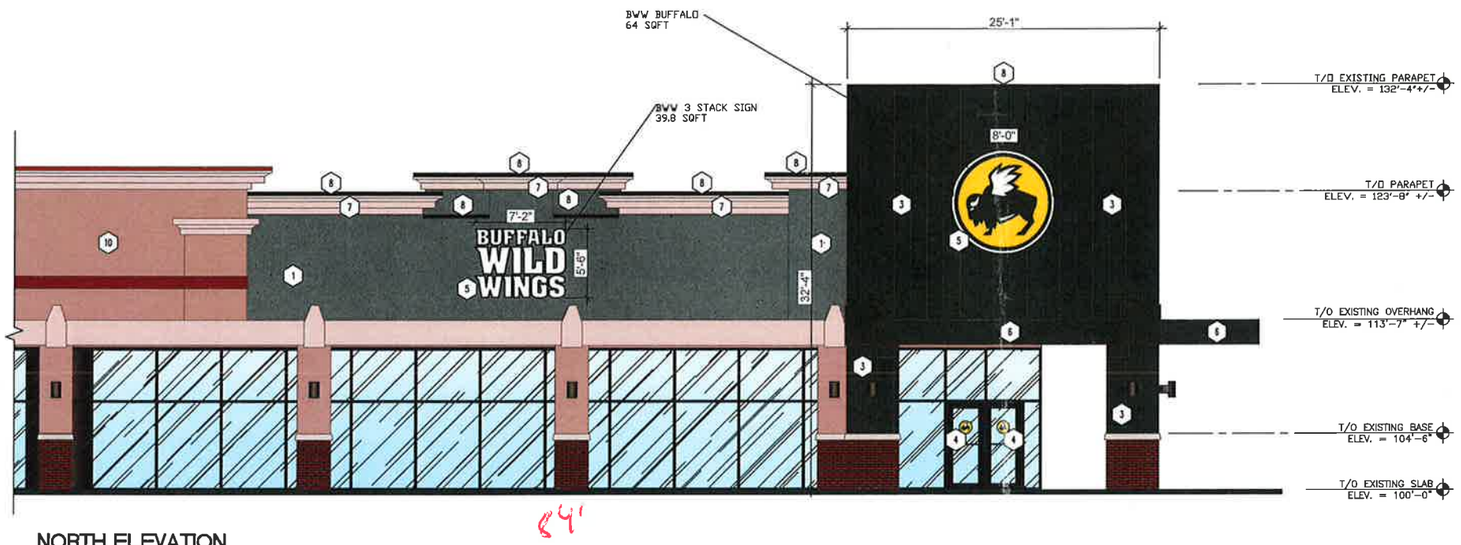
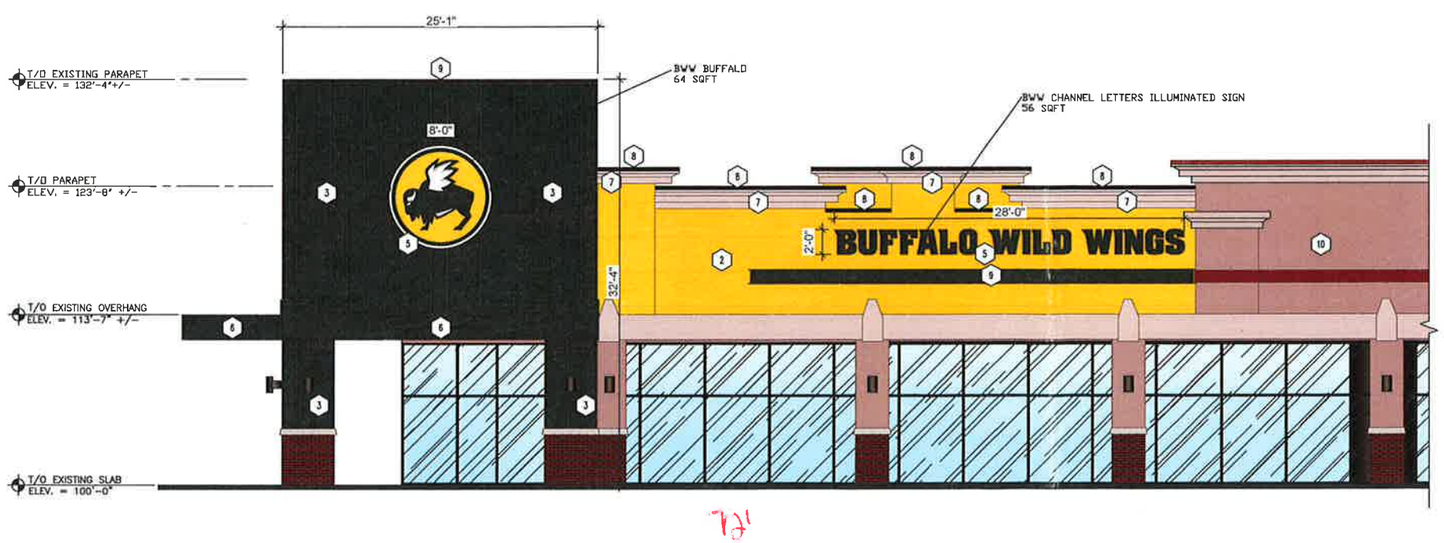


NORTH ELEVATION
SCALE: NTS



WEST ELEVATION
SCALE: NTS

MATERIAL LEGEND

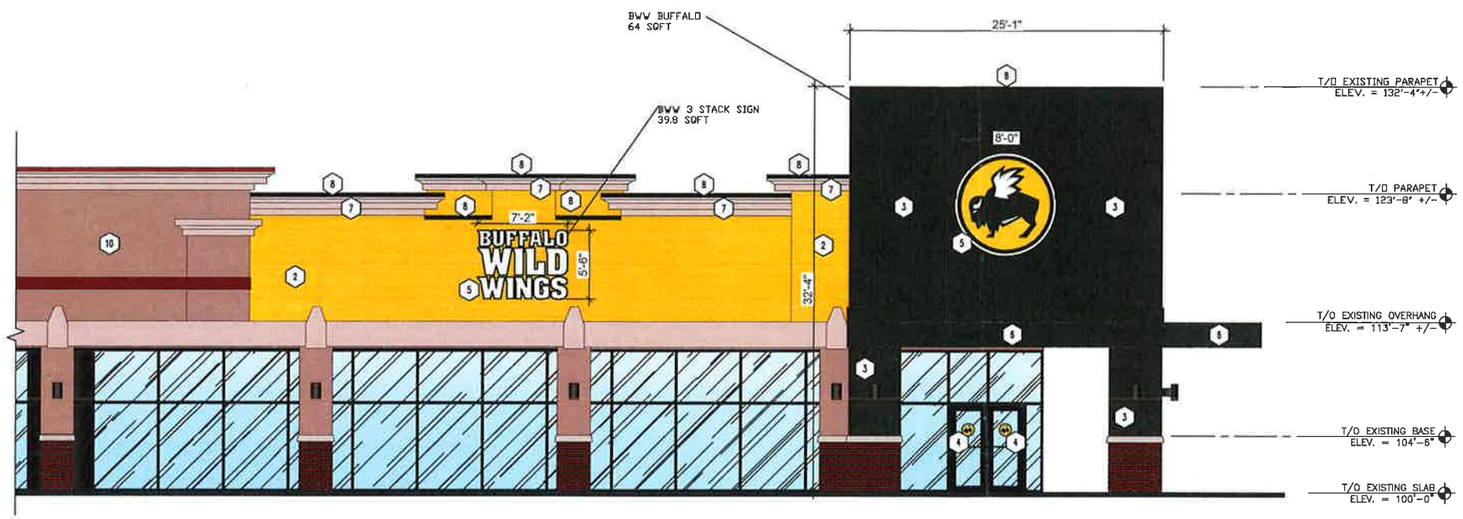
1. EXISTING E.F.I.S. SYSTEM TO BE PAINTED SHERWIN WILLIAMS 7019 "GAUNTLET GRAY."
2. METAL WALL PANELING 1 - HORIZONTAL (MWP1) PAC-CLAD (C1) CITRUS.
3. METAL WALL PANELING 2 - VERTICAL (MWP2) PAC-CLAD, SNAP CLAD, 16" REVEAL, OR APPROVED EQUIVALENT. MATTE BLACK - KYNAR 500.
4. VINYLGRAPHIC SIGN.
5. METAL ILLUMINATED SIGN.
6. EXISTING OVER HANG AND ASSOCIATED COMPONENTS TO BE PAINTED (C3) IRON ORE
7. EXISTING CROWN MOLDING TO REMAIN.
8. NEW PRE-FINISHED METAL COPING TO BE MATTE BLACK.
9. STEEL CHANNEL -PAINT (C3) IRON ORE.
10. EXISTING ADJACENT BUILDING TO REMAIN.

RECEIVED
JUL 15 2014

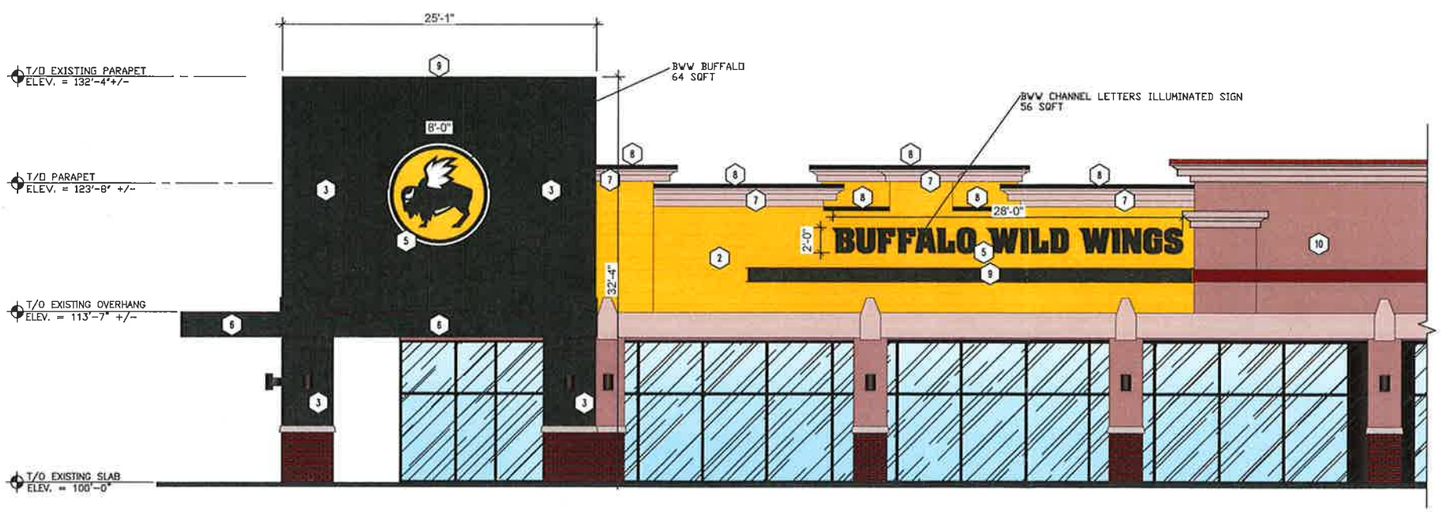
PAGE TITLE: EXTERIOR RENDERINGS OPTION 1

LOCATION: NEW LENOX, IL

SCALE:	NONE
MEDIA SIZE:	11X17
DRAWN BY:	JAS
CHECKED BY:	ARG
DATE:	07/12/14
PROJECT#:	14-0208



NORTH ELEVATION
SCALE: NTS



WEST ELEVATION
SCALE: NTS

MATERIAL LEGEND

1. EXISTING ADJACENT BUILDING TO REMAIN.
2. METAL WALL PANELING 1 - HORIZONTAL (MWP1) PAC-CLAD (C1) CITRUS.
3. METAL WALL PANELING 2 - VERTICAL (MWP2) PAC-CLAD, SNAP CLAD, 16' REVEAL, OR APPROVED EQUIVALENT. MATTE BLACK - KYNAR 500.
4. VINYLGRAPHIC SIGN.
5. METAL ILLUMINATED SIGN.
6. EXISTING OVER HANG AND ASSOCIATED COMPONENTS TO BE PAINTED (C3) IRON ORE
7. EXISTING CROWN MOLDING TO REMAIN.
8. NEW PRE-FINISHED METAL COPING TO BE MATTE BLACK.
9. STEEL CHANNEL -PAINT (C3) IRON ORE.

PAGE TITLE: EXTERIOR RENDERINGS OPTION 2

LOCATION: NEW LENOX, IL

SCALE:	NONE
MEDIA SIZE:	11X17
DRAWN BY:	JAS
CHECKED BY:	ARG
DATE:	07/12/14
PROJECT#:	14-0208

PLAT OF SURVEY

Studnicka and Associates, Ltd.

Residential
Commercial
ALTA

Topographical
Condominium
Site Plans

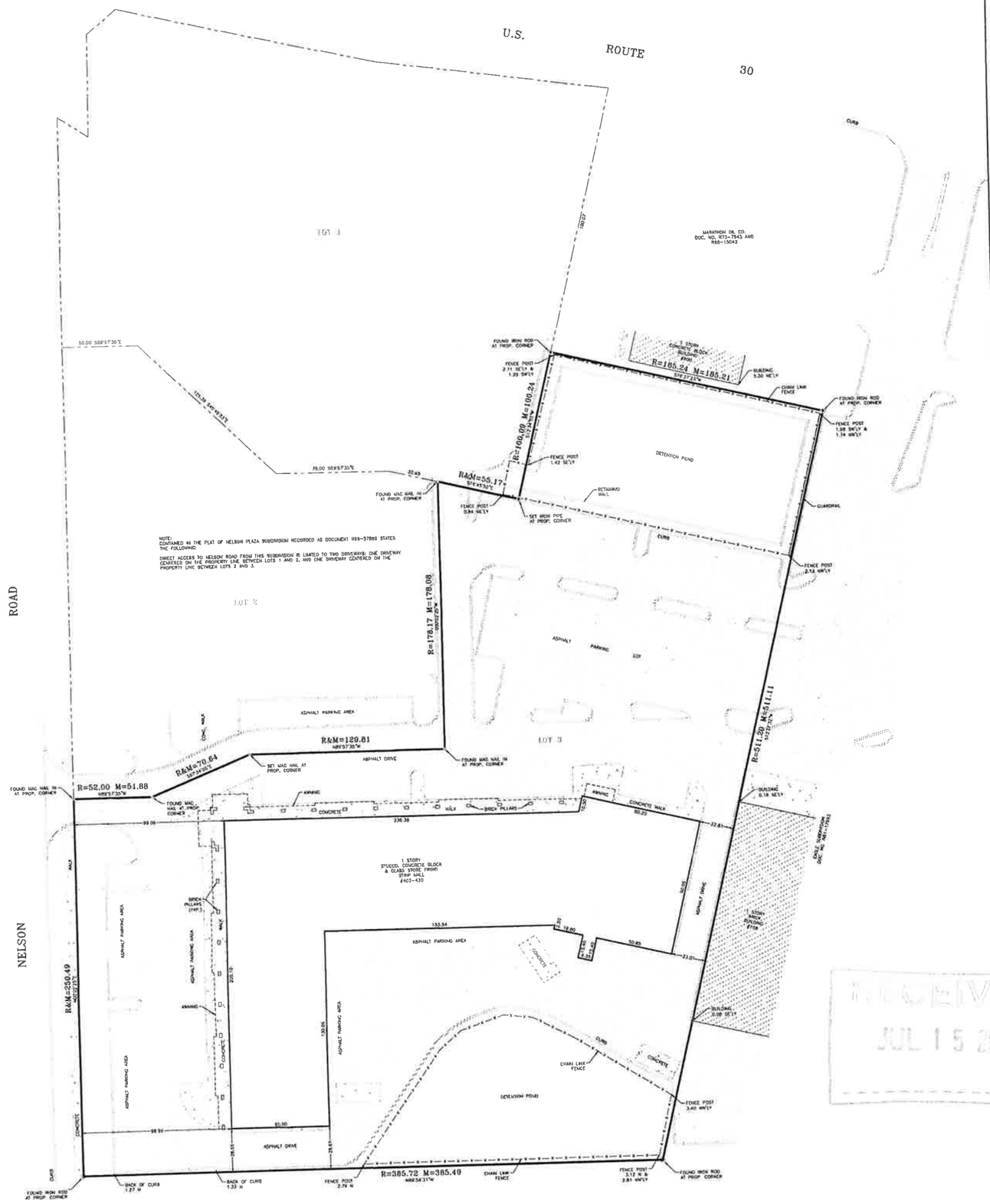
NORTH

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

PARCEL 1:
LOT 3 IN NELSON PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1996 AS DOCUMENT NO. R96-57889, IN WILL COUNTY, ILLINOIS.

PARCEL 2:
EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INDENTURE OF ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS AND GRANT OF EASEMENTS BETWEEN MARY BARR WEST, RICHARD J. BARR, WILLIAM G. BARR AND LUCKY STORES, INC. DATED JULY 23, 1980 AND RECORDED APRIL 8, 1981 AS DOCUMENT R81-8680 FOR INGRESS AND EGRESS, PARKING AND UTILITY OVER THE COMMON AREA AS SHOWN ON EXHIBIT "C" ATTACHED THERETO AND AMENDED BY INSTRUMENTS RECORDED AS DOCUMENT NUMBERS R85-38793, R85-38794, R85-38795 AND R96-78385.



RECEIVED
JUL 15 2014

Scale: 1" = 30 feet
Distances are marked in feet and decimals.
Ordered by: Thomas Rudbeck
Order No.: 13-11-85
Compare all points before building by same and at once report any difference.
For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.
Field work completed: 12/03/13
Drawn by: J.C.S.
Proofed by: T.S.
Design Firm Registration # 184-002791

STATE OF ILLINOIS } ss
COUNTY OF WILL

Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL December 4, A.D. 2013

by _____
License No. 3304 Expires 11/30/14

PLAT OF SURVEY

NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
1110 LAKE COOK ROAD BUFFALO GROVE, ILLINOIS
(847) 520-8410
ORDER NO. 03-09

LEGAL DESCRIPTION
LOT 3 IN NELSON PLAZA SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 36 TOWNSHIP 35 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1996 AS DOCUMENT NO. R96-57869, IN WILL COUNTY ILLINOIS.

VICINITY MAP

NOTE:
ALL IMPROVEMENTS ON LOTS 1 AND 2 ARE NOT SHOWN.

NOTES:

1. The surveyed parcel contains 165,318 square feet or 3.81 acres.
2. The surveyed parcel contains 145 marked parking stalls, including 6 handicapped parking stalls.
3. According to the Nelson Plaza Subdivision Plat Document Number R96-57869, direct access to Nelson Road from the subdivision is limited to two driveways: one driveway centered on the property line between Lots 1 and 2, and one driveway centered on the property line between Lots 2 and 3.
4. Bearings shown are assumed bearings.
5. Distances are marked in feet and decimal parts thereof.
6. For easements, building lines and other restrictions not shown on plat refer to your deed, title insurance policy and zoning ordinance.
7. The property is also affected by covenants, conditions, restrictions and easements granted by documents R91-08820, R85-38793, R85-38794, R85-38795, R96-78386, R96-78387, R97-71860, and R97-112115. See documents for particulars.

SETBACK, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS

The Village of New Lenox Zoning Code for the C-3 District (current zoning of Lot 3) calls for the following requirements:

1. Front Yard - All structures shall be set back at least 20 feet from the front of lot.
2. Side Yard - No side yard is required, except that, if a yard is provided, it shall be not less than ten feet. Where a C-3 property adjoins a residential district, a side yard at least equal to that of the residential district shall be provided.
3. Rear Yard - There shall be a rear yard of not less than ten percent of the depth of the lot, provided, however, such rear yard need not exceed ten feet in depth. Adjoining a residential district, the rear yard provided shall be equal to or greater than that of the adjoining residential district.
4. Maximum Height - No structure or portion thereof shall exceed a height of four stories or 45 feet, and no accessory structure shall exceed one story or 15 feet in height.
5. Bulk Requirements - The maximum size of a building, including any outdoor storage, display, and sales areas, shall not exceed the lesser of (a) a floor area ratio of 1.5 or (b) 100,000 square feet.

The building on Lot 3 appears to comply with the above requirements.

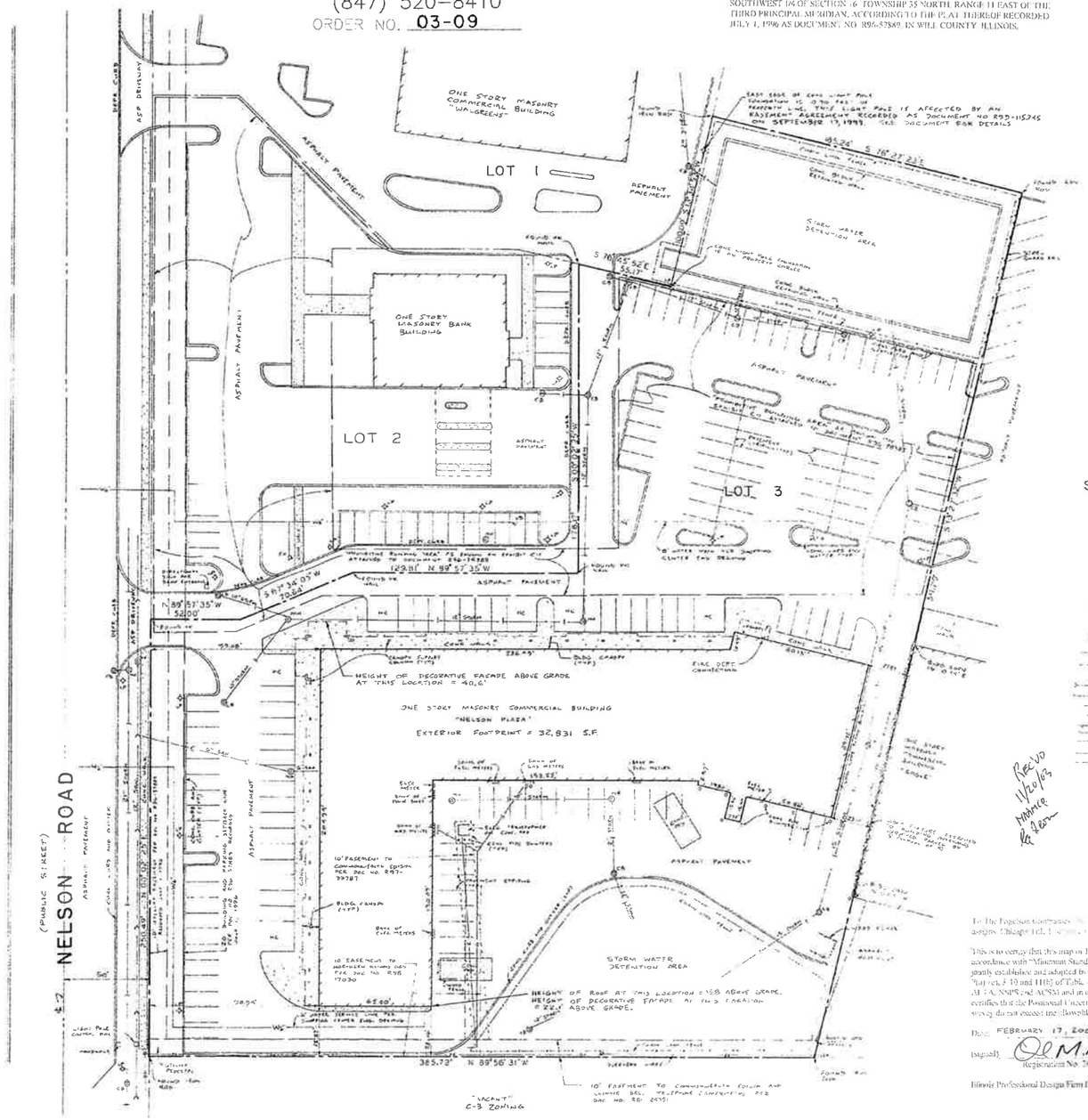
UTILITY WARNING
THE UNDERGROUND UTILITIES HAVE BEEN SHOWN "FROM THE BEST" AVAILABLE INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL JULIE, 1-800-892-0123 PRIOR TO CONSTRUCTION OR EXCAVATION.

UPON STUDY AND INVESTIGATION OF THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF WILL, ILLINOIS, MAP NO. 17197C0195E DATED EFFECTIVE SEPTEMBER 8, 1995, THE PROPERTY DESCRIBED IN THE CAPTION OF THE HEREON DRAWN PLAT APPEARS TO BE LOCATED IN ZONE X, AREA OUTSIDE 500-YEAR FLOOD PLAIN

THIS SURVEY SHOWS SURVEYABLE MATTERS OF TITLE DISCLOSED BY CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 1418 001402629 NB DATED DECEMBER 31, 2002.

Compare all points before building by same and at once report any difference. For building line and other restrictions not shown hereon refer to your Abstract, Deed, Contract and Zoning Ordinance.

CHICAGO 24 HOURS 365 DAYS CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY WILL
CITY-TOWNSHIP NEW LENOX
SEC. A 1/4 SEC NO 3 SHIFTS (E-W-N-S)
48 HOURS BEFORE YOU DIG
EXCLUDING SAT. SUN. & HOLIDAYS



LEGEND

	MANHOLE
	CATCH BASIN
	VALVE VAULT
	WOOD UTILITY POLE
	LIGHT POLE
	FENCE
	OVERHEAD WIRES
	HANDICAPPED PARKING STALL
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	FIRE HYDRANT
	CONCRETE EDGE OF PAVEMENT
	GAS LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC

Rev 10 11/20/03 Manner Re-Plat

To: The Fogelson Companies, its successors and/or assigns; Chicago 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 2-4, 6, 7(a)-(c), 8, 10 and 11(b) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

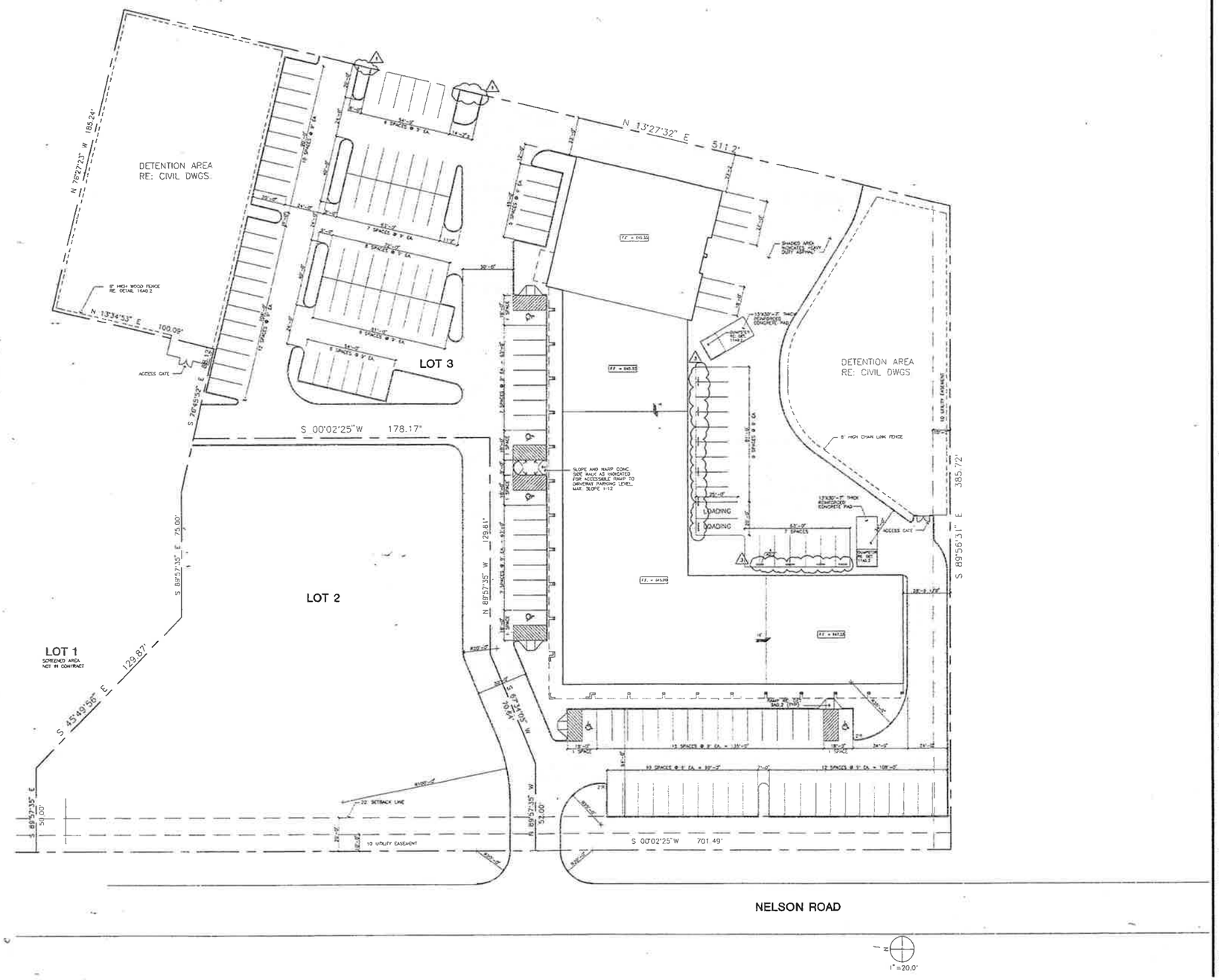
Date: FEBRUARY 17, 2003

(signed) Daniel M. Navlin (seal)
Registration No. 2655

Illinois Professional Design Firm License No. 184-002695

DANIEL M. NAVLIN JR. LICENSED PROFESSIONAL LAND SURVEYOR 035-002655 STATE OF ILLINOIS

03-09



NELSON PLAZA

Nelson Road and U.S. Hwy. 30
Village of New Lenox, Illinois

Developed by
POLYGON PROPERTIES L.L.C.
100 South Wacker Drive
Suite 850
Chicago, Illinois 60606
312.920.7400

LEVINSON ASSOCIATES, INC.

Houston|Miami
ARCHITECTURE
PLANNING
INTERIOR DESIGN

One Greenway Plaza, Suite 880 Houston, Texas 77046
713/850.7660 fax 713/850.8250

REVISIONS
1 180CT96 CITY COMMENTS
2 18NOV96 OWNER REQUESTED VALUE ENGINEERING

LAI Project Number: 96138.000
Issued for Permit: 12SEP96
Sheet of

A0.1

SITE PLAN

Date: 12SEP96