

KABAL SURVEYING COMPANY

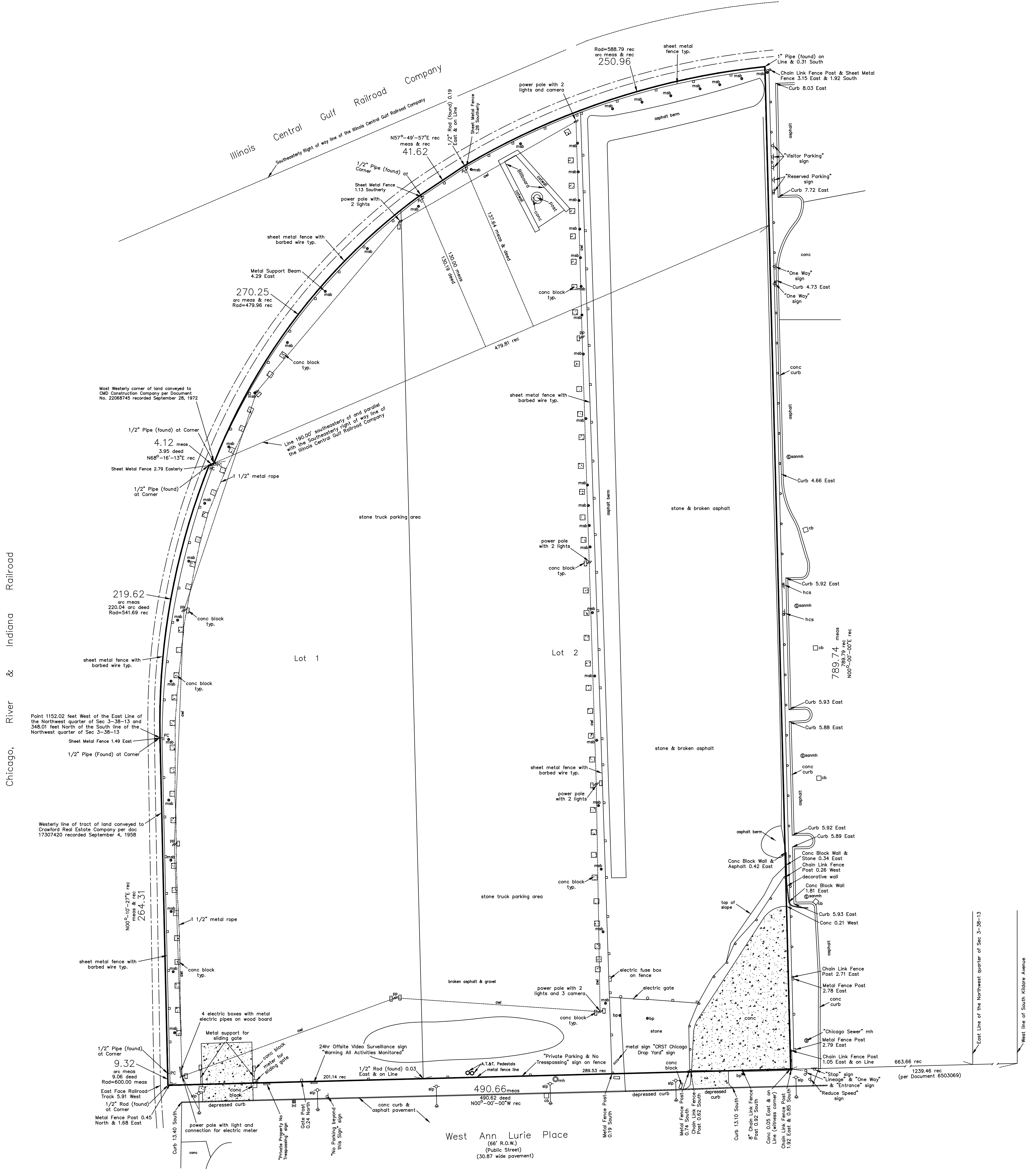
Land Surveying Services

ALTA/NSPS Land Title Survey

Lots 1 and 2 in RHD Subdivision, being a Subdivision of part of Lot "B" in Circuit Court Partition of the South half and that part of the Northwest quarter, lying South of the Illinois and Michigan Canal Reserve, of Section 3, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat of said Circuit Court Partition recorded in the Recorder's office of Cook County, Illinois on April 29, 1897 in book 67 of plats at page 44, as Document Number 2530529, in Cook County, Illinois.

Address: 4540 West Ann Lurie Place, Chicago.

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2852
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

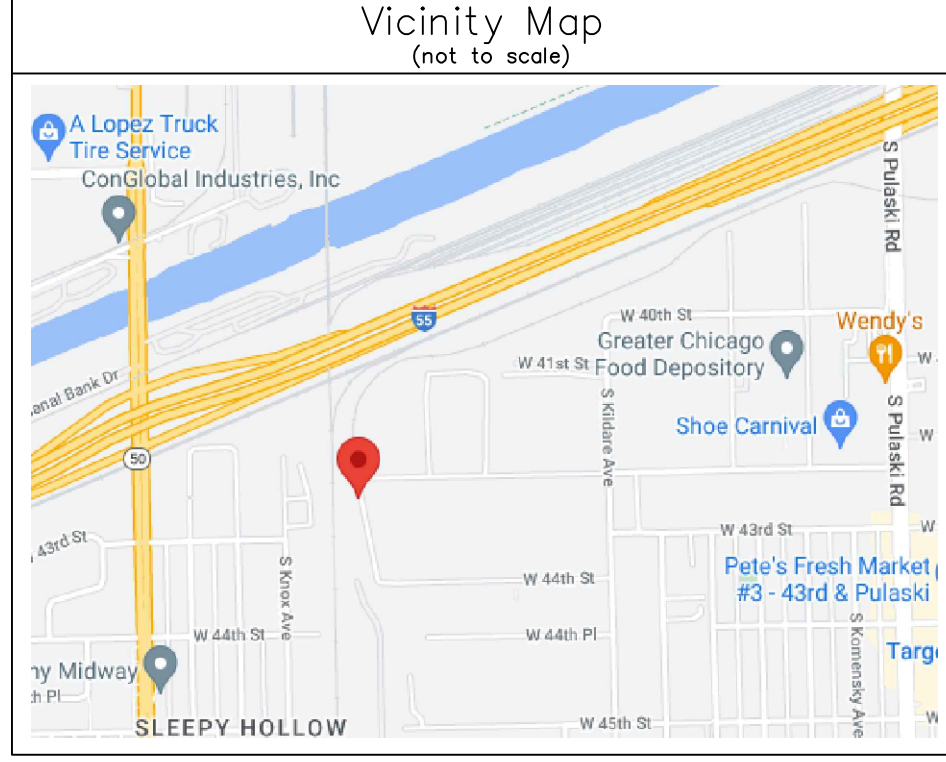


Chicago, River & Indiana Railroad

Lot 1

Lot 2

West Ann Lurie Place
(66' R.O.W.)
(30.87 wide pavement)



- NOTES:
- 1) Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. Shown hereon.
 - 2) Address of the surveyed property disclosed in documents provided to the surveyor is shown hereon.
 - 3) According to FEMA, QIV, Flood Insurance Rate Map, Map Number 17031C0503J, Map Revised August 19, 2008, Panel 503 of 832, shows the property is in Zone "X". Zone "X" is defined as "Area determined to be outside the 1.28 annual chance floodplain".
 - 4) Gross land area of the property is approximately 330,254 square feet (7.58 acres). Shown hereon.
 - 5) There are no buildings on site.
 - 6) According to City of Chicago Zoning and Land Use Map, property is located in Zone M2-3. Zone M2 is Light Industry District for moderate manufacturing, warehouses, also allows freight and recycling facilities. M2-3 Floor Area Ratio is 3.0; No Lot area per unit; No maximum height; No front yard or side yard setback, except for industrial parks and properties bordering R-zoned lots (see 17-S-CMS-A for details). No back yard setback, unless rear property line borders R-zoned lot's side or rear property line, then the minimum setback is 30 feet.
 - 7) Substantial features observed in the process of conducting the fieldwork are shown hereon.
 - 8) Observed evidence of underground utilities existing on or serving the surveyed property are shown hereon. Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the client is advised that exact reception may be necessary.
 - 9) There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
 - 10) According to Schedule B, Part 2, Exceptions, Item 19 states "Rights of way for railroad switch and spur tracks, if any". Railroad tracks are not on the surveyed property. Shown hereon.
 - 11) Encroachments are as follows: Our chain link fence is 0.62 South, 0.92 South, and 0.85 South of the South lot line; Our chain link fence is 1.92 East of the East lot line; Our metal fence is 0.74 South and 0.19 South of the South lot line. Shown hereon.

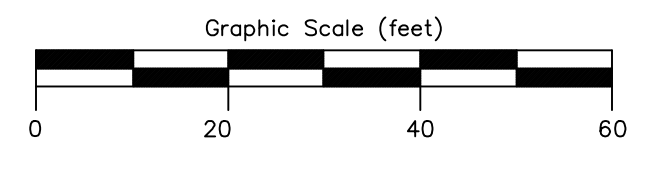
LEGEND
 meas = measured, S = South, pp = power pole
 rec = record, E = East, W = West, lp = light pole
 R.O.W. = right-of-way, bs = bumper stop
 conc = concrete, wv = water valve, gv = gas valve
 pch = porch, N = North, EM = electric meter
 dp = depressed curb, GM = gas meter, inl = inlet
 cwl = aerial wire line, cb = catch basin, Sec = section
 slp = street light pole, hcs = handicap sign
 hcp = handicap parking space, bp = bumper post
 sanmh = sanitary manhole, msb = metal support beam

Area of property is approximately 330,254 square feet
 "X" in box indicates that hereon drawn plat was ordered as a non-monumented survey
 Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed April 14, 2022

Scale: 1 inch = 40 ft.
 Order No. 220457
 Ordered By: Fornore Law

Title Company: Chicago Title Insurance Company
 Commitment Number: 220457/0100CS
 Commitment Date: December 30, 2021
 Proposed Insured: Sterling Bay, LLC



This professional service conforms to the current Illinois minimum standards for an ALTA/NSPS survey

STATE OF ILLINOIS }
 COUNTY OF COOK }

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plot hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
 My license expires on November 30, 2022

CERTIFICATION

To Chicago Title Insurance Company and Sterling Bay, LLC:

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 Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and does not include Table A. The fieldwork was completed on March 21, 2022.

Date of Plat or Map: April 14, 2022

Mitchell P. Balek

Mitchell P. Balek Registration Number 035-003250

ORIGINAL SEAL IN RED

