

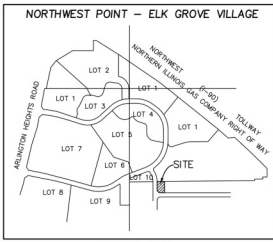


## LAND SPECIFICATIONS

- Location:** King Street & Lee Street  
Elk Grove Village, IL 60007
- Size:** 0.51+/- Acres (22,099+/- Sq.Ft.)
- Sale Price:** \$353,584.00 (\$16.00 Per Sq.Ft.)
- Remarks:**
- Corner Lot
  - Asphalt Pavement
  - Zoned I1
  - 6B Real Estate Tax Classification Available
- Contact:** Mario Gullo

All information herein is from sources deemed reliable but not guaranteed accurate, subject to errors, omissions, and to change of price and term, prior to sale or lease, all without notice.

# ALTA/ACSM LAND TITLE SURVEY OF THE PARK AT NORTHWEST POINT ELK GROVE, ILLINOIS



LOT 1 OF RESUBDIVISION OF PARTS OF HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 2 AND PART OF HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 4, ALL IN THE WEST HALF OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 27, 1983 AS DOCUMENT NUMBER 26584907, IN COOK COUNTY, ILLINOIS (EXCEPT FROM THE ABOVE DESCRIBED TRACT OF LAND THOSE PARTS DEDICATED FOR PUBLIC STREET AS PER DOCUMENT NUMBER 26584907).

### BASIS OF BEARINGS

ASSUMED THE SOUTH LINE OF METROPOLITAN - VICTORIA SUBDIVISION TO BE: S 89° 21' 48" W

### AREA

LOT 1 22,099 S.F. 0.5073 ACS.

### FLOOD HAZARD NOTE

THIS PROPERTY IS IN AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS AND INCORPORATED AREAS (COMMUNITY PANEL NO. 1703102211 F) EFFECTIVE DATE NOVEMBER 6, 2000.



### ADJOINING OWNER / OWNER INFO.

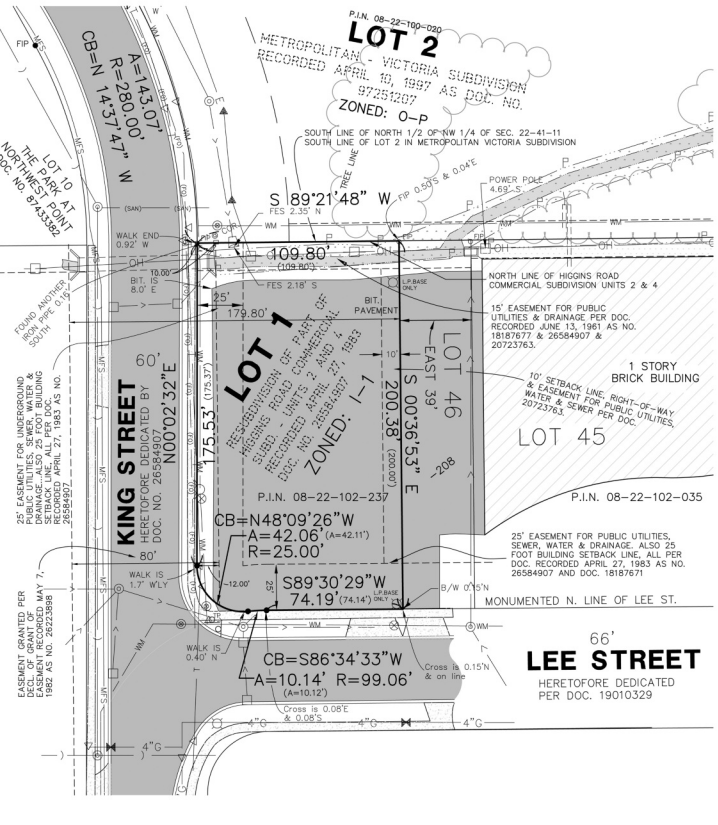
DOC. #	DOC. TYPE	REC'D DATE	P.I.N.	GRANTOR	GRANTEE
99578497	QUIT CLAIM DEED	06/16/1999	08-22-100-020	P/NWP LLC, P/NWP ELK GROVE LLC	
99578497	QUIT CLAIM DEED	06/16/1999	08-22-102-237-000	P/NWP LLC, P/NWP ELK GROVE LLC	
98661216	DEED IN TRUST	12/20/1996	08-22-102-035	700 LEE ASSOC., COLE TAYLOR BK TR	

### LEGEND

<ul style="list-style-type: none"> <li>○ MALBOX</li> <li>○ SIGN</li> <li>○ POST</li> <li>○ METAL MARKER</li> <li>○ HOSE BIB</li> <li>○ B-BOX</li> <li>○ WATER VALVE</li> <li>○ WATER VALVE W/ALT</li> <li>○ PAINTED WATER LINE</li> <li>○ SPRINKLER HEAD</li> <li>○ MONITORING WELL</li> <li>○ POST INDICATOR VALVE</li> <li>○ WELL HEAD</li> <li>○ PIPELINE MARKER</li> <li>○ PAINTED GAS LINE</li> <li>○ GAS VALVE</li> <li>○ GAS METER</li> <li>○ GAS VALVE VAULT</li> <li>○ 12" DECIDUOUS TREE W/ TRUNK SIZE</li> <li>○ 12" NON-DECIDUOUS TREE W/ TRUNK SIZE</li> <li>○ BUSH</li> </ul>	<ul style="list-style-type: none"> <li>■ TELEPHONE PEDESTAL</li> <li>○ TELEPHONE MANHOLE</li> <li>○ PAINTED TELEPHONE LINE</li> <li>○ CABLE TV PEDESTAL</li> <li>○ ELECTRICAL JUNCTION BOX</li> <li>○ ELECTRIC VAULT</li> <li>○ TRAFFIC LIGHT POLE</li> <li>○ TRAFFIC CONTROL BOX</li> <li>○ TRAFFIC CONTROL VAULT</li> <li>○ PAINTED ELECTRIC LINE</li> <li>○ ELECTRIC SERVICE OUTLET BOX</li> <li>○ TRANSFORMER PAD</li> <li>○ ANDOVER</li> <li>○ HANDHOLE</li> <li>○ ELECTRIC METER</li> <li>○ POWER POLE</li> <li>○ LIGHT STANDARD</li> <li>○ ELECTRIC MANHOLE</li> <li>○ ELECTRIC PEDESTAL</li> </ul>	<ul style="list-style-type: none"> <li>□ HEADWALL</li> <li>□ CURB INLET</li> <li>○ STORM INLET</li> <li>○ STORM MANHOLE</li> <li>○ FLARED END SECTION</li> <li>○ CLEANOUT</li> <li>○ SANITARY MANHOLE</li> <li>○ SURVEY TRANSFER POINT</li> <li>○ FOUND DISK IN CONCRETE</li> <li>○ FOUND IRON MARKER</li> <li>○ FIP FOUND IRON ROD</li> <li>○ FIP FOUND IRON SPIKE</li> <li>○ FIP FOUND IRON NAIL</li> <li>○ FIP FOUND IRON BAR</li> <li>○ FIP FOUND BRASS MOUNTING</li> <li>○ SET IRON NAIL</li> <li>○ SET IRON PIPE</li> </ul>
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### ABBREVIATIONS

782.62	EXISTING TOP OF CURB ELEVATION
782.12	EXISTING EDGE OF PAVEMENT ELEVATION
165.81	EXISTING SPOT ELEVATION
H.C.	HANDICAP PARKING
F.F.	FINISHED FLOOR
F.F.	TOP OF FOUNDATION
CMF	CONCRETE METAL PIPE
RCF	REINFORCED CONCRETE PIPE
VP	VITRIFIED CLAY PIPE
FM	FRAME
BRK	BRICK
TO	TOP OF CURB
OUT	GUTTER
EP	EDGE OF PAVEMENT
FL	FLOW LINE
CONC	CONCRETE
BT	BITUMINOUS
WM	WATER MAIN
CW	CONCRETE WALK
TM	TOP OF WALL
BM	BOTTOM OF WALL
BW	BACK OF WALL
PI	PIEDMONT END SECTION
INVERT	INVERT
DP	DUCTILE IRON PIPE
SD	STORM DRAIN
SM	SANITARY SEWER
N	NORTH
S	SOUTH
E	EAST
W	WEST
FIP	FOUND IRON SPIKE
SP	SET IRON PIPE
FIP	FOUND IRON PIPE
FIP	FOUND IRON NAIL
SP	SET IRON NAIL
FIP	FOUND IRON BAR
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
U.E.	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
(DOT)	ROUND DATA
(C.O.D)	MEASURED DATUM
(C.O.D)	CALCULATED DATUM
(C.O.D)	QUANTITY TAKEN FROM DEED
(C.O.D)	PERMANENT PARCEL NUMBER/TALE NUMBER



### GENERAL NOTES

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- ONLY PRINTS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL, WHICH IS BEING MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- A CURRENT CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER 1409 08481841 NSC EFFECTIVELY DATED JUNE 11, 2010, WAS PROVIDED FOR SURVEYORS USE. SUBSEQUENT TO THE ORIGINAL TIME OF PREPARATION OF THIS SURVEY, THE PROPERTY IS SUBJECT TO THOSE TITLE EXCEPTIONS LISTED THEREIN. **THE PROPERTY IS NOT SUBJECT TO THE FOLLOWING DECLARATION AND ITS AMENDMENTS STATED THEREIN LISTED AS FOLLOWS: DOCUMENT NOS. 26495247, 88197029, 98240101, AND 98240102.**
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OF EXISTENCE OF UNDERGROUND UTILITIES.
- UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES PURSUANT TO A TOPOGRAPHIC SURVEY ORIGINALLY PREPARED BY V3 COMPANIES BACK IN 1997 IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH JULIE'S DESIGN STAGE PROCESS.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW AT THE TIME OF SURVEY, APPROXIMATELY 6 INCHES OF SNOW COVERED THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- CALL J.V.L.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- THE PROPERTY IS ZONED I-1 (RESTRICTED INDUSTRIAL DISTRICT) PER VILLAGE OF ELK GROVE ZONING MAP.
- WETLAND DELINEATIONS SHOWN HEREON WERE ORIGINALLY FIELD LOCATED WHEN V3 PERFORMED A TOPOGRAPHIC SURVEY BACK IN 1997.
- THIS ALTA SURVEY IS NOT A TOPOGRAPHIC MAP AND IS NOT TO BE USED FOR ENGINEERING DESIGN PURPOSES.

### ZONING INFORMATION

**I-1 RESTRICTED INDUSTRIAL DISTRICT**

3. Industrial Districts: Operable motor vehicles and tow type vehicles may use required yards in any industrial zoning district as follows:

a. For loading and unloading of vehicles in required front yard, side yard or rear yard areas on hard surfaced areas, except there shall be no loading or unloading activity on driveways or access lanes which provide access to other portions of the site; providing, that a loading area situated in the front yard shall be at least sixty feet (60') from the street right of way property line.

b. For parking or storing of vehicles in required side yards or rear yards on a hard surfaced area, except there shall be no parking or storing on driveways or access lanes which provide access to other portions of the site. (Ord. No. 12, 11-1975, and Ord. 2029, 5-6-2001)

4. Hard Surfaced Area Required Outside Yard: In all zoning districts the parking or storing of motorized, tow type, or operable vehicles, boats, or similar devices within any portion of any lot, exclusive of required yards, shall be permitted only on hard surfaced areas. (Ord. 2080, 1-18-1995, and Ord. 2029, 5-6-2001)

DISTRICT	MAXIMUM HEIGHT OF BLOSSOM COVERAGE (FEET)	MAXIMUM GROUND COVERAGE (PERCENT)	MINIMUM LOT AREA (SQ.FT.)	MAXIMUM WIRTH (FEET)	MIN. LOT FRONT YARD (FEET)	MIN. LOT REAR YARD (FEET)	MIN. LOT SIDE YARD (FEET)	MINIMUM HEIGHT FOR EACH SIDE YARD (FEET)	MINIMUM REAR YARD (FEET)	MINIMUM SIDE YARD (FEET)
I-1	8 stories or 80'***, except within 200 ft. of R-1, R-2, or R-3 districts, the limit is 22 stories or 35'***	80%	15,000	0.8	60	25	10 or 50** or 50**	15 or 50**		

\*\*\* When lots abut residential district the more strict requirement.

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

TO: MILLER GLOBAL PROPERTIES, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 10, 11A, AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF FEBRUARY, A.D. 20 10.

*Charles W. Bartosz*  
CHARLES W. BARTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-068  
MY LICENSE EXPIRES ON NOVEMBER 30, 2010.  
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 164000002  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2011.

**V** Engineers  
Scientists  
Surveyors

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630 260-9699  
630 724 0384 fax  
v3co.com

PREPARED FOR:  
**MILLER GLOBAL PROPERTIES, LLC**  
4643 SOUTH ULSTER STREET, STE. 1500  
DENVER, COLORADO 80237  
303.689.2111

NO.	DATE	REVISIONS DESCRIPTION
1	7/23/10	PER RECEIPT OF TITLE COMMITMENT DATED JUNE 11, 2010.
2	7/27/10	MODIFIED NOTE #5 TO STATE DECLARATION DOES NOT AFFECT THE SUBJECT PROPERTY.

**ALTA/ACSM LAND TITLE SURVEY**  
**P/NWP - ELK GROVE, ILLINOIS**

DRAFTING COMPLETED: 2/11/10    DRAWN BY: CWS    PROJECT MANAGER: JB  
FIELD WORK COMPLETED: 2/10/10    CHECKED BY: CWS    SCALE: 1" = 30'

Project No: 97101  
Group No: VP01.1  
SHEET NO. 1 of 1