



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: First American Title Insurance Company
Issuing Office: 27775 Diehl Rd, Warrenville, IL 60555
Title E-mail: cmcc.il@firstam.com
Escrow E-mail: figures.il@firstam.com
Commitment Number: 3192181
Issuing Office File Number: 3192181
Property Address: 1210 Finley Road, 505 West Roosevelt Road, Lombard, IL 60148
Revision Number: December 17, 2024

SCHEDULE A

1. Commitment Date: December 12, 2024 at 8:00 a.m.
2. Policy to be issued:
 - a. ALTA® Standard Owner's Policy
Proposed Insured: Burj Plaza LLC
Proposed Amount of Insurance: \$2,500,000.00
The estate or interest to be insured: See Item 3 below
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, at the Commitment Date, vested in:

Lombard Property LLC, a Delaware limited liability company
5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

First American Title Insurance Company

By:

Christian Poulsen

Authorized Signatory

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SCHEDULE B, PART I—Requirements

Commitment No.: 3192181

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

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SCHEDULE B, PART II—Exceptions

Commitment No.: 3192181

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate survey of the Land pursuant to the "Minimum Standards of Practice," 68 III. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

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7. General taxes and assessments for the year 2024 and subsequent years which are not yet due and payable.

Tax identification no.: 06-19-100-025
(Affects Parcel 1)

Note for informational purposes 2023 taxes:

1st Installment in the amount of \$8,671.31 with a status of PAID. (Due Date June 03, 2024)
2nd Installment in the amount of \$8,671.31 with a status of PAID. (Due Date September 03, 2024)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

8. General taxes and assessments for the year 2024 and subsequent years which are not yet due and payable.

Tax identification no.: 06-19-100-029
(Affects Parcel 2)

Note for informational purposes 2023 taxes:

1st Installment in the amount of \$16,167.01 with a status of PAID. (Due Date June 03, 2024)
2nd Installment in the amount of \$16,167.01 with a status of PAID. (Due Date September 03, 2024)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

9. Intentionally Deleted
10. Terms, powers, provisions and limitations of the Limited Liability Company Operating Agreement under which title to the land is held.
11. Intentionally Deleted
12. Intentionally Deleted
13. Intentionally Deleted
14. Intentionally Deleted
15. Intentionally Deleted

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16. Intentionally Deleted
17. Intentionally Deleted
18. Any lien, or right to a lien in favor of a property manager employed to manage the land. Note: we should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.
19. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.
20. It appears that the land described herein lies within the municipal boundaries of Lombard, please contact the municipality for any requirements which must be complied with prior to closing. The municipal phone number may be found at www.firstam.com/title/il under Products and Resources, then Forms and Documents, then Municipal Transfer Stamp Requirements.
21. Relative to the deletion of Standard Exceptions 1 through 6, we should be furnished the following:
 - a) A current survey of the land, properly certified to the Company, made in accordance with (i) the accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and National Society of Professional Surveyors (NSPS) February 23, 2021; and (ii) the Laws of the State of Illinois.
 - b) A properly executed ALTA 2006 Loan and Extended Coverage Statement.
22. Intentionally Deleted
23. Intentionally Deleted
24. Easements for ingress and egress, as shown on the plat of subdivisions recorded as document nos. R72-12515 and R77-08166.
(Affects - see plats for exact locations)
25. Easements for public utilities and drainage, as shown on the plat of subdivision recorded as document no. R72-12515.
(Affects - see plat for exact locations)
26. Terms and conditions of the easement provisions noted on the plat of subdivisions recorded as document nos. R72-12515 and R77-08166.

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27. Easement in favor of Illinois Bell Telephone Company for pole lines, conduits and maintenance purposes granted by document 479824, recorded on June 22, 1945, and the terms and conditions thereof.

(Affects -- see recorded document for particulars)
28. Sewage drain easement for the benefit of the subject land as created by Easement Grant, recorded as document no. R70-6445, and the terms and conditions contained therein.

(Affects -- see recorded document for particulars)
29. Easement in favor of Northern Illinois Gas Company for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by document R73-11534 on March 2, 1973, and the terms and conditions thereof.

(Affects --- see recorded document for particulars)
30. Regulation of traffic agreement recorded May 19, 1986 as document no. R86-47707, and the terms and conditions contained therein.
31. Covenants, conditions, restrictions, and easements contained in the Indenture of Establishment of Protective Covenants, Conditions and Restrictions, and Grant of Easements recorded as document no. R72-41405 and any amendments thereto, and the terms and provisions contained therein.
32. Intentionally Deleted
33. Note: The Extended Coverage Endorsement, deleting Standard Exceptions 1 through 6, will be considered for approval upon receipt and review of the requirements referenced herein.
34. Intentionally Deleted
35. Easements for public utilities, as shown on the plat of subdivision recorded as document no. R77-08166.
(Affects --- see plat for exact locations)
36. Notation on the Plat of Finley-Roosevelt Assessment Plat, recorded March 14, 1972 as document R72-12515 stating that the Village of Lombard has an ordinance requiring 110 foot setback from the centerline of Roosevelt Road.

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37. Easement in favor of Commonwealth Edison Company for pole lines, conduits and maintenance purposes granted by document R87-137070, recorded on September 15, 1987, and the terms and conditions thereof.

(Affects Parcel 2 - see recorded document for particulars)
38. Plat of easement for ingress and egress granted to Village of Lombard recorded as document no. R74-01800, and the terms and conditions contained therein.

(Affects Parcels 1 and 2)
39. Matters disclosed by Survey dated October 1, 2024 by Gentile and Associates, Inc., Illinois Professional Land Surveyor No. 2925, as follows: Possible unrecorded easements under, over, across, and upon the land, and adjoining land for utilities and/or drainage as evidenced by: sewers, manholes, catch basins, water valves, light poles, electric boxes, drainages
40. Encroachment of the improvements located on the land onto the easement as disclosed by the survey presented at the closing.

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EXHIBIT A

The Land referred to herein below is situated in the County of DuPage, State of Illinois, and is described as follows:

Parcel 1:

Lot 2 in RINCK'S SUBDIVISION, being a subdivision of part of FINLEY-ROOSEVELT ASSESSMENT PLAT of part of the Northeast quarter of the Northwest quarter of Section 19, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded February 3, 1977 as document R77-08166, in DuPage County, Illinois.

Note: For informational purposes only, the land is known as:

1210 Finley Road
Lombard, IL 60148

Parcel 2:

Lot 1 of RINCK'S SUBDIVISION, being a subdivision of part of FINLEY-ROOSEVELT ASSESSMENT PLAT of part of the Northeast quarter of the Northwest quarter of Section 19, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded February 3, 1977 as document R77-08166, in DuPage County, Illinois.

Except that part of Lot 1 of RINCK'S SUBDIVISION, being a subdivision of part of FINLEY-ROOSEVELT ASSESSMENT PLAT of part of the Northeast quarter of the Northwest quarter of Section 19, Township 39 North, Range 11, East of the Third Principal Meridian, according to plat thereof recorded February 3, 1977 as document R77-08166, in DuPage County, Illinois, bounded and described as follows:

Commencing at the Southeast corner of aforesaid Lot 1 as monumented and occupied; thence on an assumed bearing of North 02 degrees 18 minutes, 10 seconds West 232.00 feet along the East line of said Lot 1 to the point of beginning, said point being monumented by an Illinois Department of Transportation Division of Highways Survey Marker; thence continuing along the same bearing of North 02 degrees 18 minutes 10 seconds West 15.00 along said East line to the Northeast corner thereof; thence South 87 degrees 42 minutes 46 seconds West 15.00 feet to a point on the North line of said Lot 1, said point being monumented by an Illinois Dept. of Transportation Division of Highways Survey Marker, thence South 47 degrees 17 minutes 42 seconds East 21.21 feet to the Point of Beginning.

Note: For informational purposes only, the land is known as:

505 West Roosevelt Road
Lombard, IL 60148

Note: For informational purposes only, the land is known as :

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First American Title™

**Commitment for Title Insurance
Illinois - 2021 v. 01.00 (07-01-2021)**

1210 Finley Road, 505 West Roosevelt Road
Lombard, IL 60148

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Form 50128017 (6-7-22)

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;

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- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or

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- oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
- 11. ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

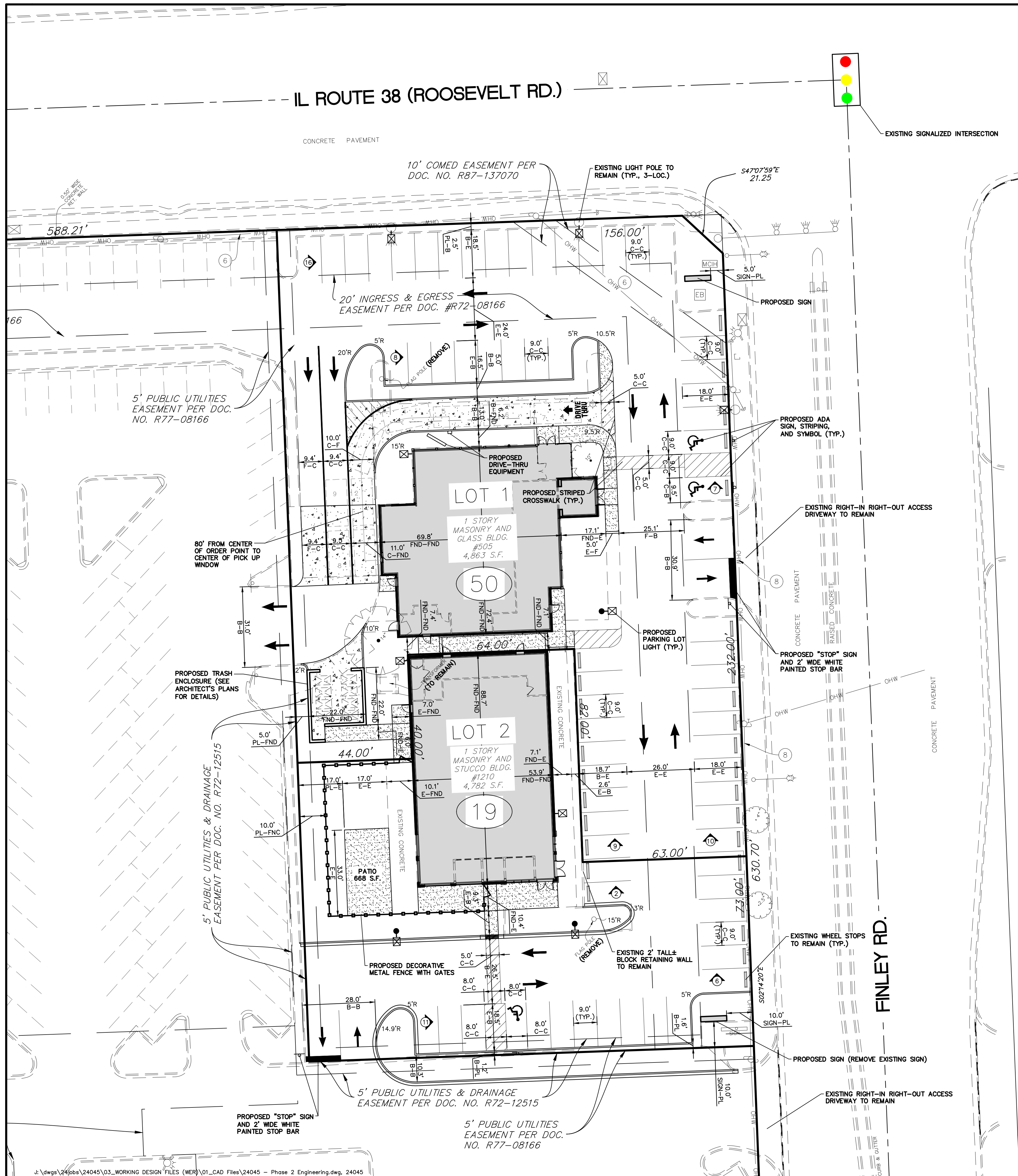
This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #24-22850 REV 2 DATED 10/14/2024) PREPARED BY: GENTILE AND ASSOCIATES, INC. 550 E. ST. CHARLES PLACE, LOMBARD, ILLINOIS 60148 (630) 916-6262
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

LOT 1 PARKING DATA	
REGULAR SPACES	48
ADA ACCESSIBLE SPACES	2
TOTAL SPACES	50

LOT 1 SITE DATA	
LOT AREA	= 35,028 S.F. (0.80 AC.)
LOT BUILDING AREA	= 4,863 S.F.
EX. IMPERV. AREA	= 30,464 S.F. (0.70 AC.)(87%)
PROP. PERV. AREA	= 4,826 S.F. (0.11 AC.)(13.8%)
PROP. IMPERV. AREA	= 30,202 S.F. (0.69 AC.)(86.2%)

LOT 2 PARKING DATA	
REGULAR SPACES	18
ADA ACCESSIBLE SPACES	1
TOTAL SPACES	19

LOT 2 SITE DATA	
LOT AREA	= 19,579 S.F. (0.45 AC.)
LOT BUILDING AREA	= 4,782 S.F.
EX. IMPERV. AREA	= 18,624 S.F. (0.43 AC.)(95.1%)
PROP. PERV. AREA	= 3,454 S.F. (0.08 AC.)(17.6%)
PROP. IMPERV. AREA	= 16,125 S.F. (0.37 AC.)(82.4%)

DIMENSION LEGEND

F = FACE	FNC = FENCE
FND = FOUNDATION	R = RADIUS
B = BACK	C = CENTER
E = EDGE	PL = PROPERTY LINE

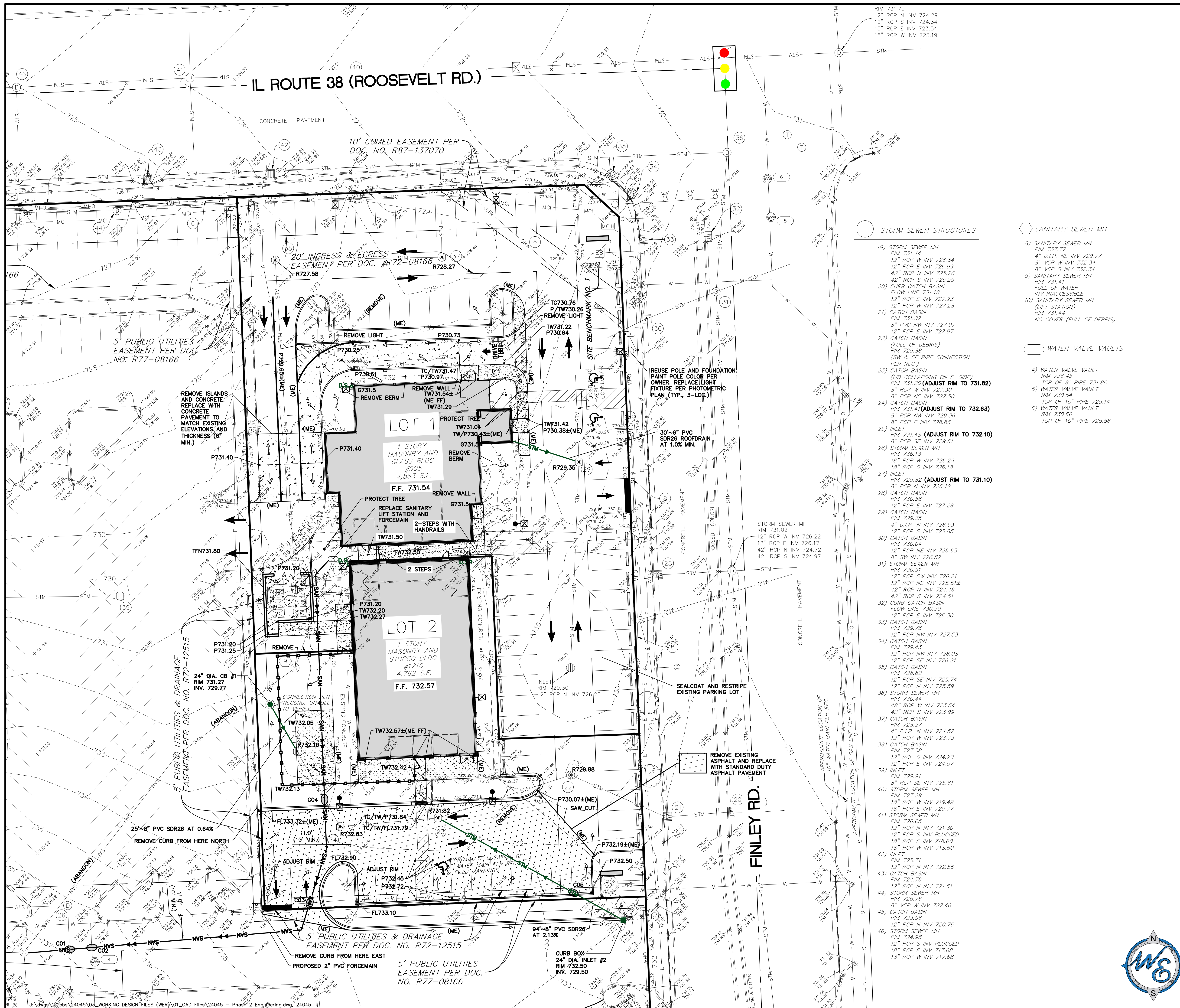
BURJ PLAZA LLC.
8060 Lawndale
Skokie, IL
BURJ PLAZA PHASE 2 - LOMBARD, IL
515 W. Roosevelt Rd.
Lombard, IL

Prepared By:



CHECKED BY: J. MILLER
DESIGN BY: JOSH MILLER
DRAWN BY: JOSH MILLER
DATE: DECEMBER 20, 2024
SCALE: 1" = 20'
PROJECT NO.: 24-045

SITE PLAN



GENERAL NOTES:

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BENCHMARK: DUPAGE COUNTY B.M. # 0102 STATION IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 53 WITH THE ILLINOIS PRAIRIE PATH. STATION IS 40.5 FEET EAST OF A WOODEN SOUND BARRIER WALL BETWEEN ILLINOIS ROUTE 53 AND INTERSTATE 355. STATION IS 8.0 FEET NORTH OF THE CENTERLINE OF THE ILLINOIS PRAIRIE PATH. MONUMENT IS A 3.5 INCH BRASS DISK SET ON THE EAST END OF THE NORTH CURB FOR THE PRAIRIE PATH, 0.5 FEET ABOVE PATH GRADE. ELEVATION=714.51 (NAVD 88 DATUM)

SITE BENCHMARK NO. 1: CROSS CUT ON TOP OF CONCRETE CURB NEAR NORTHEAST CORNER OF SUBJECT PROPERTY JUST SOUTH OF ELECTRIC BOX. ELEVATION=730.77 (NAVD 88 DATUM)

SITE BENCHMARK NO. 2: CROSS CUT ON TOP OF CONCRETE CURB SOUTH SIDE OF ENTRANCE FROM FINLEY ROAD TO SUBJECT PROPERTY (SECOND ENTRANCE FROM INTERSECTION OF ROOSEVELT ROAD AND FINLEY ROAD). ELEVATION=733.42 (NAVD 88 DATUM)

UPON INSPECTION OF FLOOD INSURANCE RATE MAP NO. 1704300157J, EFFECTIVE DATE AUGUST 1, 2019, COMMUNITY NO. 170212 THE PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

BASIS OF BEARING: ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.

UTILITY PLAN NOTES:

- PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
- GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

GRADING PLAN NOTES:

- UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
- IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS $\pm$, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE $\pm$ GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
- PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.
- ALL RETAINING AND/OR DECORATIVE LANDSCAPE WALLS OR CURBS SHOWN ON THIS PLAN, INCLUDING DETAILS AND SECTIONS, ARE TO ILLUSTRATE GENERAL LOCATION, LENGTH, AND HEIGHT. STRUCTURAL DESIGN, INCLUDING PROPER DRAINAGE, TIE-BACKS, AND SHORING AS WELL AS CONSTRUCTION MEANS ARE NOT ADDRESSED AS PART OF THESE PLANS. A STRUCTURAL ENGINEER SHOULD BE ENGAGED BY THE GENERAL CONTRACTOR AS THEY DEEM NECESSARY. WATERMARK ENGINEERING RESOURCES ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURAL ELEMENT.

STORMWATER MANAGEMENT NOTES:

- PROPOSED IMPERVIOUS AREA IS REDUCED FROM 49,088 S.F. TO 46,327 S.F.
- EXISTING SURFACE STORAGE AND RESTRICTOR ON LOT 1 IS NOT IMPACTED.
- NO WETLANDS, FLOODPLAIN, OR FLOODWAY EXISTS ON THE PROPERTY.



**PRELIMINARY
ENGINEERING PLAN**

1 of 1		CHECKED BY: J. MILLER DESIGN BY: JOSH MILLER DRAWN BY: JOSH MILLER DATE: DECEMBER 20, 2024 SCALE: 1" = 20' PROJECT NO.: 24-045		 watermark-engineering.com 2631 Ginger Woods Pkwy Aurora, IL 60002 (630) 375-1800		Prepared By:		BURJ PLAZA 11C. 8060 Lawndale Skokie, IL BURJ PLAZA PHASE 2 - LOMBARD, IL 515 W. Roosevelt Rd. Lombard, IL		Prepared For:		NO.		REVISIONS		DATE	

NOTE:
CONTRACTOR TO MULCH ALL PLANT BEDS
(PROPOSED) WITH TWICE SHREDDED HARDWOOD
BARK, DARK BROWN IN COLOR, AND SPADE EDGE
WHERE APPLICABLE (TYP)

IL ROUTE 38 (ROOSEVELT RD.)

CONCRETE PAVEMENT

10' COMED EASEMENT PER
DOC. NO. R87-137070

EXISTING SIGNALIZED INTERSECTION

GENERAL NOTES:

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ADA ACCESSIBLE SPACES 1
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PROP. IMPERV. AREA = 16,125 S.F. (0.37 AC.)(82.4%)

PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
1	ABS	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' Ht.	6'
4	PSG	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2 1/2" Cal.	12'
3	RJC	Malus 'Red Jewel'	Red Jewel Crabapple	2.5" Cal.	6'
3	SLH	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	2 1/2" Cal.	12'
3	SSM	Acer nijsabel 'Morton'	State Street Maple	2 1/2" Cal.	12'
3	SWO	Quercus bicolor	Swamp White Oak	2 1/2" Cal.	12'

FLOWERING AND EVERGREEN SHRUBS

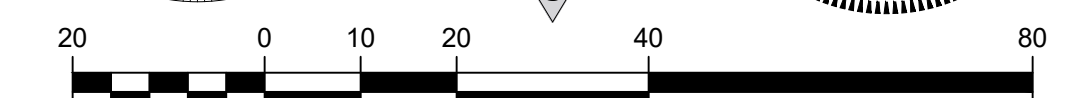
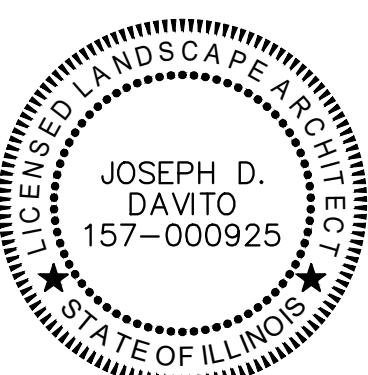
QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
6	AJV	Viburnum dentatum 'Ralph Senior'	Autumn Jazz Viburnum	5 Gal.	36"
18	DNY	Taxus x media 'Densiformis'	Densiformis Yew	5 Gal.	18"
14	EGA	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'	6'
25	GLS	Rhus aromatica 'Grow-Low'	Grow-Low Sumac	5 Gal.	18"
19	KOH	Dienella 'G2X88544'	Kodiak Orange Honeysuckle	3 Gal.	36"
16	MKL	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 Gal.	18"
6	NGD	Dierwilla splendens 'El Madrigal'	Nightglow Dierwilla	3 Gal.	18"
21	SDP	Spiraea japonica 'NCSX2'	Spiraea Double Play Doozie	3 Gal.	18"

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
19	AFS	Heliopsis helianthoides 'Tuscan Sun'	Tuscan Sun False Sunflower	1 Gal.	12"
71	DPD	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	1 Gal.	12"
29	DTB	Penstemon digitalis 'Dark Towers'	Dark Towers Beardtongue	1 Gal.	12"
68	KFF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 Gal.	12"
12	NES	Sedum spectabile 'Neon'	Neon Sedum	1 Gal.	12"
81	PLW	Euonymus fortunei var. 'Coloratus'	Purpleleaf Wintercreeper	12 Flat	6"
32	RRD	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 Gal.	12"
55	SDD	Hemerocallis 'Stella de'Oro'	Stella de Oro Daylily	1 Gal.	12"
	SOD	Sodded Lawn, Bluegrass Variety			

NOTE:
SEE LANDSCAPE DETAILS PLAN, SHEET L-3 FOR
LANDSCAPE PLAN NOTES AND PLANTING DETAILS.

Know what's Below.
Call before you dig.



NOTE: ALL BASE INFORMATION PROVIDED BY WATERMARK ENGINEERING
RESOURCES (630) 375-1800 PER PROJECT NUMBER 24-045.

LANDSCAPE PLAN
(PHASE 2)

BURJ PLAZA LLC.
8060 Lawndale
Skokie, IL
BURJ PLAZA PHASE 2 - LOMBARD, IL
515 W. Roosevelt Rd.
Lombard, IL

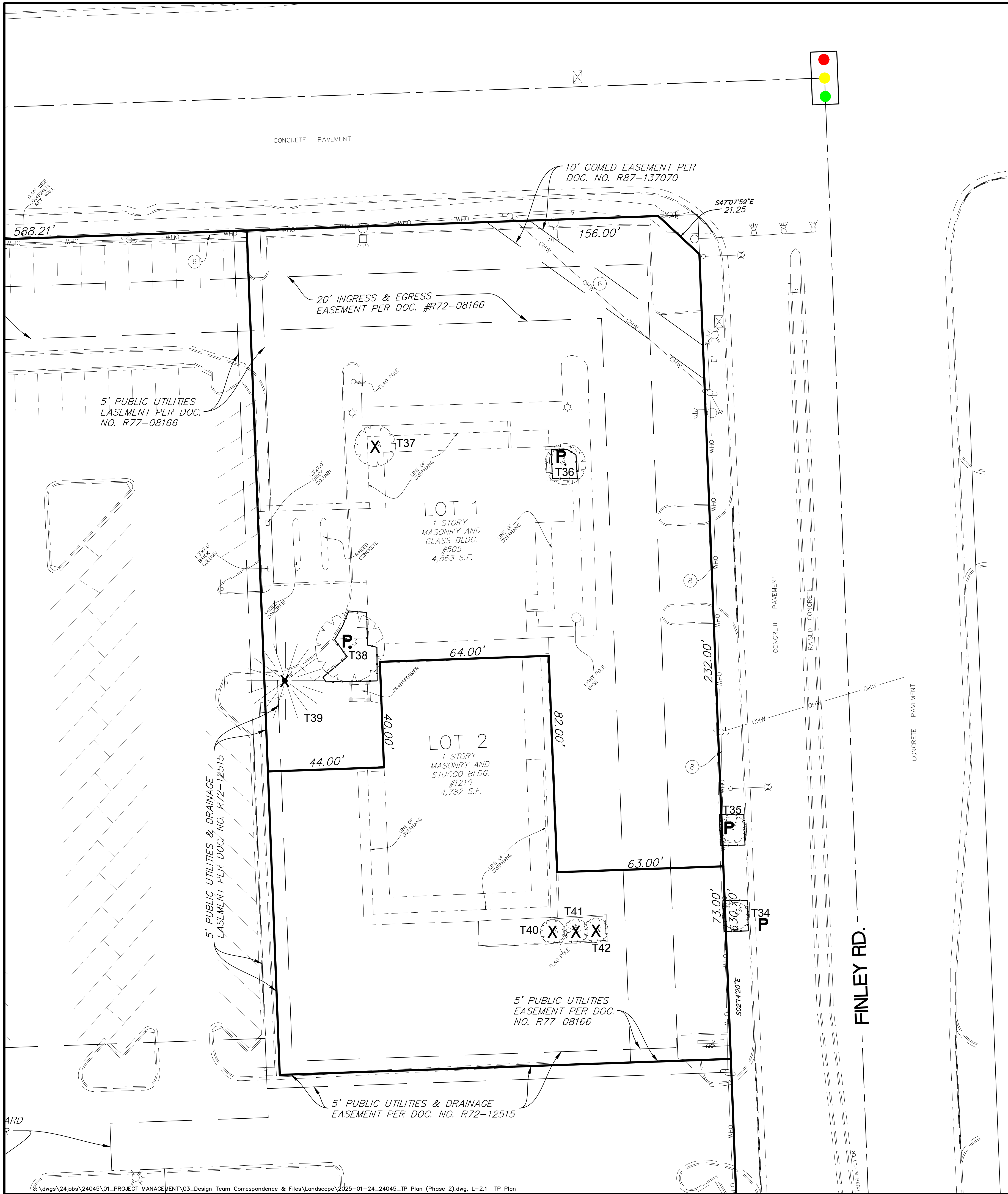
Prepared By:

J. DAVITO DESIGN, INC.
LANDSCAPE ARCHITECTURAL DESIGN
ISLAND LAKE, IL 60042
2735 KINGSTON DRIVE
(647) 468-0797

CHECKED BY: J. DAVITO
DESIGN BY: J. DAVITO
DRAWN BY: J. DAVITO
DATE: DECEMBER 20, 2024
SCALE: 1" = 20'
JDD PROJECT NO.: 24-022

L-1

LANDSCAPE PLAN (PHASE 2)



EXISTING TREE LIST				
Survey Completed 11/28/2024				
TREE #	BOTANICAL NAME	COMMON NAME	SIZE	PRESERVATION STATUS
34	Syringa reticulata	Japanese Tree Lilac	2.5"	Good
35	Malus species	Flowering Crabapple	4"	Good
36	Gleditsia triacanthos var. inermis	Thornless Honeylocust	10"	Fair
37	Malus species	Flowering Crabapple	8"	Fair-Poor
38	Gleditsia triacanthos var. inermis	Thornless Honeylocust	14"	Good
39	Pinus nigra	Austrian Pine	19"	Fair
40	Amelanchier species	Serviceberry	6"	Fair
41	Amelanchier species	Serviceberry	8"	Fair
42	Amelanchier species	Serviceberry	6"	Fair

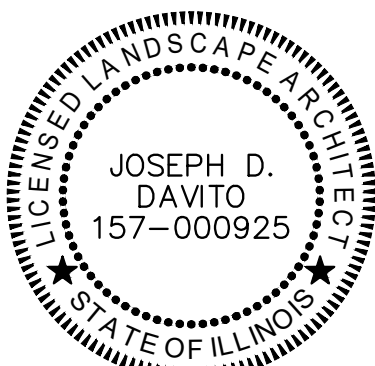
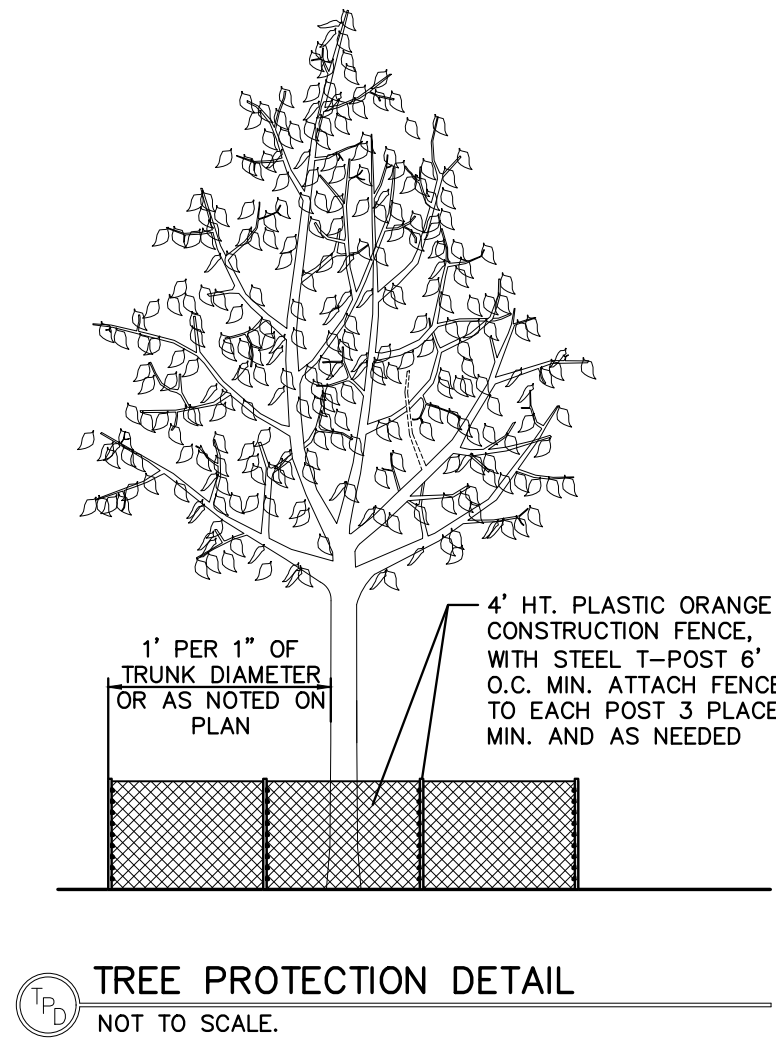
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2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

TREE PRESERVATION NOTES:

- TREES WHICH ARE NOTED TO REMAIN AND BE PROTECTED SHALL HAVE HAVE PROTECTIVE FENCING INSTALLED PER THE DETAIL PROVIDED, PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY ON SITE. ANY DAMAGE DONE TO A PROTECTED TREE DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE DESIGNER.
- TREES WHICH ARE NOTED TO BE REMOVED SHALL HAVE THE STUMP GROUND DOWN A MINIMUM OF 18" BELOW THE ADJACENT GRADE UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE AND AGREED TO BY THE OWNER AND LANDSCAPE DESIGNER. ALL DEBRIS FROM THE REMOVED TREE/STUMP SHALL BE HAULED OFF-SITE.
- ALL DISTURBED AREAS SHALL BE RESTORED TO MATCH EXISTING OR PROPOSED CONDITIONS, INCLUDING BACKFILLING OF HOLES LEFT FROM LANDSCAPE MATERIAL REMOVAL. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AT ALL TIMES.
- TREES WHICH ARE NOTED TO BE PRUNED SHALL BE PRUNED BY AN I.S.A. CERTIFIED ARBORIST UNLESS OTHERWISE APPROVED BY THE LANDSCAPE DESIGNER.
- NO CONSTRUCTION ACTIVITY, AND/OR PLACEMENT OF EQUIPMENT, MATERIALS, OR SPOILS STORAGE SHALL BE PERMITTED WITHIN THE ROOT ZONE OF ANY PROTECTED TREE. NO EXCESS SOIL, ADDITIONAL FILL, CRUSHED LIMESTONE, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OR LOCATED AT A HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREES COULD POTENTIALLY AFFECT THE HEALTH OF SAID TREES.
- IN THE EVENT THAT AN UNDERGROUND UTILITY LINE/PIPE IS PROPOSED TO BE LOCATED WITHIN FIVE FEET OF THE TRUNK OF A TREE DESIGNATED FOR PRESERVATION, THAT UTILITY LINE/PIPE SHALL (WHERE POSSIBLE) BE AUGURED TO PREVENT DAMAGE TO THE ROOT SYSTEM OF THE TREE.
- DURING THE CONSTRUCTION PERIOD NO ATTACHMENTS, SIGNS, FENCES, WIRES, ETC. OTHER THAN APPROVED FOR BRACING, GUYING OR WRAPPING, SHALL BE ATTACHED TO ANY TREE.
- UNLESS OTHERWISE NOTED ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED.
- TREES WHICH ARE NOTED TO REMAIN AND BE PROTECTED, AND WHOSE CANOPIES/ROOT SYSTEMS FALL WITHIN AN AREA OF DEMOLITION/CONSTRUCTION, SHALL HAVE ALL ROOTS EXPOSED BY HAND AND CLEANLY PRUNED, USING I.S.A. APPROVED METHODS.
- ALL EXISTING TREE LOCATIONS SHOWN ON THIS PLAN WERE TRANSPPOSED FROM ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY PREPARED BY GENTILE AND ASSOCIATES, INC. DATED DECEMBER 14, 2024. SPECIFIC TREE INFORMATION CONTAINED IN THE EXISTING TREE LIST WAS BASED ON SITE SURVEY PERFORMED ON NOVEMBER 28, 2024.

TREE PRESERVATION AND REMOVALS KEY

- X = REMOVE EXISTING TREE INCLUDING STUMP AND STUMP GRINDINGS/REMOVE BRUSH.
P = EXISTING TREE TO BE PROTECTED
[] = TREE PROTECTION FENCE



NOTE: ALL BASE INFORMATION PROVIDED BY WATERMARK ENGINEERING RESOURCES (630) 375-1800 PER PROJECT NUMBER 24-045.

TREE SURVEY & PRESERVATION PLAN (PHASE 2)

DATE

REVISIONS

NO.

Prepared For:

STATE GROUP MANAGEMENT, LLC.
8060 Lawndale
Skokie, IL

BURJ PLAZA - LOMBARD, IL
515 W. Roosevelt Rd.
Lombard, IL 60148

Prepared By:

J. DAVITO DESIGN, INC.
LANDSCAPE ARCHITECTURAL DESIGN
ISLAND LAKE, IL 60042
2735 KINGSTON DRIVE
(630) 768-0797

CHECKED BY: J. DAVITO
DESIGN BY: J. DAVITO
DRAWN BY: J. DAVITO
DATE: NOVEMBER 4, 2024
SCALE: 1" = 20'
JDD PROJECT NO.: 24-022

L-1.1

TREE SURVEY & PRESERVATION PLAN (PHASE 2)



"Making the Desirable Affordable"

"Making the Desirable Affordable"

	Catalog number	
	Notes	COLOR = BLACK

Anchor Base Pole

SSA

RAIGHT ALUMINUM

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE CRITERIA SHOWN IN THE "QUANTITIES" NOTE, LOCATED ON THIS SHEET. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS. LOW VOLTAGE WILL NOT BE THE RESPONSIBILITY OF WATERMARK ENGINEERING RESOURCES, LTD.
2. MOUNTING HEIGHT OF POLE MOUNTED FIXTURES = 20' (MOUNTING HEIGHT OF BUILDING LIGHTS NOTED ON PLAN). MOUNTING HEIGHT INCLUDES A 2" HIGH CONCRETE BASE. TO BE PROVIDED BY THE CONTRACTOR AS PART OF THIS PLAN, AND A 18' HIGH POLE FOR PARKING LOT LIGHTS.
3. DISTANCE BETWEEN READINGS 10'
4. FOOTCANDLE LEVELS SHOWN ARE MAINTAINED. MAINTENANCE FACTOR USED ON THIS DRAWING IS 1.0
5. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ON ADJOINING PROPERTIES OR ROADWAYS.
6. UNGLASS SHIELDS ARE NOT ALWAYS ABLE TO BE MODELED DUE TO THE HAZARDOUSITY OF THE PROPERTY. SEE PLAN IN THE INSTANCES OTHER MANUAL ACCOMMODATIONS MAY BE MADE DURING THE MOUNTING PROCESS TO SIMULATE CUT OFF AT PROPERTY LINES OR ELSEWHERE.
7. CONTRACTOR TO VERIFY POWER ORDERING INFORMATION INCLUDING BUT NOT LIMITED TO, VOLTAGE AND MOUNTING, PRIOR TO ORDERING OR INSTALLING SPECIFIED LUMINAIRES AND/OR POLES. ALL LIGHT FIXTURES TO BE FULL CUT OFF.
8. LOCATE WALL PACKS AS NOTED, CONTRACTOR SHALL FIELD ADJUST MOUNTINGS ON BUILDING TO DETERMINE A UNIFORM HEIGHT AND SPACING. WALL PACKS SHALL BE FIELD ADJUSTED TO MATCH THE HEIGHT OF THE CONCRETE AND THE FIELD LOCATION SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO INSTALLATIONS.
9. ALL LIGHTING INSTALLATION AND ASSOCIATED WORK SHALL MEET BUILDING AND ELECTRICAL CODES
10. CONTRACTOR IS RESPONSIBLE TO VERIFY AND CONFIRM MATERIALS AND LABOR FOR ELECTRICAL SOURCES, CONDUIT, SLEEVES, CONCRETE FOUNDATIONS, POLES, LUMINAIRES, AND ALL NECESSARY PARTS FOR PROPER LIGHTING INSTALLATIONS. ALL PROPOSED LIGHTING WORK SHALL NOT INTERFERE OR INTERRUPT EMERGENCY INGRESS AND EGRESS LIGHTING FIXTURES OR SECURITY SYSTEMS.
11. PROPOSED LIGHTING SHALL INCLUDE PHOTOCELL ON/OFF SWITCHING. CONTRACTOR TO VERIFY IF ANY LIGHTS NEED MANUAL OR WIRELESS ON/ OFF SWITCHES WITH OWNER'S REPRESENTATIVE.
12. THIS PLAN IS FOR LIGHTING PERFORMANCE. ALL MEANS, METHODS, AND ASSOCIATED EQUIPMENT IS THE RESPONSIBILITY OF THE INSTALLER TO DETERMINE AND AT THEIR DISCRETION. INSTALLATIONS SHALL BE COMPLETE AND FINISHED. ANY GAPS OR EXPOSED MOUNTINGS WILL BE REJECTED.
13. ALL PROPOSED CONDUIT AND WIRE SERVICES SHALL BE CONCEALED AND HIDDEN SO AS NOT TO BE SEEN OR VISUALLY NOTICEABLE. FINAL LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
14. ALL PAINTING NEEDS SHALL BE DONE BY A PROFESSIONAL. COLORS AND TYPES OF PAINT SHALL MATCH ACCORDINGLY TO ADJACENT COLORS AND MATERIALS. VERIFY AND COORDINATE WITH OWNER'S REPRESENTATIVE. ALL WORK.
15. ALL RESTORATION SHALL BE DONE TO THE SATISFACTION OF THE OWNER AT NO CHARGE OR EXPENSE TO THE OWNER.
16. WHETHER NOTED ON THE PLANS OR NOT ALL ASSOCIATED WORK WITH THE PHOTOMETRIC PLAN INSTALLATION AND CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL AS NEEDED.
17. CONTRACTOR SHALL FIELD ADJUST BASED ON ELECTRICAL SUPPLY AND PROVIDE WIRING AS NEEDED FOR PROPER INSTALLATION. IF NEEDED, CONTRACTOR SHALL CONSULT AN ELECTRICAL ENGINEER.
18. CONTRACTOR RESPONSIBLE FOR ALL LUMINAIRE INSTALLATIONS, REPLACEMENTS, CONSTRUCTION REMOVALS AND DISPOSALS.
19. CONTRACTOR SHALL FIELD ADJUST AS APPROVED BY OWNER. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE FOR ALL RESTORATION OR FABRICATIONS NEEDS. SHOP DRAWINGS OR MACH UPS MAYBE NECESSARY FOR APPROVALS PRIOR TO INSTALLATIONS. VERIFY AS NEEDED.
20. ANY FABRICATIONS SHALL BE DONE WITH NON-CORROSIVE EXTERIOR GRADE MATERIALS AND FINISHES TO PROTECT BUILDING FROM ANY STAINING.

