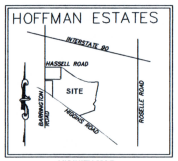
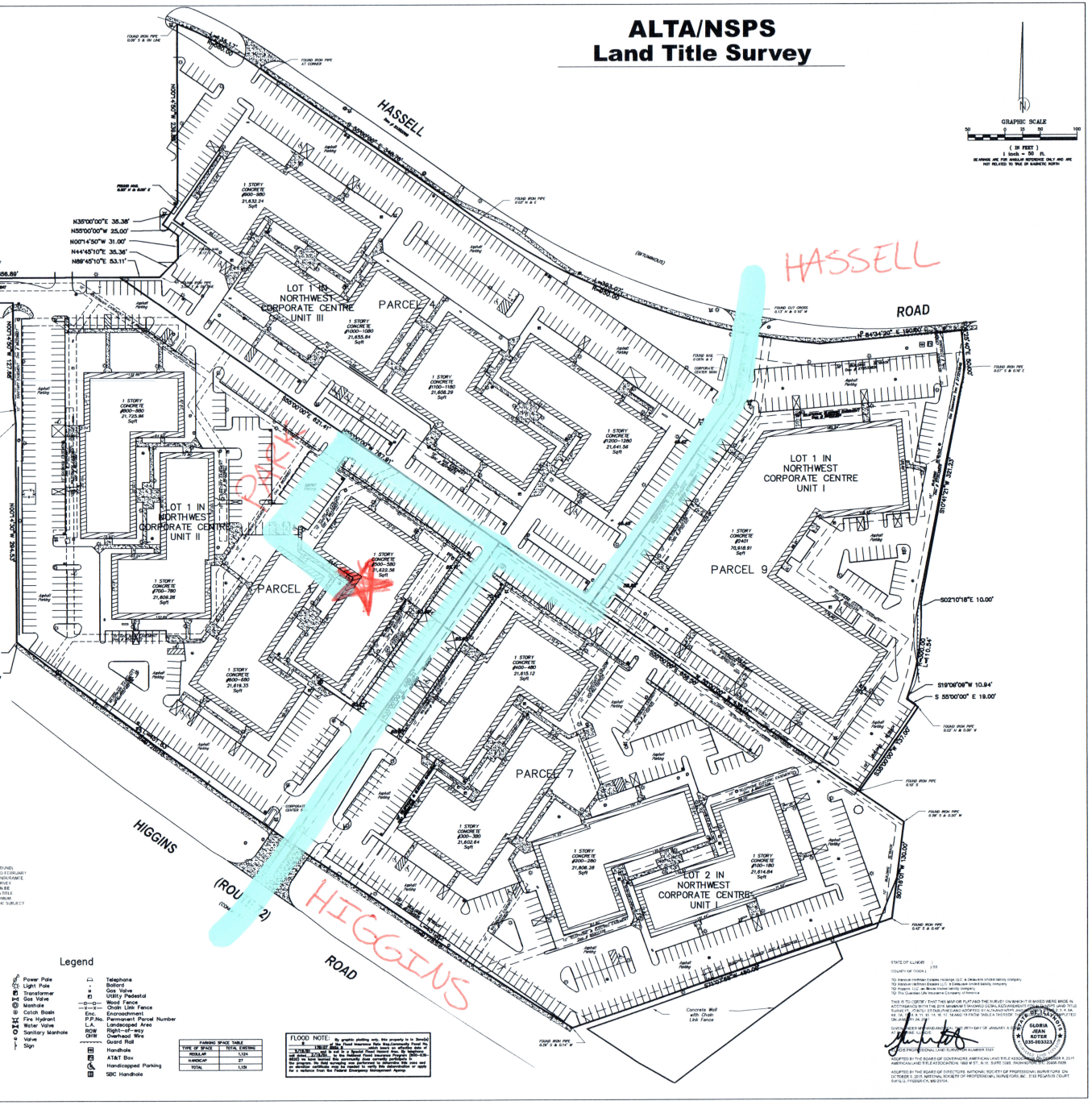
ALTA/NSPS
Land Title Survey



VICINITY MAP
(NOT TO SCALE)



Record Legal Description

PARCEL 1:
LOT 1 IN NORTHWEST CORPORATE CENTRE UNIT I BEING A PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 1986, AS DOCUMENT NUMBER 86-256857, IN COOK COUNTY, ILLINOIS.

EXCEPT FOR THAT PART OF LOT 1 TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, IN CASE NO. 00L06138EM FINAL JUDGEMENT ORDER RECORDED MARCH 13, 2008 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 48 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 8.144 METERS (26.72 FEET); THENCE SOUTH 00 DEGREES 14 MINUTES 18 SECONDS EAST, 10.006 METERS (32.83 FEET) TO THE NORTHERLY SOUTH LINE OF LOT 1, AFORESAID; THENCE SOUTH 89 DEGREES 48 MINUTES 32 SECONDS WEST ALONG SAID NORTHERLY SOUTH LINE OF LOT 1, A DISTANCE OF 8.144 METERS (26.72 FEET) TO THE WEST LINE OF LOT 1; THENCE NORTH 00 DEGREES 14 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 10.007 METERS (32.83 FEET) TO THE POINT OF BEGINNING.

PARCEL 2:
EASEMENTS FOR THE BENEFIT OF PARCEL 1, FOR PARKING AND INGRESS AND EGRESS AS SHOWN ON AND CREATED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 88-527007.

PARCEL 3:
EASEMENTS FOR THE BENEFIT OF PARCEL 1, WITH RESPECT TO VEHICULAR INGRESS AND EGRESS AND VEHICULAR PARKING, INSTALLATION, MAINTAINING, REPAIRING AND REPLACING STORM SEWER LINES, PLACING, CONSTRUCTING, MAINTAINING, REBUILDING AND REMOVING A SIGN; AND THE CONSTRUCTION, MAINTAINING, REBUILDING AND REMOVING A RETAINING WALL, AS SET FORTH IN DOCUMENT 88-527008.

PARCEL 4:
LOT 1 IN NORTHWEST CORPORATE CENTRE UNIT III, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 6 AND PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1988 AS DOCUMENT NUMBER 88251368, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
EASEMENTS FOR THE BENEFIT OF PARCEL 4 FOR PARKING AND INGRESS AND EGRESS AS SHOWN ON AND CREATED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 88227007.

PARCEL 6:
EASEMENT FOR THE BENEFIT OF PARCEL 4 WITH RESPECT TO VEHICULAR INGRESS AND EGRESS AND VEHICULAR PARKING, INSTALLATION, MAINTAINING, REPAIRING AND REPLACING AND CONNECTION TO STORM SEWER LINES, AND PLACING, CONSTRUCTING, MAINTAINING, REBUILDING AND REMOVING A SIGN; AS SET FORTH IN DOCUMENT NUMBER 88227008.

PARCEL 7:
LOT 2 IN NORTHWEST CORPORATE CENTRE UNIT ONE, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 7, AND PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 6, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 27352826, IN COOK COUNTY, ILLINOIS.

PARCEL 8:
EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON AND OVER THE ROADWAYS LOCATED IN THE NORTHWEST CORPORATE CENTRE AND FOR VEHICULAR PARKING IN THE PARKING SPACES LOCATED IN THE NORTHWEST CORPORATE CENTRE AS CREATED BY GRANT CONTAINED IN AGREEMENT FOR EASEMENT DATED MAY 13, 1986 AND RECORDED JUNE 5, 1986 AS DOCUMENT NUMBER 86227007.

PARCEL 9:
LOT 1 IN NORTHWEST CORPORATE CENTRE UNIT ONE, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 7, AND PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 6, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 26, 1984, AS DOCUMENT NUMBER 27352826, IN COOK COUNTY, ILLINOIS.

PARCEL 10:
EASEMENT FOR THE BENEFIT OF PARCELS 1, 4, 7 & 9 FOR USE OF DETENTION POND (LOCATED EAST AND ADJOINING PARCELS 7 & 9) AS SHOWN ON AND CREATED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 88227008.

ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PARCELS AS DESCRIBED CHICAGO TITLE INSURANCE COMPANY COMMITMENT No. 1401-0008843453-02 BEARING AN EFFECTIVE DATE OF NOVEMBER 4, 2016.

NOTE:

1. "THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER (ABOVE ORDINS) AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE PROFORMA TITLE INSURANCE POLICY DATED FEBRUARY 23, 2017 AND ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1401-0008843453-02 BEARING AN EFFECTIVE DATE OF NOVEMBER 4, 2016 AND ALL SUBSEQUENT EFFECTIVE DATES, THE SUBJECT PROPERTY HAS BEEN PLOTTED ON THIS SURVEY TOGETHER WITH APPROPRIATE RECORDING REFERENCES. TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED, THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THE PROFORMA TITLE POLICY. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK, SIDE YARD AND REAR YARD LINES, PROVISIONS AND RESTRICTIONS OF RECORDED FOR THE SUBJECT PROPERTY REFERENCED IN SUCH PROFORMA TITLE POLICY" EXCEPT AS SHOWN ON SAID SURVEY.

2. FIELD WORK COMPLETED ON JANUARY 24TH, 2017

Legend
Cut 1/2" Iron Pipe
Found Iron Pipe
Found Cross

Surveyor Notes:

1. Field Work Completed on 01-24-17
2. Prepared for Illinois Property Solutions, Inc., for real estate transaction.
3. Site Address: 2500 Higgins Road, Hoffman Estates, IL
4. PIN No.: 07-06-301-016, 07-07-101-015, 07-07-101-019, 07-07-101-020
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad files will not be released under this contract.
8. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect such utilities from any damage.
9. Due to snow and unplowed areas, some information is approximated and may not have been located and should be verified.
10. All building dimensions and ties are to the current siding materials and not to the foundation.
11. Total Land Area
1,155,546.03 SqFt.
26.52 Acres
12. There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
13. There is no evidence of the site being used as a landfill.

Legend

- Power Pole
- Light Pole
- Transformer
- Gas Valve
- Manhole
- Catch Basin
- Fire Hydrant
- Water Valve
- Sanitary Manhole
- Valve
- Sign
- Telephone
- Bollard
- Gas Valve
- Utility Pedestal
- Wood Fence
- Chain Link Fence
- Enc. Encroachment
- P.P.No. Permanent Parcel Number
- L.A. Landscaped Area
- ROW Right-of-way
- OHW Overhead Wire
- Guard Rail
- Handhole
- AT&T Box
- Handicapped Parking
- SBC Handhole

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	1,124
HANDICAP	27
TOTAL	1,151

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map/Community Panel No. 17031C0307J dated August 19, 2008 and is not in a Special Flood Hazard Area. After this date, if any, the property is in the National Flood Insurance Program (NFIP) Community Number 170054 in the Hoffman Estates, Cook County, Illinois. The above is for flood insurance purposes only and does not imply that the area and or structure certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

STATE OF ILLINOIS }
}SS
COUNTY OF COOK }

TO: Brancorp Hoffman Estates Holdings LLC, a Delaware limited liability company
TO: Brancorp Hoffman Estates LLC, a Delaware limited liability company
TO: Hogan, LLC, an Illinois limited liability company
TO: The Guardian Life Insurance Company of America

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, 10, 11, 13, 14, 16, 17, 18 AND 19 THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 24, 2017.

DATE OF PLAT OR MAP: JANUARY 26, 2017

GLORIA JEAN KOTSER
035-003323
STATE OF ILLINOIS

ADOPTED BY THE BOARD OF GOVERNORS, AMERICAN LAND TITLE ASSOCIATION, NOVEMBER 6, 2015
AMERICAN LAND TITLE ASSOCIATION, 1828 L ST. N.W. SUITE 1000, WASHINGTON, DC 20036-5104

ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, ON OCTOBER 5, 2015. NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC. 210 PEGASUS COURT, SUITE G, FREDERICK, MD 21704.

Drawn By:	KD	Date:	Drawn	Date:	01-26-17
Revision:					Checked:

Land Surveying Services, Inc.
574 W. Carlton Street
Palatine, Illinois 60067
Tel: (847) 991-7777 Fax: (847) 991-7788
Professional Design Firm License No. 184-003632

Field Work Completed: 01-24-17 | Scale: 1" = 50' | Date: 01-26-17

Site Address:
Northwest Corporate Center
2500 Higgins Road
Hoffman Estates, Illinois

Job Number
LS04139-1

Sheet Name
ALTA/NSPS SURVEY

Sheet Number
ALTA