



1 TITLE DESCRIPTION

PARCEL 1:
LOT 1 IN ITASCA CENTER ASSESSMENT PLAT OF PART OF FRACTIONAL SECTION 7, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 1971 AS DOCUMENT R71-49442, IN DUPAGE COUNTY, ILLINOIS.

ALSO DESCRIBED AS:
THAT PART OF FRACTIONAL SECTION 7, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 IN ITASCA CENTER ASSESSMENT PLAT ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 1971, AS DOCUMENT R71-49442 AND THE WEST RIGHT OF WAY LINE OF F.A.J. 90; THENCE SOUTH 01 DEGREES 26 MINUTES 44 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 306.24 FEET (FORMERLY A RECORD DISTANCE OF 306.20 FEET) TO AN ANGLE POINT IN SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 01 DEGREES 13 MINUTES 22 SECONDS WEST, A DISTANCE OF 445.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 2 IN SPRING LAKE BUSINESS PARK RESUBDIVISION NO. 6 PER DOCUMENT R91-060677; THENCE NORTH 88 DEGREES 44 MINUTES 15 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 1 A DISTANCE OF 349.86 FEET (FORMERLY A RECORD DISTANCE OF 350.00 FEET) TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 1 IN SPRING LAKE BUSINESS PARK RESUBDIVISION NO. 6 AFORESAID; THENCE NORTH 01 DEGREES 14 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1 IN ITASCA CENTER ASSESSMENT PLAT A DISTANCE OF 381.86 FEET (FORMERLY A RECORD DISTANCE OF 382.51 FEET); THENCE NORTH 42 DEGREES 04 MINUTES 30 SECONDS WEST A DISTANCE OF 148.23 FEET (FORMERLY A RECORD DISTANCE OF 147.47 FEET); THENCE NORTH 01 DEGREES 17 MINUTES 33 SECONDS WEST ALONG THE WESTERLY MOST LINE OF LOT 1 IN SAID ITASCA CENTER ASSESSMENT PLAT, SAID LINE BEING ALSO THE EAST LINE OF LOT 2 IN SPRING LAKE BUSINESS PARK PER DOCUMENT R87-37278, A DISTANCE OF 309.02 FEET (FORMERLY A RECORD DISTANCE OF 309.50 FEET) TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 82 DEGREES 44 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, BEING ALSO THE SOUTH RIGHT OF WAY LINE OF ROUTE 19 (IRVING PARK ROAD) AS OCCUPIED, A DISTANCE OF 453.25 FEET (FORMERLY A RECORD DISTANCE OF 454.0 FEET) TO THE POINT OF BEGINNING, IN THE CITY OF ITASCA, DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED MARCH 11, 1987 AND RECORDED MARCH 22, 1987 AS DOCUMENT R87-38866 FOR A PERMANENT AND PERPETUAL EASEMENT GRANTING INGRESS AND EGRESS OVER THE LAND SHOWN ON EXHIBIT C OF SAID GRANT OF EASEMENT, AND BEING A PART OF THE FOLLOWING DESCRIBED LAND:
LOT 2 IN SPRING LAKE BUSINESS PARK, A SUBDIVISION OF PART OF FRACTIONAL SECTION 7, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1987, AS DOCUMENT R87-37278, IN DU PAGE COUNTY, ILLINOIS.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT #CCHI1901461LD, DATED MARCH 26, 2019.

5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17043C0301H, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 16, 2004 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

13 LAND AREA

304,942 S.F. OR 7.00 ACRES

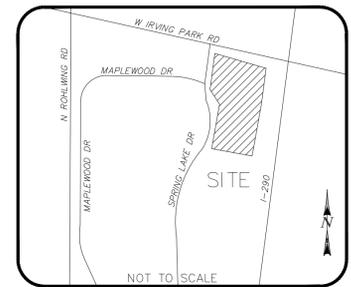
14 BUILDING AREA

52,198 S.F.

15 BUILDING HEIGHT

51.8'

16 VICINITY MAP



11 SURVEYOR'S NOTES

- THERE WAS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. CURRENT CONSTRUCTION IN NORTHEAST CORNER OF PARCEL AS SHOWN. AT THE TIME OF SURVEY, CONSTRUCTION MATERIALS WERE FENCED OFF WITH TEMPORARY CHAINLINK FENCE.
- NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- PROPERTY HAS PHYSICAL ACCESS TO SPRING LAKE DRIVE, A DULY DEDICATED PUBLIC RIGHT OF WAY.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE PHYSICAL SITE ADDRESS OF 860 W IRVING PARK ROAD WAS OBSERVED ON SITE AND DUPAGE COUNTY GIS AND ASSESSOR RECORDS VERIFY THE ADDRESS AS 860 WEST IRVING PARK BOULEVARD, ITASCA, ILLINOIS.
- THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND PLANS RECEIVED FROM THE FOLLOWING: PER THE VILLAGE OF ITASCA, THE WATER, SANITARY SEWER, AND STORM DRAINS ARE PROVIDED BY THE VILLAGE OF ITASCA PUBLIC WORKS DEPARTMENT. ILLINOIS ONE CALL TICKET # A1142368 LISTS THE FOLLOWING COMPANIES PROVIDING UTILITIES IN THE AREA: WIDE OPEN WEST, COMED, DUPAGE WATER, GAS TECHNOLOGY LLC, MCL AT&T, BNAWM COMMUNICATIONS, COMCAST, HBK ENGINEERING, LLC, VILLAGE OF ITASCA, AND NICOR GAS. BEFORE DIGGING IN THIS AREA CALL J.U.L.I.E. AT 811.
- PER TABLE 'A' ITEM 21(A): GRAPHICALLY DEPICT IN RELATION TO THE SUBJECT TRACT OR PROPERTY ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY AND DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AS PART OF THE SCHEDULE "A)". AT THE TIME OF THIS SURVEY AND TITLE REVIEW, THERE WERE OFFSITE EASEMENTS AND SERVITUDES FOUND BENEFITTING THE SUBJECT PROPERTY ARE SHOWN HEREON.
- PARCEL 2 IS THE SAME AS SCHEDULE 'B' ITEM 19.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT #CCHI1901461LD, DATED MARCH 26, 2019.

12 PARKING INFORMATION

374 STANDARD SPACES
10 HANDICAP SPACES
384 TOTAL PARKING SPACES

10 BASIS OF BEARINGS

THE BEARING S07°31'04"W BEING THE EAST LINE OF LOT 1 IN ITASCA CENTER ASSESSMENT PLAT, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

8 ZONING INFORMATION

ZONING INFORMATION NOT PROVIDED

4 SURVEYOR CERTIFICATION

TO: PERKINS COIE LLP; HAYMARKET DUPAGE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY; AND COMMERCIAL DUE DILIGENCE SERVICES

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, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 20, AND 21(A) (GRAPHICALLY DEPICT IN RELATION TO THE SUBJECT TRACT OR PROPERTY ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY AND DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AS PART OF THE SCHEDULE "A") OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 15, 2019.

DATE OF PLAT OR MAP: JUNE 6, 2019

James A. Faetanini JUNE 6, 2019

JAMES A. FAETANINI
LICENSED IN ILLINOIS
LICENSE NUMBER: 035-003494
LICENSE RENEWAL DATE: NOVEMBER 30, 2020
XCEL@XCELCONSULTANTSINC.COM

Approved CDS Surveyor
Survey and Plat by:

8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(O) 309-787-9988
(F) 309-756-5540

Key to CDS ALTA Survey

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18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016)

This Work Coordinated By:

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405.253.2444 - Fax: 714.689.5078
Toll Free: 888.457.7878

Drwn By: KJM	Date: 4/26/2019
Surveyor Ref.No: 192025	Revision: REVIEW COMMENTS
Aprvd By: BCH	Date: 5/3/2019
Field Date: APRIL 15, 2019	Revision: REVIEW COMMENTS
Scale: 1"=50'	Date:
	Revision:

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

860 W. IRVING PARK ROAD
ITASCA, IL

PROJECT NAME:
HOLIDAY INN CHICAGO WEST-ITASCA
CDS PROJECT NUMBER:
19-04-0182

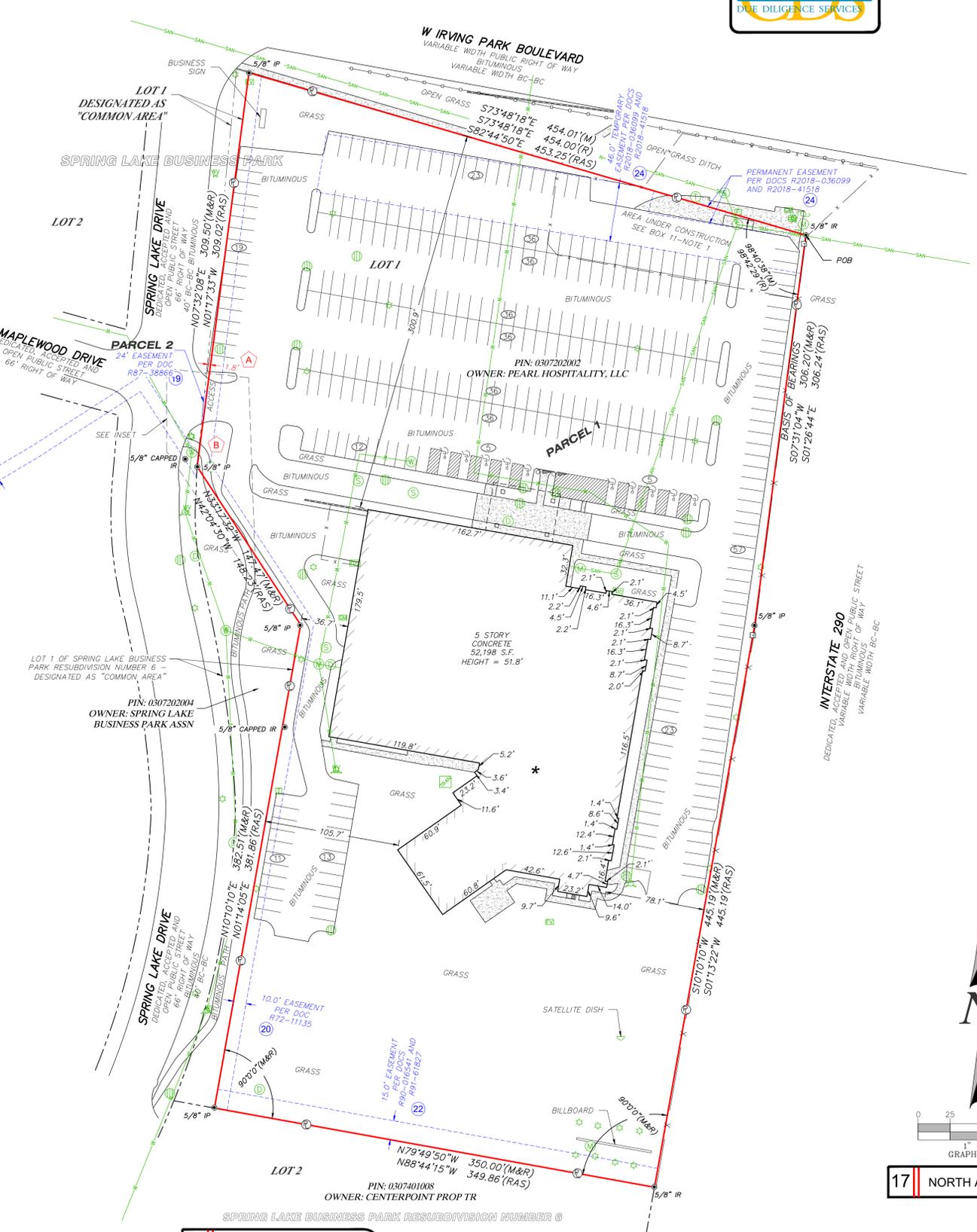
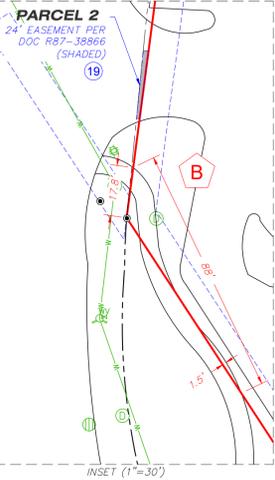
This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

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9 LEGEND

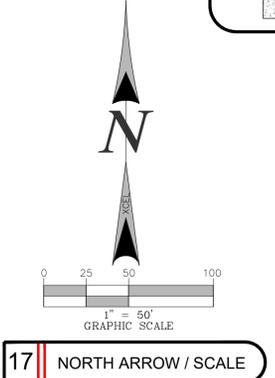
- PROPERTY LINE
ADJACENT PROPERTY LINE
BUILDING SETBACK LINE
EASEMENT LINE
RIGHT OF WAY LINE
SURVEY TIE LINE
BUILDING FEATURE
MISC. FENCE
CHAINLINK FENCE
GUARDRAIL
WALL
CURB LINE
GAS LINE
OVERHEAD ELECTRIC LINE
SANITARY SEWER LINE
STORM DRAIN LINE
WATER LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
FIBER OPTIC LINE
RIGHT OF WAY MONUMENT
FOUND MONUMENT (AS NOTED)
SET 5/8" XCEL CAPPED IR
TITLE EXCEPTION NUMBER
ENCROACHMENT LETTER
PARKING COUNT
MANHOLE (TELEPHONE, SEWER, STORM, WATER, MISC)
FIRE HYDRANT
WATER VALVE
HANDICAP PARKING
DRAINAGE INLET
AREA LIGHT
PEDESTAL (ELECTRIC, TELEPHONE)
GAS METER
GENERATOR
FIBER OPTIC VAULT
UTILITY POLE
FLAGPOLE
CONCRETE BOLLARD
TRANSFORMER
FIRE DEPARTMENT CONNECTION
IRON ROD
IRON PIPE
POINT OF BEGINNING
POINT OF COMMENCEMENT
BUILDING HEIGHT LOCATION
RECORD & MEASURED
RECORD AS SURVEYED (IN TITLE BY OTHERS)
S.F. SQUARE FEET
B.C. BACK OF CURB
CONCRETE SURFACE

3 SCHEDULE 'B' ITEMS

- (19) (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT RECORDED MARCH 22, 1987 AS DOCUMENT R87-38866. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT. EASEMENT LIES ADJUTING SUBJECT PROPERTY - SAME AS PARCEL 2 - AS SHOWN
(20) GRANT OF EASEMENT MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 41754, TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, AND THE ILLINOIS BELL TELEPHONE COMPANY, A CORPORATION OF ILLINOIS, DATED FEBRUARY 10, 1972 AND RECORDED MARCH 7, 1972 AS DOCUMENT R72-11135. GRANTING AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, WIRES, CABLES, CONDUITS, MANHOLES, ETC., IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT, FROM TIME TO TIME, TO TRIM TREES, ETC., IN, OVER, UNDER, ACROSS, ALONG AND UPON THE WESTERLY AND SOUTHWESTERLY TO FEET OF THE LAND, AS SHOWN BY DOTTED LINES ON THE ATTACHED SKETCH MARKED EXHIBIT "A" AND MADE A PART HEREOF. EASEMENT LIES ON SUBJECT PROPERTY - AS SHOWN
(21) GRANT OF EASEMENTS AGREEMENT MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1971 AND KNOWN AS TRUST NUMBER 41754, RECORD OWNER OF THE LAND TO BE REFERRED TO AS PARCEL 1, AND HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1962 AND KNOWN AS TRUST NUMBER 30854, RECORD OWNERS OF PROPERTY TO THE WEST OF THE LAND TO BE REFERRED TO AS PARCEL 2, DATED MAY 11, 1972 AND RECORDED MAY 12, 1972 AS DOCUMENT R72-28029 AND AMENDED BY DOCUMENT R77-41435 WHEREIN LASALLE AND HARRIS DESIRE TO GRANT TO EACH OTHER AND TO NORTHERN ILLINOIS GAS COMPANY, A CORPORATION OF ILLINOIS, CERTAIN EASEMENTS OVER PARCEL 1 AND PARCEL 2 AS ARE SHOWN ON THE ATTACHED PLAT OF SURVEY KNOWN AS EXHIBIT "A" AND TO BE CALLED PLAT FROM HERE ON, NOTE: PARTIAL RELEASES RECORDED AS DOCUMENT (S) R87-104588 AND R87-104589, RELEASING ALL INTERESTS UNDER SAID GRANT OF EASEMENT AGREEMENT EXCEPT THAT HELD BY NORTHERN ILLINOIS GAS COMPANY. EASEMENT LIES ON ADJOINING PROPERTY - AS SHOWN
(22) GRANT OF EASEMENT RECORDED FEBRUARY 6, 1990 AS DOCUMENT R90-016541 AND AMENDMENT THERETO RECORDED AS DOCUMENT R91-61827, GRANTING A PERPETUAL EASEMENT TO PROVIDE ADEQUATE DRAINAGE FOR STORM WATER RUNOFF, TOGETHER WITH SUCH FURTHER PROVISIONS CONTAINED THEREIN, (AFFECTS THE SOUTHERLY 15 FEET OF THE LAND) DOES AFFECT - AS SHOWN
(24) EASEMENT(S) FOR THE PURPOSE(S) IN THE GRANT OF PUBLIC UTILITY PERMANENT EASEMENT AGREEMENT SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; FOR PURPOSE PERMANENT PUBLIC UTILITY EASEMENT, AFFECTS A PART OF THE NORTHERN PORTION OF THE LAND RECORDED APRIL 26, 2018 AS DOCUMENT NO. R2018-036099 AND MAY 11, 2018 AS DOCUMENT R2018-41518 WITH PROVISIONS FOR A TEMPORARY CONSTRUCTION EASEMENT. (SEE DOCUMENT FOR PARTICULARS) DOES AFFECT - AS SHOWN

7 STATEMENT OF ENCROACHMENTS

- (A) BITUMINOUS PARKING EXTENDS UP TO 1.8' WEST OF THE WESTERLY PROPERTY LINE
(B) SIDEWALK ENCROACHMENT OF VARIOUS WIDTH UP TO 17.8' FOR A DISTANCE OF 88' ONTO SUBJECT PROPERTY



Approved CDS Surveyor
Survey and Plat by:
8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(0) 309-787-9988
(F) 309-756-5540
XCEL Consultants

19 SURVEY DRAWING

18 ALTA/NSPS Land Title Survey
This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys"(Effective February 23, 2016)
This Work Coordinated By:
COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405.253.2444 - Fax: 714.689.5078
Toll Free: 888.457.7878
Prepared For:
Client Ref. No:
20 PROJECT ADDRESS
860 W. IRVING PARK ROAD
ITASCA, IL
PROJECT NAME:
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CDS' PROJECT NUMBER:
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