CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING

10 BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES, ILLINOIS EAST ZONE, NAD 1983, WITH THE NORTH LINE OF THE SUBJECT PROPERTY HAVING A BEARING OF N 89°46'17" E AS SHOWN HEREON.

12 PARKING INFORMATION

55 STANDARD PARKING SPACES
5 HANDICAP PARKING SPACES
60 TOTAL PARKING SPACES

13 LAND AREA

1.7127 ACRES
74,604 SQUARE FEET

14 BUILDING AREA

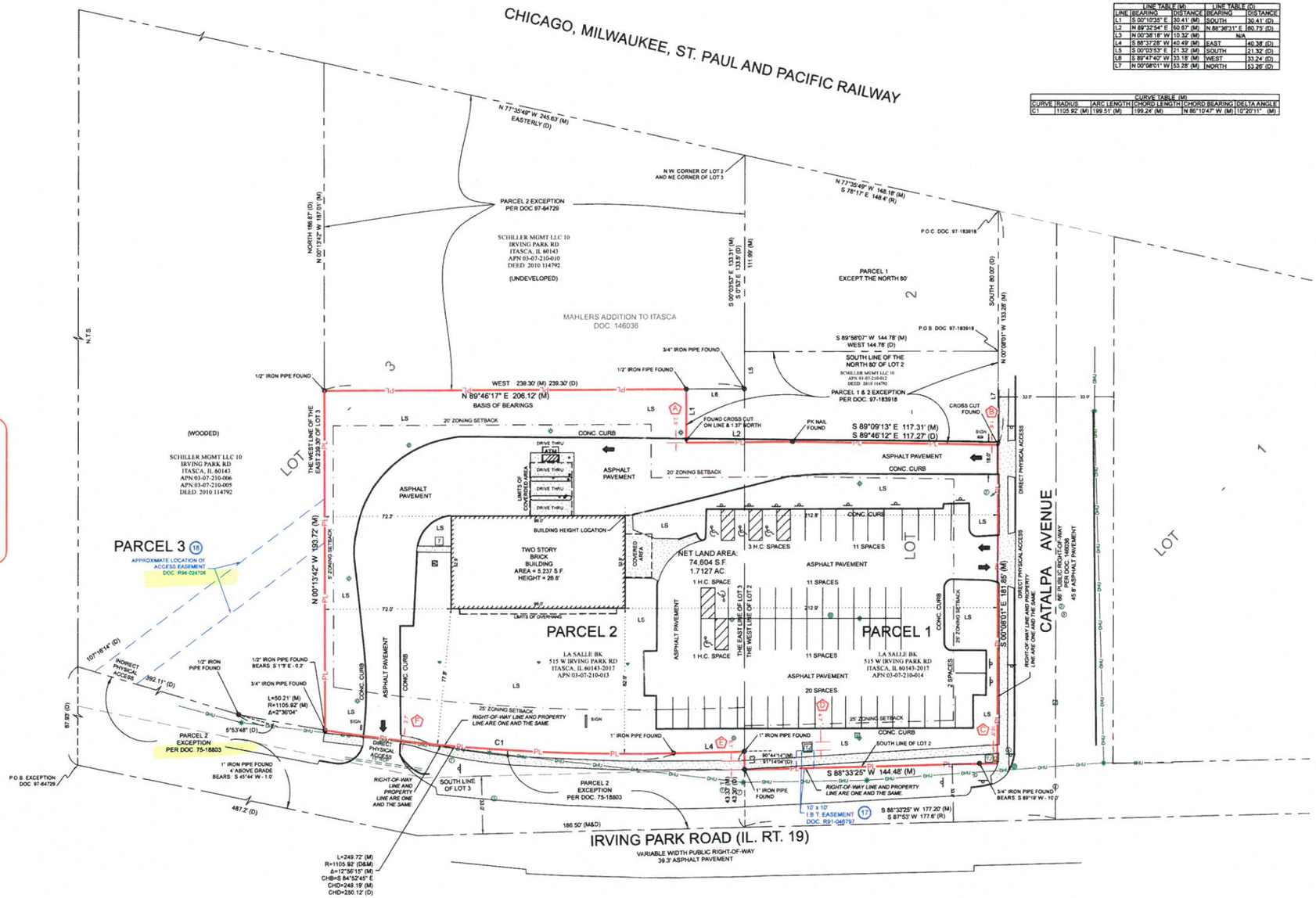
5,237 SQUARE FEET
(SEE NOTE 9)

15 BUILDING HEIGHT

26.8 FEET ±
(SEE NOTE 8)

7 POSSIBLE ENCROACHMENTS

- (A) ASPHALT PAVEMENT AND CONCRETE CURB ARE NORTH OF THE NORTH LINE BY UP TO 2.5'±
- (B) ASPHALT PAVEMENT AND CONCRETE CURB ARE NORTH OF THE NORTH LINE BY UP TO 1.8'±
- (C) CONCRETE WALK AND UTILITIES ARE NORTH OF THE SOUTH LINE BY UP TO 10.5'±
- (D) CONCRETE PAD AND UTILITIES ARE NORTH OF THE NORTH LINE OF THE EASEMENT BY UP TO 4.7'±
- (E) CONCRETE WALK IS NORTH OF THE SOUTH LINE BY UP TO 5.1'±
- (F) CONCRETE WALK IS NORTH OF THE SOUTH LINE BY UP TO 2.7'±



LINE TABLE (M)			LINE TABLE (D)	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 00°10'35" E	30.41' (M)	SOUTH	30.41' (D)
L2	N 89°32'54" E	60.67' (M)	N 88°36'31" E	60.75' (D)
L3	N 00°36'18" W	10.32' (M)		N/A
L4	S 88°37'28" W	40.49' (M)	EAST	40.38' (D)
L5	S 00°03'53" E	21.32' (M)	SOUTH	21.32' (D)
L6	S 89°47'40" W	33.18' (M)	WEST	33.24' (D)
L7	N 00°08'01" W	53.28' (M)	NORTH	53.28' (D)

CURVE TABLE (M)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1105.92' (M)	199.51' (M)	199.24' (M)	N 80°10'47" W (M)	10°20'11" (M)

17 NORTH ARROW / SCALE

0' 15' 30' 45' 60'

SCALE: 1" = 30'

9 LEGEND

- FOUND MONUMENTATION
- FOUND CROSS CUT
- AIR CONDITIONER
- ATM AUTOMATED TELLER MACHINE
- GUARD POST (BOLLARD)
- SIGN POST
- WATER VALVE
- TELEPHONE VAULT
- TELEPHONE BOX
- SANITARY SEWER MANHOLE
- STORM DRAIN INLET OPEN GRATE
- STORM DRAIN MANHOLE
- UTILITY POLE
- GROUND LIGHT
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- GUY ANCHOR
- UTILITY VAULT
- ELECTRIC BOX
- TRANSFORMER

SUBJECT PROPERTY LINE
EASEMENT LINE
ADJOINER PROPERTY LINE
CENTER LINE
BUILDING FACE
BUILDING OVERHANG
OVER HEAD UTILITY
ZONING SETBACK
CONCRETE PAVEMENT

(D) = DEED CALL
(M) = MEASURED CALL
(R) = RECORD CALL
H.C. = HANDICAP
S.F. = SQUARE FEET
AC. = ACRES
CONC. = CONCRETE
LS = LANDSCAPE

16 VICINITY MAP

18 ALTA/NSPS Land Title Survey

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

This Work Coordinated By:

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

Prepared For:

Bank of America, National Association

Client Ref. No.: IL4-302

20 PROJECT ADDRESS

515 W. IRVING PARK ROAD
ITASCA, IL 60143

Project Name:
BOA IL Sites

CDS Project Number:
19-02-0542:003

The surveying company: Commercial Due Diligence Services certifies to the accuracy and sufficiency of the survey provided hereon.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

Copyright ©Commercial Due Diligence Services. This format and style is protected by Copyright, all rights are reserved. Any use of this format and style is strictly prohibited without prior written permission from Commercial Due Diligence Services.