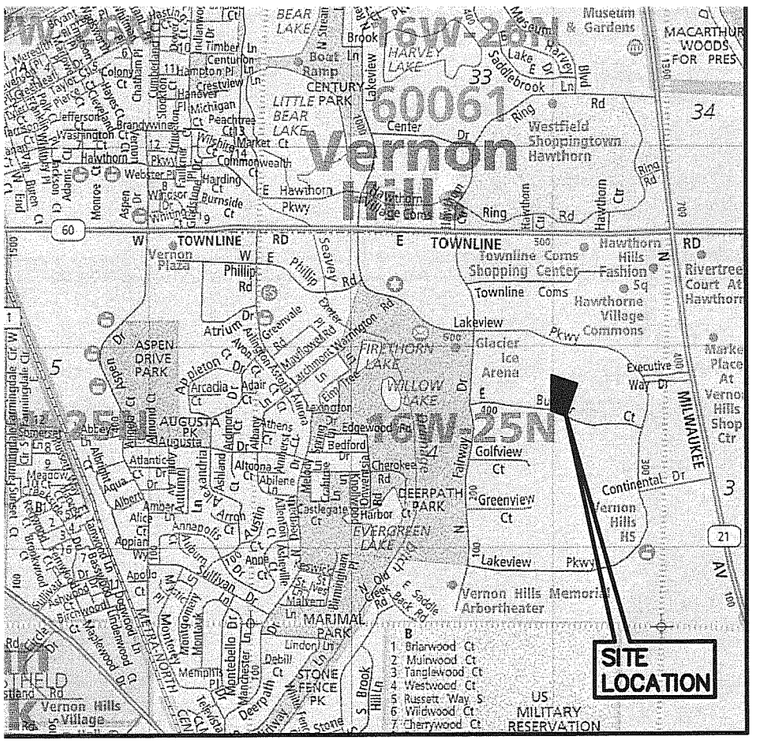
ALTA/ACSM



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

LOT 110 IN CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOT 7 IN CONTINENTAL EXECUTIVE PARKE–PHASE I, A SUBDIVISION OF PART OF SECTIONS 3 AND 4, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1989 AS DOCUMENT NUMBER 2799267, IN LAKE COUNTY, ILLINOIS

SCHEDULE B EXCEPTIONS

*[N] DECLARATION OF PROTECTIVE COVENANTS FOR CONTINENTAL EXECUTIVE PARKE, MADE BY THE PRENTISS/COPLEY INVESTMENT GROUP. A DELAWARE JOINT VENTURE, DATED APRIL 25, 1991 AND RECORDED MAY 2, 1991 AS DOCUMENT 3014689 AS AMENDED BY FIRST AMENDMENT RECORDED JUNE 14, 1994 AS DOCUMENT 3554869, AMENDING AND RESTATING THE DECLARATION RECORDED AS DOCUMENT 2793531, AND AMENDED BY SECOND AMENDMENT RECORDED DECEMBER 27, 1995 AS DOCUMENT NO. 03764209 AND THIRD AMENDMENT RECORDED MAY 15, 1996 AS DOCUMENT NO. 03824958, AND THE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINED THEREIN.

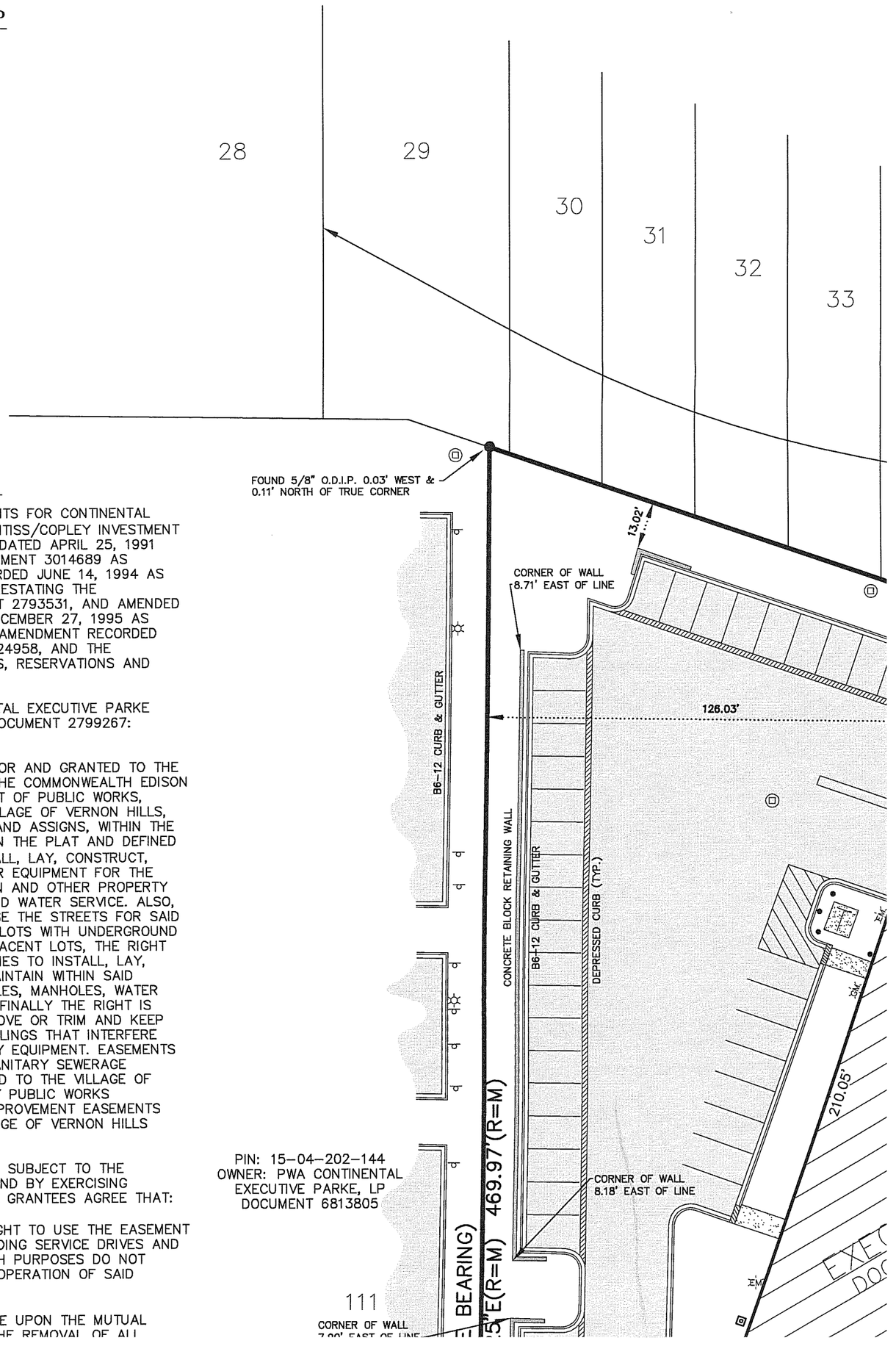
[P] NOTATION ON THE PLAT OF CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 2 RECORDED AS DOCUMENT 2799267:

EASEMENT PROVISIONS
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, LAKE COUNTY DEPARTMENT OF PUBLIC WORKS, NORTH SHORE GAS COMPANY, THE VILLAGE OF VERNON HILLS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREA AS SHOWN BY DASHED LINES ON THE PLAT AND DEFINED "PUBLIC UTILITY EASEMENTS" TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE, ELECTRIC, SEWER AND WATER SERVICE. ALSO, THE RIGHT IS HEREBY GRANTED TO USE THE STREETS FOR SAID PURPOSES, THE RIGHT TO ENTER ALL LOTS WITH UNDERGROUND CABLES AND CONDUITS TO SERVE ADJACENT LOTS, THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID CONDUITS, CABLES, MANHOLES, WATER VALVES AND OTHER EQUIPMENT; AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN, REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT. EASEMENTS FOR THE WATER DISTRIBUTION AND SANITARY SEWERAGE IMPROVEMENTS ARE HEREBY DEDICATED TO THE VILLAGE OF VERNON HILLS AND THE LAKE COUNTY PUBLIC WORKS DEPARTMENT. ALL MUNICIPAL TYPE IMPROVEMENT EASEMENTS ARE HEREBY DEDICATED TO THE VILLAGE OF VERNON HILLS ONLY.

THE FOREGOING EASEMENTS SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS, AND BY EXERCISING CONTROL OVER SUCH EASEMENTS THE GRANTEES AGREE THAT:

(A) THE GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT PROPERTY FOR ALL PURPOSES, INCLUDING SERVICE DRIVES AND PARKING AREAS, PROVIDED THAT SUCH PURPOSES DO NOT UNREASONABLY INTERFERE WITH THE OPERATION OF SAID EASEMENTS.

(B) SAID EASEMENTS SHALL TERMINATE UPON THE MUTUAL AGREEMENT OF THE PARTIES, UPON THE REMOVAL OF ALL



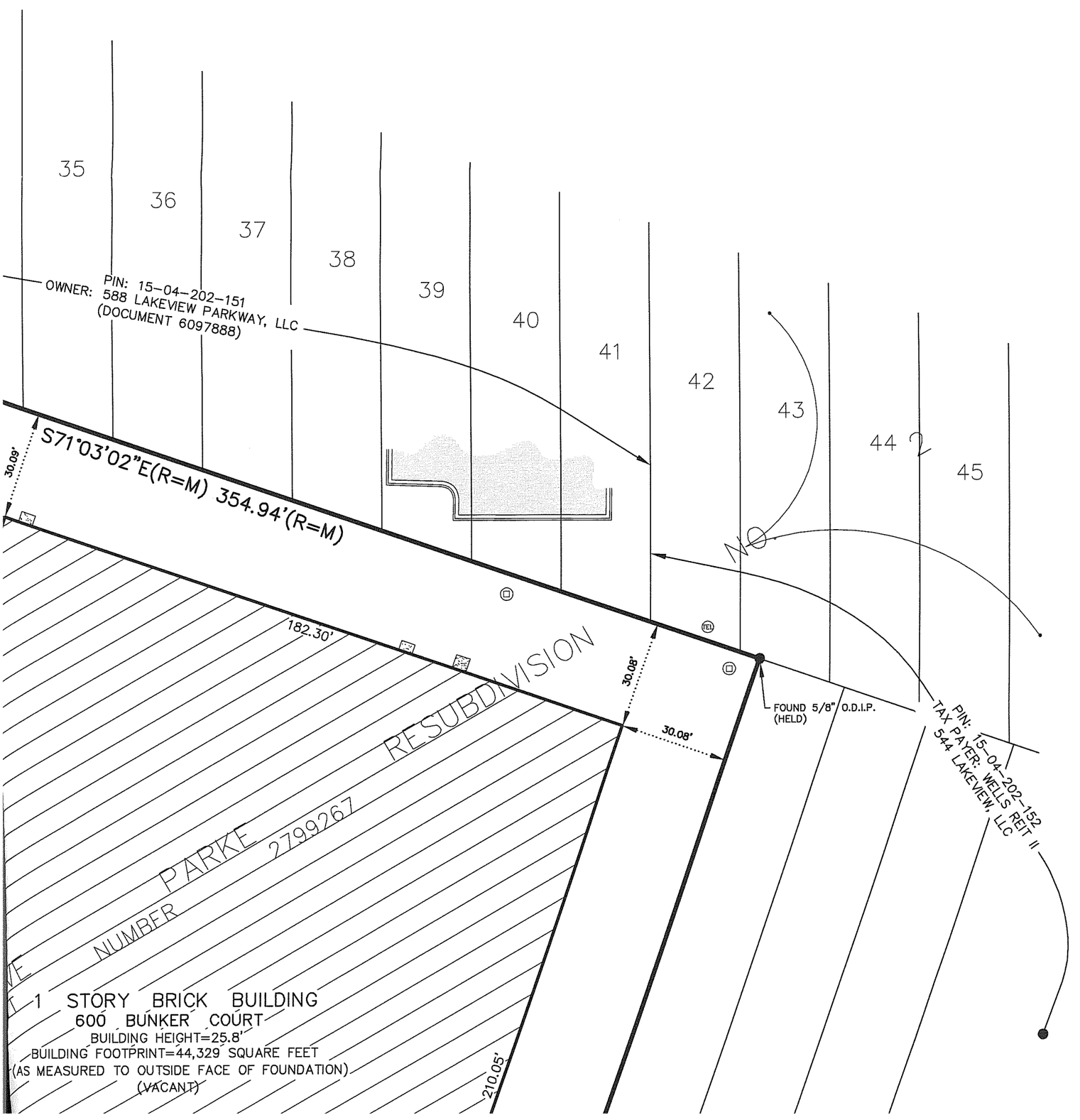
LAND TITLE SURVEY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

ASSUMED MERIDIAN



(C) GRANTOR SHALL HAVE THE RIGHT TO RELOCATE SAID EASEMENTS, PROVIDED THAT SUCH RELOCATION SHALL BE AT GRANTOR'S COST AND EXPENSE.

(D) ALL INSTALLATION SHALL BE UNDERGROUND BUT NOT ON THE SURFACE OR OVERHEAD.

(E) THE TERM GRANTOR AS USED HEREIN SHALL MEAN THE HOLDER OF RECORD TITLE TO THE LAND HEREIN DESCRIBED AND ITS SUCCESSORS AND ASSIGNS, FOREVER.

] NOTATION CONTAINED ON THE PLAT OF CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 2 RECORDED AS DOCUMENT 2799267 AS FOLLOWS: "THE DEVELOPMENT OF THE LOTS OF RECORD BY THIS PLAT OF SUBDIVISION ARE SUBJECT TO THE AREA AND WIDTH REQUIREMENTS AS SET FORTH IN ORDINANCE 639 AS FROM TIME TO TIME AMENDED, APPLICABLE TO ZONING LOTS".

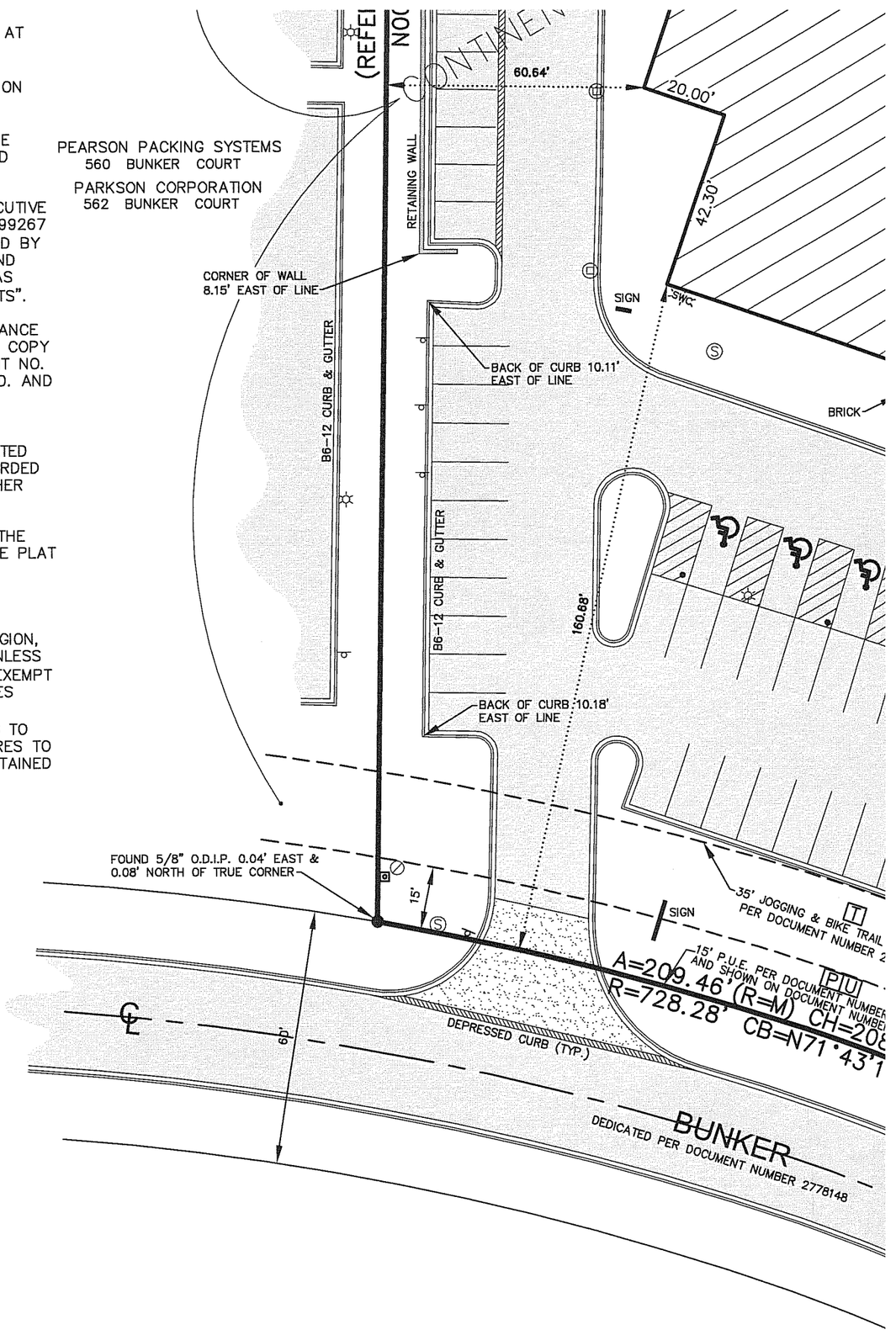
] TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE NO. 639, EXECUTED BY THE VILLAGE OF VERNON HILLS, A COPY OF WHICH WAS RECORDED AUGUST 26, 1996 AS DOCUMENT NO. 3866472 GRANTING A SPECIAL USE FOR A REGIONAL P.U.D. AND APPROVING CONCEPTUAL PLANS FOR THE PROPERTY.

] EASEMENTS OVER THE SOUTHERLY 35 FEET OF THE LAND HEREIN FOR RECREATIONAL JOGGING/BIKE TRAIL, AS CREATED BY EASEMENT AGREEMENT DATED MAY 3, 1990 AND RECORDED AUGUST 3, 1990 AS DOCUMENT NUMBER 2931326, TOGETHER WITH THE TERMS AND CONDITIONS CONTAINED THEREIN.

] PUBLIC UTILITIES EASEMENT 15 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LOT LINE OF SAID LOT AS SHOWN ON THE PLAT OF CONTINENTAL EXECUTIVE PARKE RESUBDIVISION NO. 2, RECORDED AS DOCUMENT NUMBER 2799267.

] COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO THE USE OF THE LAND, THE USE AND TYPE OF STRUCTURES TO BE ERECTED ON THE LAND AND PARKING AREAS, AS CONTAINED IN THE DECLARATION RECORDED SEPTEMBER 9, 2004 AS DOCUMENT NO. 5640692: WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

*NOT PLOTTABLE



LEGEND

- FOUND IRON STAKE UNLESS OTHERWISE NOTED (HELD LOCATION)
- SET CONCRETE MONUMENT
- FOUND CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- FLARED END SECTION
- UTILITY POLE
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- OVERHEAD ELECTRIC WIRES
- GAS METER
- ELECTRIC METER
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE MANHOLE
- CABLE TELEVISION PEDESTAL
- COMMONWEALTH EDISON MANHOLE
- B/BOX
- SIGN
- BOLLARD POLE
- LIGHT
- LIGHT POLE
- MAILBOX
- GAS MARKER
- ELECTRIC MARKER
- TELEPHONE MARKER
- WV — WATER VALVE
- GV — GAS VALVE
- —SAN— SANITARY SEWER
- —STM— STORM SEWER
- —W— WATER MAIN
- —G— GAS MAIN
- —E— ELECTRIC LINE
- —T— TELEPHONE LINE
- 8" — CONIFEROUS TREE W/DIAMETER
- 18" — DECIDUOUS TREE W/DIAMETER (DRIP LINE SHOWN IS APPROXIMATE)
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- GRAVEL SURFACE
- —o—o— WOOD FENCE
- —x—x— CHAIN LINK FENCE
- —o—o— METAL GUARDRAIL

ABBREVIATIONS

TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
F.E.S. = FLARED END SECTION
V.C.P. = VITRIFIED CLAY PIPE
D.I.P. = DUCTILE IRON PIPE
P.V.C. = POLYVINYL CHLORIDE
R.C.P. = REINFORCED CONCRETE PIPE
C.M.P. = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

NOTES

1. THIS SURVEY IS IDENTIFIED IN T INSURANCE HAV
2. THIS SITE FALL 500-YEAR FLO 17097C0252 G,
3. SURVEYOR NOT VISIBLE EVIDENC
4. ACCORDING TO PLANS FOR WID STREET OR SID
5. NO VISIBLE EVI LANDFILL.
6. NO VISIBLE EVI THE NATIONAL http://www.fws SUBJECT SITE.

1 OF 1

SCALE: 1" = 30'

COMPASS SURVEYING LTD

ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502

PROJECT

CONTINENTAL EXECUTIVE PARK RESUBDIVISION NO. 2
600 E. Bunker Court
Vernon Hills, Illinois

CLIENT

EDWARD S. LIPSKY, ATTORNEY AT LAW
355 W. Dundee Road, Suite 200

STRIPED PARKING DATA
REGULAR SPACES = 93
HANDICAP SPACES = 4
TOTAL SPACES = 97

AREA SUMMARY
(TO HEAVY LINES)
124,578 SQUARE FEET
OR
2.860 ACRES
(BASED ON MEASURED VALUES)

ED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS COMMITMENT NUMBER 1409 ST5143720 MNC ISSUED BY CHICAGO TITLE AN EFFECTIVE DATE OF JULY 9, 2013.

HIN "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE AIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER NG A REVISED DATE OF SEPTEMBER 7, 2000.

HAT THERE HAS BEEN AN EXPANSION TO THE PARKING LOT. NO RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.

VILLAGE ENGINEER OF THE VILLAGE OF VERNON HILLS, THERE ARE NO BUNKER COURT. ADDITIONALLY, NO VISIBLE EVIDENCE OF RECENT CONSTRUCTION OR REPAIRS.

E OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY

E OF WETLAND DELINEATION MARKINGS AT THE TIME OF THE SURVEY. ANDS INVENTORY MAP FOUND AT /wetlands/data/GoogleEarth.html INDICATES NO WETLANDS ON THE

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY AND 600 BUNKER COURT VENTURE LLC

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, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19 and 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 8, 2013.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2015

DATE OF PLAT OR MAP: AUGUST 9, 2013

BY: DANIEL W. WALTER

IL PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/14

PROFESSIONAL LAND SURVEYOR
DANIEL W. WALTER
35-3585
AURORA, ILLINOIS
STATE OF ILLINOIS

G:\PSDATA\2013PROJECTS\13.0194\13.0194LTS.

TE: 8-9-13	PC AW	DRAWN BY TFS	CHECKED BY DW	BOOK CEP10 PG 28

REVISIONS	DATE	BY
PER EMAIL DATED 9/19/13	9/20/13	MRA

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

811 Know what's below Call before