFESSIONAL DESIGN FIRM NO. 184-002732

NOTE:  
\*\* SURVEY BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 17017339SK, EFFECTIVE DATE SEPTEMBER 19, 2017.  
\*\* BASE UPON EXAMINATION OF THE FEMA MAPS IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 17097C0064K, EFFECTIVE DATE: SEPTEMBER 18, 2013.

FIELDWORK COMPLETED: 03-18-2019  
CLIENT NAME: Bob Hutson  
ADDRESS: 2755 Pfingsten Road  
Northbrook, IL 60062

NOTES:  
PLAT IS VOID IF THE IMPRESSED SURVEYORS SEAL DOES NOT APPEAR.  
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.  
PROFESSIONAL LAND SURVEYORS  
1015 N. CORPORATE CIRCLE, SUITE C  
GRAYSLAKE, ILLINOIS 60030  
PHONE: 847-223-0914 FAX: 847-223-0980