

PROPERTY ADDRESS:
1236 E. IRVING PARK ROAD, STREAMWOOD, ILLINOIS

LAND AREA:
PARCEL 1:
72,614 SQUARE FEET OR 1.67 ACRES, MORE OR LESS.
PARCEL 2:
2,043 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

REFERENCE PLAT:
NO REFERENCE PLAT WAS PROVIDED FOR THIS SURVEY.

ENCROACHMENT:
THERE APPEARS TO BE NO ENCROACHMENTS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

NOTES:

- PER THE CITY OF STREAMWOOD, ILLINOIS ZONING REGULATIONS, THIS PROPERTY IS ZONED "O-2" - SHOPPING CENTER DISTRICT.
- "B-2" ZONING REQUIREMENTS:
FRONT: 75 FEET
SIDE: 10 FEET (50 FEET ON SIDE ABUTTING A PUBLIC STREET)
REAR: 20 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
PARKING REQUIREMENTS: 1-1/2 SPACES FOR EACH 1000 SQUARE FEET OF NET LEASABLE AREA
- THERE EXISTS A TOTAL OF 24 PARKING STALLS ON THE SUBJECT PROPERTY (23 REGULAR + 1 HANDICAPPED).
- THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "X" (AREAS OF MINIMAL FLOODING) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 1703100109J, EFFECTIVE DATE AUGUST 19, 2008.
- ACCESS TO THE SUBJECT PROPERTY FROM EAST IRVING PARK ROAD AND EAST AVENUE.
- THE BASIS OF BEARING USED FOR THIS SURVEY WAS N 01°01'20" W AS THE EAST PROPERTY LINE OF PARCEL 1.
- UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR A GAS STATION.
- IN MOST CASES DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT-OF-WAYS.
- ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY EASEMENT.
- THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS.

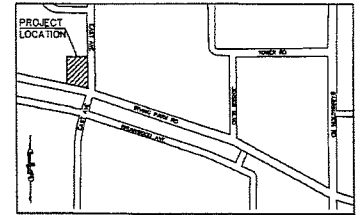
DESCRIPTION:

PARCEL 1:
THAT PART OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 222.50 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25, A DISTANCE OF 167.42 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25, A DISTANCE OF 287.17 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF STATE ROUTE 19 (ALSO KNOWN AS IRVING PARK ROAD); THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID ROUTE 19, BEING A CURVED LINE CONVEX TO THE NORTH HAVING A RADIUS OF 4824.74 FEET, AN ARC DISTANCE OF 237.82 FEET TO THE INTERSECTION WITH A LINE WHICH IS 83.48 FEET EAST OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 25 AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE NORTHERLY ALONG SAID PARALLEL LINE 348.36 FEET TO THE INTERSECTION OF A LINE WHICH IS 222.50 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25 AND PARALLEL WITH SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 83.48 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
A STRIP OF LAND, 7.06 FEET WIDE, LYING EAST OF AND ADJOINING THE EAST LINE OF BARNES' FIRST ADDITION TO STREAMWOOD, BEING A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1972 AS DOCUMENT 22078142, SAID STRIP OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID BARNES' FIRST ADDITION, SAID EAST LINE BEING A LINE WHICH IS 1160.08 FEET, MEASURED PERPENDICULARLY, EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, WHICH POINT IS 222.50 FEET, AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTH LINE OF SAID BARNES' FIRST ADDITION, SAID NORTH LINE BEING ALSO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 25 AND RUNNING THENCE SOUTH ALONG SAID EAST LINE OF BARNES' FIRST ADDITION, A DISTANCE OF 288.94 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF STATE ROUTE 19, ALSO KNOWN AS IRVING PARK ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, BEING HERE A CURVED LINE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 4824.74 FEET, AN ARC DISTANCE OF 7.20 FEET TO AN INTERSECTION WITH A LINE WHICH IS 1870.12 FEET, MEASURED PERPENDICULARLY, EAST OF A PARALLEL, WITH SAID WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 290.53 FEET TO AN INTERSECTION WITH A LINE WHICH IS 222.50 FEET, AS MEASURED ALONG SAID PARALLEL LINE, SOUTH OF SAID NORTH LINE OF THE SOUTHWEST 1/4; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 7.06 FEET TO THE POINT OF BEGINNING.

SURVEY REFERENCE:
TITLE COMMITMENT NUMBER: 331480-048
EFFECTIVE DATE: JUNE 5, 2008
FIRST AMERICAN TITLE INSURANCE COMPANY

THERE ARE NO SCHEDULE B-2 ITEMS WITHIN THE TITLE COMMITMENT WHICH ARE OF A NATURE WHICH CAN BE PLOTTED ON THIS SURVEY.



LOCALITY MAP:
NOT TO SCALE

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CALL J.U.L.I.E.
JOINT UTILITY LOCATING INFORMATION FOR EXCAVATIONS
BEFORE EXCAVATING
1-800-892-0123



DESIGN SURVEYS, LLC
707 N. MAIN STREET
EUDORA, KANSAS 66025
PH. (913) 686-4427
FAX (913) 686-4430

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY, Inc.
National ALTA Survey Management

17220 Hawthorne Street, Suite 108-110, Fountain Valley, CA 92708
Tel: (714) 978-7781 Fax: (714) 978-1284
www.themattthewscompany.com

NO.	DATE	CLIENT COMMENTS	BY
1	05/20/08	REVISION	ET / JPP

BP PRODUCTS NORTH AMERICA INC.

1236 E. IRVING PARK ROAD
STREAMWOOD, ILLINOIS

SCALE: 1" = 30'
DATE: 06/19/08
DWN. BY: JMT
CHKD. BY:
CHKD. / AP'VD:
APPROVED:
SS# 34121

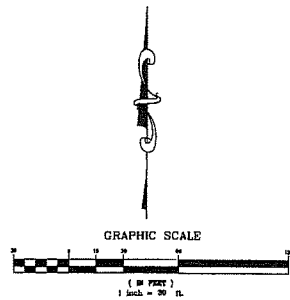
SURVEYOR'S CERTIFICATE:
TO: BP PRODUCTS NORTH AMERICA INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "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(A), 7(B)(1), 7(C), 8-10, AND 11(A), 13, 14 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDESIGNED FURTHER CERTIFIES THAT IN HIS PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS MAP OR PLAT OF SURVEY OF THE PREMISES SHOWN HERON IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 331480-048 DATED JUNE 5, 2008

THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MINIMUM ILLINOIS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
DATE OF SURVEY: JUNE 19, 2008
ERROR OF CLOSURE: 1:63373

KEVIN D. DESHAN
ILLINOIS LS-036-00301
EXPIRATION DATE: 11/02/2008



SYMBOL LEGEND

BT	BURIED DIESEL TANK	○	SANITARY SEWER MANHOLE	●	1/2" x 24" REBAR W/CAP SET (NAILS NOT SHOWN)	---	OVERHEAD POWER LINE
DF	DIESEL FUEL PUMP	○	STORM SEWER MANHOLE	○	MONUMENT FOUND	---	UNDERGROUND POWER LINE
VP	VENT PIPE	○	ELECTRIC MANHOLE	○	SECTION CORNER FOUND	---	OVERHEAD TELEPHONE LINE
GR	GAS LINE RISER	○	TELEPHONE MANHOLE	(D)	DESCRIBED	---	UNDERGROUND TELEPHONE LINE
MB	MAIL BOX	○	WATER MANHOLE	(M)	MEASURED	---	SANITARY SEWER LINE
GV	GAS LINE VALVE	○	MONITORING WELL	□	ELECTRIC PEDESTAL	---	WATER LINE
PH	PAY PHONE	○	UTILITY MANHOLE	○	TELEPHONE PEDESTAL	---	GAS LINE
GP	GATE POST	○	POWER POLE	○	CABLE TV PEDESTAL	---	FENCE
SC	SANITARY SEWER CLEANOUT	○	LIGHT POLE	○	HANDICAPPED PARKING STALL	---	FLOOD ZONE LINE
SP	WATER SPIGOT	○	TRAFFIC SIGNAL LIGHT POLE	○	HANDICAPPED PARKING SIGN	---	CANOPY
FP	FLAG POLE	○	WATER METER	○	COMMUNICATION CABLE SIGN	---	MENU BOARD
BO	BOLLARD	○	GAS METER	○	STREET/TRAFFIC SIGN	---	SPEAKER BOX
FI	FIRE HYDRANT	○	ELECTRIC METER	○	WATER LINE VALVE	---	GRATE INLET
FP	FILL POINT	○	TRAFFIC CONTROL BOX	○	TRANSFORMER	---	GENERATOR
AC	AIR CONDITION UNIT	○				---	