

NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. 1401-008861057 D1, DATED JUNE 22, 2011.

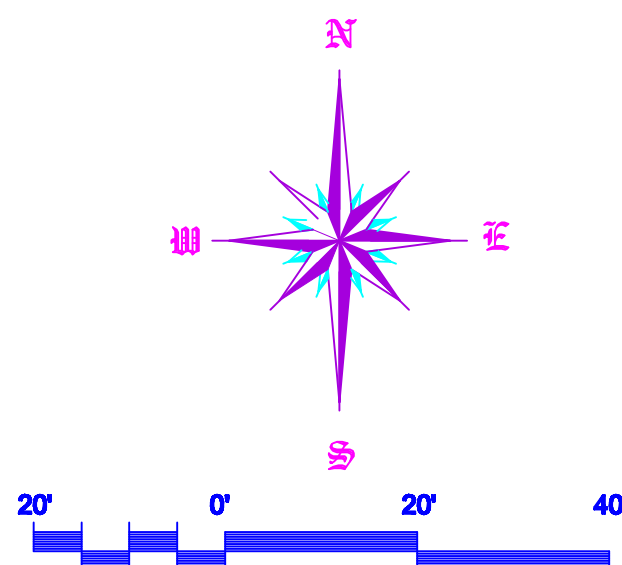
- (20) AGREEMENT MADE BY DES PLAINES-DEMPSER PROPERTIES, INC., A CORPORATION OF DELAWARE, WITH JETCO PROPERTIES, INC., A CORPORATION OF DELAWARE, DATED OCTOBER 19, 1984 AND RECORDED OCTOBER 22, 1984 AS DOCUMENT 19281756 FOR A PARTY WALL TO BE CREATED ON EXISTING IMPROVEMENTS ON THE LAND. (DOES NOT AFFECT LOT 2)
- (21) EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY AND COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 19298573, AFFECTING THE EAST 10 OF DDT 1, AND OTHER PROPERTY NOT NOW IN QUESTION. (DOES NOT AFFECT LOT 2)
- (22) TERMS, PROVISIONS AND CONDITIONS OF THE AGREEMENT MADE BY AND BETWEEN THE CITY OF DES PLAINES AND DES PLAINES-DEMPSER PROPERTIES, INC., RECORDED DECEMBER 2, 1983 AS DOCUMENT 26882542, RELATING TO THE REGULATION OF TRAFFIC. (AFFECTS LOT 2, BLANKET IN NATURE, NOTHING TO PLOT.)
- (23) 5 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF VANDERCAR SUBDIVISION RECORDED AS DOCUMENT 0817016012, OVER THE EAST AND WEST LINE OF LOT 1 AND OVER A PORTION OF THE NORTH LINE OF LOT 1, AND OVER THE WEST LINE OF LOT 2. (AFFECTS LOT 2, SHOWN HEREON)
- (24) EASEMENT FOR PUBLIC UTILITY AND DRAINAGE AS SHOWN ON THE PLAT OF SUBDIVISION AFORESAID, AS FOLLOWS:
OVER THE EAST 5 FEET, THE SOUTH 5 FEET, THE SOUTH 5 FEET OF THE MOST NORTHERLY SOUTH LINE, AND OVER THE WEST 5 FEET OF THE MOST EASTERLY WEST LINE OF LOT 1.
THE NORTH, EAST AND SOUTH 5 FEET OF LOT 2. (AFFECTS LOT 2, SHOWN HEREON)
- (25) EASEMENT IN FAVOR OF SEC/AT&T, ILLINOIS BELL TELEPHONE CO. (AMERITECH), THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMCAST AND WIDE OPEN WEST, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0817016012, AFFECTING THOSE PORTIONS OF THE LAND SHOWN WITHIN THE DOTTED LINES AND MARKED "PUBLIC UTILITY EASEMENT" "COMMON AREA OR AREAS". (AFFECTS LOTS 1 AND 2) (AFFECTS LOT 2, SHOWN HEREON)
- (26) NOTATION AS SHOWN ON THE PLAT OF SUBDIVISION, AFORESAID:
EACH OWNER, AS GRANTOR, HEREBY GRANTS TO THE OTHER OWNERS, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFICS AND VEHICULAR PARKING, SUBJECT TO CONDITIONS OF THE DECLARATION OF RESTRICTIONS AND EASEMENTS.
EACH OWNER, AS GRANTOR, HEREBY GRANTS TO THE OTHER OWNERS, A NON-EXCLUSIVE EASEMENT FOR PUBLIC OR PRIVATE UTILITIES OR UNDERGROUND FACILITIES, INCLUDING STORMWATER DETENTION, SUBJECT TO THE CONDITIONS OF THE DECLARATION OF RESTRICTIONS AND EASEMENTS.
(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NOTHING TO PLOT.)
- (27) EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF RESTRICTIONS AND EASEMENTS EXECUTED BETWEEN ELMHURST AND DEMPSER, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND JETCO PROPERTIES, INC., A DELAWARE CORPORATION, RECORDED JUNE 18, 2008 AS DOCUMENT 0817016013. (AFFECTS THE LAND AND OTHER PROPERTY) (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NOTHING TO PLOT)

LEGAL DESCRIPTION

LOTS 1 AND 2 IN VANDERCAR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 2008 AS DOCUMENT 0817016012, IN COOK COUNTY, ILLINOIS.

FOR THE PURPOSES OF THIS SURVEY ONLY LOT 2 WAS SURVEYED. LOT 1 IS OWNED BY THE SAME JEWEL/OSCO COMPANY. THE FUEL CENTER IS ONLY ON LOT 2.

ALTA/ACSM LAND TITLE SURVEY



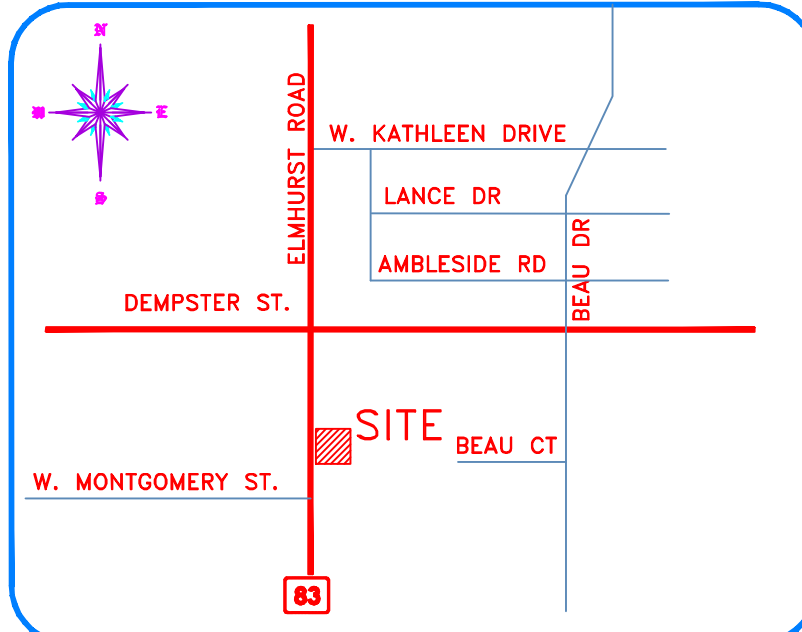
SCALE: 1" = 20'

THIS DRAWING WAS CREATED TO BE VIEWED IN DWS FORMAT. IF IT IS REPRODUCED OR VIEWED IN PDF OR ANY OTHER ELECTRONIC FORMAT, IT MAY NOT BE TO SCALE.

NORTH INDEX IS
DEED, (DATE AND SOURCE)
AND/OR N.C. GRID, NAD 83 OR 27

FOUND 1/2" PIPE
(1" DEEP)

CALCULATED PUL BEARING
N 37°10'15" E 444.82' (M)
N 37°10'15" E 444.82' (M)

FOUND 5/8" REBAR
(1" DEEP)FOUND 5/8" REBAR
(2" DEEP)SET 5/8" REBAR
(FLUSH)(R. YOUNG
CAP)FOUND 1/2" REBAR
(FLUSH)

VICINITY MAP

NOT TO SCALE

STANDARD LEGEND

● MONUMENT FOUND	⚡ POWERPOLE	— SS — SAN/SEWER LINE
○ MONUMENT SET	⚡ LIGHT POLE	⊙ SEWER MANHOLE
■ P.K. NAIL FOUND	⚡ GROUND LIGHT	⊙ GREASE TRAP
□ P.K. NAIL SET	⚡ STREET LIGHT POLE	⊙ CLEAN OUT
⊙ MAG NAIL FOUND	⚡ ELEC. TRANSFORMER	— SD — STORM DRAIN LINE
⊙ MAG NAIL SET	⚡ AIR CONDITIONER	— SD — STORM DRAIN MANHOLE
✕ FOUND X MARK	— E — BURIED ELECTRIC	⊙ STORM INLET
✕ SET X MARK	⊙/H/E OVERHEAD ELECTRIC	⊙ CURB INLET
▲ R.R. SPIKE FOUND	⊙ ELECTRIC MANHOLE	⊙ PAY PHONE
▲ R.R. SPIKE SET	⊙ ELECTRIC METER	⊙ TELEPHONE BOX
▲ BENCHMARK	⊙ ELECTRIC BOX	⊙ TELEPHONE MANHOLE
⊙ CONC. R/W MARKER	— W — WATER LINE	⊙ TELEPHONE POLE
(R) RECORD DATA	⊙ WATER MANHOLE	— T — TELEPHONE LINE
(M) MEASURED DATA	⊙ WATER VALVE	⊙/H/T OVERHEAD TELEPHONE
(C) CALCULATED DATA	⊙ HYDRANT	⊙ UNDERGROUND TELEPHONE MANHOLE
R/W RIGHT OF WAY	⊙ BACK FLOW PREVENTOR	⊙ CABLE TELEVISION
BSL BACK SET LINE	⊙ FIRE DEPARTMENT CONNECTION	⊙ FIBER OPTIC CABLE
RCP REINFORCED CONC PIPE	⊙ HOSE PROTECTION VALVE	⊙ OVERHEAD CABLE
CMP CORRUGATED METAL PIPE	⊙ HOSE BIBB	⊙ CABLE BOX
PVC PLASTIC PIPE	⊙ GAS VALVE	⊙ UNDERGROUND CABLE MARKER
MTL METAL	⊙ GAS METER	⊙ TELECOMMUNICATIONS MANHOLE
ASL ABOVE GROUND LEVEL	⊙ DECIDUOUS TREE	⊙ TELECOMMUNICATIONS MANHOLE
F.P. FOOTPRINT	⊙ UNDERGROUND GAS MANHOLE	⊙ TELECOMMUNICATIONS MANHOLE
L/S LANDSCAPING	⊙ GAS LINE	⊙ TELECOMMUNICATIONS MANHOLE
CONIFER	⊙ GAS LINE	⊙ TELECOMMUNICATIONS MANHOLE
⊙ SQUARE METAL LID	⊙ BORE HOLE	⊙ TELECOMMUNICATIONS MANHOLE
⊙ FUEL TANK LID	⊙ MONITORING WELL	⊙ TELECOMMUNICATIONS MANHOLE
⊙ UNKNOWN MANHOLE	⊙ MAIL BOX	⊙ TELECOMMUNICATIONS MANHOLE
⊙ FROZEN MANHOLE	⊙ GUARD RAIL	⊙ TELECOMMUNICATIONS MANHOLE
	⊙ FENCE	⊙ TELECOMMUNICATIONS MANHOLE

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

1. ZONING—C-3 COMMERCIAL

SETBACKS—
—FRONT= 5 FOOT
—SIDE= 0
—REAR= 5 FOOT

HEIGHT RESTRICTIONS— NOT TO EXCEED 45'

PARKING PROVIDED—
—REGULAR= 5 SPACES
—HANDICAP= 1 SPACES
TOTAL SPACES PROVIDED= 6 SPACES

PARKING REQUIRED= 2 SPACES FOR EACH PUMP, PLUS 1 SPACE FOR EACH 200 SQ. FT. OF RETAIL SPACE.

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

A1 ASPHALT CROSSES DEED LINE

SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS. ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS

A2 POWERPOLE REPRESENTS POSSIBLE ELECTRIC EASEMENT

GENERAL NOTES

1. THIS PROPERTY HAS AN AREA OF 20,097.44 SQUARE FEET OR 0.4614 ACRES OF LAND.
2. THIS PROPERTY IS DESIGNATED BY COOK COUNTY, IL AS TAX MAP ID #08-24-100-030-0000.
3. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.
4. THE PROPERTY HAS ACCESS VIA ELMHURST ROAD, WHICH IS A PUBLIC RIGHT-OF-WAY.
5. INTERIOR ROADWAYS APPEAR TO BE PRIVATE, VARIABLE IN WIDTH AND UNAMED.

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY, BAKER & DANIELS LLP, MAC'S CONVENIENCE STORES LLC, RDK VENTURES LLC AND JETCO PROPERTIES, INC.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a)(b), 7(a)(b)(c), 8, 9, 10a, 11a, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 29, 2011

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

FIELD SURVEY: Mike Ward, PLS

For inquiries, questions or concerns about this survey contact Inquiries@ussurveyor.com or call 1-800-867-8783 ext. 209

U.S. SURVEYOR®
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
"America's Land Surveyor"
1-800- TO SURVEY

PREPARED FOR:

BAKER &
DANIELS

PROJECT LOCATION:

COOK COUNTY, STATE OF ILLINOIS
STORE #6846

PROJECT ADDRESS:

827 ELMHURST ROAD
DES PLAINES, IL 60016

PROJECT TYPE:

ALTA/ACSM LAND
TITLE SURVEY



RODNEY K. YOUNG, L.S.
ILLINOIS REGISTRATION NO. 2999
DATE OF CERTIFICATION 10/07/11
LICENSE EXPIRATION DATE 11/30/12

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SHEET 1 OF 1

JOB NUMBER:
8848082.DWG_RY

FLOOD DATA

This property is in Zone X
of the Flood Insurance Rate Map, Community Panel No. 17031C 0212J
which has an effective date of AUGUST 19, 2008 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

RY PE,PLS

DATE REVIEWED: _____

INT. —

RECORD CLOSURE 1:500,000+

MEASURED CLOSURE 1:500,000+

LEGAL DESCRIPTION REVIEWED BY:

INT. —

INT. —

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED.

THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: OCTOBER 7, 2011
REVISION: CLIENT COMMENTS DATE: NOVEMBER 4, 2011
REVISION: DATE: 2011
REVISION: DATE: 2011