

SYMBOLS

- CONCRETE FILLED POST
- HYDRANT
- MANHOLE
- UTILITY POLE
- CONCRETE CURB
- CONCRETE CURB AND GUTTER
- CONCRETE

**PLAT OF SURVEY
ALTA IACSM LAND TITLE SURVEY**
Michael J. Emmert Surveys, Inc.

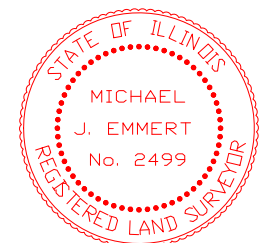
TAX NUMBER: 08-17-312-028
ROUND LAKE BEACH, ILL.

TO: ROUND LAKE ASSOCIATION, A DELAWARE LIMITED LIABILITY COMPANY, DOING BUSINESS IN ILLINOIS AS DEXA REAL ESTATE CAPITAL MARKETS, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA IACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11(A), 13, 14, 15, 17 AND 18 OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT OF THE DATE OF THIS CERTIFICATION, UNDERSTANDING 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.

DATED THIS 16TH DAY OF JUNE, 2008

MICHAEL J. EMMERT SURVEYS, INC.
MICHAEL J. EMMERT, PRESIDENT
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499



Michael J. Emmert Surveys, Inc.
Professional Design Firm
Land Surveyor Corporation
136 West Vallette Street
Suite 3
Einhurst, Illinois 60126-4377
Office 630-516-0383
Fax 630-516-0387

FLOOD ZONE
MICHAEL J. EMMERT SURVEYS, INC. DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE FEDERAL INSURANCE ADMINISTRATION AND DETERMINED THE FOLLOWING:
PROPERTY IS LOCATED WITHIN COMMUNITY NUMBER - 170389
ON MAP DATED - SEPTEMBER 3, 1997
ON PANEL NUMBER - 1703890389
AND FIND THAT THE PROPERTY IS LOCATED WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD)

BEARING BASIS
THE CENTERLINE OF E. ROLLINS ROAD IS ASSUMED TO BE NORTH 89 DEGREES 20 MINUTES 51 SECONDS WEST

ZONED "C3" GENERAL BUSINESS DISTRICT
ZONING INFORMATION AS PER ZONING ASSESSMENT BY JACOBS CARTER BURGESS
CURRENT ZONING ALLOWS FOR CURRENT USE

BUILDING SETBACKS
FRONT - 50 FEET, THE FIRST 20 FEET OF WHICH SHALL BE LANDSCAPED
INTERIOR SIDE - 15 FEET
CORNER SIDE - 30 FEET
REAR - 30 FEET
LANDSCAPE SCREEN - 5 FEET WHERE ABUTTING A RESIDENTIAL DISTRICT
PARKING SCREEN - 3 FEET BETWEEN THE PROPERTY LINE AND PARKING AREA
STORAGE SHED SETBACKS:
FRONT - NONE PERMITTED
SIDE: 5 FEET
REAR LOT LINE OR ABUTTING ANY EASEMENT - 5 FEET
OTHER STRUCTURES - 10 FEET
MAXIMUM BUILDING HEIGHT:
PRINCIPAL BUILDING - 40 FEET
STORAGE SHED - 15 FEET OR 75% OF THE HEIGHT OF THE PRINCIPAL STRUCTURE, WHICHEVER IS GREATER
MINIMUM LOT AREA - 20,000 SQUARE FEET
MINIMUM LOT WIDTH - 100 FEET
MAXIMUM FLOOR AREA RATIO - 1:2
STORAGE SHED MAXIMUM FLOOR AREA - 150 SQUARE FEET

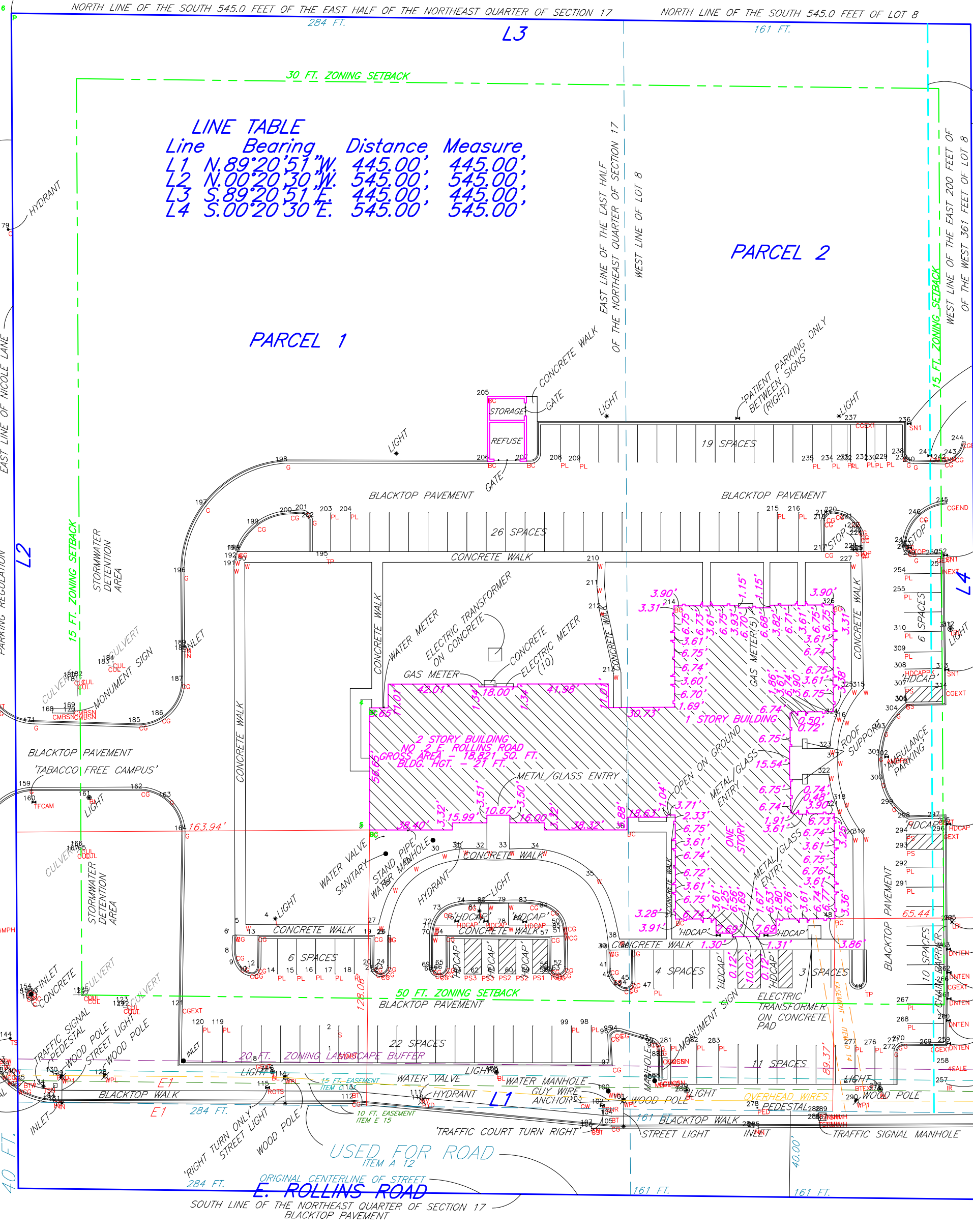
PARKING
REQUIRED PARKING PER ZONING - 4 SPACES PER 1000 SQ. FT.
PARKING HAS BEEN APPROVED AS CONSTRUCTED
REQUIRED HANDICAP PARKING - 5 SPACES
AS BUILT PARKING SUMMARY:
REGULAR SPACES - 107
HANDICAP SPACES - 7
TOTAL SPACES - 114

ENCROACHMENTS
E1 - BLACKTOP WALK, CONCRETE CURB AND GUTTER AND BLACKTOP PAVEMENT OVERLAP ONTO PROPERTY LEGALLY DESCRIBED AS FOLLOWS:
PARCEL ONE: THE EAST 284.0 FEET OF THE SOUTH 545.0 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.
PARCEL TWO: THE SOUTH 545 FEET OF THE WEST 361 FEET OF LOT 8 IN SCHOOL TRUSTEES' SUBDIVISION, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 200 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.

CONTAINING 242,488 SQ. FT. OR 5.5668 ACRES
THE FOREGOING LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS SHOWN IN SCHEDULE A OF TITLE INSURANCE COMMITMENT NUMBER 1401 88000282 12 POLICY BEARING AN EFFECTIVE DATE OF MAY 29, 2008 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY.

THE SUBJECT PROPERTY ADJOINS E. ROLLINS ROAD (A PUBLIC STREET) ON THE SOUTH AND ADJOINS NICOLE LANE (A PUBLIC STREET) ON THE WEST AND ADJOINS AN EASEMENT FOR INGRESS AND EGRESS (SCHEDULE B ITEM 18) ON THE EAST. DIRECT ACCESS IS PROVIDED VIA THE AFOREMENTIONED STREETS AND EASEMENT.

SCHEDULE B GENERAL EXCEPTIONS
ITEMS 1 THROUGH 7 - AFFECT SUBJECT PROPERTY - NOT SURVEY RELATED
N 8. PERMANENT INDEX NUMBER 06-17-200-052-0000
PERMANENT INDEX NUMBER 06-17-200-029-0000
S 9. AFFECTS SUBJECT PROPERTY - NOT SURVEY RELATED
G 10. AFFECTS SUBJECT PROPERTY - NOT SURVEY RELATED
O 11. AFFECTS SUBJECT PROPERTY - NOT SURVEY RELATED
A 12. ROAD DEDICATION DOCUMENT 589329 RECORDED MAY 9, 1946 - PLOTTED
C 13. WATERMAIN EASEMENT RECORDED JULY 15, 1991 AS DOCUMENT NO. 3038945 - PLOTTED
D 14. EASEMENT DOCUMENT 2061142 RECORDED MAY 18, 1990 - PLOTTED
E 15. EASEMENT DOCUMENT 2070164 RECORDED JUNE 13, 1980 - PLOTTED
F 16. 20 FT. EASEMENT FOR INGRESS AND EGRESS DOCUMENT 2133185 RECORDED SEPTEMBER 30, 1991 - PLOTTED
H 17. AFFECTS SUBJECT PROPERTY - NOT SURVEY RELATED
I 18. AFFECTS SUBJECT PROPERTY - NOT SURVEY RELATED
J 19. REFERENCES THIS PRIOR DATED SURVEY - SEE ENCROACHMENT NOTE ABOVE - E1 PLOTTED
L 20. TERMS AND CONDITIONS OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD MADE BY AND BETWEEN MEDICAL CENTER PROPERTIES, INC. AND CONDELL MEDICAL CENTER, DATED NOVEMBER 14, 2007 AND RECORDED NOVEMBER 20, 2007 AS DOCUMENT 6271949.
END OF SCHEDULE B



NOTES:
1. SURVEY SHOWN HEREON IS AN "AS-BUILT" SURVEY.
2. SURVEY SHOWN HEREON IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND NO UNDERGROUND INFORMATION IS INTENDED TO BE PROVIDED.
3. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY AND/OR EASEMENTS PROVIDED FOR SUCH USE.
4. THE SUBJECT PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT OF WAY AND/OR STORM WATER DRAINAGE AREA DESIGNED FOR SUCH USE.
5. INTENTIONALLY DELETED
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OR ANY CHANGED IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

CONDELL PORTFOLIO

**2 EAST ROLLINS ROAD
ROUND LAKE BEACH, ILLINOIS
60073**

SCALE: 1" = 30'	CHKD. / AP'VD:
DATE: JUNE 16, 2008	LAST REVISED: AUGUST 6, 2008
DWN. BY: M.J.E.	
CHKD. BY: ADE	