

CHICAGO GUARANTEE SURVEY COMPANY

A DIVISION OF
PLCS Corporation
LICENSE No. 164-00532

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE (312) 986-9445 FAX (312) 986-9679 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / ACSM Land Title Survey

PARCEL 1:
LOTS 1, 2, AND 4 (EXCEPT THOSE PARTS THEREOF LYING EAST OF A LINE DRAWN THROUGH A POINT IN THE SOUTH LINE OF WEST DIVISION STREET, A DISTANCE OF 80.88 FEET EAST OF THE INTERSECTION OF THE SOUTH LINE OF WEST DIVISION STREET, WITH THE NORTHEASTERLY LINE OF KINGSBURY STREET AND THROUGH A POINT IN THE NORTHEASTERLY LINE OF KINGSBURY STREET, A DISTANCE OF 158.30 FEET SOUTHEASTERLY OF SAID POINT OF INTERSECTION) IN BLOCK 86;

ALSO

THAT PART OF LOT 1 IN BLOCK 85, IN ELSTON'S ADDITION TO CHICAGO AFORESAID; LYING NORTH OF A LINE DRAWN RIGHT ANGLES TO THE EAST LINE OF NORTH HALSTED STREET THROUGH A POINT, WHICH IS 180.08 FEET SOUTH OF THE SOUTH LINE OF WEST DIVISION STREET EXTENDED WEST, AS MEASURED ALONG THE EAST LINE OF NORTH HALSTED STREET AND THE NORTHWARD EXTENSION THEREOF;

ALSO

THAT PART OF NORTH KINGSBURY STREET, LYING EAST OF THE EAST LINE OF NORTH HALSTED STREET EXTENDED NORTH; SOUTH OF THE SOUTH LINE OF WEST DIVISION STREET EXTENDED WEST AND NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF NORTH HALSTED STREET THROUGH A POINT, WHICH IS 180.08 FEET SOUTH OF THE SOUTH LINE OF WEST DIVISION STREET EXTENDED WEST, (AS MEASURED ALONG THE EAST LINE OF NORTH HALSTED STREET AND THE NORTHWARD EXTENSION THEREOF) ALL IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

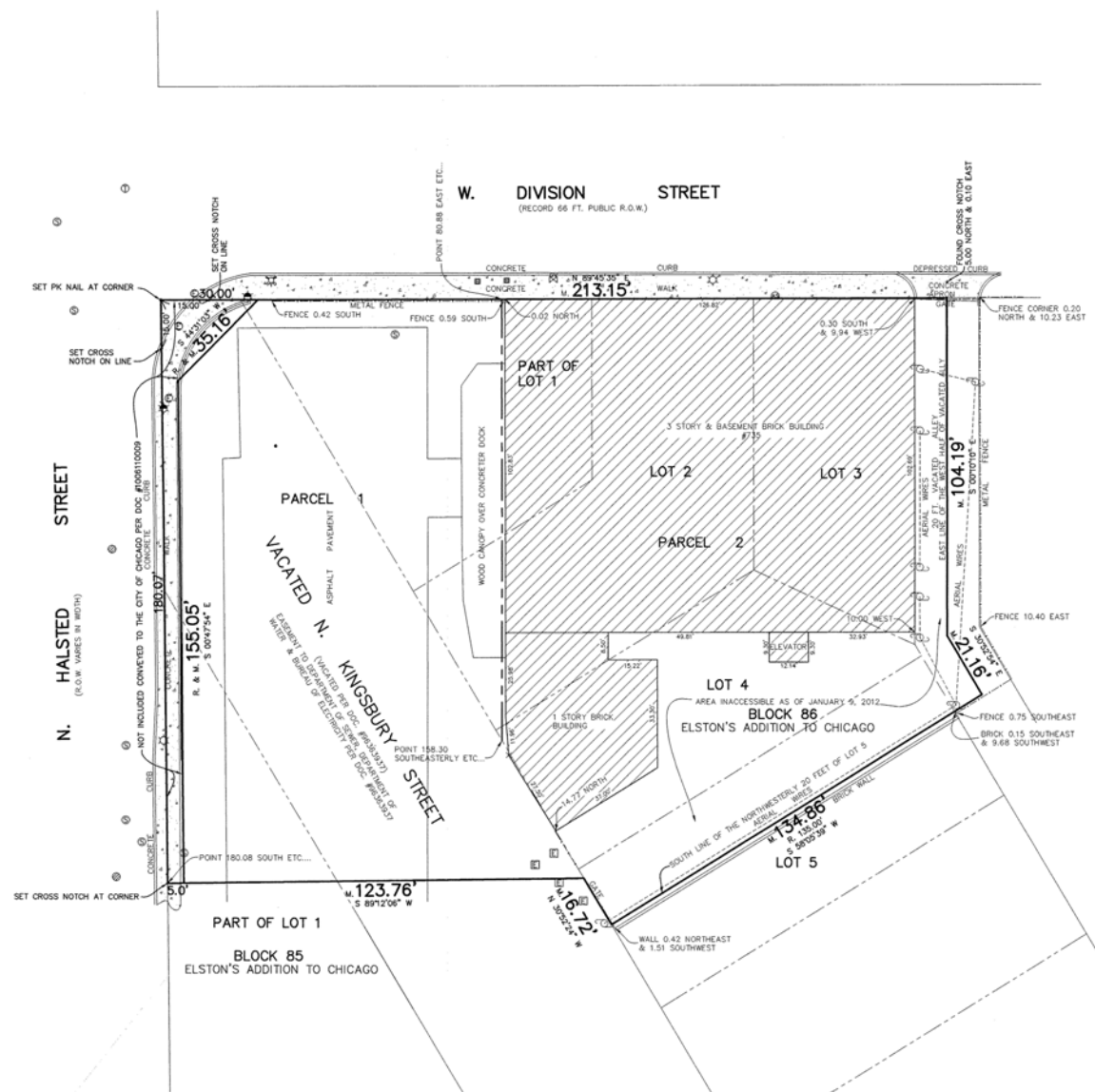
EXCEPTING FROM PARCEL 1 THE FOLLOWING DESCRIBED TRACT OF LAND CONVEYED TO THE CITY OF CHICAGO BY WARRANTY DEED RECORDED MARCH 2, 2010 AS DOCUMENT NO. 1006110009:

THAT PART OF LOT 1 IN BLOCK 85 TOGETHER WITH A PART OF VACATED NORTH KINGSBURY STREET AND PART OF LOT 1 IN BLOCK 86 IN ELSTON'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 4 AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1855 (ANTE FIRE), COOK COUNTY, ILLINOIS, ALL BEING A PART OF NORTH OGDEN AVENUE, AS OPENED BY ORDER OF POSSESSION ENTERED BY THE COUNTY COURT OF COOK COUNTY ON MARCH 1, 1945 IN DOCUMENT NO. 42162, AND VACATED BY INDUSTRIAL STREET VACATION ORDINANCE PASSED MARCH 6, 1998 AND RECORDED MAY 14, 1996 AS DOCUMENT NO. 96363937, SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF NORTH HALSTED STREET EXTENDED NORTH AND THE SOUTH LINE OF WEST DIVISION STREET EXTENDED WEST PER SAID ELSTON'S ADDITION TO CHICAGO; THENCE ON AN ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 BEARING OF SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST, 30.00 FEET ALONG SAID SOUTH LINE OF WEST DIVISION STREET EXTENDED WEST; BEING THE NORTH LINE OF SAID BLOCK 86 AND 187 FEET EXTENSION WEST; THENCE SOUTH 42 DEGREES 59 MINUTES 42 SECONDS WEST, 35.16 FEET TO A POINT ON A LINE 5.00 FEET EAST OF AND PARALLEL WITH THE SAID EAST LINE OF NORTH HALSTED STREET; THENCE SOUTH 02 DEGREES 19 MINUTES 27 SECONDS EAST, 155.02 FEET ALONG THE LAST SAID PARALLEL LINE TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF NORTH HALSTED STREET THROUGH A POINT, WHICH IS 180.08 FEET SOUTH OF THE SOUTH LINE OF SAID WEST DIVISION STREET EXTENDED WEST, AS MEASURED ALONG THE SAID EAST LINE OF NORTH HALSTED STREET; THENCE NORTH 00 DEGREES 19 MINUTES 27 SECONDS WEST, 180.08 FEET ALONG SAID EAST LINE OF NORTH HALSTED STREET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

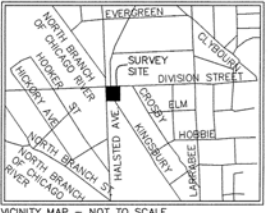
PARCEL 2:
LOTS 1, 2, AND 4 (EXCEPT THOSE PARTS THEREOF LYING WEST OF A LINE DRAWN THROUGH A POINT IN THE SOUTH LINE OF WEST DIVISION STREET, A DISTANCE OF 80.88 FEET EAST OF THE INTERSECTION OF THE SOUTH LINE OF WEST DIVISION STREET, WITH THE NORTHEASTERLY LINE OF KINGSBURY STREET AND THROUGH A POINT IN THE NORTHEASTERLY LINE OF KINGSBURY STREET, A DISTANCE OF 158.30 FEET SOUTHEASTERLY OF SAID POINT OF INTERSECTION), AND ALL OF LOT 3 AND THE NORTHWESTERLY 20.00 FEET OF LOT 5, TOGETHER WITH THE WESTERLY 1/2 OF THE VACATED ALLEY, LYING EASTERLY OF AND ADJOINING LOTS 3 AND 4 AND THE NORTHWESTERLY 20.00 FEET OF LOT 5 IN BLOCK 86 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF PROPERTY = 40,529 SQ. FT. OR 0.93 ACRES



Legend:

- ⊙ Storm MH
- ⊙ Storm CB
- ⊙ Storm Inlet
- ⊙ Storm Inlet
- ⊙ San MH
- ⊙ San Storm Combo MH
- ⊙ San Clean Out
- ⊙ Water Valve Vault
- ⊙ Water MH
- ⊙ Water Buffalo Box
- ⊙ Water Hand Hole
- ⊙ Water Meter
- ⊙ Water Fire Hydrant
- ⊙ Telephone MH
- ⊙ Telephone Vault
- ⊙ Telephone Pedestal
- ⊙ Public Telephone
- ⊙ Combination Pedestal
- ⊙ Utility Pole
- ⊙ Guy Anchor
- ⊙ Electric Manhole
- ⊙ Electric MH
- ⊙ Electric Vault
- ⊙ Electric Hand Hole
- ⊙ Electric Pad
- ⊙ Electric Meter
- ⊙ Electric Pedestal
- ⊙ Electric Light Pole
- ⊙ Electric Traffic Signal
- ⊙ Electric Light Pole with Traffic Signal
- ⊙ Electric Traffic Control Box
- ⊙ Electric Traffic Vault
- ⊙ Electric Ground Light
- ⊙ Electric Mounted Wall Light
- ⊙ Gas Buffalo Box
- ⊙ Gas Hand Hole
- ⊙ Gas Meter
- ⊙ Gas Valve
- ⊙ Gas MH
- ⊙ Gas Vault
- ⊙ Cable TV Pedestal
- ⊙ Tree - Deciduous
- ⊙ Tree - Evergreen
- ⊙ Parking Meter
- ⊙ Parking Pay Box
- ⊙ Sign Post
- ⊙ Mail Box
- ⊙ Bumper Post
- ⊙ Bike Rack
- ⊙ Soil Boring
- ⊙ Unclassified Manhole
- ⊙ Auto Sprinkler
- ⊙ Hose Connection
- ⊙ Fire Alarm
- ⊙ Flag Pole



SURVEY NOTES:
This Survey was prepared based on Chicago Title Insurance Title Commitment 1401 CA8913561 D1 Effective Date: November 14, 2011 as to matters of record.
Surveyor's license expires November 30, 2012.
PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP FOR COOK COUNTY, ILLINOIS, MAP NO. 1703(C)0419.
EFFECTIVE DATE AUGUST 19, 2008.

REVISED 1/25/11 LEGAL DESCRIPTION (88)

ORDERED BY: DAVID L. GOLDSTEIN & ASSOCIATES LLC
ADDRESS: 178 N. DIVISION STREET
CHICAGO GUARANTEE SURVEY COMPANY
PLCS CORPORATION
LICENSE No. 164-00532
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TELEPHONE (312) 986-9445 FAX (312) 986-9679 EMAIL: INFO@PLCS-SURVEY.COM

CHECKED: DRAWN: BB

DATE: JANUARY 9, 2012
SCALE: 1"=40' ± 20 FEET
PAGE NO: 1 OF 1

ORDER NO: 2011-15989-001

©\CAD\2011\2011-15989\2011-15989-001.dwg

Note R. & M. denotes Record and Measured distances respectively.
Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.
For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.
NO dimensions shall be assumed by scale measurement upon this plat.
Unless otherwise noted herein the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.
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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, 7(a), 8, 9, and 11(a) of Table A thereof.
The field work was completed on January 9, 2012.
Date of Plat: Jan. 25, 2012
By: *Robert G. Biedermann*
Robert G. Biedermann
Professional Illinois Land Surveyor No. 2802