

ZONING INFORMATION

IF A ZONING LETTER IS PROVIDED PURSUANT TO ALTA TABLE A ITEMS 6(A) OR 6(B) AND IS REQUIRED: LIST CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOORSPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- 8. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 17568735, AFFECTING THE NORTH 1/2 OF VACATED 159TH STREET. THIS DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN.
- 9. ANNEXATION AGREEMENT MADE BY AND BETWEEN THE VILLAGE OF ORLAND PARK, LUTHERAN HOME SERVICE FOR THE AGED AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 76243, RECORDED DECEMBER 28, 1972 AS DOCUMENT 22170425 RELATING TO ANNEXATION, ZONING, UTILITIES, BUILDING PERMITS AND FEES, SEWERAGE COLLECTION IN THE EVENT OF OVERLOAD OF METROPOLITAN SANITARY DISTRICT FACILITIES, WATER LINES, STORM SEWERS, LAND IMPROVEMENTS, COST OF IMPROVEMENTS, LAND USE AND ORDINANCE MODIFICATION FOR THE PROJECT. SUBJECT PROPERTY IS INCLUDED IN THE AREA, BUT THERE IS NOTHING TO SHOW.
- 10. AGREEMENT DATED JULY 5, 1973 AND RECORDED NOVEMBER 9, 1973 AS DOCUMENT 22541514 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 27, 1971 AND KNOWN AS TRUST NUMBER 76243 AND JETCO PROPERTIES, INC., A CORPORATION OF DELAWARE, RELATING TO BUILDINGS AND BUILDING LINES, PARKING FACILITIES AND PARKING RIGHTS, USE AND HEIGHTS AND THE COVENANTS, CONDITIONS AND RESTRICTIONS THEREIN CONTAINED. DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN.
- 11. A PARTIAL WAIVER OF RIGHTS UNDER SAID AGREEMENT WAS EXECUTED BY AND BETWEEN BENDERSON DEVELOPMENT COMPANY AND STEEL CITY NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 1859 RECORDED AS DOCUMENT 94620479 AND RECORDED AS DOCUMENT 94783464. DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN.
- 12. TERMS, PROVISIONS AND CONDITIONS (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), CONTAINED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED MARCH 23, 1977 AS DOCUMENTS 23861100 AND 23861101. AFFECTS AND APPLIES AS SHOWN.
- 13. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN AGREEMENT AND DECLARATION RECORDED JANUARY 9, 2002 AS DOCUMENT 020032653, MADE BY AND BETWEEN COLE TAYLOR BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1977 AND KNOWN AS TRUST NUMBER 1859 AND GOODWILL INDUSTRIES OF SOUTHEASTERN WISCONSIN AND METROPOLITAN CHICAGO, INC., A WISCONSIN NOT-FOR-PROFIT CORPORATION.
- 14. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED JULY 22, 2016 AND RECORDED JULY 25, 2016 AS DOCUMENT NUMBER 1620729088 BY GW PROPERTY GROUP, LLC - SERIES 11.
- 15. AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED SEPTEMBER 29, 2017 AND RECORDED OCTOBER 20, 2017 AS DOCUMENT NUMBER 1729318020. THIS AFFECTS SUBJECT PROPERTY AND SURROUNDING PROPERTIES, BUT THERE ARE NO NEW EASEMENTS CREATED THEREFORE, NOTHING IS SHOWN.
- 16. EASEMENTS SHOWN IN GW PROPERTY FIRST RESUBDIVISION RECORDED JULY 19, 2017 AS DOCUMENT NUMBER 1720045018. AFFECTS AND APPLIES AS SHOWN.
- 17. EASEMENTS AND PROVISIONS CONTAINED IN GW PROPERTY SUBDIVISION RECORDED JUNE 24, 2016 AS DOCUMENT NUMBER 1617618107. AFFECTS AND APPLIES AS SHOWN.
- 18. GRANT OF EASEMENT RECORDED JULY 8, 2016 AS DOCUMENT NUMBER 1619019099 BY GW PROPERTY GROUP, LLC. DO NOT HAVE DOCUMENT, NOTHING IS SHOWN.

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV TOGETHER WITH EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM THE UTILITY COMPANIES, OR PROVIDED BY THE CLIENT AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO A 811 UTILITY LOCATE OR SIMILAR REQUEST

**LEGEND**

● IRON PIN SET	ABBREVIATIONS
● IRON PIN FOUND	(R) RECORD
● PK NAIL FOUND	(M) MEASURED
● PK NAIL SET	RCP REINFORCED CONCRETE PIPE
+	PVC
+	POLYVINYL CHLORIDE PIPE
+	POWER POLE
+	GUY WIRE
+	LIGHT STANDARD
+	WATER METER
+	WATER VALVE
+	FIRE HYDRANT
+	GAS METER
+	GRATED INLET
+	MANHOLE
+	SIGN
+	HANDICAP
+	PIPE BOLLARD
+	CURB INLET
+	CABLE SPLICE BOX
+	TELEPHONE SPLICE BOX
+	ELECTRIC SPLICE BOX
+	ELECTRIC METER
+	TRANSFORMER
—	OVERHEAD ELECTRIC

North arrow and scale bar. Scale: 1" = 30'-0"



FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 17031C07061 DATED 8-19-2008 AND IS IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 1-23-19 BY EMAIL (www.fema.gov) ZONE X = AREAS LOCATED IN THE 0.2% ANNUAL CHANCE FLOOD HAZARD

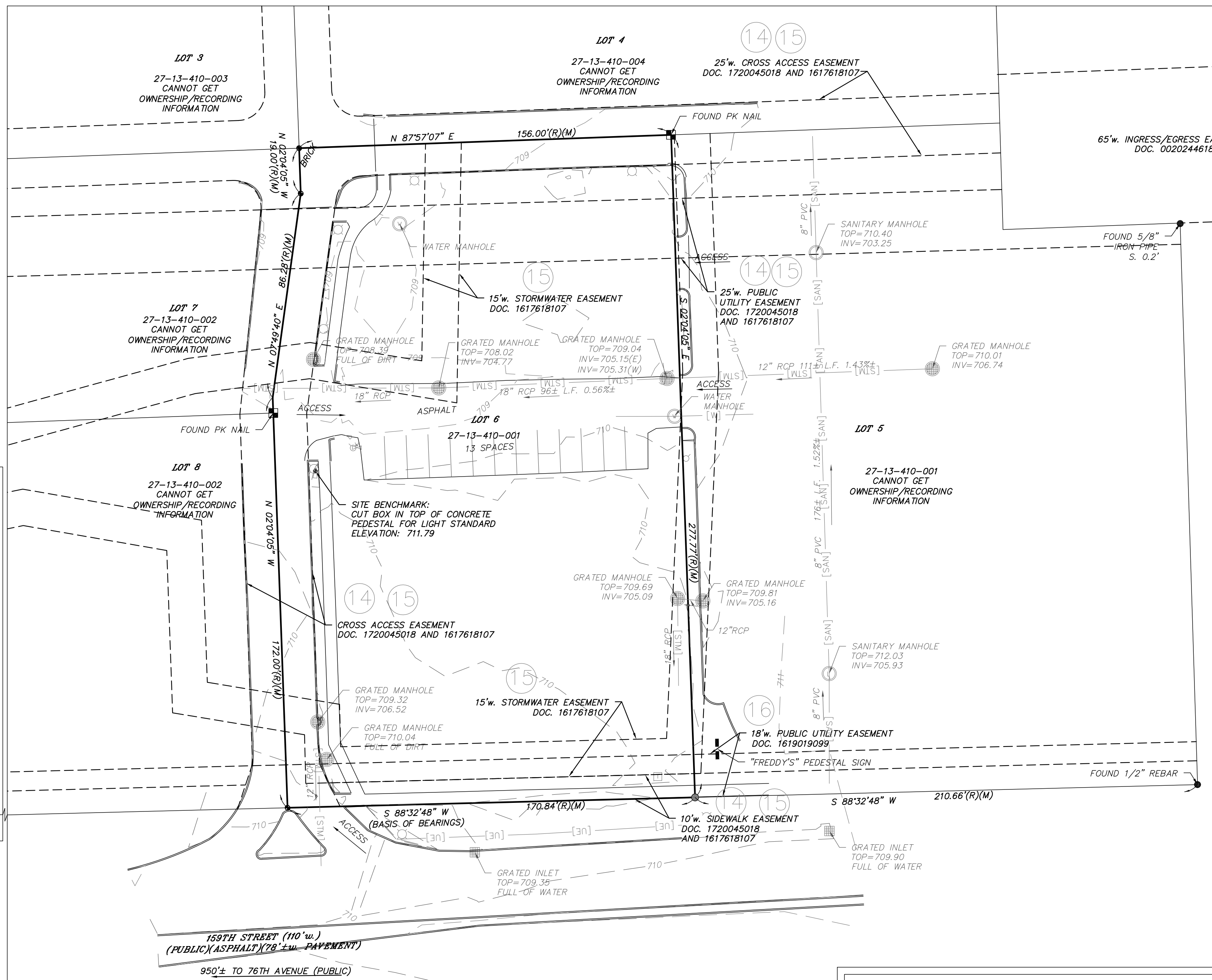
TITLE LEGAL DESCRIPTION

LOT 6 IN GW PROPERTY FIRST RESUBDIVISION BEING A RESUBDIVISION OF LOTS 1 AND 2 IN GW PROPERTY SUBDIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 2017 AS DOCUMENT NUMBER 1720045018.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN NEAR NORTH NATIONAL TITLE ORDER NUMBER AP1902383, DATED JANUARY 30, 2019.

MISCELLANEOUS NOTES

- N1. THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE SOUTHERLY LINE OF LOT 6 AS RECORDED, AND IS REFLECTED IN THE TITLE LEGAL DESCRIPTION. THE BEARING IS DEVOTED AS SOUTH 88 DEGREES 32 MINUTES 48 SECONDS WEST.
  - N2. THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL
- | PARKING |          |         |         |       |
|---------|----------|---------|---------|-------|
| REGULAR | HANDICAP | TRAILER | PARTIAL | TOTAL |
| 13      | 0        | 0       | 0       | 13    |
- N3. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - N4. THERE WAS NOT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - N5. THE DISTANCE TO THE NEAREST INTERSECTING STREET, 76TH AVENUE, IS APPROXIMATELY 950 FEET AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.
  - N6. SUBJECT PROPERTY CONTAINS 46,388 SQUARE FEET, OR 1.065 ACRES, MORE OR LESS.
  - N7. SURVEY PREPARED BY: SHERRILL ASSOCIATES, INC. 316 N. MAIN STREET EDWARDSVILLE, IL 62025 618-656-9251 EMAIL: djs@sherrillassoc.com



ALTA/NSPS LAND TITLE SURVEY

FOR PANERA ORLAND PARK PARTNER PROJECT NUMBER 19-235755.3

ALTA SURVEY BASED AND RELIED ON [TITLE COMPANY NAME] TITLE COMMITMENT, NUMBER [ ], CONTAINING AN EFFECTIVE DATE OF [ ]

CERTIFICATION

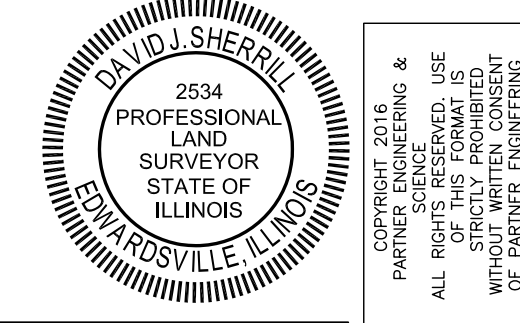
TO (NAME OF INSURED, IF KNOWN), (NAME OF LENDER, IF KNOWN), (NAME OF INSURER, IF KNOWN), (NAMES OF OTHERS AS NEGOTIATED WITH THE CLIENT):

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, 6a, 6b, 7a, 7b, 7c, 8, 9, 11, 13, 14, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 1-18-2019.

DATE OF PLAT OR MAP: \_\_\_\_\_

PROPERTY ADDRESS: 159TH STREET AND HARLEM AVENUE, COOK COUNTY, ORLAND PARK, IL 90000

SURVEYOR: DAVID J. SHERRILL  
REGISTRATION NUMBER 2534  
STATE OF REGISTRATION IL  
FIELD DATE OF SURVEY 1-18-19  
LATEST REVISION DATE \_\_\_\_\_



STATEMENT OF ENCROACHMENTS

NONE APPARENT AT TIME OF SURVEY.



2154 TORRANCE BLVD SUITE 200 TORRANCE, CA 90501 T: 310-615-4500 tmcDougall@partneresi.com http://www.partneresi.com/ PAGE 1 OF 1