

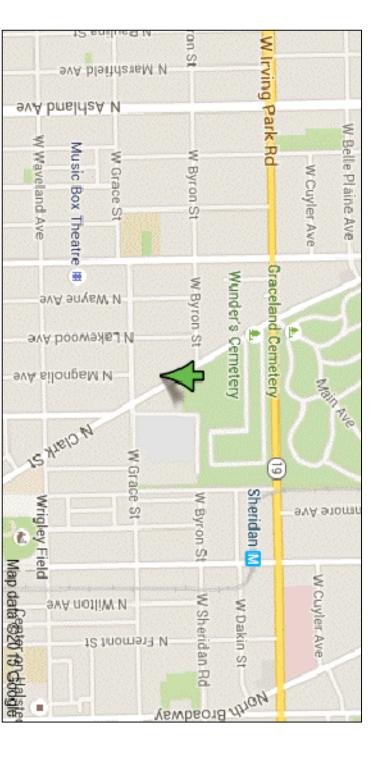
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₩H	3	₩UP	LEGEND
MANHOLE	GAS VALVE	WOOD UTILITY POLE	ABBREVIATIONS

REVISION	DATE	2015 - 22395
6/12/15 UPDATED TO ALT/ACSM SURVEY	6/12/15	FILE No.:
7/18/15 RE-CERTIFIED SURVEY	7/18/15	DATE : JUNE 3, 2015
		SCALE : 1" = 15'
		BEAULIEU LAW
		ORDERED BY:

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SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031C0410J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 170074 0410 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LOCATION MAP



REQUIREMENTS:

ZONING DATA REFLECTS ALL ORDINANCES PASSED IN THE MOST RECENT CITY COUNCIL MEETING, CITY OF CHICAGO, ILLINOIS

SECTION 17-3-0104: **ZONING :B3-2, COMMUNITY SHOPPING DISTRICT.**

SECTION 17-3-0403-A:
FLOOR AREA RATIO:
THE MAXIMUM FLOOR AREA RATIO=

SECTION 17-3-0405-A: REAR SETBACKS:

SECTION 17-3-0406: **SIDE SETBACKS**: NO SIDE SETBACK IS REQUIRED.

SECTION 17-3-0408: MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT IN B3-2 DISTRICT IS 45 FT.

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

- ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.

- ITEM # 19 OF TABLE A THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

- ITEM # 18 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE EVIDENCE OF SITE USE AS A
SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WERE NOTED.

UNITED SURVEY

SERVICE,

LLC



PERMANENT INDEX NUMBER: 14 - 20 - 110 - 028 - 0000

AREA = 3,125 SQ. FT. OR 0.071 ACRE

NOTE:
THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY
AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS
HAVE BEEN NOTED HEREIN.

KNOWN AS: 3824 N. CLARK STREET, CHICAGO, ILLINOIS

QF

SUR

2.2

SECTION 17-3-0404: FRONT SETBACKS: NO FRONT SETBACK IS REQUIRED.

FOR FLOORS CONTAINING DWELLING UNITS, THE MINIMUM REAR SETBACK IS 30 FEET.

NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS N. CLARK STREET AND PUBLIC ALLEY.

- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, BURIAL GROUNDS LOCATED ON THE PROPERTY. **GRAVE SITES** S

ITEM # 9 FROM TABLE A
THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.

ITEM # 10(a) FROM TABLE A
THERE ARE NO PARTY WALLS, (ALL WALLS ARE INDEPENDENT).

- ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- ITEM # 21 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED
BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN
EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF
INSURANCE TO BE FURNISHED UPON REQUEST.

HERITAGE TITLE COMPANY AUTHORIZED AGENT OF CHICAGO TITLE INSURANCE COMPANY

EFFECTIVE DATE: MAY 27, 2015 COMMITMENT NO.: H75031

ITEMS CORRESPONDING TO SCHEDULE B - SECTION II:

ITEMS 1 - 20. NOT SURVEY RELATED.

THERE ARE NO ITEMS TO PLOT ON SURVEY.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DOES HEREBY CERTIFY TO:

- 3824 N CLARK, LLC

MB FINANCIAL

- NORDIC REALTY PARTNERS LLC

SUSAN A. HARRIS

- HERITAGE TITLE COMPANY

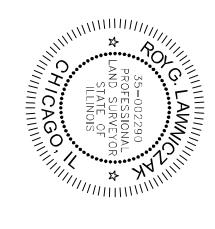
- COMMONWEALTH LAND TITLE INSURANCE COMPANY

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH **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, 6(a), 7(a), 7(b)(1),7(c), 8, 9,10(a),11(b),14, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 12, 2015.

DATE OF PLAT: JUNE 12, 2015.



ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290 LICENSE EXPIRES: NOVEMBER 30, 2016 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576 LICENSE EXPIRES: APRIL 30, 2017