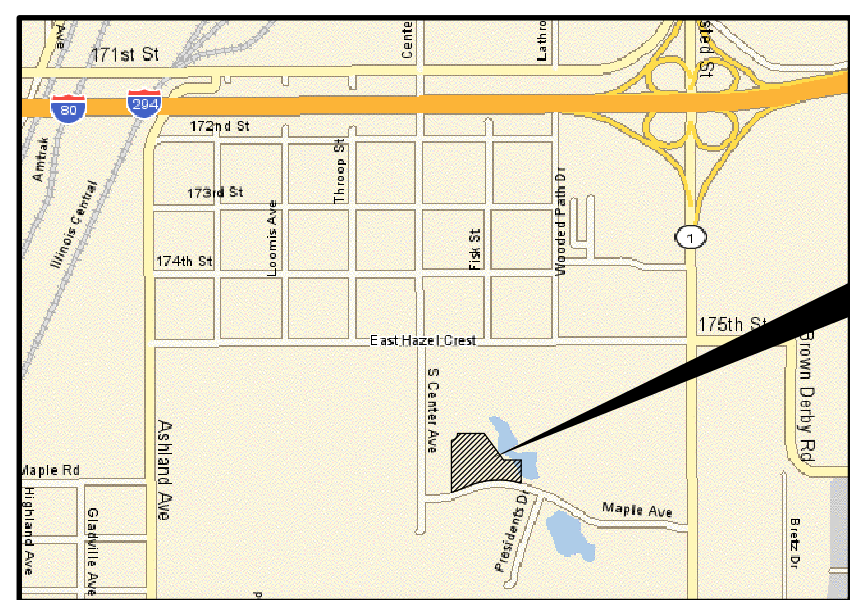


ALTA/ACSM LAND TITLE SURVEY



SITE

LOCATION MAP

(NOT TO SCALE)

PREPARED FOR:
BOMAR, LLC
1000 MAPLE AVENUE
HOMEWOOD, ILLINOIS 60430

PARKING SPACES

91 REGULAR PARKING SPACES
5 HANDICAP PARKING SPACES
96 TOTAL PARKING SPACES

LOT 1

LOT 1 ACCURATE DISPERSIONS RESUBDIVISION
PER DOCUMENT 0629915075
RECORDED OCTOBER 26, 2006
OWNER: RICHARD A. HOFELD

ZONING REGULATIONS

ZONED "M" - LIMITED MANUFACTURING DISTRICT

VILLAGE OF HOMEWOOD, ILLINOIS	
TABLE 6.2: MANUFACTURING DISTRICT YARD AND BULK REGULATIONS	
Yard and Bulk Regulations	M Zoning District
Minimum Lot Area	30,000 square feet
Minimum Lot Width	
Minimum Lot Area for Planned Development	30,000 square feet
Minimum Yards (feet)	
Front	40 feet; 30 feet for PUD
Interior Side ¹	25 feet; 25 feet combined side yards for PUD
Rear	40 feet (20 feet for a rear yard abutting an alley or railroad right-of-way); 20 feet for PUD
Maximum Floor Area Ratio	1.5
Maximum Building Height, Principal Buildings (feet)	40 feet
Maximum Building Height, Accessory Building (feet)	14 feet

Notes:
¹ In a PUD each interior side yard shall be a minimum of 5 feet.

LEGEND

- = EX. PROPERTY LINE
- - - = EX. EASEMENT LINE
- = EX. SIDEWALK
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. EDGE OF PAVEMENT
- - - = EX. STORM LINE
- - - = EX. SANITARY LINE
- - - = EX. WATERMAIN LINE
- - - = EX. UNDERGROUND TELEPHONE
- - - = EX. UNDERGROUND GAS
- = FOUND IRON PIPE OR ROD
- ⊙ = EX. STORM MANHOLE (MH)
- = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
- ⊙ = EX. SANITARY MANHOLE (SMH)
- ⊙ = EX. FIRE HYDRANT/AUX. VALVE
- ⊙ = EX. VALVE VAULT (V.V.)
- ⊙ = EX. VALVE BOX
- = EX. BUFFALO BOX
- △ = EX. WATER MARKER
- ⊙ = EX. GAS METER
- △ = EX. JULIE GAS MARKER
- ⊙ = EX. ELECTRICAL METER
- △ = EX. JULIE ELECTRIC MARKER
- ⊙ = EX. HANDHOLE
- ⊙ = EX. TELEPHONE PEDESTAL
- △ = EX. TELEPHONE MARKER
- ⊙ = EX. LIGHT STANDARD
- ⊙ = EX. STREET LIGHT
- ⊙ = EX. SIGN
- ⊙ = EX. BOLLARD
- ⊙ = EX. FIRE SIAMASE/ALARM BOX
- ⊙ = EX. HANDICAPPED PARKING
- PVC = POLYVINYL CHLORIDE PIPE
- RCP = REINFORCED CONCRETE PIPE
- DIP = DUCTILE IRON PIPE
- = EX. WATER LINE
- ▨ = EX. PARKING STRIPING
- ▨ = EX. BUILDING

LEGAL DESCRIPTION

LOT 1 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER LOTS 1 THROUGH 10 AND OUTLOT "B" IN BLOCK 1, RECORDED AS DOCUMENT NUMBER 99610317, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEYED AREA

LAND AREA = 262,733 SQUARE FEET (6.032 ACRES)

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (.000) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
- ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.E. AT 1-800-892-0123.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- ALL RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.
- SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY ORDER NO. 1410 F50000126 OR WITH AN EFFECTIVE DATE OF MARCH 8, 2007 FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
- SCHEDULE B ITEMS 1-5: NOT SURVEY RELATED
- SCHEDULE B ITEM 6: THE PROPERTY IS SUBJECT TO EASEMENT DECLARATION STATEMENT AS CONTAINED ON PLAT OF PRAIRIE LAKES BUSINESS CENTER RECORDED AS DOCUMENT 99610317. EFFECTS THAT PORTION OF THE PROPERTY SUBJECT TO THE NATURAL CONSERVATION EASEMENT AS SHOWN HEREON.
- SCHEDULE B ITEM 7: THE PROPERTY IS SUBJECT TO EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE ALONG THOSE PORTIONS OF THE LAND AS SHOWN ON PLAT OF RESUBDIVISION RECORDED AS DOCUMENT 99610317 AND SHOWN HEREON.
- SCHEDULE B ITEM 8: THE PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS AND OTHER GENERAL TERMS AS CONTAINED IN DOCUMENT RECORDED JANUARY 8, 1997 AS DOCUMENT 97014430.
- SCHEDULE B ITEM 9: THE PROPERTY IS SUBJECT TO COVENANTS, RESTRICTIONS, TERMS, PROVISIONS AND CONDITIONS AS DISCLOSED BY MEMORANDUM OF AGREEMENT RECORDED JULY 8, 1999 AS DOCUMENT 99652738 AND ACKNOWLEDGMENT AND AGREEMENT RECORDED OCTOBER 28, 1999 AS DOCUMENT 09016832.
- SCHEDULE B ITEMS 10-12: NOT SURVEY RELATED.
- TABLE A ITEM 16: THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- TABLE A ITEM 17: THE VILLAGE OF HOMEWOOD HAS NOT INDICATED THAT THERE ARE ANY CHANGES IN STREET LINES, EITHER COMPLETED OR PROPOSED, FOR MAPLE AVENUE. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- TABLE A ITEM 18: THE SURVEYOR AND THOSE UNDER DIRECT SUPERVISION OF THE SURVEYOR ARE NOT QUALIFIED TO DETERMINE IF THE PROPERTY IS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.

NO.	DATE	REVISIONS

Manhard CONSULTING LTD
2000 Hwy 80, Lombard, IL 60148 Tel: (630) 681-8200 Fax: (630) 681-8201
Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers
Construction Managers - Environmental Scientists - Landscaping Architects - Planners

EXISTING OFFICE-WAREHOUSE FACILITY
VILLAGE OF HOMEWOOD, ILLINOIS
ALTA/ACSM LAND TITLE SURVEY

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

CERTIFIED TO : BOMAR, L.L.C., AN LIMITED LIABILITY COMPANY
: CHICAGO TITLE INSURANCE COMPANY
: INX INTERNATIONAL INK COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(1), 7(1)(1), 8, 9, 10, 11(1), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, THE RELATIVE ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

I FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP - MAP NUMBER 17031C0734 F WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2000.

DATED THIS 2nd DAY OF May, 2007.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3325
LICENSE EXPIRES NOVEMBER 30, 2008

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2007

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

DATE OF FIELD SURVEY: APRIL 2, 2007

PROJ. MGR.: JMR
PROJ. ASSOC.:
DRAWN BY: BJP
CHECKED BY: BJP
DATE: 04/06/07
SCALE: 1" = 40'

SHEET 1 OF 1
DBGCHM 070150

