

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NE 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

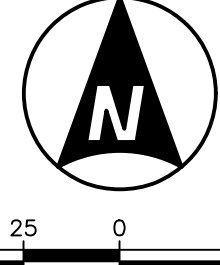
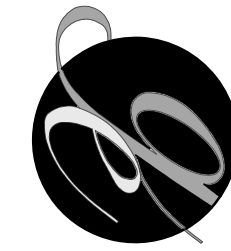


TABLE A OPTIONS

(CHECKED IF INCLUDED)

1. ZONING INFORMATION
2. ADDRESS(ES)
3. LOT/BLK DATA
4. LAND AREAS
5. VERTICAL CURVES
6. ZONING REPORT SETBACK REQUIREMENT TABLE
7. ZONING REPORT SETBACK REQUIREMENT GRAPHICS
8. BUILDING DIMENSIONS
9. BUILDING AREAS(EXTerior FOOTPRINTS)
10. OTHER BUILDING AREAS
11. BUILDING HEIGHT
12. VISIBLE IMPROVEMENTS
13. PARKING STRIPING
14. DETERMINATION OF PARTY WALLS
15. UTILITIES OBSERVED EVIDENCE W/PLANS & MARKINGS
16. UTILITIES MARKED PURSUANT TO PRIVATE LOCATE
17. GOVERNMENTAL AGENCY REQUIREMENTS
18. NAMES OF ADJOINING OWNERS
19. DISTANCE TO NEAREST INTERSECTING STREET
20. RECIPIENT PHOTOGRAPHIC EVIDENCE OF PARTS
21. EVIDENCE OF EARTH MOVING/BUILDING CONSTRUCTION
22. CHANGES IN RIGHT OF WAY/SIDEWALK AND STREET CONSTRUCTION
23. INCLUDE PLOTTABLE OFFSITE EASEMENTS
24. PROFESSIONAL LIABILITY INSURANCE
- 25.



CASPER ELLERBETS
C.O.N.S.U.L.T.A.N.T.
400 BARRINGTON AVENUE, SUITE 230
DOWNERS GROVE, IL 60015
(630) 868-1830

Client: PUBLIC BUILDING COMMISSION OF CHICAGO
50 WEST WASHINGTON STREET, ROOM 200
CHICAGO, ILLINOIS 60602
PHONE: 312-744-3090

DATE:

DESCRIPTION OF REVISION:

BY:

SCALE:

FIELD:

CSNS:

LO&IP:

CD:

DATE:

1-10-2025

T=48"

SCALE:

SCALE:

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SCALE:

LEGEND:

- BOUNDARY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- FENCE
- QUADRANT
- BUSH LINE
- TREE LINE
- MANHOLE (STM/SMH)
- CATCH BASIN (CB)
- INLET (NIL)
- VALVE VAULT (V)
- VALVE BOX (VB)
- BUFFALO BOX (BB)
- CLEANOUT (CO)
- BOLLARD (BL)
- GAS VALVE (GV)
- FIRE HYDRANT (FH)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- MANHOLE (HH)
- LIGHT (LH)
- POWER POLE (PP)
- SIGN
- MAILBOX (MB)
- DECIDUOUS TREE (SIZE IN INCHES)
- CONIFEROUS TREE (SIZE IN INCHES)
- CHORD BEARING
- CHORD LENGTH
- CLF
- CHAIN LINK FENCE
- DEED
- FOUND CROSS CUT
- FFE
- FINISHED FLOOR ELEVATION
- FIR
- FOUND IRON ROD
- FP
- FOUND IRON PIPE
- GM
- GAS METER
- INVT
- ARC LENGTH
- (M)
- MEASURED
- R=
- RADIUS
- (R)
- RECORD
- REINFORCED CONCRETE PIPE
- SBM
- SITE BENCHMARK
- SOC
- SET CROSS CUT
- SET IRON ROD
- SR
- SET IRON PIPE
- SMN
- SET MAG. NAIL
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING

BENCHMARK:

ELEVATIONS ARE CHICAGO CITY DATUM
BASED ON CHICAGO CITY BENCHMARKS
274 AND 479.
OCD BM 274
ELEV. 30.704
11.9' SOUTH OF THE NORTH LINE OF
LELAND AVENUE, 12' WEST OF THE EAST
LINE OF N. KEATING AVENUE
PRODUCED EAST.

SITE BENCHMARKS:

- | ID | NORTHING | EASTING | ELV. DESCRIPTION |
|-----|------------|------------|-----------------------|
| BM1 | 1393442.53 | 1443007.38 | 33.39 FH 5801LT |
| BM2 | 1393776.59 | 1443278.45 | 39.77 50 AT CONC BASE |
| BM3 | 1393025.06 | 1443371.00 | 31.18 FH 5801LT |

CONTROL POINTS:

- | ID | NORTHING | EASTING | ELV. DESCRIPTION |
|------|------------|------------|------------------|
| CP1 | 1393504.57 | 1443337.24 | 29.40 XCLT |
| CP2 | 1393499.99 | 1443336.71 | 32.18 XCLT |
| CP3 | 1393462.52 | 1443075.50 | 30.00 XCLT |
| CP4 | 1393438.48 | 1443055.81 | 32.06 XCLT |
| CP5 | 1393320.52 | 1443031.79 | 34.40 ON CONC |
| CP6 | 1393306.01 | 1443129.65 | 35.38 XCLT |
| CP7 | 1393005.88 | 1443245.42 | 35.46 FVN |
| CP8 | 1393004.60 | 1443228.51 | 35.20 XCLT |
| CP9 | 1393005.22 | 1443248.62 | 35.81 XCLT |
| CP10 | 1393004.86 | 1443356.49 | 35.19 FVN |
| CP11 | 1393013.96 | 1443407.84 | 36.09 XCLT |
| CP12 | 1393013.72 | 1443261.00 | 36.46 XCLT |

AREA:

PROPERTY CONTAINS 317.178 SQUARE
FEET OR 7.281 ACRES MORE OR LESS

P.L.N.:

- | DATE | DESCRIPTION |
|----------------|-------------|
| 13-16-2007-003 | |
| 13-16-2007-005 | |
| 13-16-2007-007 | |
| 13-16-2007-008 | |



STATE OF ILLINOIS
COUNTY OF DUPEGE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON
WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021
MINIMUM STANDARD MAP REQUIREMENTS FOR ALTA/NSPS LAND TITLE
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND
INCLUDES ITEMS 1, 2, 3, 4, 5, 6(c), 7(c), 7(b)(1), 8, 9, 11(c), 11(d),
13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 01-09-2025.
DATE OF PLAT OR MAP: 02-21-2025.

GASPER ELLERBETS CONSULTING LLC, AN ILLINOIS PROFESSIONAL DESIGN
FIRM NUMBER 184-006877.

CHRISTINA M. DAVIDSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003780
LICENSE EXPIRES: NOVEMBER 30, 2026

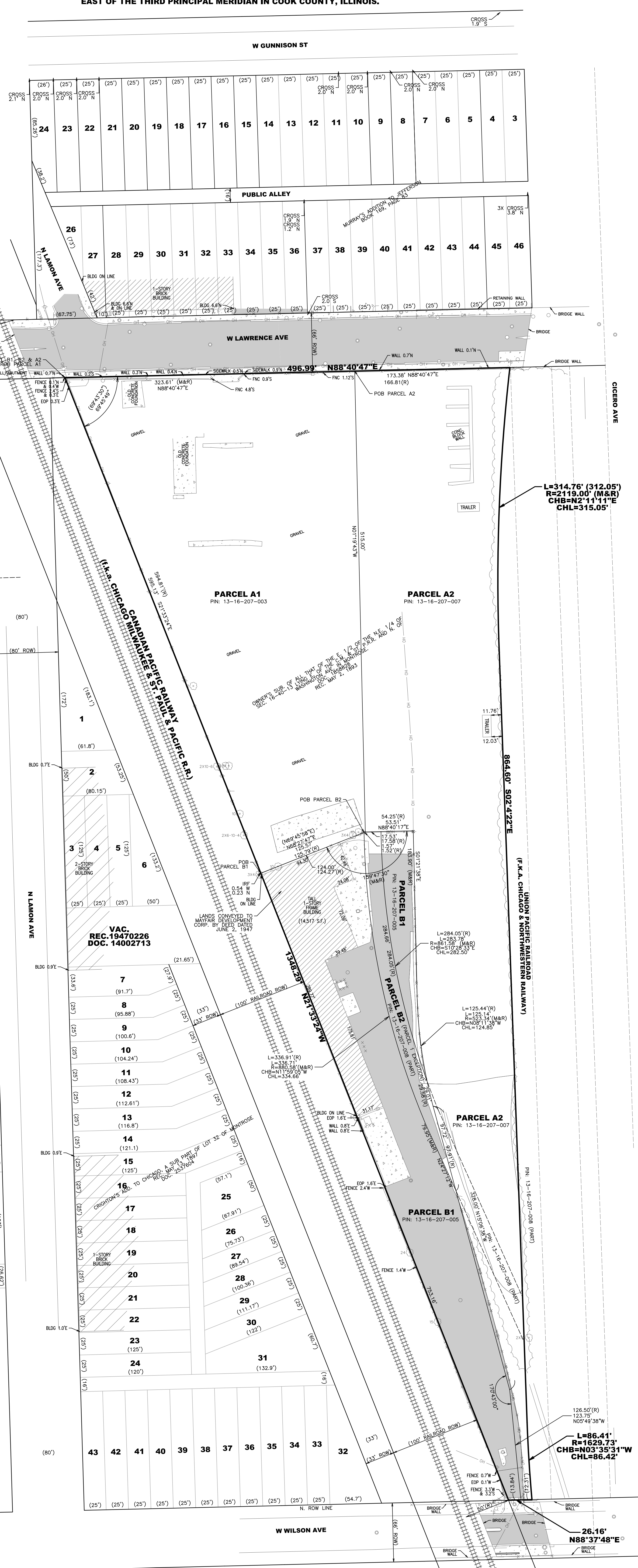
SHEET:

1 OF

3

PROJECT NUMBER: 240496

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ILLINOIS FIRM LICENSE# 184-006877



SURVEYOR'S NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN
COMMITMENTS FOR TITLE INSURANCE ISSUED BY WHEATLAND TITLE COMPANY
PER ORDER NUMBERS:
A) GEC-2024CO-24688.0 (13-16-207-003 & 13-207-007)
B) GEC-2024CO-24689.0 (13-16-207-005 & PART OF
13-16-207-008)
C) GEC-2024CO-24690.0 (PART OF 13-16-207-008)
EACH HAVING AN EFFECTIVE DATE OF DECEMBER 31, 2024, AND ALL OF
WHICH HAVE BEEN USED FOR APPLICABLE EXCEPTIONS TO TITLE.
2. A. GEC-2024CO-24688.0 EXCEPTIONS TO TITLE
1. THE FOLLOWING SCHEDULE B, PART II EXCEPTIONS FROM THE
ABOVE-MENTIONED TITLE COMMITMENT ARE EITHER NOT APPLICABLE TO
THE L AND SURVEY SHOWN HEREON OR CANNOT BE PLOTTED: 1-9.
2. TITLE EXCEPTION 10: RIGHT TITLE AND INTEREST IN UNION PACIFIC
RAILROAD COMPANY EAST USE OF SPUR TRACK PER DOCUMENT
18633934 (PARCEL A2)
3. TITLE EXCEPTION 11: POSSIBLE INTEREST OF FMHC CORPORATION, (NOT
PLOTTABLE)
B. GEC-2024CO-24689.0 EXCEPTIONS TO TITLE
1. THE FOLLOWING SCHEDULE B, PART II EXCEPTIONS FROM THE
ABOVE-MENTIONED TITLE COMMITMENT ARE EITHER NOT APPLICABLE TO
THE L AND SURVEY SHOWN HEREON OR CANNOT BE PLOTTED: 1-10.
2. TITLE EXCEPTION 10: ENVIRONMENTAL NO FURTHER REMEDIAL LETTER
PER DOCUMENT 89363059
3. TITLE EXCEPTION 11: POSSIBLE INTEREST OF FMHC CORPORATION, (NOT
PLOTTABLE)
C. GEC-2024CO-24690.0 EXCEPTIONS TO TITLE
1. THE FOLLOWING SCHEDULE B, PART II EXCEPTIONS FROM THE
ABOVE-MENTIONED TITLE COMMITMENT ARE EITHER NOT APPLICABLE TO
THE L AND SURVEY SHOWN HEREON OR CANNOT BE PLOTTED: 1-10.
2. TITLE EXCEPTION 11: DECLARATION OF STREET CANCELLATION PER
DOCUMENT 1791631. (VACATION OF ALL STREETS IN THOSE
SUBDIVISIONS COVERING PARCELS A1, A2, B1, AND B2)
3. BEARINGS BASED ON ILLINOIS EAST STATE PLANE COORDINATE SYSTEM.
4. TABLE "A", ITEM 2: ADDRESS FOR THE SURVEYED PROPERTY IS 4825 WEST
LAWRENCE AVENUE AND IS SHOWN HEREON.
5. TABLE "A", ITEM 3: ACCORDING TO OUR INTERPOLATION OF THE FLOOD
INSURANCE RATE MAP THAT THE COVERED AREA OF MINIMAL FLOOD HAZARD, AS
IDENTIFIED BY THE U.S. ARMY CORPS OF ENGINEERS, IS SHOWN ON
17031C0403J, WITH AN EFFECTIVE DATE OF 08-19-2008. SUBJECT TO MAP
INTERPRETATION AND SCALING.
6. TABLE "A", ITEM 4: GROSS LAND AREA OF THE PROPERTY IS SHOWN HEREON.
7. TABLE "A", ITEM 6(a): ACCORDING TO OUR INTERPRETATION OF THE CITY OF
CHICAGO ZONING WEBSITE,
<https://gisopen.chicago.gov/ZoningMapWeb/?tab=1&config=zoning>,
THE HAZARD DESCRIBED PROPERTY IS ZONED M-1.1, LIMITED
MANUFACTURING/BUSINESS PARK DISTRICT. NO ADDITIONAL INFORMATION HAS
BEEN SUPPLIED TO THE SURVEYOR.
8. TABLE "A", ITEM 7(a): BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE
MEASURED FROM THE OUTSIDE FACE OF CONCRETE FOUNDATION.
9. TABLE "A", ITEM 7(b): SQUARE FOOTAGE OF: (1) EXTERIOR FOOTPRINT OF ALL
BUILDINGS AT GROUND LEVEL
10. TABLE "A", ITEM 7(c): SQUARE FOOTAGE OF: (1) EXTERIOR FOOTPRINT OF ALL
BUILDINGS AT GROUND LEVEL
11. TABLE "A", ITEM 9: 5 MARKED PARKING STALLS WITHIN THE HEREON
DESCRIBED PROPERTY WERE VISIBLE AT THE TIME OF THE FIELD WORK.
12. TABLE "A", ITEM 11: UTILITIES EXISTING ON OR SERVING THE SURVEYED
PROPERTY THAT WERE OBSERVED DURING THE PROCESS OF CONDUCTING THE
FIELD WORK ARE SHOWN HEREON. NOTE TO THE CLIENT, INSURER, AND
LENDER: SOURCE INFORMATION FROM AND DESCRIBED AS FOLLOWS: THE
FIELD MARKINGS REPRESENTING UNDERGROUND UTILITIES AS MARKED BY
BANDER SOLUTIONS ON JANUARY 14, 2025, HOWEVER, LACKING EVIDENCE OF
OBSERVED EVIDENCE OF UTILITIES, PURSUANT TO SECTION 5.6.V. TO DEVELOP
A VIEW OF THE UNDERGROUND UTILITIES, THE SURVEYOR HAS REQUESTED
THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY
COMPLETELY AND RELIABLY DETERMINED. WHERE ADDITIONAL OR
811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE
OBTAINED OR RESULT IN AN INADEQUATE RESPONSE, MORE DETAILED
INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT
EXCAVATION MAY BE NECESSARY. (SEE SHEETS 2 AND 3 FOR UTILITIES)
13. TABLE "A", ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT
TAX RECORDS ARE AS FOLLOWS:
-CHICAGO AVENUE AND WEST LAWRENCE AVENUE:
ILLINOIS DEPARTMENT OF TRANSPORTATION
-WEST WILSON AVENUE:
CHICAGO DEPARTMENT OF TRANSPORTATION
-CANADIAN PACIFIC RAILROAD F.K.A. CHICAGO MILWAUKEE ST. PAUL & PACIFIC
RAILROAD
-UNION PACIFIC RAILROAD F.K.A. CHICAGO & NORTHWESTERN RAILWAY
14. TABLE "A", ITEM 14: DISTANCE TO THE NEAREST INTERSECTING STREET IS
SHOWN HEREON.
15. TABLE "A", ITEM 17: THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH
MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS DURING THE
PROCESS OF CONDUCTING THE FIELD WORK.
16. TABLE "A", ITEM 17: THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH
MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS DURING THE
PROCESS OF CONDUCTING THE FIELD WORK.
17. TABLE "A", ITEM 18: PLOTTABLE OFFSITE EASEMENTS ARE SHOWN HEREON. (TO
BE UPDATED UPON RECEIPT OF TITLE COMMITMENT)

PROPERTY DESCRIPTION:

PARCEL A1 (13-16-207-003):
THAT PART OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE
THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS TO WIT:
BEGINNING AT A POINT IN THE SOUTH LINE OF LAWRENCE AVENUE, DISTANT 50
FEET NORTH EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE
BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO, MILWAUKEE, ST. PAUL
AND PACIFIC RAILROAD COMPANY, AS SAID MAIN TRACKS ARE NOW LOCATED AND
ESTABLISHED, THENCE EAST ALONG A LINE DRAWN AT RIGHT ANGLES TO THE
SOUTH LINE OF LAWRENCE AVENUE, A DISTANCE OF THREE HUNDRED
THIRTY-THREE AND SIXTY-ONE ONE-HUNDREDTHS (333.61) FEET, THENCE
SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 69 DEGREES 47 MINUTES 30
SECONDS WITH AN EXTENSION OF SAID LINE OF 515.00 FEET, THENCE
WESTERLY ALONG A LINE FORMING AN ANGLE OF 69 DEGREES 47 MINUTES 30
SECONDS WITH AN EXTENSION OF SAID LINE OF 125.79 FEET MORE OR LESS TO A POINT DISTANT 50 FEET NORTHEASTERLY
NORTHWESTERLY PARALLEL WITH SAID RAILWAY CENTERLINE 594.81 FEET MORE
OR LESS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL A2 (13-16-207-007):
THAT PART OF THE NORTH EAST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDARY AND DESCRIBED AS FOLLOWS TO WIT:
BEGINNING AT A POINT ON THE SOUTH LINE OF WEST LAWRENCE AVENUE,
FIFTY (50) FEET NORTHEASTERLY OF THE POINT OF BEGINNING, THENCE
NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 69 DEGREES 47 MINUTES 30
SECONDS WITH THE CENTER LINE BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO, MILWAUKEE, ST. PAUL
AND PACIFIC RAILROAD COMPANY, THENCE SOUTHERLY ALONG THE SOUTH LINE
OF SAID WEST LAWRENCE AVENUE, A DISTANCE OF THREE HUNDRED
THIRTY-THREE AND SIXTY-ONE ONE-HUNDREDTHS (333.61) FEET, THENCE
SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 69 DEGREES 47 MINUTES 30
SECONDS WITH THE CENTER LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S SPUR TRACK NUMBER 135,
THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 69 DEGREES 47 MINUTES 30
SECONDS WITH THE CENTER LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S WESTBOUND MAYFAIR TO EVANSTON MAIN
TRACK (BEING THE MOST WESTERLY MAIN TRACK) AS NOW LOCATED AND
ESTABLISHED, THENCE NORTH ALONG A LINE PARALLEL WITH THE CENTERLINE OF
SAID WESTBOUND MAIN TRACK TO THE SOUTH LINE OF SAID WEST LAWRENCE
AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID WEST LAWRENCE
AVENUE TO THE POINT OF BEGINNING, RESERVING HOWEVER, UNTO THE PART
OF THE FIRST PARTY, ITS SUCCESSORS AND/OR ASSIGNS, A STRIP OF LAND 19
FEET IN WIDTH, BEING 9.5 FEET ON EACH SIDE OF A STRAIGHT LINE BEGINNING
ON THE EASTERLY LINE OF THE ABOVE DESCRIBED PREMISES AT THE
CENTERLINE OF THE I.C.C. TRACK 135, THENCE SOUTHERLY ALONG A LINE
PARALLEL WITH SAID TRACK NUMBER 135, A DISTANCE OF 594.81 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND
CONVEYED TO MAYFAIR DEVELOPMENT CORPORATION BY DEED DATED JUNE 2, 1947, SAID SOUTHWEST CORNER ALSO BEING THE POINT OF
BEGINNING OF THE LAND HEREIN TO BE DESCRIBED, THENCE NORTHEASTERLY
ALONG A LINE DRAWN PERPENDICULARLY TO THE LAST DESCRIBED LINE
DISTANCE OF 125.79 FEET, THENCE EASTERLY ALONG A LINE FORMING AN
ANGLE OF 69 DEGREES 47 MINUTES 30 SECONDS AS MEASURED
COUNTERCLOCKWISE FROM THE LAST DESCRIBED LINE A DISTANCE OF 54.25
FEET MORE OR LESS TO A POINT 9.5 FEET WESTERLY AS MEASURED
PERPENDICULARLY FROM THE CENTER LINE OF THE CHICAGO AND
NORTHWESTERN RAILWAY COMPANY'S SPUR TRACK NUMBER 135;
THENCE SOUTHERLY PARALLEL WITH SAID TRACK NUMBER I.C.C. 135, A
DISTANCE OF ONE HUNDRED EIGHTY-THREE AND SIXTY-ONE ONE-HUNDREDTHS
(183.90) FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONCAVE TO
THE EAST AND HAVING A RADIUS OF 515.00 FEET, AN ARC OF 136 DEGREES
47 MINUTES 30 SECONDS (AS MEASURED COUNTERCLOCKWISE FROM THE
LAST DESCRIBED LONG CHORD, A DISTANCE OF THREE HUNDRED
THIRTY-THREE AND SIXTY-ONE ONE-HUNDREDTHS (333.61) FEET, THENCE
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ALONG A LINE DRAWN PERPENDICULARLY TO THE LAST DESCRIBED LINE
DISTANCE OF 125.79 FEET, THENCE EASTERLY ALONG A LINE FORMING AN
ANGLE OF 69 DEGREES 47 MINUTES 30 SECONDS AS MEASURED
COUNTERCLOCKWISE FROM THE LAST DESCRIBED LINE A DISTANCE OF 54.25
FEET MORE OR LESS TO A POINT 9.5 FEET WESTERLY AS MEASURED
PERPENDICULARLY FROM THE CENTER LINE OF THE CHICAGO AND
NORTHWESTERN RAILWAY COMPANY'S SPUR TRACK NUMBER 135;
THENCE SOUTHERLY PARALLEL WITH SAID TRACK NUMBER I.C.C. 135, A
DISTANCE OF ONE HUNDRED EIGHTY-THREE AND SIXTY-ONE ONE-HUNDREDTHS
(183.90) FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONCAVE TO
THE EAST AND HAVING A RADIUS OF 515.00 FEET, AN ARC OF 136 DEGREES
47 MINUTES 30 SECONDS (AS MEASURED COUNTERCLOCKWISE FROM THE
LAST DESCRIBED LONG CHORD, A DISTANCE OF THREE HUNDRED
THIRTY-THREE AND SIXTY-ONE ONE-HUNDREDTHS (333.61) FEET, THENCE
SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 69 DEGREES 47 MINUTES 30
SECONDS WITH THE CENTER LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY
COMPANY'S SPUR TRACK NUMBER 135, A DISTANCE OF 594.81 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND
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SURVEYOR'S NOTES:

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- A) GEC-2024CO-24688.0 (13-16-207-003 & 13-207-007)
- B) GEC-2024CO-24688.0 (13-16-207-005 & PART OF 13-16-207-008)
- C) GEC-2024CO-24689.0 (PART OF 13-16-207-008)
- EACH HAVING AN EFFECTIVE DATE OF DECEMBER 31, 2024, AND ALL OF WHICH HAVE BEEN USED FOR APPLICABLE EXCEPTIONS TO TITLE.
- A. GEC-2024CO-24688.0 EXCEPTIONS TO TITLE
1. THE FOLLOWING SCHEDULE B, PART II EXCEPTIONS FROM THE ABOVE-MENTIONED TITLE COMMITMENT ARE EITHER NOT APPLICABLE TO THE L AND SURVEY SHOWN HEREON OR CANNOT BE PLOTTED: 1-3
2. TITLE EXCEPTION 10: RIGHT TITLE AND INTEREST IN UNION PACIFIC RAILROAD COMPANY FOR USE OF SPUR TRACKS PER DOCUMENT 1883334.
3. TITLE EXCEPTION 11: US PENDING NOTICE RECORDED AUGUST 26, 2014 AS DOCUMENT 142384036.
- B. GEC-2024CO-24689.0 EXCEPTIONS TO TITLE
1. THE FOLLOWING SCHEDULE B, PART II EXCEPTIONS FROM THE ABOVE-MENTIONED TITLE COMMITMENT ARE EITHER NOT APPLICABLE TO THE L AND SURVEY SHOWN HEREON OR CANNOT BE PLOTTED: 1-3
2. TITLE EXCEPTION 10: ENVIRONMENTAL NO FURTHER REMEDIATION LETTER PER DOCUMENT 9930350.
3. TITLE EXCEPTION 11: POSSIBLE INTEREST OF FMHC CORPORATION.
- C. GEC-2024CO-24690.0 EXCEPTIONS TO TITLE
1. THE FOLLOWING SCHEDULE B, PART II EXCEPTIONS FROM THE ABOVE-MENTIONED TITLE COMMITMENT ARE EITHER NOT APPLICABLE TO THE L AND SURVEY SHOWN HEREON OR CANNOT BE PLOTTED: 1-10
2. TITLE EXCEPTION 11: DECLARATION OF STREET CANCELLATION PER DOCUMENT 1791631.
2. BEARINGS BASED ON ILLINOIS EAST STATE PLANE COORDINATE SYSTEM.
3. TABLE "A", ITEM 1, PROPERTY MONUMENTED AS SHOWN HEREON. (TO BE UPDATED UPON FINALIZATION OF SURVEY)
4. TABLE "A", ITEM 2, ADDRESS FOR THE SURVEYED PROPERTY IS 4825 WEST LAWRENCE AVENUE AND IS SHOWN HEREON.
5. TABLE "A", ITEM 3, ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C0403, WITH AN EFFECTIVE DATE OF 08-19-2008, SUBJECT TO MAP INTERPRETATION AND SCALING.
6. TABLE "A", ITEM 4, GROSS LAND AREA OF THE PROPERTY IS SHOWN HEREON.
7. TABLE "A", ITEM 6(c), ACCORDING TO OUR INTERPRETATION OF THE CITY OF CHICAGO ZONING WEBSITE: "https://gisapps.chicago.gov/ZoningMapWeb/?tab=1&config=zoning", THE HEREON DESCRIBED PROPERTY IS ZONED M1-1 LIMITED MANUFACTURING/BUSINESS PARK DISTRICT. NO ADDITIONAL INFORMATION HAS BEEN SUPPLIED TO THE SURVEYOR.
8. TABLE "A", ITEM 7(c), BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM THE OUTSIDE FACE OF CONCRETE FOUNDATION.
9. TABLE "A", ITEM 7(b), SQUARE FOOTAGE OF: (1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
10. TABLE "A", ITEM 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
11. TABLE "A", ITEM 9, 5 MARKED PARKING STALLS WITHIN THE HEREON DESCRIBED PROPERTY WERE VISIBLE AT THE TIME OF THE FIELD WORK.
12. TABLE "A", ITEM 11, UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY THAT WERE OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK ARE SHOWN HEREON. NOTE TO THE CLIENT, INSURER, AND LENDER, SOURCE INFORMATION FROM RECORD UTILITY PLANS AND SURVEYED FIELD MARKINGS REPRESENTING UNDERGROUND UTILITIES AS MARKED BY BAGGER SOLUTIONS ON JANUARY 6-9, 2025 HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES, PURSUANT TO SECTION 5.E.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (SEE SHEETS 2 AND 3 FOR UTILITIES)
13. TABLE "A", ITEM 13, NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE AS FOLLOWS:
- CICERO AVENUE AND WEST LAWRENCE AVENUE: ILLINOIS DEPARTMENT OF TRANSPORTATION
- WEST WILSON AVENUE: CHICAGO DEPARTMENT OF TRANSPORTATION
- CHICAGO MILWAUKEE ST. PAUL & PACIFIC RAILROAD: CHICAGO MILWAUKEE ST. PAUL & PACIFIC RAILROAD.
14. TABLE "A", ITEM 14, DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN HEREON.
15. TABLE "A", ITEM 16, THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS DURING THE PROCESS OF CONDUCTING THE FIELD WORK.
16. TABLE "A", ITEM 17, THERE WAS NO EVIDENCE OF STREET OR SIDEWALK REPAIRS ON THE SITE WITHIN RECENT MONTHS OBSERVED DURING FIELD WORK. THE SURVEYOR WAS NOT PROVIDED WITH ANY DOCUMENTATION SHOWING A PROPOSED CHANGE IN RIGHT OF WAY LINES.
17. TABLE "A", ITEM 18, PLOTTABLE OFFSITE EASEMENTS ARE SHOWN HEREON. (TO BE UPDATED UPON RECEIPT OF TITLE COMMITMENT)

BENCHMARK:

ELEVATIONS ARE CHICAGO CITY DATUM BASED ON CHICAGO CITY BENCHMARKS 274 AND 419.

CCD BM 274:
ELEV. = 30.704
11.9' SOUTH OF THE NORTH LINE OF LELAND AVENUE, 12' WEST OF THE EAST LINE OF N. KEATING AVENUE.

CCD BM 419:
ELEV. = 37.189
8.3' WEST OF THE EAST LINE OF LINDER AVENUE, 81.0' NORTH OF THE NORTH LINE OF LAWRENCE AVENUE PROVIDED EAST.

SITE BENCHMARKS:

ID	NORTHING	EASTING	ELEV. DESCRIPTION
BM1	1931442.53	1143007.58	32.39 FH 5 BOLT
BM2	1930776.59	1143278.45	39.7' 50" AT CONC BASE
BM3	1930172.04	1143371.49	31.18 FH 1 BOLT

CONTROL POINTS:

ID	NORTHING	EASTING	ELEV. DESCRIPTION
CP1	1931504.57	1143337.24	29.40 XCUT
CP2	1931499.99	1143136.71	32.18 XCUT
CP3	1931492.22	1143075.80	28.00 XCUT
CP4	1931430.48	1143055.81	32.96 XCUT
CP5	1931303.19	1143011.73	34.60 IR ON CONC
CP6	1930936.01	1143239.65	35.58 XCUT
CP7	1930953.88	1143245.82	38.46 P/N
CP8	1930804.60	1143228.55	35.20 XCUT
CP9	1930605.22	1143248.62	35.81 XCUT
CP10	1930284.32	1143260.49	35.19 P/N
CP11	1930130.96	1143407.64	30.09 XCUT
CP12	1930173.12	1143261.00	30.46 XCUT

TABLE A OPTIONS

- (CHECKED IF INCLUDED)
1. MONUMENTATION
2. ADDRESS(ES)
3. FLOOD ZONE
4. LAND AREAS
5. VERTICAL RELIEF
6. ZONING REPORT SETBACK REQUIREMENT TABLE
7. ZONING REPORT SETBACK REQUIREMENT GRAPHICS
8. BUILDING DIMENSIONS
9. BUILDING AREAS/EXTERIOR FOOTPRINTS
10. OTHER BUILDING AREAS
11. BUILDING HEIGHT
12. VISIBLE IMPROVEMENTS
13. PARKING STRIPS
14. DETERMINATION OF PARTY WALLS
15. DETERMINATION OF PARTY WALLS/PLUMB
16. UTILITIES OBSERVED EVIDENCE W/AREAS & MARKINGS
17. GOVERNMENTAL AGENCY REQUIREMENTS
18. NAMES OF ADJOINING OWNERS
19. DISTANCE TO NEAREST INTERSECTING STREET
20. RECTIFIED ORTHOPHOTOGRAPHY
21. EVIDENCE OF EARTH MOVING/BUILDING CONSTRUCTION
22. CHANGES IN RIGHT OF WAY/SIDEWALK AND STREET CONSTRUCTION
23. INCLUDE PLOTTABLE OFFSITE EASEMENTS
24. LOCATION OF WETLANDS/DEGRADED BY OTHERS
25. PROFESSIONAL LIABILITY INSURANCE

ALTA/NSPS LAND TITLE SURVEY

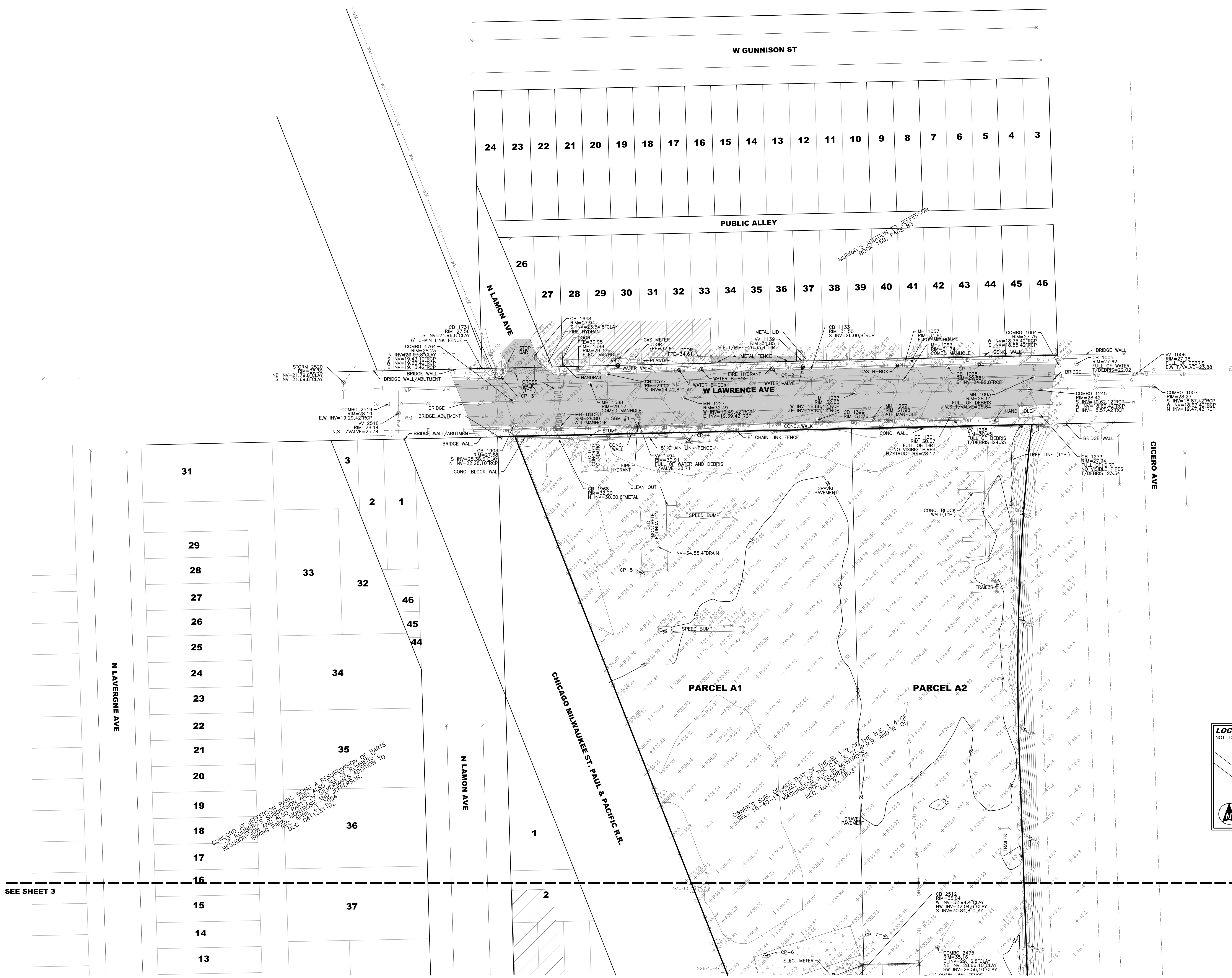
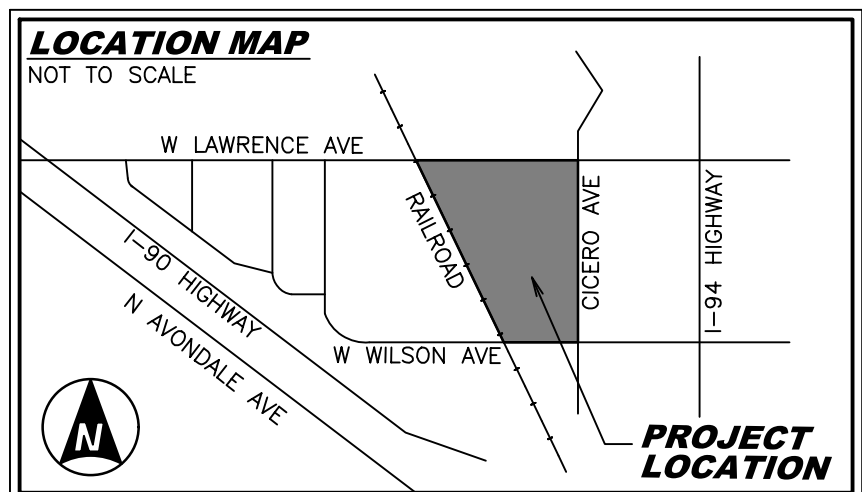
PART OF THE NE 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



SCALE: 1" = 40'

LEGEND:

- BOUNDARY LINE
EASEMENT LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING LOT LINE
UNDERLYING LOT LINE
SANITARY SEWER
STORM SEWER
COMBINED SEWER
WATER MAIN
CABLE TV LINE
ELECTRIC LINE
FIBER OPTIC LINE
GAS LINE
TELEPHONE LINE
OVERHEAD WIRE
FENCE
GUARDRAIL
BUSH LINE
TREE LINE
RAILROAD
- MANHOLE (STMH/SAMH)
CATCH BASIN (CB)
VALVE VAULT (VV)
VALVE BOX (VB)
BUFFALO BOX (BB)
CLEANOUT (CO)
BOLLARD (BOL)
GAS VALVE (GV)
FIRE HYDRANT (FH)
ELECTRIC MANHOLE (EMH)
TELEPHONE MANHOLE (TMH)
HANDHOLE (HH)
TRAFFIC SIGNAL BOX (TSB)
TRAFFIC SIGNAL (TS)
LIGHT (LHT)
GROUND LIGHT (GLHT)
POWER POLE (PP)
GUY WIRE (GW)
TRANSFORMER
SIGN
DECIDUOUS TREE (SIZE IN INCHES)
CONIFEROUS TREE (SIZE IN INCHES)
BUSH
CONTOUR LINE
SPOT ELEVATION
PAVEMENT ELEVATION
TOP OF CURB ELEVATION
TOP OF DEPRESSED CURB ELEVATION
WALK ELEVATION
A/CU
CHORD BEARING
CHORD LENGTH
CLF
CHAIN LINK FENCE
CORROGATED PLASTIC PIPE
DIP
DUCTILE IRON PIPE
ELECTRIC METER
FOUND CROSS CUT
FINISHED FLOOR
FIR
FOUND IRON ROD
GRADE AT FOUNDATION
GAS METER
INVERT
L= ARC LENGTH
PVC
POLYVINYL CHLORIDE PIPE
RADIUS
(R)
RECORD
REINFORCED CONCRETE PIPE
SAN
SANITARY
SBM
SITE BENCHMARK
SCC
SET CROSS CUT
SIR
SET IRON ROD
SMN
SET MAG NAIL
ST
STORM
T/F
TOP OF FOUNDATION
TOP OF PIPE
T/WALL
TOP OF WALL
- CONCRETE (CONC)
GRAVEL
HOT MIX ASPHALT (HMA)
BUILDING
DEPRESSED CURB



SEE SHEET 3



1401 BRANDING AVENUE, SUITE 230
DOWNERS GROVE, IL 60018
(847) 868-1830

Client:
PUBLIC BUILDING COMMISSION OF CHICAGO
50 WEST WASHINGTON STREET, ROOM 200
CHICAGO, ILLINOIS 60602
PHONE: 312-744-3090

DATE	DESCRIPTION OF REVISION	BY

FIELD	CS/PS
DRAWN	LO/RJP
APPROVED	CD
DATE	1-10-2025
SCALE	1" = 40'

ALTA/NSPS LAND TITLE SURVEY
PROJECT NUMBER: 04029
4825 W LAWRENCE AVENUE
CHICAGO, ILLINOIS 60630

SHEET	2 OF 3
PROJECT NUMBER:	240496
©GASPAREC ELBERTS CONSULTING 2025	ILLINOIS FIRM LICENSE 184-006677

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3. TITLE EXCEPTION 11: US PENDING NOTICE RECORDED AUGUST 26, 2014 DOCUMENT 142384038.
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BENCHMARK:

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8.3' WEST OF THE EAST LINE OF LINDER AVENUE, 81.0' NORTH OF THE NORTH LINE OF LAWRENCE AVENUE, PRODUCED EAST.

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BM3	1930172.04	1143371.49	31.18	FN 18 BOLT

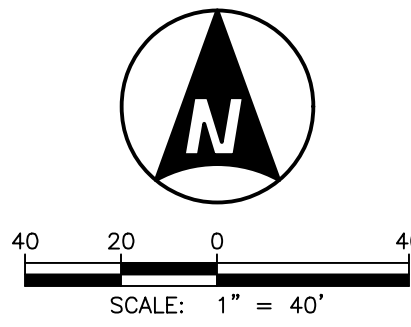
CONTROL POINTS:

ID	NORTHING	EASTING	ELEV.	DESCRIPTION
CP1	1931504.57	1143337.24	29.40	KCUT
CP2	1931499.99	1143336.71	32.18	KCUT
CP3	1931452.22	1143875.80	28.00	KCUT
CP4	1931430.48	1143055.81	32.96	KCUT
CP5	1931303.19	1143011.73	34.60	ON CONC
CP6	1930938.01	1143229.65	35.38	KCUT
CP7	1930953.88	1143245.82	35.46	PKN
CP8	1930804.60	1143228.55	35.20	KCUT
CP9	1930605.22	1143248.62	35.81	KCUT
CP10	1930284.32	1143360.49	35.19	PKN
CP11	1930130.96	1143407.64	30.09	KCUT
CP12	1930173.12	1143261.00	30.46	KCUT

TABLE A OPTIONS

- (CHECKED IF INCLUDED)
1. ☒ MONUMENTATION
2. ☒ ADDRESS(ES)
3. ☒ FLOOD ZONE
4. ☒ LAND AREAS
5. ☒ VERTICAL RELIEF
6. ☒ ZONING REPORT SETBACK REQUIREMENT TABLE
7. ☒ BUILDING DIMENSIONS
8. ☒ BUILDING AREAS/EXTERIOR FOOTPRINTS
9. ☒ OTHER BUILDING AREAS
10. ☒ BUILDING HEIGHT
11. ☒ VISIBLE IMPROVEMENTS
12. ☒ PARKING STRIPS
13. ☒ DETERMINATION OF PARTY WALLS
14. ☒ DETERMINATION OF PARTY WALLS/PLUMB
15. ☒ UTILITIES OBSERVED EVIDENCE W/PLANS & MARKINGS
16. ☒ GOVERNMENTAL AGENCY REQUIREMENTS
17. ☒ NAMES OF ADJOINING OWNERS
18. ☒ DISTANCE TO NEAREST INTERSECTING STREET
19. ☒ RECTIFIED ORTHOPHOTGRAPHY
20. ☒ EVIDENCE OF EARTH MOVING/BUILDING CONSTRUCTION
21. ☒ CHANGES IN RIGHT OF WAY/SIDEWALK AND STREET CONSTRUCTION
22. ☒ LOCATION OF WETLANDS/DELINEATED BY OTHERS
23. ☒ INCLUDE PLOTTABLE OFFSITE EASEMENTS
24. ☒ PROFESSIONAL LIABILITY INSURANCE

ALTA/NSPS LAND TITLE SURVEY



SEE SHEET 2

CONCORD AT INTERSECTION BEING RECONSTRUCTED PER CITY OF CHICAGO RECORDS. SEE SHEET 2 FOR DETAILS OF CONCORD AND INTERSECTION.

N LAMON AVE

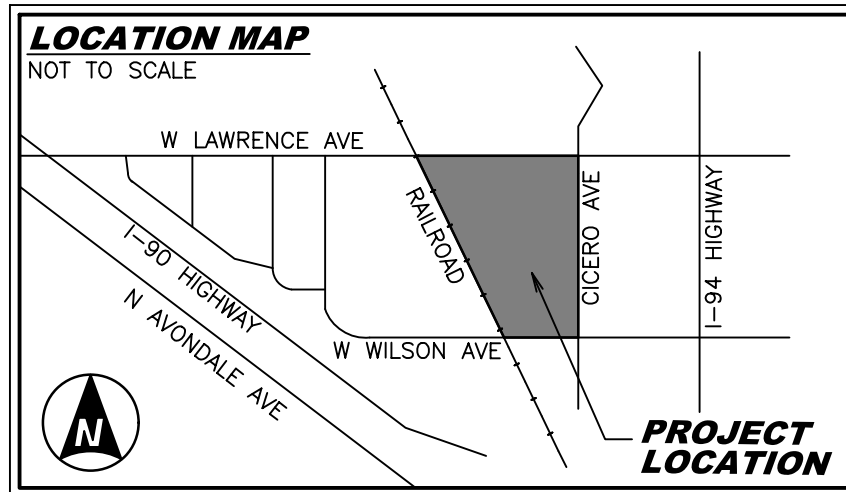
VAC.
REC.19470226
DOC. 14002713

CHICAGO MILWAUKEE ST. PAUL & PACIFIC R.R.
REC. 251371897
DOC. 251371897

W WILSON AVE

LEGEND:

- BOUNDARY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SANITARY SEWER
- STORM SEWER
- COMBINED SEWER
- WATER MAIN
- CABLE TV LINE
- ELECTRIC LINE
- FIBER OPTIC LINE
- GAS LINE
- TELEPHONE LINE
- OVERHEAD WIRE
- FENCE
- GUARDRAIL
- BUSH LINE
- TREE LINE
- RAILROAD
- MANHOLE (STMH/SAMH)
- CATCH BASIN (CB)
- VALVE VAULT (VV)
- VALVE BOX (VB)
- BUFFALO BOX (BB)
- CLEANOUT (CO)
- BOLLARD (BOL)
- GAS VALVE (GV)
- FIRE HYDRANT (FH)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- HANDHOLE (HH)
- TRAFFIC SIGNAL BOX (TSB)
- TRAFFIC SIGNAL (TS)
- LIGHT (LHT)
- GROUND LIGHT (GLHT)
- POWER POLE (PP)
- GUY WIRE (GW)
- TRANSFORMER
- SIGN
- DECIDUOUS TREE (SIZE IN INCHES)
- CONIFEROUS TREE (SIZE IN INCHES)
- BUSH
- CONTOUR LINE
- SPOT ELEVATION
- PAVEMENT ELEVATION
- TOP OF CURB ELEVATION
- TOP OF DEPRESSED CURB ELEVATION
- WALK ELEVATION
- ACU AIR CONDITIONER UNIT
- CHORD BEARING
- CHORD LENGTH
- CLF CHAIN LINK FENCE
- CPP CORRUGATED PLASTIC PIPE
- DIP DUCTILE IRON PIPE
- EM ELECTRIC METER
- FCC FOUND CROSS CUT
- FF FINISHED FLOOR
- FIR FOUND IRON ROD
- GF GRADE AT FOUNDATION
- GM GAS METER
- INV INVERT
- L= ARC LENGTH
- PVC POLYVINYL CHLORIDE PIPE
- R= RADIUS
- (R) RECORD
- RCP REINFORCED CONCRETE PIPE
- SAN SANITARY
- SBM SITE BENCHMARK
- SCC SET CROSS CUT
- SIR SET IRON ROD
- SMN SET MAG NAIL
- ST STORM
- T/F TOP OF FOUNDATION
- T/P TOP OF PIPE
- T/WALL TOP OF WALL
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- DEPRESSED CURB



ALTA/NSPS LAND TITLE SURVEY
PROJECT NUMBER: 04029
4825 W LAWRENCE AVENUE
CHICAGO, ILLINOIS 60630

SHEET
3 OF 3

PROJECT NUMBER: 240496
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ILLINOIS FIRM LICENSE 184-006677

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Client:
PUBLIC BUILDING COMMISSION OF CHICAGO
50 WEST WASHINGTON STREET, ROOM 200
CHICAGO, ILLINOIS 60602
PHONE: 312-744-3090

DATE	DESCRIPTION OF REVISION	BY	FIELD	GS/PS
			DRAWN	LO/RJP
			APPROVED	CD
			DATE	1-10-2025
			SCALE	1" = 40'