

**LEGEND**

- Power Pole
- Light Pole
- Transformer
- Utility Pedestal
- Traffic Signal
- Signal Box
- Gas Valve
- Water Valve
- Electric Meter
- Gas Meter
- Fire Hydrant
- Manhole
- Catch Basin
- Curb Catch Basin
- Monitoring Well
- Flared End Section
- Flag Pole
- Ground Light
- Ballard
- Auto Sprinkler
- Stockade Fence
- W- Water
- T- Telephone
- G- Gas
- E- Electric
- OHW- Overhead Wires
- ST- Storm Sewer
- SS- Sanitary Sewer
- P.O.C. Point of Commencement
- P.O.B. Point of Beginning
- S.F. Square Feet
- X- Chain Link Fence
- N North
- S South
- E East
- W West
- Degrees
- Feet/Minutes
- Inches/Seconds
- Vol. Volume
- Pg. Page
- Concrete
- Guard Rail

**SURVEY RELATED ITEMS  
CORRESPONDING TO SCHEDULE B  
TITLE COMMITMENT**

- (b) Flood certification as appended to the plat of Zion-Sheridan LLC Subdivision recorded August 6, 2001 as Instrument No. 4740302 and as appended to the plat of Grobman's Subdivision recorded January 6, 2005 as Instrument No. 5712706, as follows: I hereby certify that a part of this property covered by this plat of subdivision (all being contained within the Conservation Areas of Lots 3, 4, 5 and 8) is situated within a Special Flood Hazard Area Zone "A", areas inundated by 100 year flood with no base flood elevation determined as defined by F.E.M.A. (Said "Conservation Area" falls within the Northeast corner of the land). Conservation area is plotted hereon.
- (c) Utility Easements and the provisions relating thereto granted in plat of Zion-Sheridan LLC Subdivision recorded August 6, 2001 as Instrument No. 4740302 and as further shown on the plat of Grobman's Subdivision recorded January 6, 2005 as Instrument No. 5712706; together with Utility Easements and the provisions relating thereto specifically granted in plat of Grobman's Subdivision. Item is plotted hereon.
- (d) Ingress and Egress Easements and the provisions relating thereto as granted in plat of Zion-Sheridan LLC Subdivision recorded August 6, 2001 as Instrument No. 4740302, and as further shown on the plat of Grobman's Subdivision recorded January 6, 2005 as Instrument No. 5712706, together with the Ingress and Egress Easements and the provisions relating thereto specifically granted in plat of Grobman's Subdivision. Item is plotted hereon.
- (e) Wetland Buffer and the provisions relating thereto as granted in the plat of Zion-Sheridan LLC Subdivision recorded August 6, 2001 as Instrument No. 4740302, and as shown on the plat of Grobman's Subdivision recorded January 6, 2005 as Instrument No. 5712706. (Affects the Northeast corner of the land). Item is graphically plotted hereon.
- (f) Conservation Area and the provisions relating thereto as granted in the plat of Zion-Sheridan LLC Subdivision recorded August 6, 2001 as Instrument No. 4740302, and as shown on the plat of Grobman's Subdivision recorded January 6, 2005 as Instrument No. 5712706. (Affects the Northeast corner of the land). Item is plotted hereon.
- (g) Note appended to the plat of Zion-Sheridan LLC Subdivision recorded August 6, 2001 as Instrument No. 4740302, and as shown on the plat of Grobman's Subdivision recorded January 6, 2005 as Instrument No. 5712706, as follows: Area between Wetland Buffer Limits and Conservation Area may be developed in accordance with the chart attached to the plat of subdivision, provided the runoff is diverted to the stormwater detention system. Item is blanket in nature and is not plotted.

**SURVEY RELATED ITEMS  
CORRESPONDING TO SCHEDULE B  
TITLE COMMITMENT**

- (h) Sign Easement and the provisions relating thereto as granted in the plat of Grobman's Subdivision recorded January 6, 2005 as Instrument No. 5712706. (Affects the Northwest corner of the land). Item is plotted hereon, in the Southwest corner of the land.
- (i) Note appended to the plat of Grobman's Subdivision recorded January 6, 2005 as Instrument No. 5712706, as follows: There shall be no direct access to Sheridan Road from Lots 1 and 2 except at the location denoted by the centerline shown on Lot 2. Item is plotted hereon.
- (j) Restrictions contained in a Special Warranty Deed from Eastern Management and Financial, L.L.C. and Gerald S. Grobman to Zion Investment Group, LLC dated January 6, 2004 and recorded January 8, 2004 as Instrument No. 5472746 in the Office of the Recorder of Lake County, Illinois. Restrictions do not provide for forfeiture or reversion for violation thereof. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people. Item is blanket in nature and is not plotted.
- (l) Terms, provisions, conditions and restrictions contained in the Reciprocal Easement Agreement made by and between Zion Investment Group, LLC and Zion Plaza, LLC recorded January 8, 2004 as Instrument No. 5472748. Item is plotted hereon.
- (m) Terms, provisions, conditions and restrictions contained in the Sign Easement Agreement made by and between Zion Investment Group, LLC and MSD Hotels LLC recorded March 29, 2017 as Instrument No. 7382903. Item is plotted hereon.



**VICINITY MAP**

**TITLE LEGAL DESCRIPTION**

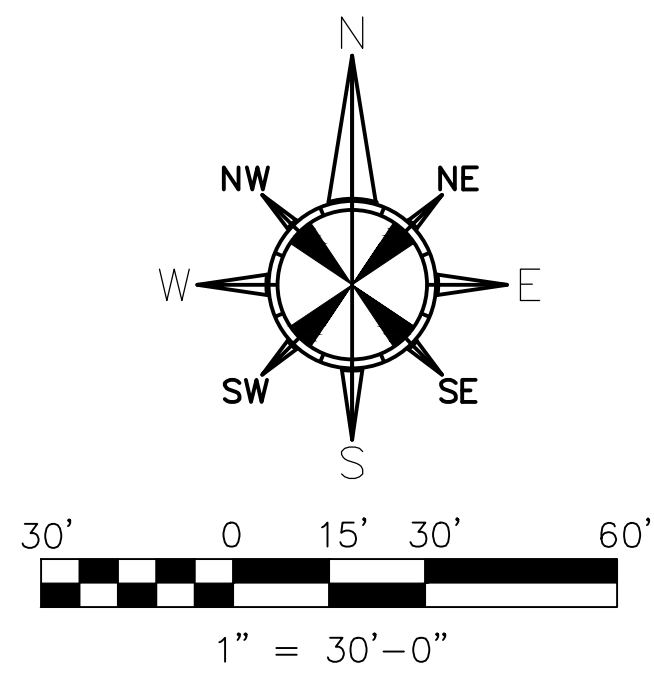
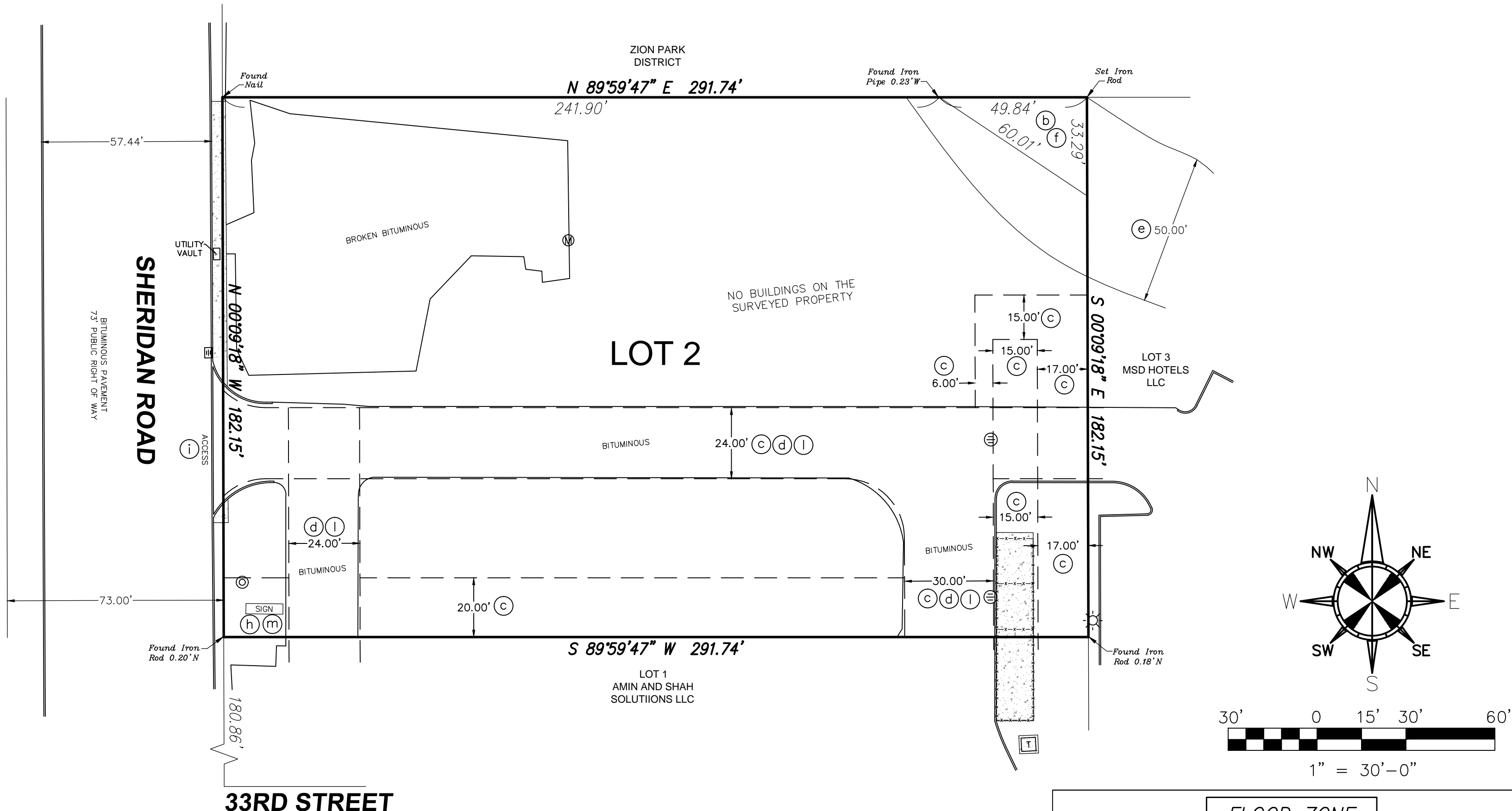
Lot 2 of Grobman's Subdivision, being a Resubdivision of Lots 1 and 3 of Zion-Sheridan LLC Subdivision, being a subdivision of part of Section 27, Township 46 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded January 5, 2005 as Document No. 5712706, in Lake County, Illinois.

**MISCELLANEOUS NOTES**

- (N1) ASSUMED BEARING: THE EAST RIGHT OF WAY LINE OF SHERIDAN ROAD TO BE NORTH 00 DEGREES 09 MINUTES 18 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 |
| 0       | 0        | 0       | 0       | 0     |
- (N3) IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  - (N4) IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
  - (N5) IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WAS NO STAKED WETLAND DELINEATION TO REFERENCE ON THIS SURVEY.
  - (N6) ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
  - (N7) ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
  - (N8) AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
  - (N9) AT THE TIME OF THIS SURVEY, THE ADDRESS WAS NOT POSTED.
  - (N10) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM SHERIDAN ROAD AND INDIRECT ACCESS, VIA AN EASEMENT, TO AND FROM 33RD STREET, WHICH ARE GOVERNED BY THE CITY OF ZION.
  - (N11) AREA: 53,140.26 SF± OR 1.22 ACRES±
  - (N12) TAX ID NUMBER PER COMMITMENT; 04-27-115-006

**STATEMENT OF ENCROACHMENTS**

THERE ARE NONE TO BE OBSERVED.



**FLOOD ZONE**

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINE'S 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. 170970087K, DATED 09/16/2013 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 12/05/2017 BY TELEPHONE OR EMAIL (www.fema.gov)

**ZONING INFORMATION**

THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING ZONING INFORMATION. PARTNER ZONING REPORT, PROJECT NUMBER 17-202027.3, DATED DECEMBER 7, 2017

The subject property is zoned "HB-2" - Highway Business 2.

Front Setback: 20 ft.  
Rear Setback: 5 ft.  
Side Setback: None  
Maximum Building Height: 35 ft.  
Minimum Parking: For Auditorium, Gymnasium, Stadiums, Churches and Other Place of Assembly Use: 1 space per 4 seats based on maximum seating capacity.  
For Hospital: Use 1 space per 3 beds, plus 1 space per 3 employees.  
For Nursing Home Use: 1 space per 10 beds, plus 1 space per 2 employees.  
For Office Use: 1 space per 2 employees.  
For Medical/Dental Office Use: 1 space per doctor/dentist, plus 1 space per 2 employees, plus 1.5 spaces per patient room.  
For Automobile Service Station Use: 4 spaces, plus 1 space per employee.  
For Restaurant Use: 1 space per 3 seats.  
For All Business Establishment Use: 1 space per 300 sq. ft.

**ALTA/NSPS LAND TITLE SURVEY  
FOR  
VACANT LAND**

PARTNER PROJECT NUMBER 17-202027 SITE NUMBER 2  
ALTA SURVEY BASED AND RELIED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER, 14-35797, CONTAINING AN EFFECTIVE DATE OF SEPTEMBER 14, 2017.

**CERTIFICATION**

TO: CHARITY FINANCIAL LLC; ACTS COMMUNITY DEVELOPMENT CORPORATION; SHERIDAN RD AND 33 STREET, LLC; MERIDIAN TITLE CORPORATION; CHICAGO TITLE INSURANCE COMPANY AND PARTNER ENGINEERING & SCIENCE.

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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 28, 2017.

PROPERTY ADDRESS: SHERIDAN ROAD AT 33RD STREET, ZION, ILLINOIS 60099

James L. Harpole  
Illinois Professional Land Surveyor No. 3190  
In the State of Illinois, Expires 11-30-2018

SURVEY PREPARED BY:  
JLH Land Surveying Inc.  
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