

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

PROPERTY DESCRIPTION:

PARCEL A:

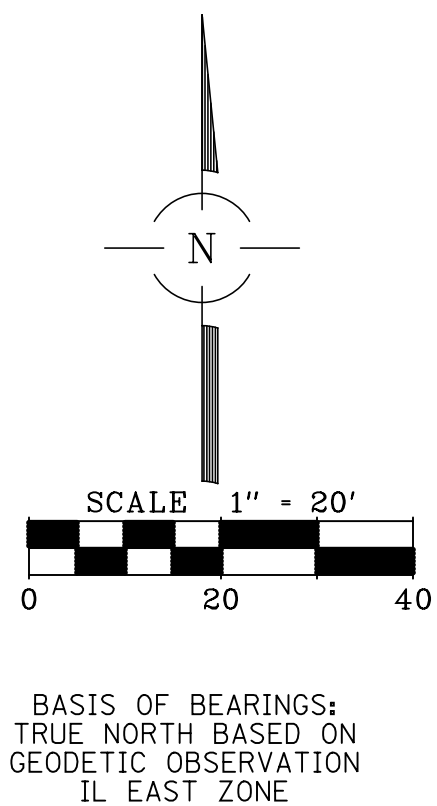
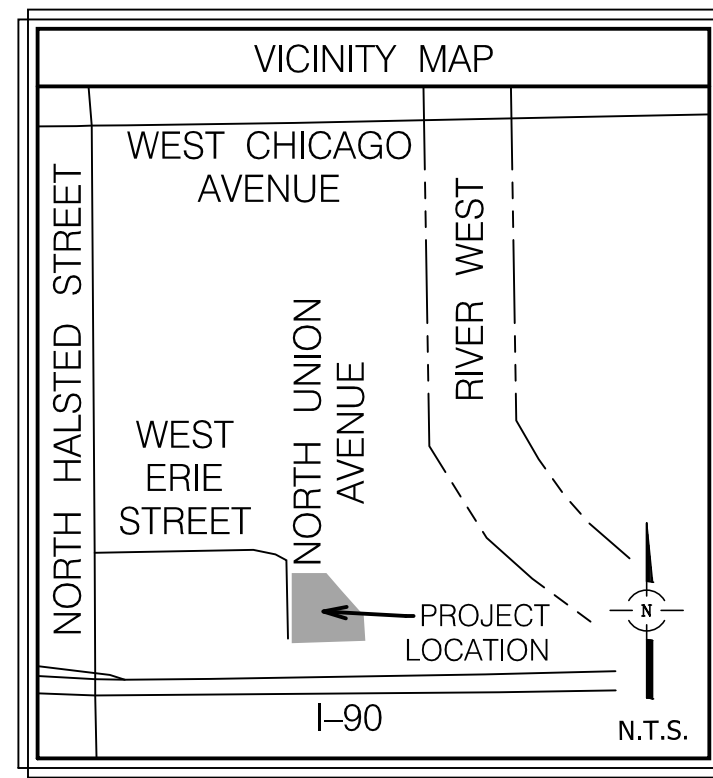
THAT PART OF BLOCK 69 IN RUSSELL MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE VACATED NORTH AND SOUTH ALLEY IN SAID BLOCK AND ALSO THAT PART OF VACATED WEST ERIE STREET LYING NORTH OF SAID BLOCK, BOUND AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID BLOCK 69, 619.5 FEET NORTH OF AND MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF WEST OHIO STREET AS ORIGINALLY LOCATED AND ESTABLISHED; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID WEST OHIO STREET, A DISTANCE OF 264.7 FEET, MORE OR LESS, TO A POINT 25 FEET SOUTHWESTERLY OF AND MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S L.C.C. SPUR TRACK NO. 44, AS NOW LOCATED AND ESTABLISHED; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID SPUR TRACK, A DISTANCE OF 337.9 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF WEST ERIE STREET, ACCORDING TO THE ORDINANCE PASSED OCTOBER 10, 1870 BY THE COMMON COUNCIL OF THE CITY OF CHICAGO; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID WEST ERIE STREET, A DISTANCE OF 63.4 FEET, MORE OR LESS, TO THE WEST LINE OF SAID BLOCK; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCKS, A DISTANCE OF 252.5 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

ALL THAT PART OF THE EAST 15 FEET OF NORTH UNION AVENUE LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 9 TO 14, BOTH INCLUSIVE, LYING SOUTH OF AND ADJOINING THE WEST LOT 9 PRODUCED WEST TO A LINE 15 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 9 TO 14, BOTH INCLUSIVE, AND LYING NORTH OF AND ADJOINING A LINE 219.39 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 9 PRODUCED WEST TO A LINE 15 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 9 TO 14, BOTH INCLUSIVE, IN BLOCK 69 OF RUSSELL MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PART OF PUBLIC STREET HEREIN VACATED BEING FURTHER DESCRIBED AS THE EAST 15 FEET OF THAT PART OF NORTH UNION AVENUE LYING BETWEEN THE SOUTH LINE OF WEST ERIE STREET EXTENDED WEST AND A LINE 219.39 FEET SOUTH OF AND PARALLEL WITH SAID LINE.

PARCEL C:

EASEMENT FOR RAILWAY PURPOSES, IN COMMON WITH CHICAGO AND NORTH WESTERN RAILWAY COMPANY, A WISCONSIN CORPORATION, ITS SUCCESSORS AND ASSIGNS, CREATED BY INSTRUMENT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ON DECEMBER 19, 1962, AS DOCUMENT NUMBER 18678579, OVER THE FOLLOWING DESCRIBED PARCEL OF LAND: A STRIP OF LAND 20 FEET IN WIDTH IN BLOCK 69 IN RUSSELL MATHER AND ROBERT'S ADDITION TO CHICAGO, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF WEST OHIO STREET, AS ORIGINALLY LOCATED AND ESTABLISHED, 25 FEET SOUTHWESTERLY OF AND MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY SPUR TRACK NO. 44, AS NOW LOCATED AND ESTABLISHED; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID SPUR TRACK TO A POINT 615.0 FEET NORTH OF MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID STREET TO A POINT 45 FEET SOUTHWESTERLY OF AND MEASURED ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID SPUR TRACK; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID SPUR TRACK TO THE NORTH LINE OF SAID STREET; THENCE EAST ALONG THE NORTH LINE OF SAID STREET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC AND THE COUNTY OF COOK, STATE OF ILLINOIS IN AND TO EXISTING PUBLIC STREETS AND HIGHWAYS.



NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO./FILE NO.: MCS-905664-0102 WITH AN EFFECTIVE DATE: MAY 2, 2018.

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE, OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL 811. AT 1-800-882-0123.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ADDITION TO THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-00157.

TAX P.L.N. (PER TITLE COMMITMENT): 17-09-100-01-0000

MONUMENTS WERE FOUND/SET AT THE PARCEL CORNERS AS SHOWN. (TABLE A ITEM 1)

POSSIBLE ADDRESSES FOR THE SURVEYED PROPERTY OBSERVED WHILE CONDUCTING THIS SURVEY ARE: 601 N UNION AND 611 N UNION. (TABLE A, ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 1703100401S MAP WITH AN EFFECTIVE DATE/MAP REVISED OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID F.I.R.M. MAP. (TABLE A ITEM 3)

PROPERTY SURVEYED CONTAINS 45,209 SQUARE FEET, OR 1.038 ACRES, MORE OR LESS. (TABLE A ITEM 4)

CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THE CLASSIFICATION FOR THE SURVEYED PROPERTY WERE NOT PROVIDED TO THIS SURVEYOR AS REQUIRED BY THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE 2/23/2016. (TABLE A, ITEM 6A)

THERE ARE A TOTAL OF 93 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY, 1 OF WHICH ARE MARKED HANDICAPPED, 27 OF WHICH ARE FOR REGULAR PARKING, AND 65 OF WHICH ARE REGULAR PARKING ON THE ROOF. 23 OF THE GROUND LEVEL REGULAR SPACES ARE BISECTED BY THE SOUTH PROPERTY LINE AND MAY NOT QUALIFY UNDER CITY ORDINANCE. (TABLE A ITEM 9)

NAME OF THE ADJOINERS SHOWN HEREON ARE CURRENT OWNERS AND/OR TAXPAYERS AS LISTED ON THE COOK COUNTY ASSESSOR'S WEBSITE, ACCESSED ON MAY 24, 2018. (TABLE A ITEM 13)

THE DISTANCE TO THE NEAREST INTERSECTION IS APPROXIMATELY 250 FEET NORTHERLY ON NORTH UNION AVENUE TO WEST ERIE STREET. (TABLE A ITEM 14)

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. (TABLE A, ITEM 16)

THIS SURVEYOR KNOWS OF NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (TABLE A, ITEM 17)

EASEMENT GRANTED PER DOCUMENT 18678579 (PARCEL C) BENEFITING THE FEE PARCELS (PARCELS A & B) WAS SURVEYED IN CONJUNCTION WITH THIS SURVEY. IMPROVEMENTS LOCATED ON PARCEL C HAVE BEEN FIELD LOCATED AND SHOWN HEREON. (TABLE A, ITEM 19)

NOTES (FROM TITLE COMMITMENT):

3. EASEMENT CREATED BY GRANT FROM CHICAGO AND NORTHWESTERN RAILROAD COMPANY TO THE CITY OF CHICAGO, RECORDED JULY 18, 1912, AS DOCUMENT 1220202093, (SURVEYOR'S NOTE: SAID EASEMENT BURENS ALL OF THE SURVEYED PARCELS AND IS BLANKET IN NATURE AND THEREFORE IS NOT PLOTTABLE. THE TELECOMMUNICATIONS CABLE SYSTEM EASEMENT IS LIMITED TO 10 FEET ON EACH SIDE OF THE SYSTEM, BUT CAN BE RELOCATED ON THE EASEMENT PREMISES (ALL OF THE SURVEYED PROPERTY). SAID EASEMENT ALSO ALLOWS FOR REASONABLE INGRESS AND EGRESS TO SAID SYSTEM COMPONENTS. FOR PARTICULARS SEE DOCUMENT.)

4. EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, RECORDED JULY 18, 2012 AS DOCUMENT 1220202093, (SURVEYOR'S NOTE: SAID EASEMENT BURENS ALL OF THE SURVEYED PARCELS AND IS BLANKET IN NATURE AND THEREFORE IS NOT PLOTTABLE. THE TELECOMMUNICATIONS CABLE SYSTEM EASEMENT IS LIMITED TO 10 FEET ON EACH SIDE OF THE SYSTEM, BUT CAN BE RELOCATED ON THE EASEMENT PREMISES (ALL OF THE SURVEYED PROPERTY). SAID EASEMENT ALSO ALLOWS FOR REASONABLE INGRESS AND EGRESS TO SAID SYSTEM COMPONENTS. FOR PARTICULARS SEE DOCUMENT.)

5. RIGHTS OF PUBLIC OR QUASI PUBLIC UTILITIES, THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO SAID VACATED ALLEY AND TO VACATED UNION AVENUE. (SURVEYOR'S NOTE: THE LIMITS OF THE VACATED ALLEY AND VACATED UNION AVENUE HAVE BEEN SHOWN HEREON.)

6. UNRECORDED EASEMENTS, IF ANY, FOR PUBLIC UTILITIES AND QUASI PUBLIC UTILITIES OR FACILITIES INSTALLED IN ANY PORTION OF THE VACATED ALLEY AND VACATED UNION AVENUE HEREIN DESCRIBED, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO REPAIR, MAINTAIN, REPLACE OR REMOVE SAME. (SURVEYOR'S NOTE: ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES WITHIN THE LIMITS OF THE VACATED ALLEY AND VACATED UNION AVENUE HAVE BEEN SHOWN HEREON.)

7. RIGHTS OF WAY FOR RAILROADS, SWITCH TRACKS OR SPUR TRACKS, IF ANY, AND RIGHT OF THE RAILROAD COMPANY TO THE USE, OPERATION, MAINTENANCE AND REPAIR OF SAME. (SURVEYOR'S NOTE: ABOVE GROUND VISIBLE EVIDENCE OF RAILROADS, SWITCH TRACKS OR SPUR TRACKS HAVE BEEN SHOWN HEREON.)

8. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES. (SURVEYOR'S NOTE: THIS EXCEPTION IS NOT PLOTTABLE.)

LEGEND			
	STORM SEWER		HAND HOLE
	SANITARY SEWER		STREET LIGHT
	CATCH BASIN		TRAFFIC SIGNAL
	INLET		TRAFFIC SIGNAL BOX
	FLARED END SECTION		SPRINKLER HEAD
	WATER MAIN		BALL VALVE
	GAS MAIN		MANHOLE
	UNDERGROUND TELEPHONE LINE		FIRE HYDRANT
	UNDERGROUND ELECTRIC LINE		FIRE HYDRANT VALVE AND VAULT
	CATV		WATER VALVE
	OVERHEAD WIRELESS UTILITY POLES		B BOX
	FIBER OPTIC LINE		AERIAL VALVE
	RAILROAD		WELL
	FENCE		GAS VALVE
	BURIED GAS MAIN		HAND HOLE
	WETLAND LIMITS		STREET LIGHT
	SANITARY MANHOLE		TRAFFIC SIGNAL
	CATCH BASIN		TRAFFIC SIGNAL BOX
	INLET		SPRINKLER HEAD
	FLARED END SECTION		BALL VALVE
	WATER MAIN		MANHOLE
	GAS MAIN		FIRE HYDRANT
	UNDERGROUND TELEPHONE LINE		FIRE HYDRANT VALVE AND VAULT
	UNDERGROUND ELECTRIC LINE		WATER VALVE
	CATV		B BOX
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	FIBER OPTIC LINE		WELL
	RAILROAD		FENCE
	BURIED GAS MAIN		HAND HOLE
	WETLAND LIMITS		STREET LIGHT

PREPARED FOR:
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CHICAGO, IL 60661

FOR REVIEW
PURPOSES ONLY

REVISIONS:



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

DATE: 05/29/2018
JOB NO: 10262
FILENAME: 10262ALTA-01
SHEET 1 OF 1

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