Robert A. Nowicki & Associates, Ltd.
Land Surveyors
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Lansing, Illinois 60438

ALTA / NSPS LAND TITLE SURVEY

by

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LAND SURVEYORS

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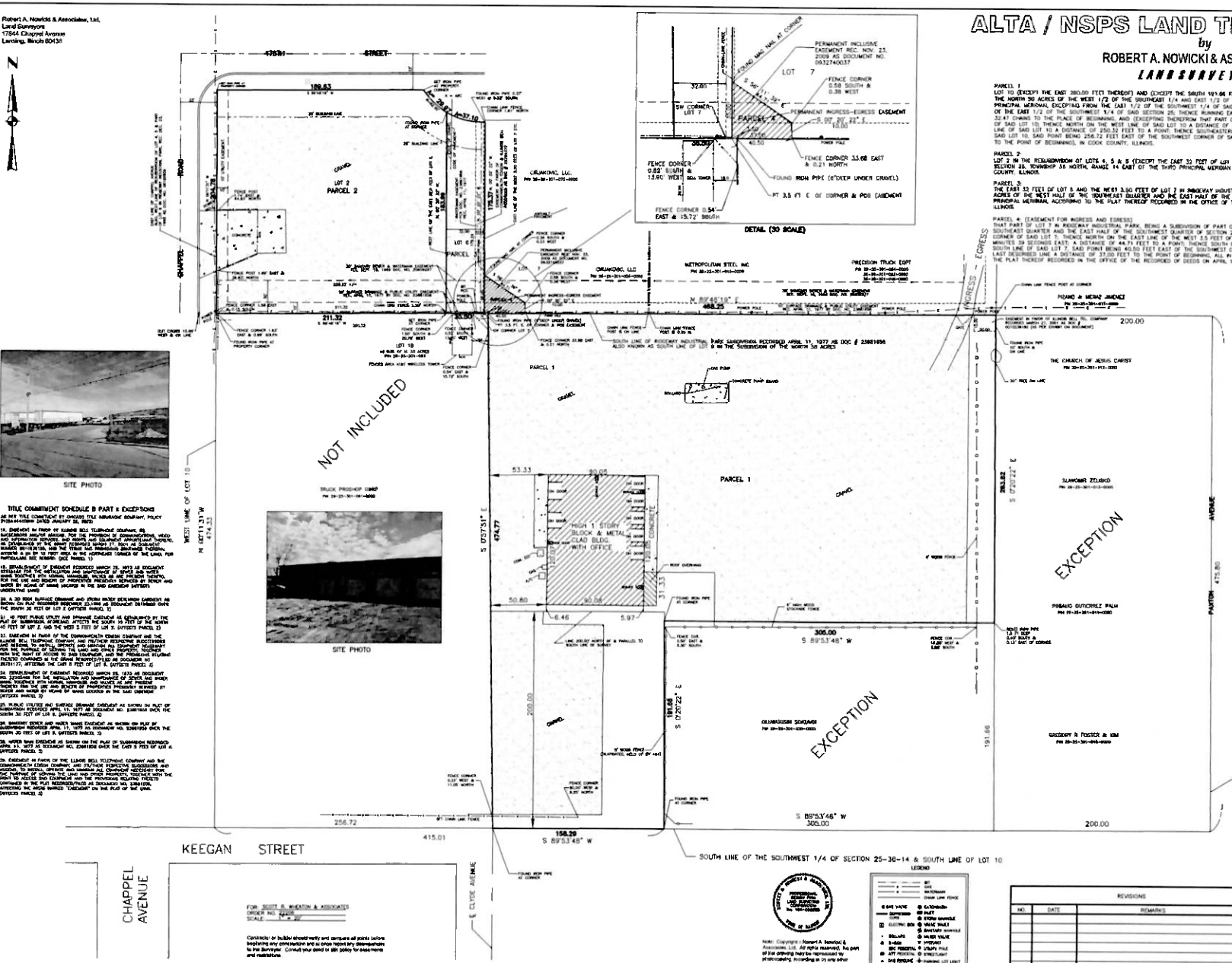

SITE PHOTO

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PARCEL 1:
LOT 10 (EXCEPT THE EAST 300.00 FEET THEREOF) AND (EXCEPT THE SOUTH 191.66 FEET OF THE WEST 305.00 FEET OF THE EAST 505.00 FEET THEREOF) IN THE SUBDIVISION OF THE NORTH 50 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING FROM THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, 20 ACRES DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE RUNNING EAST 6.16 CHAINS; THENCE NORTH 32.47 CHAINS; THENCE WEST 6.16 CHAINS; THENCE SOUTH 32.47 CHAINS TO THE PLACE OF BEGINNING, AND (EXCEPTING THEREFROM THAT PART OF LOT 10 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH ON THE WEST LINE OF SAID LOT 10 A DISTANCE OF 474.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE EAST ON THE NORTH LINE OF SAID LOT 10 A DISTANCE OF 250.32 FEET TO A POINT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE A DISTANCE OF 474.77 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10, SAID POINT BEING 256.72 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 10; THENCE WEST ON THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 256.72 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 2 IN THE RESUBDIVISION OF LOTS 4, 5 & 9 (EXCEPT THE EAST 33 FEET OF LOT 6) IN RIDGEWAY INDUSTRIAL PARK, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT RECORDED DECEMBER 23, 1998 AS DOCUMENT NUMBER 0018800, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE EAST 33 FEET OF LOT 5 AND THE WEST 3.90 FEET OF LOT 7 IN RIDGEWAY INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF LOT 9 IN THE SUBDIVISION OF THE NORTH 50 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON APRIL 11, 1977 AS DOCUMENT NO. 23881656, IN COOK COUNTY, ILLINOIS.

PARCEL 4: (EASEMENT FOR INGRESS AND EGRESS)
THAT PART OF LOT 7 IN RIDGEWAY INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF LOT 9 IN THE SUBDIVISION OF THE NORTH 50 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 3.50 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH ON THE EAST LINE OF THE WEST 3.5 FEET OF SAID LOT 7, A DISTANCE OF 33.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 11 MINUTES 39 SECONDS EAST, A DISTANCE OF 44.71 FEET TO A POINT; THENCE SOUTH 00 DEGREES 20 MINUTES 22 SECONDS EAST A DISTANCE OF 10.00 FEET TO A POINT OF THE SOUTH LINE OF SAID LOT 7. SAID POINT BEING 40.50 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89 DEGREES 48 MINUTES 18 SECONDS WEST ON THE LAST DESCRIBED LINE A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING, ALL IN TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON APRIL 11, 1977 AS DOCUMENT NO. 23881656, IN COOK COUNTY, ILLINOIS.

TITLE COMMITMENT SCHEDULE B PART II EXCEPTIONS

AS PER TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, POLICY [illegible] DATED JANUARY 28, 2022:

10. EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, OPERATION, REMOVAL AND REGULATION OF POLES, WIRES, AND OTHER APPURTENANCES, AS CREATED BY THE GRANT RECORDED MARCH 27, 1924 AS DOCUMENT 8168251 IN BOOK 17 OF PLATS, PAGE 34, PROVIDING SOUTHWEST TELEPHONE, ATTACH A 20 FT TO FIRST POLE IN THE NORTHEAST CORNER OF THE LAND, FOR PARTICULARS SEE NUMBER (SEE PARCEL 1)

11. RETAIL-SHORT OF EASEMENT RECORDED MARCH 25, 1973 AS DOCUMENT 23181488 FOR THE INSTALLATION AND MAINTENANCE OF WIRES AND OTHER BODIES TOGETHER WITH HOOKS, HANGERS, VALVES AS ARE PRESENT THEREIN, FOR THE USE AND BENEFIT OF PROPERTIES PREVIOUSLY SERVICED BY SERVICE AND MADE BY HOOKS OF MAINS LOCATED IN THE SAID EASEMENT (AFFECTS UNDERLYING LAND)

12. A 20 FOOT SURFACE DRAINAGE AND OTHER WATER DETAINING EASEMENT AS SHOWN ON PLAT RECORDED RECORDED JULY 1998 AS DOCUMENT 0018800 OVER THE SOUTH 20 FEET OF LOT 2 (AFFECTS PARCEL 1)

13. 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AS ESTABLISHED BY THE PLAT OF SUBDIVISION, AS DESCRIBED, AFFECTS THE SOUTH 10 FEET OF THE NORTH 40 FEET OF LOT 2, AND THE WEST 5 FEET OF LOT 9. (AFFECTS PARCEL 2)

14. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE FACILITIES FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EASEMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED 27510 AS DOCUMENT NO 8168127, AFFECTING THE EAST 8 FEET OF LOT 6. (AFFECTS PARCEL 4)

24. ESTABLISHMENT OF EASEMENT RECORDED MARCH 25, 1973 AS DOCUMENT NO. 23181488 FOR THE INSTALLATION AND MAINTENANCE OF WIRES AND BODIES TOGETHER WITH HOOKS, HANGERS AND VALVES AS ARE PRESENT THEREIN, FOR THE USE AND BENEFIT OF PROPERTIES PREVIOUSLY SERVICED BY SERVICE AND MADE BY HOOKS OF MAINS LOCATED IN THE SAID EASEMENT (AFFECTS PARCEL 3)

25. PUBLIC UTILITIES AND SURFACE DRAINAGE EASEMENT AS SHOWN ON PLAT OF SUBDIVISION RECORDED APRIL 11, 1977 AS DOCUMENT NO. 23881656 OVER THE SOUTH 30 FEET OF LOT 9. (AFFECTS PARCEL 3)

26. SANITARY SEWER AND WATER MAIN EASEMENT AS SHOWN ON PLAT OF SUBDIVISION RECORDED APRIL 11, 1977 AS DOCUMENT NO. 23881656 OVER THE SOUTH 30 FEET OF LOT 9. (AFFECTS PARCEL 3)

28. WATER MAIN EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED APRIL 11, 1977 AS DOCUMENT NO. 23881656 OVER THE EAST 5 FEET OF LOT 6. (AFFECTS PARCEL 3)

29. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS AND ADJACENT TO THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 23881656, AFFECTING THE AREA MARKED "EASEMENT" ON THE PLAT OF THE LAND. (AFFECTS PARCEL 3)

TITLE COMMITMENT SCHEDULE A

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT # 21CSA4410009NL DATED JANUARY 28, 2022.

2. THE COMMON ADDRESS OF THIS PROPERTY:
17735 CHAPPEL AVENUE
LANSING, ILLINOIS 60438

3. FLOOD ZONE CLASSIFICATION

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X" AS SHOWN IN THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NO. 170115, PANEL 758, VILLAGE OF LANSING, ILLINOIS MAP NUMBER 17031C0758J, MAP REVISED AUGUST 19, 2008. THE PROPERTY DESCRIBED IN THE CAPTION TO THE HEREON DRAWN PLAT IS IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

4. THE AREA OF SURVEYED PROPERTY
PARCEL 1: 162,634 SQ. FT. = 3.735 ACRES +/-
PARCEL 2: 42,921 SQ. FT. = 0.985 ACRES +/-
PARCEL 3: 6,312 SQ. FT. = 0.145 ACRES +/-
TOTAL AREA: 212,107 SQ. FT. = 4.869 ACRES +/-

7a EXTERIOR DIMENSIONS OF BUILDING SHOWN.

8. SUBSTANTIAL FEATURES OBSERVED DURING FIELDWORK HAVE BEEN SHOWN ON THE DRAWING.

9. PAINTED PARKING SPACES - NO PAINTED PARKING ON PROPERTY.

11a NO UTILITIES PLANS PROVIDED BY CLIENT. UTILITIES SHOWN HEREON AS PER FIELD INVESTIGATION.

13. NAMES OF ADJOINING OWNERS SHOWN ON PLAT.

14. DISTANCE TO NEAREST INTERSECTING STREET SHOWN ON PLAT.

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE NOT OBSERVED WHILE CONDUCTING FIELDWORK.

TAX INDEX NUMBERS: 29-25-301-062-0000 (PARCEL 1)
29-25-301-064-0000 (PARCEL 2)
29-25-301-065-0000 (PARCEL 3)

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

TO:
DLD INVESTMENT LLC
MAXIMUM HOLDING LLC
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, 7a, 8, 9, 13, 14 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 28, 2022.

DATED: MARCH 9TH, 2022

PAUL J. NOWICKI
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2544

LICENSE EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE.

NOTE: THIS DOCUMENT IS VALID ONLY IF ISSUED WITH A RED-INK STAMP. SURVEYOR DISCLAIMS AND DECLARES INVALID ANY INFORMATION FOUND HEREON IF THE SEAL ON THIS DOCUMENT IS NOT RED IN COLOR.

FOR: SCOTT R. WHEATON & ASSOCIATES
ORDER NO. 22206
SCALE 1" = 40'

Contractor or builder should verify and compare all points before beginning any construction and so inform him by memorandum to the Surveyor. Consult your deed or title policy for easements and restrictions.

RESURVEYED TO LOCATE BUILDINGS
DATE
ORDER NO.

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LEGEND

REVISIONS		
NO.	DATE	REMARKS

ROBERT A. NOWICKI & ASSOCIATES LTD.
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ALTA LAND TITLE SURVEY
SCOTT R. WHEATON & ASSOCIATES
17735 CHAPPEL AVENUE
LANSING, ILLINOIS 60438

DRAWN BY JVD	DATE MARCH 9, 2022
CHECKED BY PJN	SCALE 1" = 40'
SHEET 1 OF 1	ORDER NO. 22206