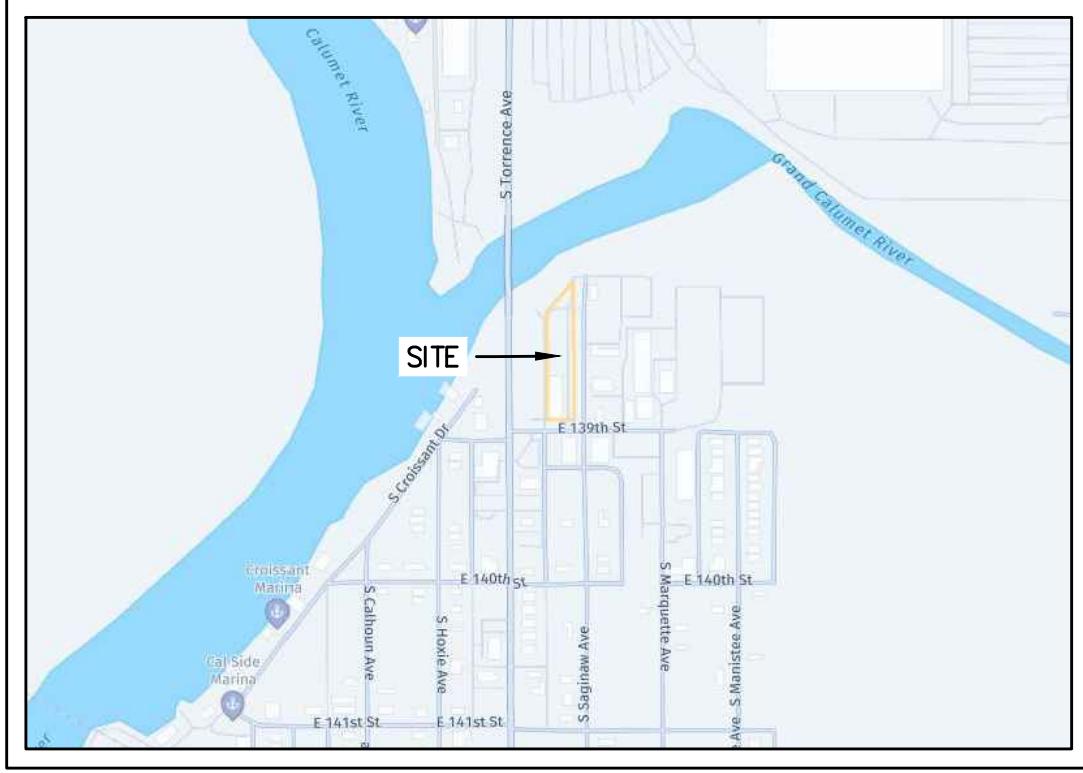


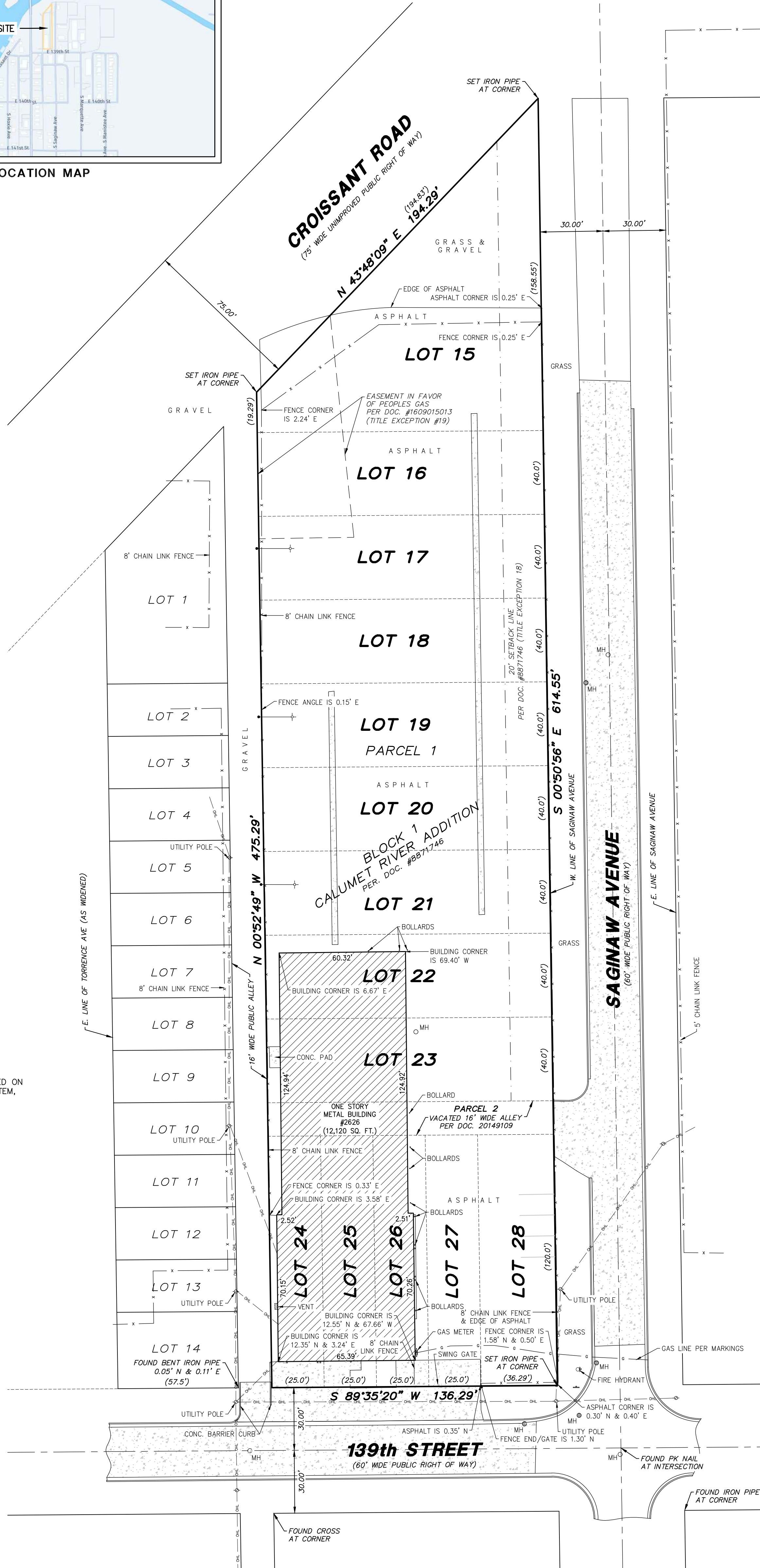
ALTA / NSPS LAND TITLE SURVEY

PARCEL 1:
LOTS 15 TO 28 INCLUSIVE IN BLOCK 1 IN CALUMET RIVER ADDITION, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALSO THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALSO THE WEST 21.16 ACRES OF THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF GRAND CALUMET RIVER, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
ALL OF THE HERETOFORE VACATED 16 FOOT WIDE ALLEY IN BLOCK 1 IN CALUMET RIVER ADDITION (BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALSO THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE WEST 21.16 ACRES OF THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE GRAND CALUMET RIVER), LYING EAST OF THE WEST LINE (EXTENDED SOUTH) OF LOT 23 IN SAID BLOCK 1 AND LYING WEST OF THE EAST LINE (EXTENDED SOUTH) OF LOT 23 IN SAID BLOCK 1, IN COOK COUNTY, ILLINOIS.



LOCATION MAP



SURVEY NOTES:

- PERMANENT INDEX NUMBER (P.I.N. #): 30-06-101-030
- SURVEY PREPARED FOR: PREFERRED FLEET SERVICE, INC.
- THE SURVEYOR FOUND NO EVIDENCE OF FLAGGED WETLANDS ON THE SURVEYED PROPERTY
- THERE ARE NO GAPS OR GORES ON THE PROPERTY THERE IS NO OVERLAP BETWEEN THE PROPERTY AND THE ADJACENT PUBLIC RIGHTS-OF-WAY.
- THE SURVEYED PROPERTY HAS DIRECT ACCESS TO 139th STREET, SAGINAW AVENUE, AND CROISSANT ROAD. ALL BEING PUBLIC RIGHT OF WAYS.

TITLE NOTES:

SURVEY WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE COMMITMENT NUMBER 3189903, HAVING AN EFFECTIVE DATE OF OCTOBER 24, 2024.

SCHEDULE B EXCEPTIONS

EXCEPTIONS 1 thru 17 ARE STANDARD EXCEPTIONS AND ARE NOT SURVEY RELATED

ITEM 18 - BUILDING SETBACK LINE(S) AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 8871746, ALSO NOTED ON WARRANTY DEED RECORDED AS DOCUMENT 27481842. **SETBACK LINE SHOWN PER PLAT OF SUBDIVISION DOCUMENT #8871746**

ITEM 19 - EASEMENT IN FAVOR OF THE PEOPLES GAS LIGHT AND COKE COMPANY FOR THE INSTALLATION, MAINTENANCE, REPAIR, RELOCATION, REMOVAL AND RENEWAL OF GAS MAINS GRANTED BY DOCUMENT 1609015013 ON MARCH 30, 2016, AND THE TERMS AND CONDITIONS THEREOF. **EASEMENT IS SHOWN ON THE SURVEY**

ITEM 20 - COVENANTS, CONDITIONS, RESTRICTIONS CONTAINED IN A DEED RECORDED DECEMBER 15, 1926 AS DOCUMENT NO. 9506261 RELATING TO AMONG OTHER THINGS: USE, SET BACK LINE, COST OF LOT 20. **SETBACK LINE SHOWN PER PLAT OF SUBDIVISION DOCUMENT #8871746**

ITEM 21 - COVENANTS, CONDITIONS, RESTRICTIONS CONTAINED IN A DEED RECORDED DECEMBER 15, 1926 AS DOCUMENT NO. 9506262 RELATING TO AMONG OTHER THINGS: USE, SET BACK LINE, COST OF LOT 19. **SETBACK LINE SHOWN PER PLAT OF SUBDIVISION DOCUMENT #8871746**

ITEM 22 - COVENANTS, CONDITIONS, RESTRICTIONS CONTAINED IN A DEED RECORDED DECEMBER 15, 1926 AS DOCUMENT NO. 9506263 RELATING TO AMONG OTHER THINGS: USE, SET BACK LINE, COST OF LOT 21. **SETBACK LINE SHOWN PER PLAT OF SUBDIVISION DOCUMENT #8871746**

ITEM 23 - COVENANTS, CONDITIONS, RESTRICTIONS CONTAINED IN A DEED RECORDED DECEMBER 15, 1926 AS DOCUMENT NO. 9506264 RELATING TO AMONG OTHER THINGS: USE, SET BACK LINE, COST OF LOT 18. **SETBACK LINE SHOWN PER PLAT OF SUBDIVISION DOCUMENT #8871746**

ITEM 24 - RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC, AND THE OWNERS OF ADJOINING LAND IN AND TO THAT PORTION OF THE LAND FALLING WITHIN THE VACATED ALLEY. **VACATED ALLEY IS SHOWN PER DOC. #20149109**

ITEM 25 - RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY FOR THE MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC. **VACATED ALLEY IS SHOWN PER DOC. #20149109**

ITEM 26 - TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 67-0-002 ENTITLED AN ORDINANCE VACATING A CERTAIN ALLEY IN BLOCK ONE IN CALUMET RIVER ADDITION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER ALSO THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO THE WEST 21.16 ACRES OF THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 15, LYING SOUTH AND WEST OF THE GRAND CALUMET RIVER IN COOK COUNTY, ILLINOIS RECORDED MAY 26, 1967 AS DOCUMENT 20149109. **VACATED ALLEY IS SHOWN ON THE SURVEY**

TABLE A NOTES:

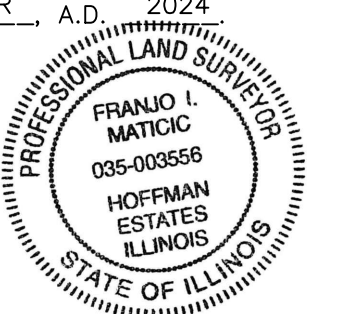
- MONUMENTS SET AT CORNERS
- ADDRESS OF SUBJECT PARCEL IS 2626 EAST 139th STREET, BURNHAM, ILLINOIS 60633
- ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "AREAS OF MINIMAL FLOOD HAZARD" PER F.E.M.A. PANEL NO. 17031C0668J DATED 8/19/2008.
- GROSS LAND AREA - 1.707 ACRES (74,345 SQ. FT.)
- ACCORDING TO THE VILLAGE OF BURNHAM ZONING MAP, THE PROPERTY IS ZONED "INDUSTRIAL". A ZONING REPORT WAS NOT PROVIDED BY CLIENT.
- BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING. BUILDING AREA IS SHOWN.
- FEATURES SHOWN ON SURVEY
- THERE ARE A TOTAL OF 3 VISIBLE PARKING SPACES
- THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
- NEAREST INTERSECTION SHOWN ON SURVEY.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, EXCEPT FOR DRAIN TILE EXCAVATIONS.
- THE SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION.
- NO OFFSITE EASEMENTS DISCLOSED TO SURVEYOR.
- A COPY OF THE SURVEYORS CERTIFICATE OF INSURANCE IS AVAILABLE UPON REQUEST.

STATE OF ILLINOIS) SS
COUNTY OF COOK) SS
TO:

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, 6a, 7a, 7b1, 8, 9, 11a, 13, 14, 16, 17, 18 & 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 22nd, 2024

GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF DECEMBER, A.D. 2024, AT HOFFMAN ESTATES, ILLINOIS.

Fransjo I. Matijic
FRANJO I. MATIJIC - PLS #035-003556 EXPIRES 11/30/2026
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015



LEGEND	
	PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	BUILDING SETBACK
	SECTION LINE
	RECORD DATA
	TOP OF CURBS (ETC.)
	SPOT GRADE
	BOTTOM OF CURBS (ETC.)
	CONCRETE
	EVERGREEN/DECIDUOUS WITH SIZE IN INCHES
	SHRUB/SHRUB LINE
	TREE LINE
	MONITOR WELL
	GAS VALVE
	TYPICAL SIGN
	CLOSED MANHOLE
	OPEN GRATE MANHOLE
	BEEHIVE GRATE MANHOLE
	TELED/ELEC MANHOLE
	GUTTER FRAME MANHOLE
	VALVE VAULT
	FIRE HYDRANT
	B-BOX / SERVICE VALVE
	POST LIGHT/GROUND LIGHT
	AREA LIGHT/LIGHT POLE
	STREET LIGHT
	TRAFFIC SIGNAL
	MAST ARM SIGNAL
	HANDHOLE (electric/traffic)
	GAS METER
	ELECTRIC METER
	PEDESTAL (tel,elec,cable)
	UTILITY MARKINGS (cable,elec,fiber)
	UTILITY POLE
	HANDRAIL
	SOIL BORING
	GUARDRAIL
	GUY WIRE ANCHOR
	CONTOUR LINE
	EDGE GRAVEL/STONE
	FENCE LINE
	FLARED END SECTION
	STORM SEWER
	SANITARY SEWER
	COMBO SEWER
	WATER SERVICE LINE
	WATER MAIN
	OVERHEAD LINE
	FIBER OPTIC LINE
	GAS LINE
	U.G. TELED LINE
	U.G. ELECTRIC LINE

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

NO.	DATE	ISSUE
10	12/06/24	CLIENT

2626 EAST 139th STREET
BURNHAM, ILLINOIS 60633



WT GROUP
Engineering with Precision, Pace and Passion.
2875 Pratum Avenue | Hoffman Estates, IL 60192
T: 224.293.6333 | F: 224.293.6444
wtegrouping.com
IL License No: 184.007570-0015 Expires: 04.30.2025
© COPYRIGHT 2024 THE WT GROUP, LLC

CHECK: FIM
DRAWN: M/NO
JOB: SZ000103
SHEET 1 OF 1
ALTA/NSPS
LAND TITLE SURVEY