

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630



MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

ALTA/NSPS Land Title Survey

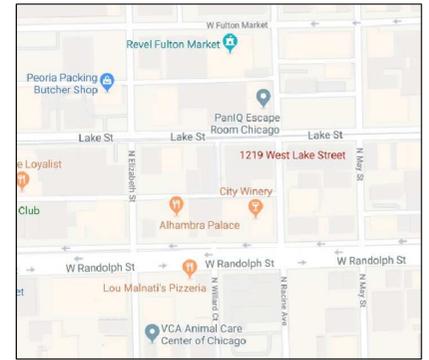
PHONE: (773) 282-5900
FAX: (773) 282-9424
mmurvey1285@shglobal.net

PARCEL 1:
LOT 4 IN BLOCK 1 IN MAGIE AND HIGH'S ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

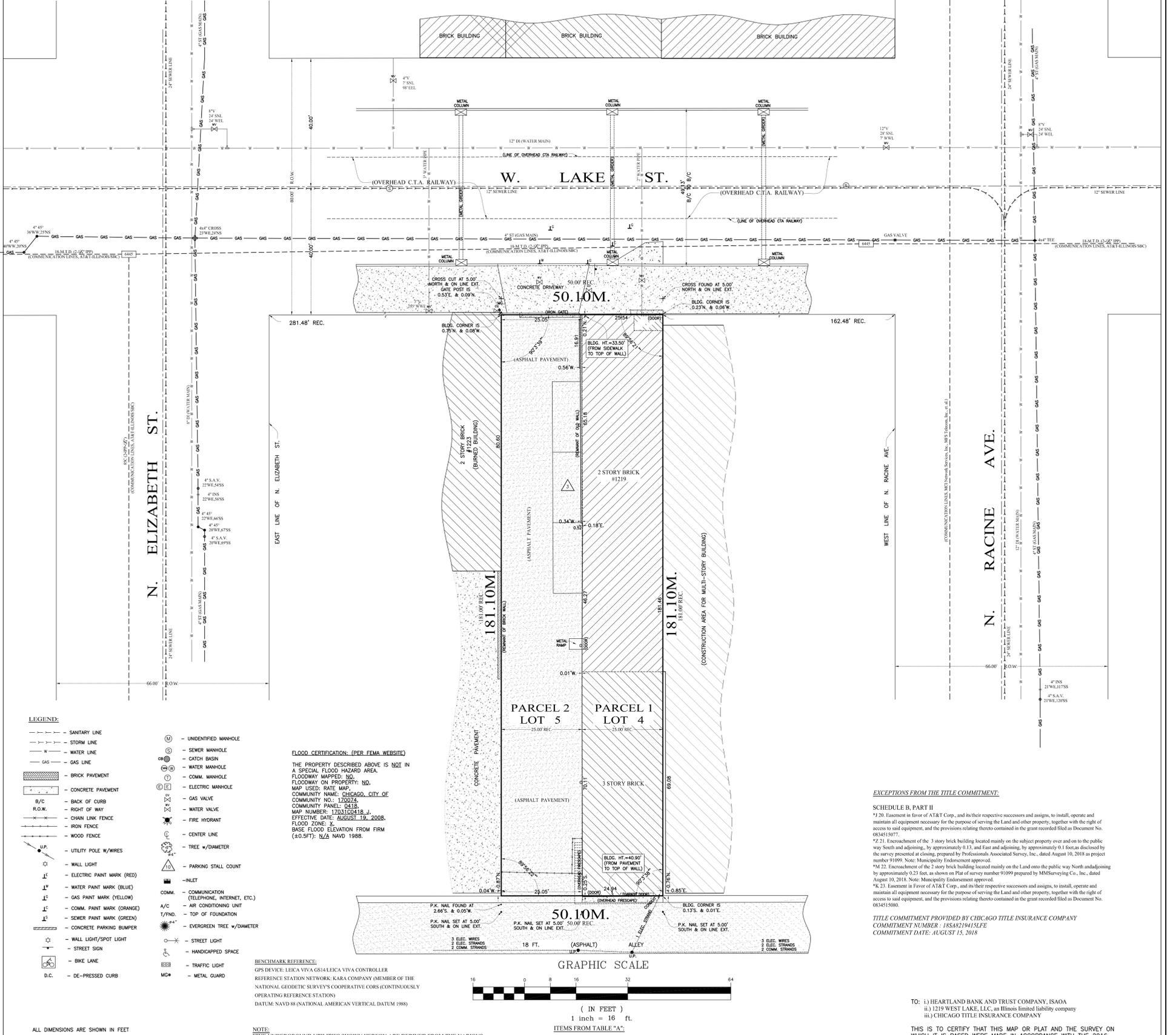
PARCEL 2:
LOT 5 IN BLOCK 1 IN MAGIE AND HIGH'S ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1219-21 W. LAKE ST., CHICAGO, IL. 60607
P.L.N. 17-08-326-010-0000 & 17-08-326-011-0000

TOTAL LAND AREA = 9,073 sq. ft. = 0.208 acre, more or less
BUILDING FOOTPRINT = 4,566 sq. ft.



VICINITY MAP



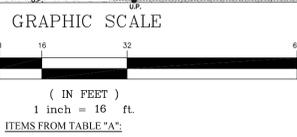
- LEGEND:**
- SANITARY LINE
 - STORM LINE
 - WATER LINE
 - GAS LINE
 - BRICK PAVEMENT
 - CONCRETE PAVEMENT
 - B/C --- BACK OF CURB
 - R.O.W. --- RIGHT OF WAY
 - CHAIN LINK FENCE
 - IRON FENCE
 - WOOD FENCE
 - UTILITY POLE W/WIRES
 - WALL LIGHT
 - 1" --- ELECTRIC PAINT MARK (RED)
 - 1" --- WATER PAINT MARK (BLUE)
 - 1" --- GAS PAINT MARK (YELLOW)
 - 1" --- COMM. PAINT MARK (ORANGE)
 - 1" --- SEWER PAINT MARK (GREEN)
 - CONCRETE PARKING BUMPER
 - WALL LIGHT/SPOT LIGHT
 - STREET SIGN
 - BIKE LANE
 - D.C. --- DE-PRESSED CURB
 - UNIDENTIFIED MANHOLE
 - WATER MANHOLE
 - COMM. MANHOLE
 - ELECTRIC MANHOLE
 - GAS VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - CENTER LINE
 - TREE W/DIAMETER
 - PARKING STALL COUNT
 - INLET
 - COMMUNICATION (TELEPHONE, INTERNET, ETC.)
 - A/C --- AIR CONDITIONING UNIT
 - T/FND --- TOP OF FOUNDATION
 - EVERGREEN TREE W/DIAMETER
 - STREET LIGHT
 - HANDICAPPED SPACE
 - TRAFFIC LIGHT
 - METAL GUARD

FLOOD CERTIFICATION: (PER FEMA WEBSITE)
THE PROPERTY DESCRIBED ABOVE IS NOT IN A SPECIAL FLOOD HAZARD AREA. FLOODWAY MAPPED: NO. FLOODWAY ON PROPERTY: NO. MAP USED: RATE MAP. COMMUNITY NAME: CHICAGO, CITY OF. COMMUNITY NO.: 170074. MAP NUMBER: 170310418 J. EFFECTIVE DATE: AUGUST 19, 2008. FLOOD ZONE: X. BASE FLOOD ELEVATION FROM FIRM (±0.5 FT.): N/A NAVD 1988.

BENCHMARK REFERENCE:
GPS DEVICE: LEICA VIVA GS45ALICA VIVA CONTROLLER. REFERENCE STATION NETWORK: KARA COMPANY MEMBER OF THE NATIONAL GEODETIC SURVEY'S COOPERATIVE CORS (CONTINUOUSLY OPERATING REFERENCE STATION). DATUM: NAVD 88 (NATIONAL AMERICAN VERTICAL DATUM 1988)

NOTE:
*THE UNDERGROUND UTILITIES SHOWN HEREON ARE DERIVED FROM THE VARIOUS MAPS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THE LOCATION OF THE UNDERGROUND UTILITIES IN THIS DRAWING ARE FUNCTIONAL REPRESENTATION AND DOES NOT PURPORT TO SHOW EXACT DISTANCE OR LOCATION. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY PLANNED EXCAVATION. PLEASE CONTACT THE UTILITY COMPANIES FOR FURTHER DETAILS.
*COMMONWEALTH EDISON (COMED) PROVIDED MAPS OF ITS FACILITIES IN AND AROUND THE SUBJECT PROPERTY (AREA MAPS #0333-N, #0333-S, #0384-N & #0384-S) THAT ARE NOT DEPICTABLE OR CANNOT BE INTERPRETED BY THE SURVEYOR, AT LEAST NOT ENOUGH TO SHOW THEM ON THE PLAT OF SURVEY.
*THE MAP FROM COMCAST SHOWS UTILITIES FACILITIES ALONG N. ELIZABETH ST. WHICH IS TO THE WEST OF THE SUBJECT PROPERTY AND ALONG THE ALLEY SOUTH OF SAID PROPERTY.
*THE CHICAGO TRANSIT AUTHORITY (CTA) PROVIDED MAPS OF ITS FACILITIES THAT ARE SECURITY SENSITIVE AND SHOULD BE CONTACTED PRIOR TO ANY PLANNED EXCAVATION.

Order No. **91099**
Scale: 1 inch = **16** FEET
Field Completion Date: **11 JULY 2019**
Ordered by: **1219 W. LAKE LLC**



ITEMS FROM TABLE "A":

- *ITEM #6: A CERTIFICATE OF ZONING COMPLIANCE FOR THE ADDRESS, 1219 W. LAKE ST., CHICAGO, ILLINOIS 60607, DATED MARCH 26, 2018, WAS ISSUED TO THE ABOVE-REFERENCED PROPERTY.
- *ITEM #9: THERE WERE 3 LINED PARKING SPACES FOUND WITHIN THE SURVEYED PROPERTY.
- *ITEM #16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- *ITEM #18: NO MARKER DELINEATING WETLANDS AREA WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- *ITEM #19: THERE WAS NO OFFSITE EASEMENT OR SERVITUDE DISCLOSED IN THE DOCUMENT PROVIDED TO THE SURVEYOR.
- *ITEM #20: A COPY OF A PROFESSIONAL LIABILITY INSURANCE POLICY SHALL BE PROVIDED UPON REQUEST.

EXCEPTIONS FROM THE TITLE COMMITMENT:

SCHEDULE B, PART II
*J 20. Easement in favor of AT&T Corp., and its their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded filed as Document No. 0834515077.
*J 21. Encroachment of the 3 story brick building located mainly on the subject property over and on to the public way South and adjoining, by approximately 0.13, and East and adjoining, by approximately 0.1 feet as disclosed by the survey presented at closing, prepared by Professionals Associated Survey, Inc., dated August 10, 2018 as project number 91099. Note: Municipality Endorsement approved.
*M 22. Encroachment of the 2 story brick building located mainly on the Land onto the public way North and adjoining by approximately 0.23 feet, as shown on a Plat of survey number 91099 prepared by MMSurveying Co., Inc., dated August 10, 2018. Note: Municipality Endorsement approved.
*K 23. Easement in favor of AT&T Corp., and its their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded filed as Document No. 0834515080.

TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 18S4219415LFE
COMMITMENT DATE: AUGUST 15, 2018

TO: 1.) HEARTLAND BANK AND TRUST COMPANY, ISAOA
2.) 1219 WEST LAKE, LLC, an Illinois limited liability company
3.) 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 2016 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, 7, 8, 11, 12, 13, 14, 16, 18, 19, 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 11, 2019.

DATE: _____
SIGNATURE: _____
REGISTRATION No. **35-3758**
L.I.C. EXP. **11/30/2020**