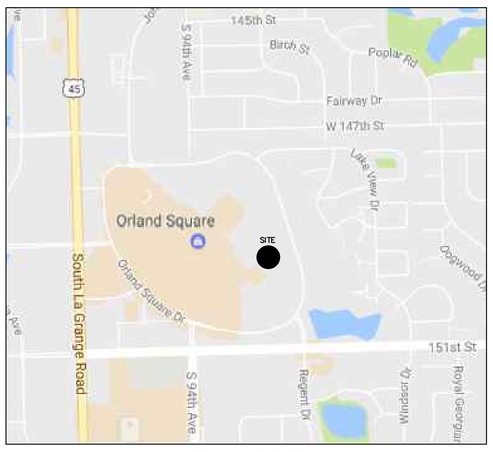
ALTA/NSPS LAND TITLE SURVEY

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com



VICINITY MAP – NOT TO SCALE

GRAPHIC SCALE
20 0 20 40 80
(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- ~~~~~ –EDGE OF TREES
- ——— S —SANITARY SEWER
- ——— STO —STORM SEWER
- ——— W —WATERMAIN
- ——— G —MARKED GAS MAIN
- ——— E —MARKED ELECTRIC
- ——— OHW —OVERHEAD WIRES
- ——— B —BUREAU ELEC. SERV.
- ——— T —MARKED TELEPHONE
- ——— TV —MARKED CABLE TV LINE
- ——— FO —MARKED FIBER OPTIC
- 780 INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 INDICATES EXISTING SPOT ELEVATION

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

A. Basis of Bearings
Bearings are based on the North line of the West 151st Street, which is assumed to bear North 89°59'17" West.

B. Title Commitment
This survey was prepared based on Fidelity National Title Insurance Company title commitment number GLW1800500, effective date of June 29, 2018, which lists the following easements and/or restrictions from schedule B-II:

19. Non-exclusive perpetual right of way and easement for Public Utilities and pedestrian and vehicular ingress and egress upon over under and across portions of the Land as reserved in the deed from Lasalle National Bank as Trustee under trust number 48700 and J.C. Penney Properties Inc recorded as document number 23325172. Does not affect site by location - not shown.

20. Terms and provisions of the easement grant recorded as document number 21072709 made by Pullman Trust & Savings Bank as trustee under trust number 5096 and the Village of Orland Park a perpetual easement to install construct and establish and to operate and maintain water mains, fire hydrants, valves and water service facilities incidental thereto, sanitary sewer pipes, manholes, and sewer connections and facilities, incidental thereto, and storm sewer pipes and storm sewer service connections and facilities incidental thereto in on over upon through and across portions of the Land as described therein. (affects the land and other property). Does not affect site by location - not shown.

21. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes. Does not affect site by location - not shown.

22. Grant dated April 22, 1969 and recorded May 1, 1969 as document 20827449, made by Pullman Bank and Trust Company, a corporation of Illinois, as trustee under trust agreement dated October 3, 1957 and known as trust number 5096, to Village of Orland Park, its successors and assigns, a perpetual easement for the full and Free Right and authority to install, construct and otherwise establish and to operate and maintain, water mains, fire hydrants, valves and water service facilities incidental thereto, sanitary sewer pipes, manholes, sewer connections and facilities incidental thereto, and storm sewer pipes and storm sewer service connections and facilities incidental thereto, in, on, upon, over, through and across or under the West 70.00 feet of the West 1/2 of the Southwest 1/4 of Section 10, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois; and the covenants and conditions contained therein. (may affect underlying). Does not affect site by location - not shown.

23. Grant of easement recorded October 17, 1971 as document 21660405 from Pullman Bank and Trust company trust #5096 to village of Orland Park of a perpetual easement for the full and free right and authority to install, construct and otherwise establish a sanitary sewer, wet wall and life station and facilities incidental over the south 84 feet of the west 100 feet of the east 150 feet of the southwest quarter of the southeast quarter of section 10 and the covenants and conditions contained therein. (may affect underlying). Does not affect site by location - not shown.

24. Grant dated July 24, 1970 and recorded July 31, 1970 as document 21225217, made by Pullman bank and trust company, formerly known as Pullman Trust and Savings Bank to a village of Orland Park, a municipal corporation of Illinois it's successors and assigns, of a perpetual easement for the full and free rights and authority to install, construct and otherwise establish and to operate and maintain, a sanitary sewer well over, through, across or under the south 84 feet of the east 100 feet of the southwest quarter of the southwest quarter of the southeast quarter of section 10; together with a temporary easement for construction of the foregoing and storage of materials over the south 134 feet of the east 150 feet of the southwest quarter of the southwest quarter of the southeast quarter of section 10 and the covenants and conditions therein contained. (may affect). Does not affect site by location - not shown.

25. Permanent right of way and easement for pipe line and appurtenances thereto under, upon, over and through a 40-foot strip of Land through the Land as shown on Exhibit II attached thereto, together with a temporary right of way as is reasonably necessary for the construction of foresaid pipe line, as created by Grant recorded April 1, 1974 as document 22670809 from Lasalle National Bank, as trustee under trust number 42916, to Texas Eastern Transmission Corporation, a corporation of Delaware; and the covenants and conditions therein contained. (affects the land and other property). Does not affect site by location - not shown.

26. Covenants and restrictions as set forth in easement and operating agreement, Orland Square, recorded August 10, 1976 as document 23591873 and relating to: Construction in accordance with approved design plan; Gross Floor Area and height of stores; Construction by Developer; Center Opening Date; developer's representations and warranties; construction of site improvements and future expansion; repairs and restoration; Maintenance and lighting; enclosed mall; Mortgage, sale or assignment of the Land; Minimum Parking Ratios; leases in the Shopping Center; Various Rules and regulations; Merchant's Association.
Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition
(affects the land and other property)
Note: assignment and assumption made by Marshall Field and company, a Delaware Corporation, to Bat Holdings I, Inc., a Delaware Corporation, recorded August 28, 1982 as document 26336301.
Affects site by location - general in nature, cannot be plotted.

27. Grant of easements as set forth in easement and operating agreement, Orland Square, recorded August 10, 1976 as document 23591873, over the Land for the following purposes: Temporary License for Construction; for use of common areas; for right of self-help; for Abuttment of Mall; for repair to structures on adjoining properties; for Ring Road; for common utility facilities. Affects site by location - general in nature, cannot be plotted.

28. Easement dated February 25, 1980 and recorded June 27, 1980 as document 25499395 granted to the Illinois Bell Telephone Company and their successors and assigns a non-exclusive right to construct, reconstruct, add to, remove, operate and maintain communication systems consisting of underground wires, cables, conduits, terminals, manholes and other underground fixtures, as granted may from time to time require for the purpose of Tele-Communications by electricity, together with the right of access, including the right to clear and keep cleared such trees, roots, bushes and other obstructions from the easement. (affects underlying land). Does not affect site by location - not shown.

29. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any. Visible evidence shown, if any.

C. Flood Note
According to flood insurance rate map of the Village of Orland Park, community panel number 17031C0701J, effective date of August 19, 2008, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces
There are 1441 regular and 22 handicapped parking spaces marked on this site.

E. Elevations
Starting benchmark provided by the Orland Park Engineering Department. Storm manhole rim shown on Robert Morris College Utility Plan, rim elev.= 916.92'

F. Municipal Zoning
A Zoning Report was not provided for this property.

G. Notes
Easements per Document No. 26884764, 26888621, 26888622, 26888623, 26884767, 26947021 & 23925065 are shown approximate base on an ALTA/ACSM Land Title Survey prepared by JLH Land Surveying Inc. dated April 30, 2015.

To: Orland, L.P. an Illinois limited partnership, Simon Property Group, Inc., and Fidelity National Title Insurance 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 2, 3, 4, 5, 7(a), 8 and 11 of Table A thereof. The fieldwork was completed on June 28, 2018.

Date of Plat or Map: August 23, 2018
Revision 1: November 14, 2018

John P. Casucci
Professional Illinois Land Surveyor 035003143 (expires 11/30/2020)
Corporate License No. 184-002932 (expires 04/30/2019)
john.casucci@rasmith.com

PROFESSIONAL LAND SURVEYOR
JOHN P. CASUCCI
035003143
BROOKFIELD WI
STATE OF ILLINOIS

Situated on West 151st Street, in the Village of Orland Park, Cook County, Illinois

PARCEL 1:

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 10; THENCE SOUTH 89°58'30" EAST 53.48 FEET TO A POINT; THENCE NORTH 00°00'00" EAST 62.00 FEET TO A POINT; THENCE NORTH 14°00'40" WEST 41.23 FEET TO A POINT; THENCE NORTHWESTERLY 215.80 FEET ALONG AN ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 494.57 FEET AND WHOSE CHORD BEARS NORTH 12°30'00" WEST 214.09 FEET TO A POINT; THENCE NORTH 25°00'00" WEST 86.27 FEET TO A POINT; THENCE NORTHEASTERLY 29.91 FEET ALONG AN ARC OF A CURVE WHOSE CENTER LIES TO THE EAST, WHOSE RADIUS IS 30.00 FEET AND WHOSE CHORD BEARS NORTH 03°33'28" EAST 28.69 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE NORTH 57° 53' 05" WEST 12.50 FEET TO A POINT; THENCE NORTHEASTERLY 154.74 FEET ALONG AN ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 492.67 FEET, AND WHOSE CHORD BEARS NORTH 23° 07' 04" EAST 154.10 FEET TO A POINT; THENCE NORTH 45° 00' 00" WEST 64.71 FEET TO A POINT; THENCE NORTHWESTERLY 13.83 FEET ALONG AN ARC OF A CURVE, WHOSE CENTER LIES THE SOUTHWEST, WHOSE RADIUS IS 20.00 FEET AND WHOSE CHORD BEARS NORTH 64° 48' 40" WEST 13.56 FEET TO A POINT; THENCE NORTH 84° 37' 14" WEST 10.65 FEET TO A POINT; THENCE NORTHWESTERLY 76.79 FEET ALONG AN ARC OF A CURVE, WHOSE CENTER LIES THE NORTHEAST, WHOSE RADIUS IS 111.04 FEET AND WHOSE CHORD BEARS NORTH 64° 48' 38" WEST 75.27 FEET TO A POINT; THENCE NORTH 45° 00' 00" WEST 347.52 FEET TO A POINT; THENCE NORTH 27° 28' 26" WEST 39.85 FEET TO A POINT; THENCE NORTHWESTERLY 81.68 FEET ALONG AN ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH, WHOSE RADIUS IS 52.00 FEET AND WHOSE CHORD BEARS NORTH 90° 00' 00" WEST 73.54 FEET TO A POINT; THENCE NORTHWESTERLY 157.08 FEET ALONG AN ARC OF A CURVE, WHOSE CENTER LIES THE NORTH, WHOSE RADIUS IS 100.00 FEET AND WHOSE CHORD BEARS NORTH 90° 00' 00" WEST 141.42 FEET TO A POINT; THENCE NORTH 45° 00' 00" WEST 484.59 FEET TO A POINT; THENCE NORTH 44° 50' 15" EAST 501.49 FEET TO A POINT; THENCE NORTH 70° 06' 33" EAST 453.13 FEET TO A POINT; THENCE SOUTH 16° 29' 00" EAST 842.88 FEET TO A POINT; THENCE SOUTHEASTERLY 382.45 FEET ALONG AN ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 1330.73 FEET AND WHOSE CHORD BEARS SOUTH 08° 15' 00" EAST 381.14 FEET TO A POINT; THENCE SOUTHWESTERLY 283.30 FEET ALONG AN ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 505.17 FEET AND WHOSE CHORD BEARS SOUTH 16° 02' 56" WEST 279.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE RECIPROCAL AND NON-EXCLUSIVE RIGHTS, EASEMENTS AND PRIVILEGES OF USE, INGRESS AND EGRESS, PARKING, UTILITY AND OTHER PURPOSES CREATED AND GRANTED AS AN APPURTENANCE TO PARCEL 1; TOGETHER WITH ALL THE RIGHTS, POWERS, PRIVILEGES AND BENEFITS ACCRUING TO THE OWNER OF SAID PARCEL 1, ITS SUCCESSORS, LEGAL REPRESENTATIVES AND ASSIGNS, AS CREATED, DEFINED AND LIMITED BY THAT CERTAIN EASEMENT AND OPERATING AGREEMENT DATED MARCH 15, 1976 AND RECORDED AUGUST 10, 1976 AS DOCUMENT 23591873, EXECUTED BY AND BETWEEN ORLAND PARK VENTURE, A JOINT VENTURE; MARSHALL FIELD AND COMPANY, A DELAWARE CORPORATION; SEARS, ROEBUCK AND COMPANY, A NEW YORK CORPORATION; AND J.C. PENNEY PROPERTIES, INC, A DELAWARE CORPORATION; IN, ON, OVER, UPON AND UNDER THE TRACT OF LAND DESCRIBED IN THE EASEMENT AND OPERATING AGREEMENT DATED MARCH 15, 1976 AND RECORDED AUGUST 10, 1976 AS DOCUMENT 23591873 (EXCEPT THOSE PORTIONS OCCUPIED OR TO BE OCCUPIED BY BUILDINGS AND STRUCTURES AND EXCEPT THAT PART THEREOF FALLING IN AFORESAID PARCEL 1.

Prepared for: Simon Property Group, Inc.

Survey No. 167407-RMK

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