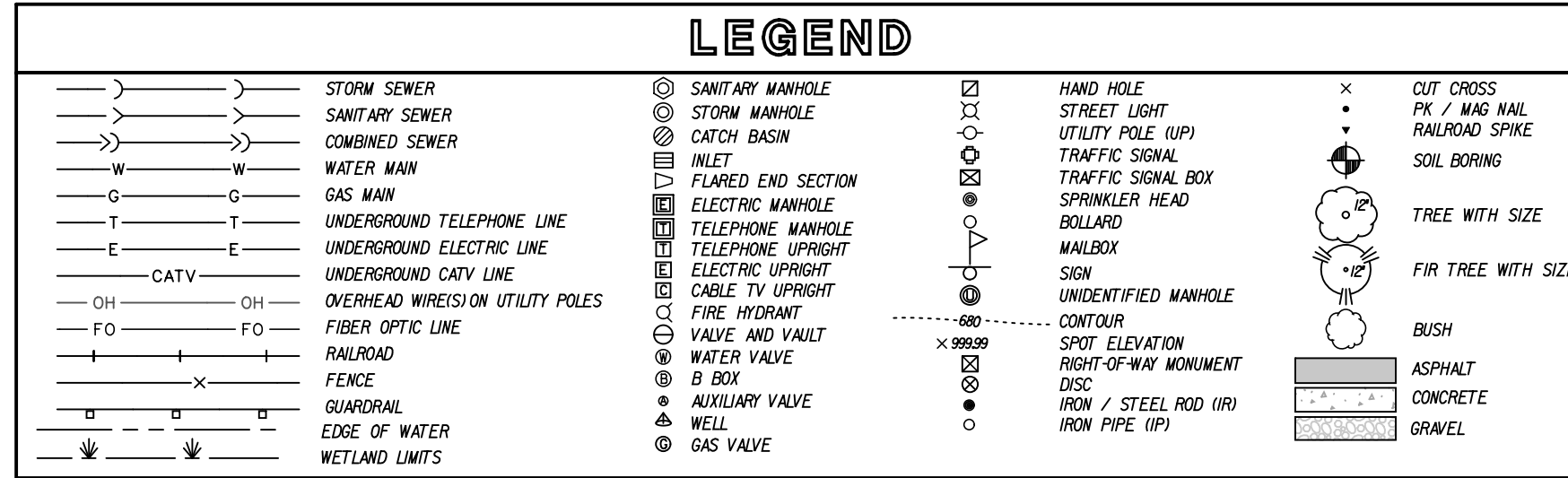
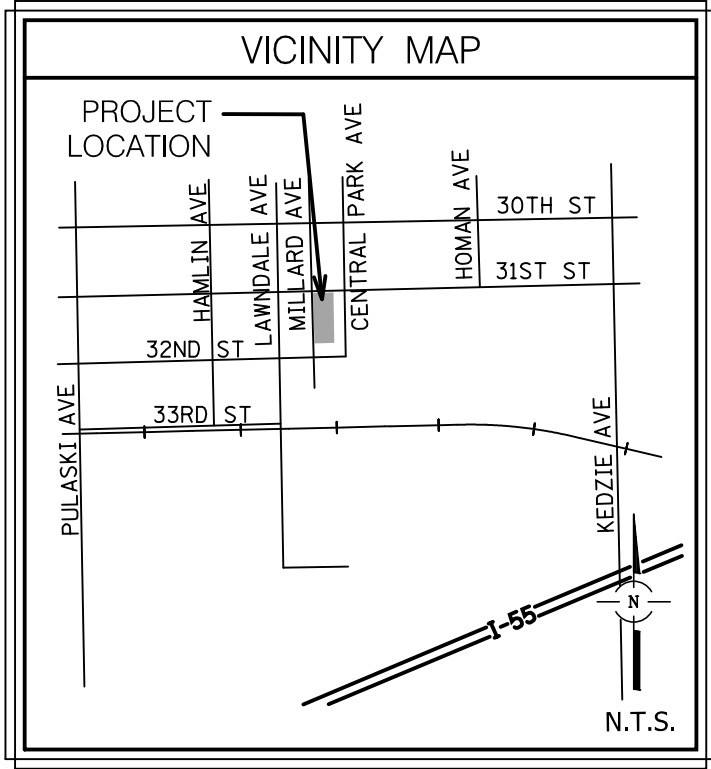
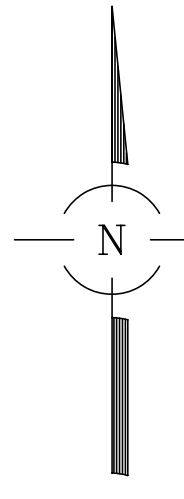


A.L.T.A. / N.S.P.S. LAND TITLE SURVEY



ABBREVIATIONS:
 FNC - FENCE
 SW - SIDEWALK
 UP - UTILITY POLE
 IR - RECORD



BASIS OF BEARINGS:
 TRUE NORTH BASED ON GEODETIC
 OBSERVATION IL EAST ZONE

PROPERTY DESCRIPTION:

PARCEL 1
 THE WEST 12.50 FEET, AS MEASURED AT RIGHT ANGLES, OF LOT 5 AND LOTS 6 THROUGH 9, BOTH INCLUSIVE, IN BLOCK 1, IN GARY AND JACOBSON'S SUBDIVISION OF THAT PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE WEST FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1890 DOCUMENT NUMBER 1376645, IN COOK COUNTY, ILLINOIS.

PARCEL 2
 LOTS 10 THROUGH 19, BOTH INCLUSIVE AND THE NORTH 7.00 FEET OF LOT 20, AS MEASURED AT RIGHT ANGLES, IN BLOCK 1, IN GARY AND JACOBSON'S SUBDIVISION OF THAT PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE WEST FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1890 DOCUMENT NUMBER 1376645, IN COOK COUNTY, ILLINOIS.

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON AN OWNER'S POLICY BY CHICAGO TITLE INSURANCE COMPANY, NUMBER 1409-008845750-SK WITH AN EFFECTIVE DATE OF JANUARY 31, 2013. THE ABOVE REFERENCED POLICY INCLUDES ADDITIONAL LAND NOT INCLUDED IN THIS SURVEY.

BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD83 (GEIOD 12B) UTILIZING GNSS EQUIPMENT AND REAL-TIME CORRS RTK NETWORK.

AS REQUIRED UNDER THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EVIDENCE ON OR ABOVE THE SURFACE OF THE SURVEYED PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK PURSUANT TO SECTION 5.6.IV., WHICH EVIDENCE MAY INDICATE UTILITIES LOCATED ON, OVER OR BENEATH THE SURVEYED PROPERTY HAS BEEN SHOWN HEREON.

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

TAX P.I.N.s (PER TITLE COMMITMENT):

- 16-35-107-001-0000 (LOT 9)
- 16-35-107-002-0000 (LOT 10)
- 16-35-107-003-0000 (LOT 7)
- 16-35-107-004-0000 (LOT 6)
- 16-35-107-005-0000 (LOT 5)
- 16-35-107-046-0000 (PARCEL 2)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ADDITION TO THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

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

NO CEMETERIES, GRAVESITE OR BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. ADDITIONALLY, THIS SURVEYOR HAS NO PRIOR KNOWLEDGE OF CEMETERIES, GRAVESITE OR BURIAL GROUNDS BEING LOCATED ON THE SURVEYED PROPERTY.

MONUMENTS FOUND AND SET ARE SHOWN HEREON. (TABLE A, ITEM 1)

NO ADDRESSES FOR THE SUBJECT PARCELS WERE DISCLOSED IN RECORD DOCUMENTS OR OBSERVED WHILE CONDUCTING THE SURVEY. (TABLE A, ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL/MAP NUMBER 10731C0504J DATED AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN "ZONE X (UNSHADED)" AS IDENTIFIED BY SAID F.I.R.M. MAP. (TABLE A, ITEM 3)

PROPERTY SURVEYED CONTAINS 48,865 SQUARE FEET, OR 1.121 ACRES, MORE OR LESS. (TABLE A, ITEM 4)

A ZONING REPORT OR LETTER CONTAINING CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY WERE NOT PROVIDED TO THE SURVEYOR AS REQUIRED BY THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE 2/23/2021. THEREFORE, THEY HAVE NOT BEEN LISTED HEREON. (TABLE A, ITEM 6A)

A ZONING REPORT OR LETTER CONTAINING CURRENT ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY WERE NOT PROVIDED TO THE SURVEYOR AS REQUIRED BY THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE 2/23/2021. THEREFORE, THEY HAVE NOT BEEN GRAPHICALLY DEPICTED HEREON. (TABLE A, ITEM 6B)

SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON. (TABLE A, ITEM 8)

EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY PLANS AND/OR REPORTS PROVIDED AS PART OF AN OFFICE OF UNDERGROUND INFORMATION RETRIEVAL REQUEST WAS MADE AND ASSIGNED A FILE NUMBER OF 120940. SEE TABLE FOR LIST OF MEMBERS WHO RESPONDED THAT EXISTING FACILITIES WERE IMPACTED BY THE SURVEYED SITE. NOTE: MARKINGS ON SUBJECT SITE FOUND AT TIME OF FIELD INSPECTION (TABLE A, ITEM 11A)

NAMES OF ADJOINING TAXPAYERS/OWNERS ACCORDING TO CURRENT COOK COUNTY TAX RECORDS ACCESSED ON-LINE AND SHOWN HEREON. (TABLE A, ITEM 13)

NOTES FROM TITLE COMMITMENT:

Y. 8. JUDGMENT ENTERED IN CASE NUMBER J2M1667634, A MEMORANDUM OR COPY OF WHICH WAS RECORDED JANUARY 11, 2013 AS DOCUMENT NUMBER 130126242, IN FAVOR OF THE CITY OF CHICAGO AGAINST MONREAL INVESTMENT PROPERTIES, L.P., IN THE AMOUNT OF \$1,540.00. (SURVEYOR'S NOTES SAID CASE DOES NOT BURDEN THE SURVEYED PROPERTY, FOR PARTICULARS SEE DOCUMENT.)

F. 9. TERMS, PROVISIONS, CONDITIONS, COVENANTS AND RESTRICTIONS CONTAINED IN THE AGREEMENT FOR THE SALE AND REDEVELOPMENT OF LAND MADE BY AND BETWEEN THE CITY OF CHICAGO AND MFC POLYMERS, INC. RECORDED SEPTEMBER 17, 2001, AS DOCUMENT NUMBER 001089324 AS FOLLOWS: PURCHASER AGREES THAT IT (A) SHALL DEVOTE THE PROPERTY TO A USE APPROVED BY THE CHICAGO ZONING ORDINANCE (B) SHALL NOT DISCRIMINATE BASED UPON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN OR ANCESTRY, MILITARY STATUS, SEXUAL ORIENTATION, SOURCE OF INCOME, AGE, HANDICAP, IN THE SALE, LEASE, RENTAL, USE OR OCCUPANCY OF THE PROPERTY OR ANY IMPROVEMENTS LOCATED OR TO BE ERRECTED THEREON, (AFFECTS ALL BUT LOTS 31 AND 33 FROM PARCELS 4 & 5) (C) SHALL NOT CONVEY OR OTHERWISE TRANSFER ONE PROPERTY LETTER FROM CITY OF CHICAGO RECORDED AUGUST 28, 2008 AS DOCUMENT 081751178. CERTIFICATE OF COMPLETION DATED JULY 25, 2008 AS DOCUMENT 082211013 AFFECTS LOTS 31 AND 33. (SURVEYOR'S NOTES SAID AGREEMENT DID BURDEN ALL THE SURVEYED PROPERTY; THE LETTER RECORDED AS DOCUMENT 0617931178 NOTES THE DEVELOPER HAS SATISFACTORILY PERFORMED ITS COVENANTS AND AGREEMENTS FOR THE PHASE ONE PROPERTY WHICH THE SURVEYED PROPERTY IS FULLY CONTAINED WITHIN.)

MEMBER	NOT INVOLVED (NO EXISTING FACILITIES)	INVOLVED (EXISTING FACILITIES PLANS OR DESCRIPTIONS ATTACHED)
ABOVENET/ZAVO COMM	X	
AT&T ILLINOIS/SBC		X
AT&T LOCAL	X	
BUREAU OF FORESTRY		X
CDOT-DIVISION OF ELECTRIC		X
CDOT-ENGINEERING	X	
CDOT PROJECT DEVELOPMENT	X	
CDOT-RED LIGHT CAMERAS	X	
CENTRO ENERGY	X	
CHICAGO PARK DISTRICT	X	
COMCAST	X	
COMED-DISTRIBUTION		X
COMED-TRANSMISSION		X
CROWN CASTLE	X	
CROSSTOWN	X	
CTA ENGINEERING	X	
CTA-TRAFFIC		X
DEPT OF WATER MANAGEMENT - SEWER SECTION		X
DEPT OF WATER MANAGEMENT - WATER SECTION		X
DIGITAL REALTY TRUST - LAKESIDE TECHNOLOGY CENTER	X	
JC DECALUX	X	
LEVELS COMMUNICATIONS	X	
MCJ	X	
M.W.R.D.	X	
MOBILITY LLC	X	
PEOPLES GAS		X
RCN	X	
WIDE OPEN WEST	X	

INFORMATION REQUEST WAS SUBMITTED TO THE OFFICE OF UNDERGROUND COORDINATION AND GIVEN PROJECT REQUEST NUMBER IR-12940 AND IS COMPLETE AS OF 03/13/2023. THERE IS FIRE ALARM AND POLICE TELEGRAPHY CABLE IN 31ST STREET BETWEEN MILLARD AND CENTRAL PARK AVENUE. THE ATLAS PROVIDED DOES NOT CONTAIN ENOUGH INFORMATION TO PLOT THE LOCATION OF THIS LINE.

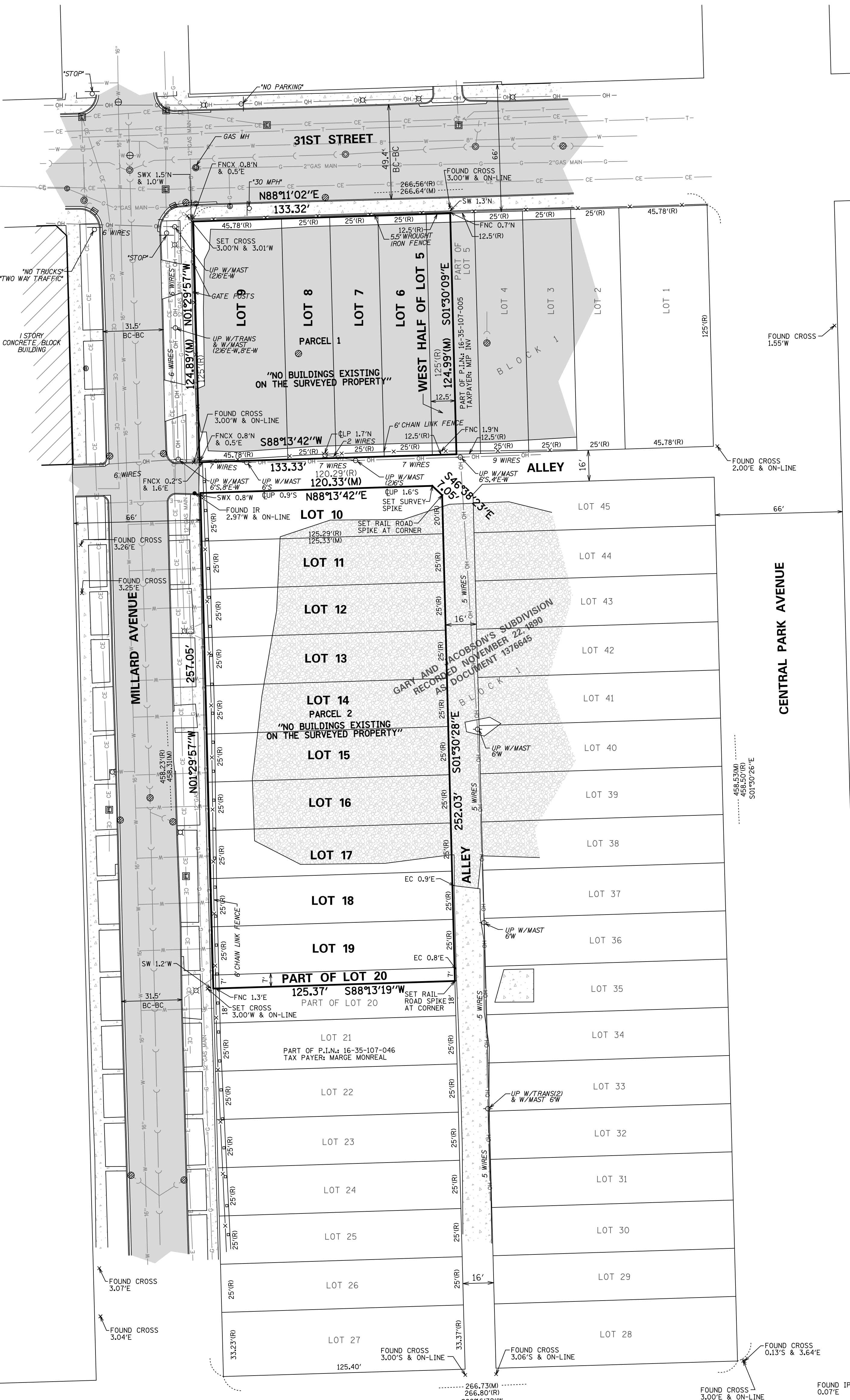
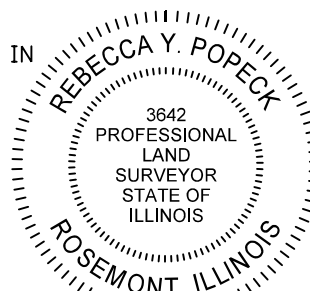
STATE OF ILLINOIS) SS
 COUNTY OF COOK)

TO: MONREAL INVESTMENT PROPERTIES, L.P.
 AND TO: 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 THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 11(a), & 13, OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 2, 2023.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF MARCH 2023 IN ROSEMONT, ILLINOIS.

Rebecca Y. Porek
 REBECCA Y. POREK, L.P., No. 035-36427
 LICENSE EXPIRES: 11-30-2024
 rporek@spacecoinc.com



PREPARED FOR:
 MATANKY REALTY GROUP
 200 NORTH LASALLE STREET
 SUITE 2350
 CHICAGO, ILLINOIS 60601

REVISIONS:



CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/13/2023
 JOB NO: 7616.02
 FILENAME:
 7616.02ALTA-01
 SHEET
 1 OF 1