

**SCHEDULE B-II ITEMS**

- 15 — EASEMENTS, RESTRICTIONS AND COVENANTS CONTAINED IN THE DECLARATION BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 27, 1971 AND KNOWN AS TRUST NUMBER 76243 RECORDED MARCH 23, 1977 AS DOCUMENT 23861100 AND ALSO AS DOCUMENT 23861101, ITEM IS SHOWN.
- 16 — PUBLIC UTILITY EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, AS CREATED BY EASEMENT AGREEMENT RECORDED SEPTEMBER 16, 1977 AS DOCUMENT 24109446, OVER, ALONG AND UNDER THOSE PORTIONS OF THE SUBJECT LAND AS DEPICTED ON THE SKETCH THEREIN, AND THE PROVISIONS RELATING THERETO, DOCUMENT IS INCOMPLETE, ITEM IS PARTIALLY SHOWN.
- 17 — PUBLIC UTILITY AND DRAINAGE EASEMENT IN FAVOR OF THE VILLAGE OF ORLAND PARK, AS CREATED BY GRANT OF EASEMENT RECORDED FEBRUARY 21, 1978 AS DOCUMENT 24333758, OVER THOSE PORTIONS OF THE SUBJECT LAND AS DESCRIBED THEREIN, AND THE PROVISIONS RELATING THERETO, ITEM IS SHOWN.

**SITE PICTURE**



**VICINITY MAP**



**LAND AREA**

139,499.01 SQUARE FEET±  
3.20 ACRES±

**PARKING SPACES**

REGULAR= 172 HANDICAP= 6  
TOTAL= 178

**ZONING DATA**

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT		XXX
PERMITTED USE		
MINIMUM LOT AREA (SQ.FT.)		
MAX BUILDING COVERAGE		
MAX BUILDING HEIGHT		
BUILDING SETBACKS		
FRONT		CONTACT:
SIDE		PHONE/EMAIL:
REAR		
NOTES:		REPORT DATE:
AT THE TIME OF THIS SURVEY, THE TRANSACTION PARTIES HAVE NOT PROVIDED THE ZONING INFORMATION.		PROJ. SITE #:

**FLOOD NOTE**

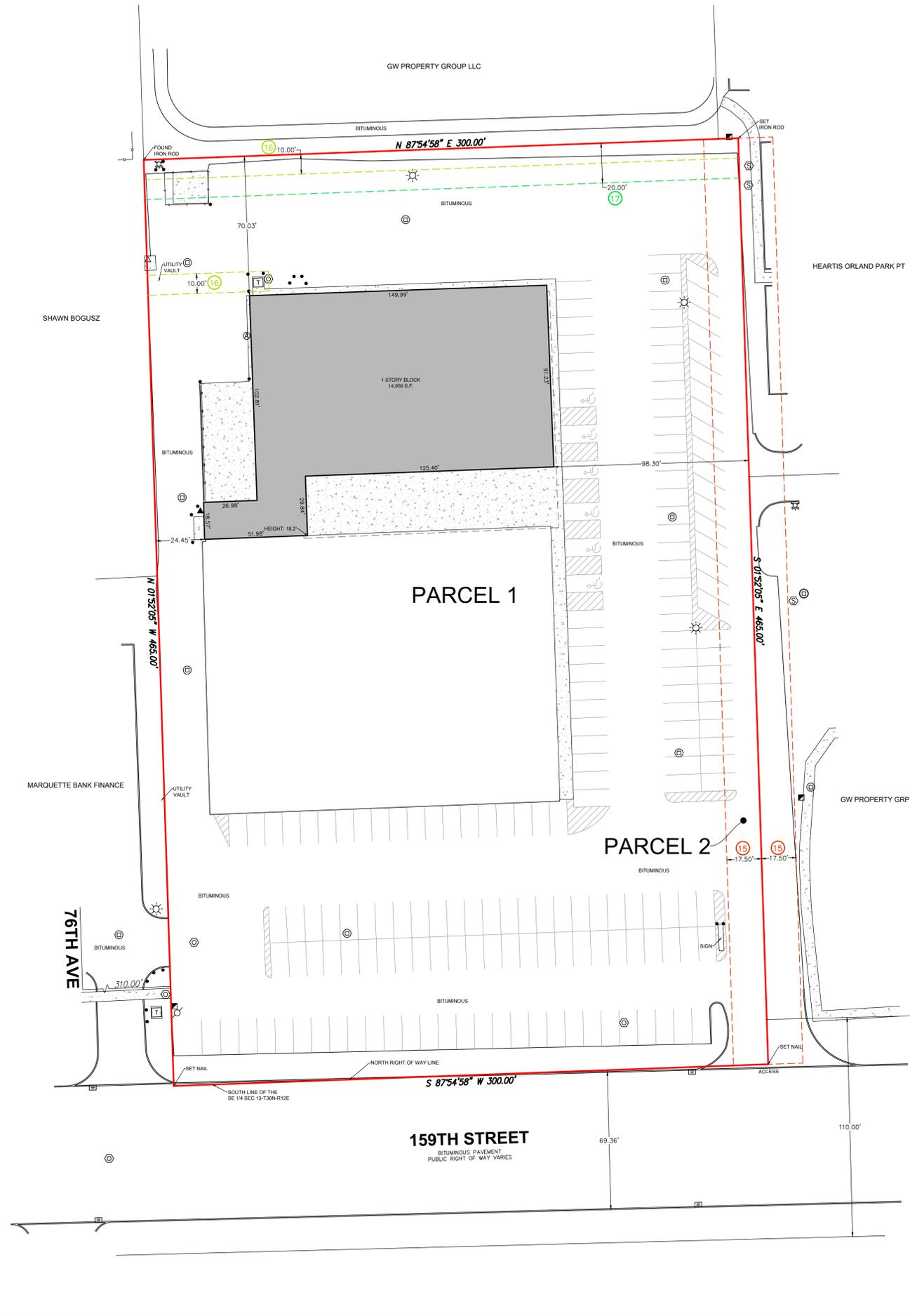
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE (X) ON FLOOD INSURANCE RATE MAP NUMBER (17031C0706J), WHICH BEARS AN EFFECTIVE DATE OF (08/19/2008) AND (IS NOT) IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**SIGNIFICANT OBSERVATIONS**

NONE OBSERVED

**LEGEND**

UTILITY POLE	MANHOLE	P.O.C. POINT OF COMMENCEMENT
LIGHT POLE	SANITARY MANHOLE	P.O.B. POINT OF BEGINNING
TRANSFORMER	STORM STRUCTURE (CLOSED)	DEGREES
UTILITY PEDESTAL	STORM STRUCTURE (OPEN)	FEET/MINUTES
TRAFFIC SIGNAL	CURB INLET	INCHES/SECONDS
SIGNAL BOX	VALVE VAULT	S.F. SQUARE FEET
GAS VALVE	FLARED DND SECTION	(R) RECORD BEARING/DISTANCE
WATER VALVE	WATER LINE	TF TOP OF FOUNDATION
ELECTRIC METER	TELEPHONE/CATV LINE	TF FINKED FLOOR
GAS METER	GAS LINE	TF TOP OF PIPE
FIRE HYDRANT	ELECTRIC LINE	B.S.L. BUILDING SETBACK LINE
AUTO SPRINKLER	OHM-OVERHEAD WIRES	P.U.E. PUBLIC UTILITY EASEMENT
MONITORING WELL	STM-STORM SEWER	D.E. DRAINAGE EASEMENT
GROUND LIGHT	SAN-SANITARY SEWER	L ARC LENGTH
BOLLARD	X-CHAIN LINK FENCE	R RADIUS LENGTH
R/BOX	STOCKADE FENCE	C CHORD LENGTH
SIGN	GUARD RAIL	OH CHORD BEARING
FLAG POLE	CONCRETE SURFACE	CMP CORRUGATED METAL PIPE



**RECORD DESCRIPTION**

PARCEL 1:  
THE EAST 300.00 FEET OF THE WEST 660.00 FEET OF THE SOUTH 465.00 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 27, 1971 AND KNOWN AS TRUST NUMBER 76243, DATED FEBRUARY 15, 1977 AND RECORDED MARCH 14, 1977 AS DOCUMENTS 23861100 AND 23861101 FOR INGRESS AND EGRESS.

**TITLE COMMITMENT INFORMATION**

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: CH12108451LD, WITH AN EFFECTIVE DATE OF NOVEMBER 03, 2021.

**GENERAL SURVEY NOTES**

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS.
- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESTONES.
- THE ASSUMED BEARING, THE NORTH RIGHT OF WAY LINE OF 159TH AVENUE TO BE SOUTH 87 DEGREES 54 MINUTES 58 SECONDS WEST.
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- WE FIND NO GAPS OR OVERLAPS.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM 159TH STREET.
- AT THE TIME OF THE FIELD WORK, THERE IS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON IS UNKNOWN TO THIS SURVEYOR.
- IN REGARDS TO TABLE "A" ITEM 7(B1), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
- IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREET IS THAT OF 76TH AVENUE BEING 310 FEET.
- IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE	12/16/2021
REVISION HISTORY	FIRST DRAFT
CLIENT COMMENTS	
SCALE	1" = 30'
DRAWN BY:	JLH
APPROVED BY:	JLH

**ALTA/NSPS LAND TITLE SURVEY**

HARBOR FREIGHT ORLAND  
7520 WEST 159TH STREET  
COOK COUNTY ORLAND PARK, IL 60462

**SURVEYOR'S CERTIFICATE**

TO: GW ORLAND PARK LLC; OLD NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS; CHICAGO TITLE INSURANCE COMPANY AND GRS GROUP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, AND 19 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 06, 2021.

DATE OF PLAT OR MAP: 07/25/2022

SURVEYED BY:  
**JLH LAND SURVEYING INC.**  
810 GENEVA STREET  
SHOREWOOD, IL 60404  
815-729-4000  
info@jlsurvey.com

DATED 2021 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY THE GRS GROUP, LLC.

**GRS GROUP**

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