

# ALTA/NSPS LAND TITLE SURVEY

LOT 1 IN WILLOWBROOK COMMONS IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF OF OCTOBER 23, 1974 AS DOCUMENT R74-54447, IN DUPAGE COUNTY, ILLINOIS.

ALSO:

LOT 2 IN PALATIAL HILLS UNIT 1, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF OF OCTOBER 23, 1974 AS DOCUMENT R74-54447, IN DUPAGE COUNTY, ILLINOIS.

## SCHEDULE B ITEMS- LOT 1, WILLOWBROOK COMMONS

ACCORDING TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT CCH190722LD WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2019.

- THE DRAINAGE, SERVICE DRIVE, AND UTILITY EASEMENTS ACCORDING TO THE PLAT OF WILLOWBROOK COMMONS ARE SHOWN HEREON.
- THE UTILITY EASEMENT AS SHOWN ON THE PLAT OF WILLOWBROOK COMMONS IS SHOWN HEREON.
- THE 10 FOOT UTILITY EASEMENT BY DOCUMENT R78-105177 IS SHOWN HEREON.
- THE RECIPROCAL EASEMENT BY DOCUMENT R79-102987 IS SHOWN HEREON.
- DRAINAGE, UTILITY AND SERVICE DRIVE EASEMENTS BY THE PLAT OF WILLOWBROOK COMMONS ARE PLOTTED.
- DRAINAGE, UTILITY AND SERVICE DRIVE EASEMENTS BY THE PLAT OF WILLOWBROOK COMMONS ARE PLOTTED.
- THE ACCESS EASEMENT BY DOCUMENT R89-088527 IS SHOWN HEREON.
- THE APPROXIMATE LOCATIONS OF THE MODIFIED LOT AND MAINTENANCE EASEMENT BY DOCUMENT R2012-093101 ARE SHOWN HEREON.

## SCHEDULE B ITEMS- LOT 2, PALATIAL HILLS

ACCORDING TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT 19002907WF WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2019.

- THE 5' EASEMENT ALONG THE EAST LINE OF LOT 2 BY DOCUMENT R65-30776 IS PLOTTED.
- THE EASEMENT OVER THE WEST 12' AND THE SOUTH 12' BY DOCUMENT R65-30776 IS PLOTTED.
- THE EASEMENT OVER THE WEST 12' BY DOCUMENT R74-09965 IS PLOTTED.
- THE PARKING EASEMENT BY DOCUMENT R2012-093101 IS PLOTTED.

## ZONING

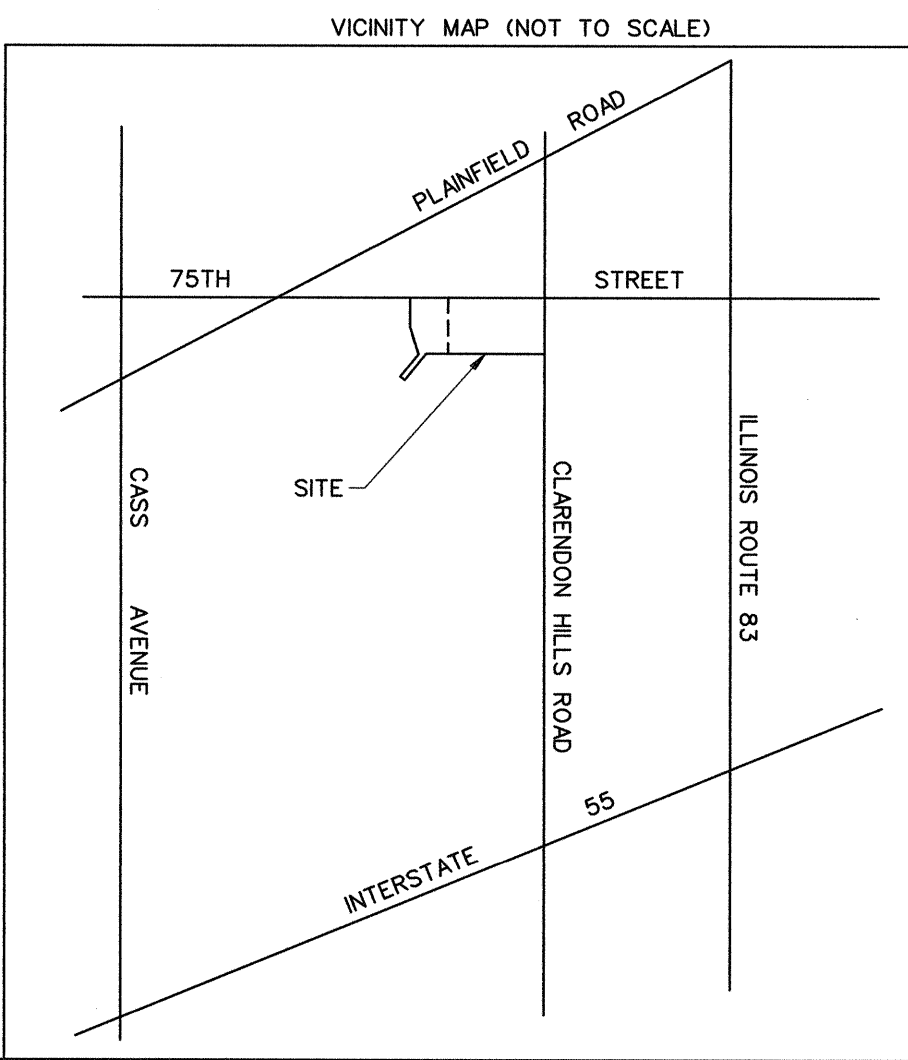
ACCORDING TO RMG ZONING REPORT 110197, 198000-001.259 FOR 305-341 75th STREET IN WILLOWBROOK, ILLINOIS DATED 3/26/2019

EXISTING REQUIREMENTS	BUILDING SETBACK	EXISTING CONDITIONS	COMPLIES WITH ORDINANCE
FRONT:	60 FEET	75th STREET-EXCEEDS 60'	YES
EXTERIOR SIDE:	60 FEET	CLARENDON HILLS ROAD-71.51'	YES
INTERIOR SIDE:	30 FEET	EXCEEDS 30 FEET	YES
REAR:	20' PER ORDINANCE 78-0-12 DATED NOVEMBER 11, 1977	20.93 FEET	YES
TRANSITION YARD:	ADJOINING RESIDENTIAL-100'	NOT APPLICABLE PER ORDINANCE 78-0-12	YES
BULK REQUIREMENTS			
MINIMUM LOT SIZE:	1 ACRE	5.3894 ACRES/234,763 SQ. FT.	YES
BUILDING SIZE:	NONE	57,463 SQUARE FEET	YES
FOOTPRINT:	150 FEET	EXCEEDS 150 FEET	YES
REQUIRED:	150 FEET	EXCEEDS 150 FEET	YES
WIDTH:	250 FEET	EXCEEDS 250 FEET	YES
100' DEPTH:	250 FEET	EXCEEDS 250 FEET	YES
MAX. FLOOR AREA RATIO:	0.3 FAR	0.244 FAR	YES
MAX. BUILDING COVERAGE:	50%	24.4%	YES
BUILDING HEIGHT:	30 FEET	25.5 FEET	YES
PARKING:	230 SPACES	372 TOTAL PARKING SPACES INCLUDING 8 HANDICAP SPACES	YES

## LEGEND

○	SANITARY MANHOLE	○	MAILBOX
○	SANITARY CLEANOUT	○	DOWNGROUT
○	STORM MANHOLE	○	LIGHT POLE
○	STORM CATCHER BASIN	○	OVERHEAD LIGHT POLE
○	STORM INLET	○	ELECTRIC MANHOLE
○	STORM CLEANOUT	○	TRAFFIC SIGNAL POLE
○	FLARED END SECTION	○	TRAFFIC CONTROL BOX
○	TRANSFORMER	○	TRAFFIC SIGNAL VAULT
○	ELECTRIC BOX	○	RAILROAD SIGNAL POLE
○	CABLE TV BOX	○	RAILROAD SIGNAL VAULT
○	TELEPHONE BOX	○	UTILITY POLE
○	TRAFFIC CONTROL BOX	○	OVERHEAD WIRE
○	ELECTRIC HATCHCOLE	○	UNDERGROUND ELECTRIC
○	COMMUNICATION MANHOLE	○	UNDERGROUND GAS
○	TELEPHONE MANHOLE	○	UNDERGROUND TELEPHONE
○	ELECTRIC METER	○	UNDERGROUND FIBER OPTIC
○	GAS METER	○	UNDERGROUND CABLE TV
○	GAS VALVE	○	WATER MAIN
○	B-BOX	○	SANITARY SEWER
○	WATER VALVE	○	STONE SEWER
○	WATER VALVE VAULT	○	FENCE LINE
○	FIRE HYDRANT	○	GUARD RAIL
○	POST INDICATOR VALVE	○	DECIDUOUS TREE
○	WATER METER	○	PIKE TREE
○	PARKING METER	○	CROCK IRON PIPE
○	FLAG POLE	○	FOUND IRON PIPE
○	PIPELINE MARKER	○	CROSS CUT IN CONCRETE
○		○	M = MEASURED DIMENSION
○		○	R = RECORD DIMENSION

ALTA/NSPS LAND TITLE SURVEY	
LOCATION: 305-341 WEST 75TH STREET WILLOWBROOK, ILLINOIS	
PREPARED FOR: WEBSTER, McGRATH & AHLBERG LTD.	DATE: 03/21/2019
JOB #: 43610	SCALE: 1"=30'
SURV: GA	DESIGN: GA
FILE #: E-25605-LOTS 1 & 2	SHEET #: 1 of 1



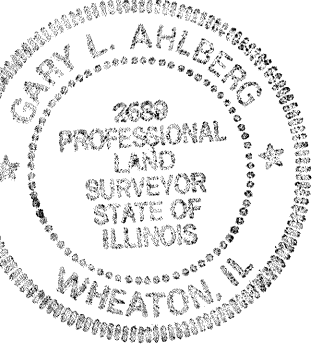
TO:  
CHICAGO TITLE INSURANCE COMPANY  
MB FINANCIAL BANK, ITS SUCCESSORS AND/OR ASSIGNS  
WILLOW COMMONS CENTER LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR 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, 6A, 6B, 7A, 7B, 7C, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 19, 2019.

DATED THIS 21 DAY OF MARCH, 2019.

BY: *[Signature]*

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2689  
LICENSE EXPIRES: NOVEMBER 30, 2020  
WEBSTER, McGRATH & AHLBERG, LTD.  
207 SOUTH NAPERVILLE ROAD  
WHEATON, ILLINOIS 60187  
630-668-7603



## TABLE A ITEMS 10, 16, 17, 18, 19, AND 20

- THERE ARE NO DIVISION OR PARTY WALLS WITH ADJOINING PROPERTIES.
- NO EVIDENCE OF RECENT EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED.
- NO INFORMATION WAS MADE AVAILABLE TO THE SURVEYOR REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED WHILE CONDUCTING THE SURVEY.
- NO WETLAND DELINEATION MARKERS WERE OBSERVED ON THE PROPERTY.
- NO PLOTTABLE OFFSITE EASEMENTS ARE DISCLOSED IN THE COMMITMENT.
- AN INSURANCE CERTIFICATE IS AVAILABLE UPON REQUEST.

## BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES  
EAST ZONE, NAD83-11.2

## FLOOD ZONE

ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 17043C0908H FOR DUPAGE COUNTY AND INCORPORATED AREAS WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004 THIS SITE IS IN ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## PARKING SPACE COUNT

ON LOT 1 IN WILLOWBROOK COMMONS THERE ARE 372 STRIPED PARKING SPACES OF WHICH 8 ARE DESIGNATED AS HANDICAP.  
ON LOT 2 IN PALATIAL HILLS UNIT 1 THERE ARE 128 STRIPED PARKING SPACES OF WHICH NONE ARE DESIGNATED AS HANDICAP.

ARC=20.01  
RADIUS=465.00