



ALTA/NSPS LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY

SURVEYOR'S NOTES

1. The legal description and utility easements shown hereon have been provided by Old Republic National Title Insurance Company, Commitment policy #NC12202226 dated November 18, 2022. The title information shown hereon is subject to the provisions of the title insurance policy and the title insurance or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
2. Based on Flood Insurance Rate Map, Panel No. 1709700037K, dated September 18, 2013, the subject property lies within Zone "X", areas determined to be above the 0.2% annual chance floodplain.
3. Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
4. Compare this plot, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
5. The location of the property lines shown on the face of this plot are based on the legal description contained in the title commitment and shown hereon. The title information has been furnished by the client and compared to record deeds to check for gaps and/or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
6. 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 plot. Lawn sprinkler systems, if any, are not shown on this survey.
7. Manholes, valves 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 survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc.) are based solely on the "stamped" markings on the utility rim. Do not underground observations have been made to verify the actual use or existence of underground utilities.
8. Surface indications of utilities on the surveyed parcel have been shown. Underground and offset 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.
9. 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.
10. 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 JULIE at 1-800-892-0123.
11. Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions apply to all structures shown hereon. Only those setback restrictions shown on the recorded subdivision plat or the title commitment have been shown.
12. There is a total of 52 striped parking spaces for cars, including 1 of which are marked handicapped and 0 of which are for motorcycles. (Pertains to Table A, Item 9).
13. The property is located at the corner of Milwaukee Road & Grand Avenue (Pertains to Table A, Item 14).
14. There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, Item 16).
15. The Village of Lake Villa was contacted and there are no proposed changes in the street Right of Way or recent evidence of street or sidewalk construction in the process of conducting the fieldwork. (Pertains to Table A, Item 17).
16. Exceptions 1, 2, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18 and 20 are not survey related.
17. Exceptions 2, 4, 23 & 24 are blanket in nature.
18. Exception 11, 19 & 22 are shown hereon.
19. Exception 21 Building setback lines & Easements not shown or noted on Plat of Subdivision

TRACT 1

PARCEL 1:
Lots 1, 2, 3, 4, 7, 27 and 28 in Block 3 in Fowler's Subdivision of part of the Original Plat of Lake City (now Lake Villa) in the Township of Section 3, Township 44 North, Range 10, East of the Third Principal Meridian, according to the plat recorded May 21, 1920 as Document No. 182902 in Block K of Plats, page 34, in Lake County, Illinois.

And that part of the plat is described as follows, to-wit: Commencing at the Northwest corner of Lot 1 in said Block 3 and thence South 89° 59' 00" East 150.00 feet to the Southeast corner thereof; thence West parallel with the North line of the East and West alley in said Block, 15.00 feet; thence North 89° 59' 00" East 30.00 feet to the Southeast corner of Lot 28 in said Block; thence North to the Northeast corner of said Lot 28; thence Westerly to the Northeast corner of Lot 26, 26.00 feet; thence North 89° 59' 00" East 30.00 feet to the Southeast corner of said Lot 26; thence North 89° 59' 00" East 30.00 feet to the South line of Lot 4 in said Block at a point 30.0 feet East of the Southwest corner thereof; thence East to the Southeast corner of Lot 2 in said Block and thence North to the Place of Beginning in the Northwest corner of Lot 1 in said Block.

And Lot A in Block 3 in Fowler subdivision of part of the Original Plat of Lake City (now Lake Village) in the Southwest Quarter of Section 33, Township 48 North, Range 10, East of the Third Principal Meridian according to the Plat thereof recorded May 21, 1907, as follows: Beginning at the Northwest corner of said lot 1, thence South 6 degrees 15 minutes 35 seconds East, along the Eastern boundary of said lot 1, to the intersection of the Eastern boundary of said lot 1 with the Eastern boundary of said lot 2; thence South 26 degrees 52 minutes 27 seconds West, 5,532 feet to the South line of said Lot A; thence North 88 degrees 59 minutes 30 seconds West, on said South line, 74.13 feet to a 5/8" rebar with an Allied cap stamped State of Illinois Division of Highways right-of-way corner PLS 2630; thence North 65 degrees 01 minute 33 seconds East, 56.83 feet to a 5/8" rebar with an Allied cap stamped State of Illinois Division of Highways right-of-way corner PLS 2630; thence North 60 degrees 00 minutes 27 seconds 02 East, 27.74 feet to a 5/8" rebar with an Allied cap stamped State of Illinois Division of Highways right-of-way corner PLS 2630; thence North 36 degrees 15 minutes 35 seconds West, parallel with said East line, 369.73 feet to the North line of said Lot 1 and to a 5/8" rebar with an Allied cap stamped State of Illinois Division of Highways right-of-way corner PLS 2630; thence North 94 degrees 20 minutes 56 seconds East, on said North line, 114.2 feet to the Place of Beginning.

PARCEL 2;
 Lot 5 (except the West 20.0 feet thereof dedicated to the Village of Lake Villa by Document No. 2064560) in Block 3 in the Fowler Subdivision of a part of the Original Plat of Lake City (now Lake Villa) in the Southwest Quarter of Section 33, Township 46 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded May 21, 1920 as Document No. 192902, in Book K of Plats, page 34, in Lake County, Illinois.

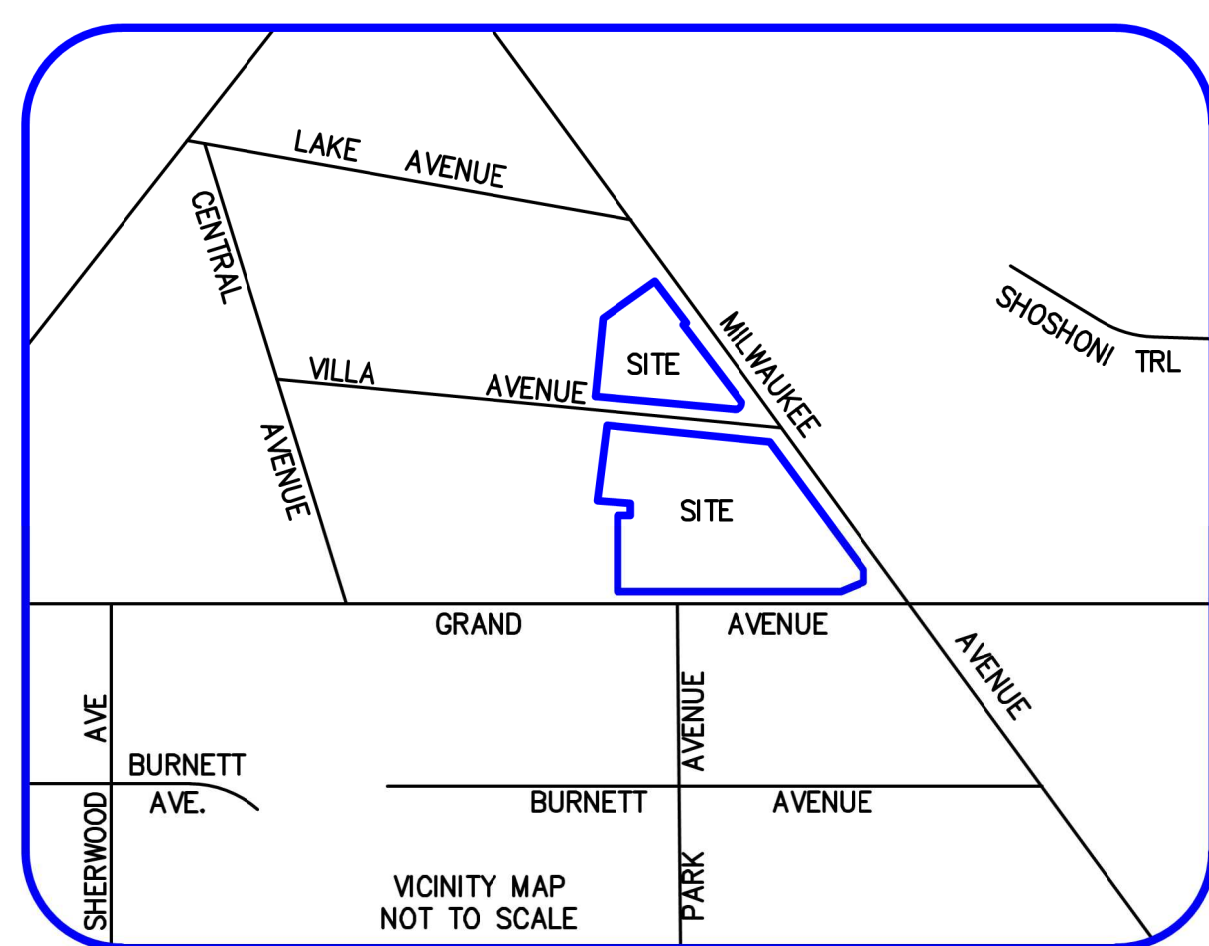
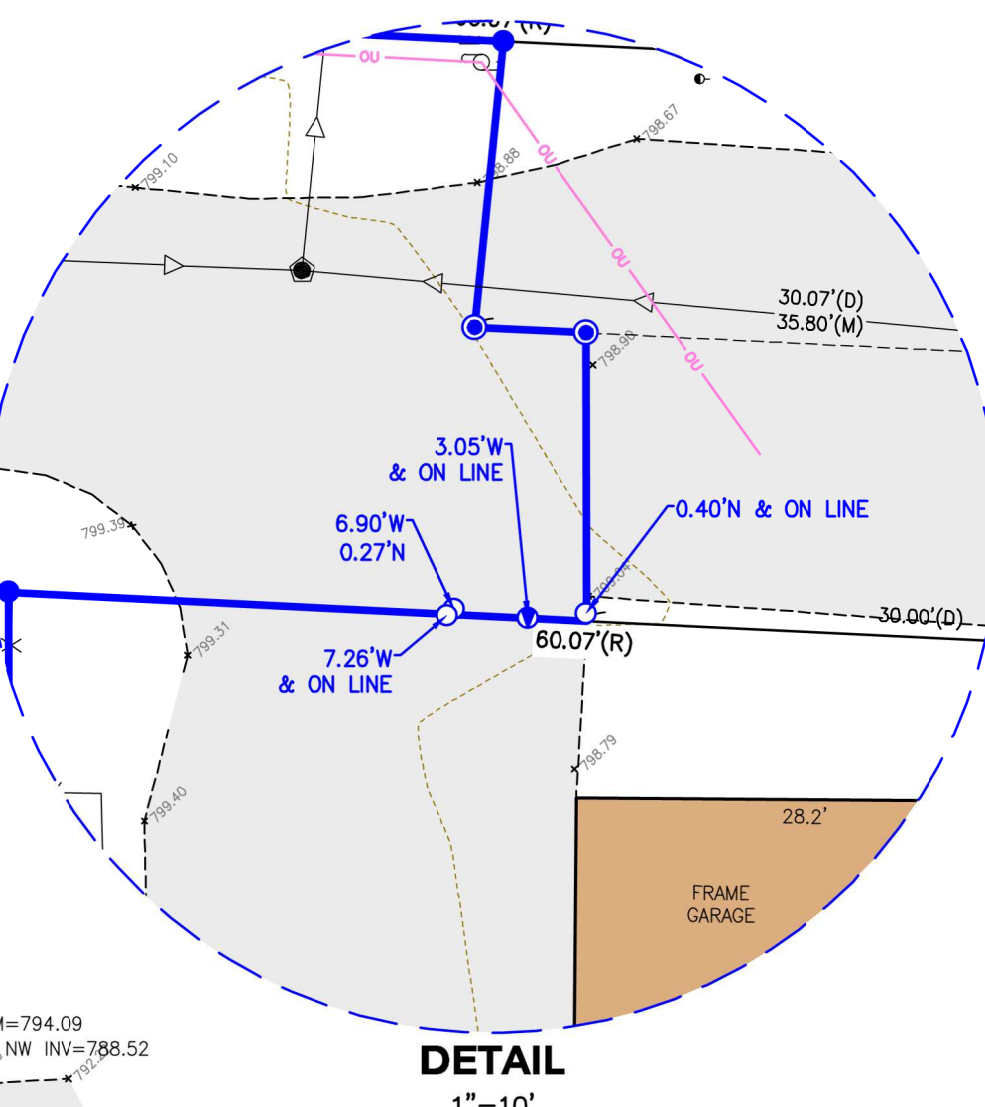
PARCEL 3:
Lot 26 in Block 3 in Fowler's Subdivision, a Subdivision in the Southwest Quarter of Section 35, Township 46 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded May 21, 1920 as Document No. 192902 in Book "K" of Plats, page 34, in Lake County, Illinois, together with that portion of the alley lying North and adjoining the East 30.0 feet of Lot 26, vacated by ordinance alley lying North and adjoining the East 30.0 feet of Lot 26, vacated by ordinance recorded February 16, 1927, as Document No. 294303.

TRACT 2

PARCEL 1:
Lots 30, 31, 32 and Jo2 Block 2 in Fowler's Subdivision part of the Original Plat of Lake City (now Lake Villa) in the Southeast Quarter of Section 33, Township 46 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded May 19, 1892, in Document No. 65121-25, described as follows: Beginning at the Northwest corner of said Lot 31; thence South 7 degrees 15 minutes 50 seconds West, parallel with the Northeast line of said Lot 31, a distance of 147.97 feet to a point of curvature on the East line of said Lot 31; thence South on a 20.0 foot radius curve, concave Westerly, on the East line of said Lot 31, on arc distances of 17.26 feet, the chord of said curve bears South 11 degrees 57 minutes 30 seconds West, parallel with the Northeast line of said Lot 31, a distance of 16.13 feet to said Lot 31; thence North 36 degrees 15 minutes 35 seconds West, parallel with the Northeast line of said Lot 31, a distance of 163.12 feet to the Northwest line of said Lot 31; thence North 53 degrees 18 minutes 12 seconds East, on said Northwest line, 7.0 feet to the Northwest corner of said Lot 31, which corner is also the Southwest corner of said Lot 32 in Block 2 in Fowler's Subdivision, by Document No. 65963-39, described as follows, to-wit: The Northeast 7.0 feet of Lot 32 in Block 2 in Fowler's Subdivision, by Document No. 65963-39, described as follows, to-wit: Document No. 12902, in Lake County, Illinois.

PARCEL 2:
Lots 33 and 34 in Block 2 in Fowler's Subdivision of part of the Original Plat of Lake City (now Lake Villa) in the Southwest Quarter of Section 33, Township 46 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded May 21, 1920 as Document No. 192902 in Book K of Plats, page 34, in Lake County, Illinois.

PARCEL 3:
Lots 28 and 29 in Block 2 in Fowler's Subdivision of part of the Original Plat of Lake City (now Lake Villa) in the Southwest Quarter of Section 33, Township 46 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded May 21, 1920 as Document No. 192902 in Book K of Plats, page 34, in Lake County, Illinois.



STATE OF ILLINOIS)
) S.S.

Certified to: 1) Lake Villa Community Consolidated School District #4
2) Bluestone Single Tenant Properties, LLC
3) Old Republic National Title Insurance Company

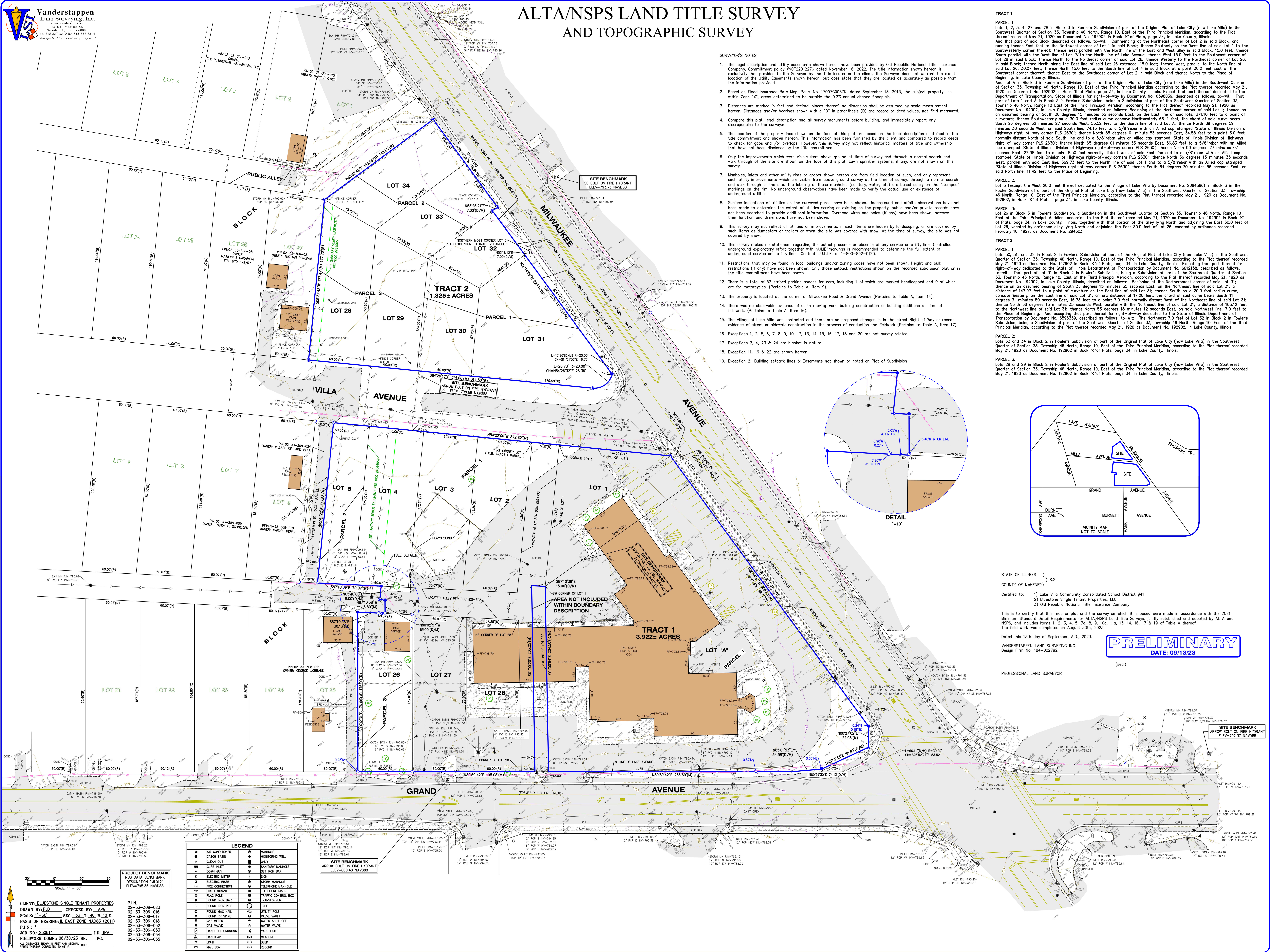
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7a, 8, 9, 10a, 11a, 13, 14, 16, 17 & 19 of Table A thereof.

Dated this 13th day of September, A.D., 2023.

VANDERSTAPPEN LAND SURVEYING INC
Design Firm No. 184-002792

PRELIMINARY
DATE: 09/13/23

PROFESSIONAL LAND SURVEYOR



CLIENT: BLUESTONE SINGLE TENANT PROPERTIES
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=30' SEC. 33 T. 46 R. 10 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: *
JOB NO.: 230614 I.D. TPA
FIELDWORK COMP.: 08/30/23 BK. _____ PG. _____
ALL DISTANCES SHOWN IN FEET AND DECIMAL
PARTS THEREOF CORRECTED TO 68° F.

P.I.N.
02-33-308-023
02-33-306-016
02-33-306-017
02-33-306-018
02-33-306-032
02-33-306-033
02-33-306-034
02-33-306-035

●	FOUND IRON BAR	⏏	TRANSFORMER
○	FOUND IRON PIPE	◯	TREE
⊙	FOUND MAG NAIL	⌋	UTILITY POLE
⊗	FOUND RR SPIKE	⌋	VALVE VAULT
⏏	GAS METER	⌋	WATER SHUT-OFF
⌋	GAS VALVE	⌋	WATER VALVE
⌋	HANDHOLE UNKNOWN	◀	YARD LIGHT
♿	HANDICAP	(M)	MEASURE
☆	LIGHT	(D)	DEED
☐	MAIL BOX	(R)	RECORD