

ALTA / NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

THE EAST 15.03 FEET OF LOT 8 AND LOT 9 (EXCEPT THE EAST 125 FEET THEREOF) IN AMERICAN INDUSTRIAL PARK UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF BLOCK 2 IN AMERICAN INDUSTRIAL PARK SUBDIVISION AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, TEREE HAUTE, AND SOUTHEASTERN RAILROAD, ALL IN TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALTA TABLE A – GENERAL NOTES

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 206SA7940300P DATED MAY 15, 2020.

2. THE COMMON ADDRESS OF THIS PROPERTY:
3306 HOLEMAN DRIVE
STEGER, ILLINOIS 60475

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. 170713, PANEL 0807J, VILLAGE OF STEGER, ILLINOIS, MAP NUMBER 17031C0807J, 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
14,224.74 SQ. FT. = 0.32655 ACRES +/-

7a. EXTERIOR DIMENSIONS OF THE BUILDING ARE SHOWN.

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

9. PAINTED PARKING SPACES – NONE VISIBLE ON THIS PROPERTY.

11. LOCATION OF ABOVE GROUND VISIBLE UTILITIES HAVE BEEN SHOWN ON THE DRAWING ON THE DAY THAT FIELDWORK WAS COMPLETED.

14. INTERSECTION OF DEDICATED STREET SHOWN ON DRAWING, HOLEMAN AVENUE, DEDICATED AS PART OF THE RECORDED SUBDIVISION

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED WHILE CONDUCTING FIELDWORK.

17. THERE IS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAYS AT THE TIME THIS SURVEY WAS CONDUCTED, OR INFORMATION GIVEN BY OWNERS KNOWLEDGE.

TAX INDEX NUMBER:

32-33-102-060-0000 (LOT 9)
32-33-102-061-0000 (PART OF LOT 8)

TITLE COMMITMENT SCHEDULE B PART II EXCEPTIONS REFERENCING EASEMENTS

ALL EASEMENTS SHOWN HEREON ARE AS PER ITEMS SHOWN IN THE TITLE COMMITMENT AND SUBDIVISION RECORD AS RECORDED AUGUST 25, 1966 AS DOCUMENT NUMBER 19925950.

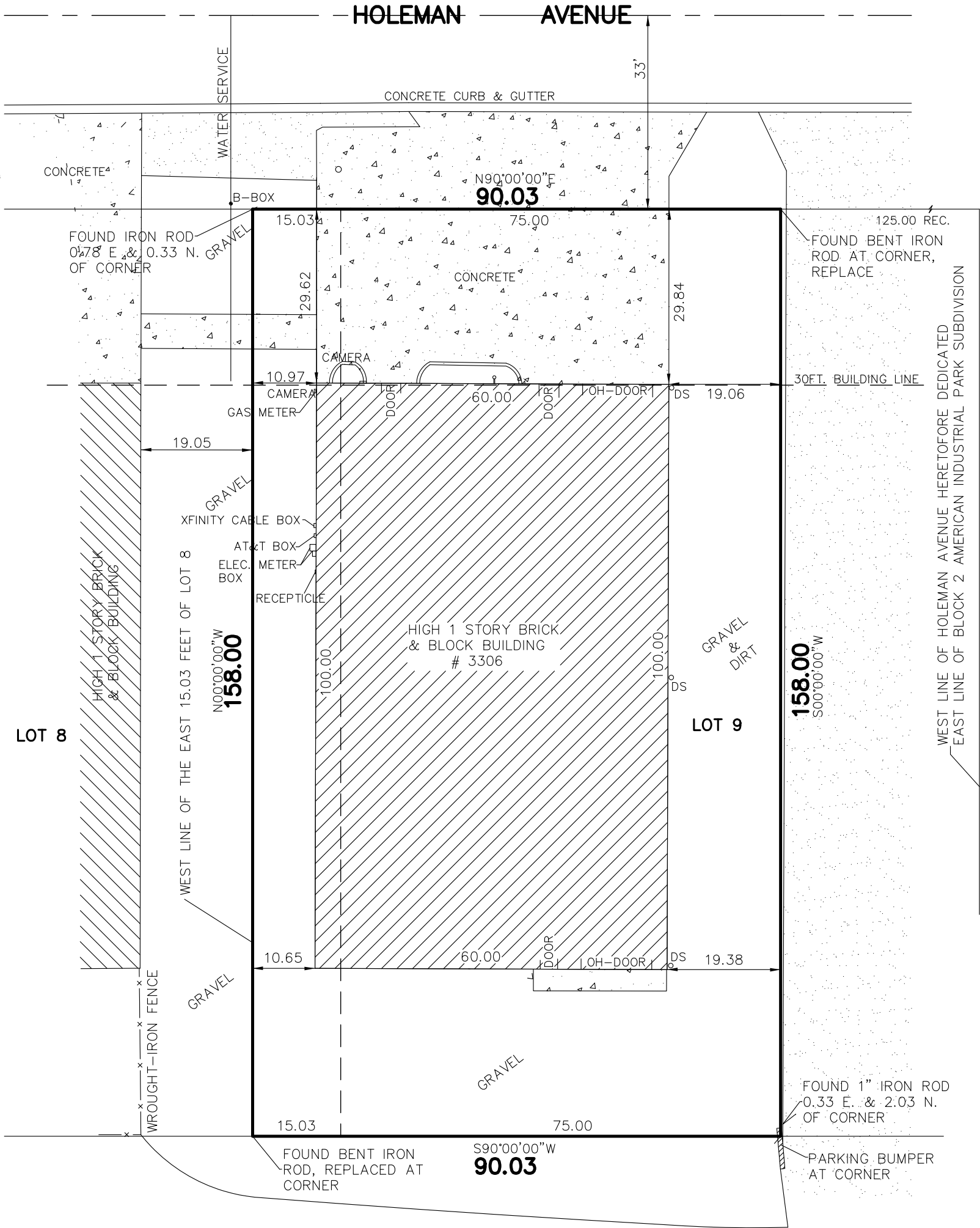
ITEM NUMBERS MATCH THE ITEM NUMBERS USED IN THE TITLE COMMITMENT.

ITEM #13 EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

ITEM # 14 THE LAND IS SITUATED WITHIN 500 FEET OF A NATURAL WATER COUSED SERVING A TRIBUTARY AREA OF 640 ACRES, OR MORE, AS DISCLOSED BY PLAT RESUBDIVISION DATED FEBRUARY 5, 1973 AND RECORDED MARCH 15, 1973 AS DOCUMENT NUMBER 22252091.

ITEM #15 A 30 FOOT BUILDING LINE IMPOSED BY PLAT OF SUBDIVISION DATED AUGUST 15, 1966 AND RECORDED AUGUST 25, 1966 AS DOCUMENT NUMBER 19925950.

ITEM #16 RESTRICTIONS CONTAINED IN PLAT OF SUBDIVISION DATED AUGUST 15, 1966 AND RECORDED AUGUST 25, 1966 AS DOCUMENT NUMBER 19925950 THAT SIDE YARDS SHALL BE PROVIDED ON EACH SIDE OF THE TRACTS THEREIN DESCRIBED EQUAL TO 10 PERCENT OF THE FRONTAGE OF SAID TRACT BUT NOT LESS THAN 10 FEET NOR MUST EXCEED 20 FEET AND NO BUILDINGS SHALL BE CONSTRUCTED THEREON. (SEE SUBDIVISION FOR DETAILS)



LEGEND

- IBT
- GAS
- WATERMAIN
- CHAIN LINK FENCE
- GAS VALVE
- CATCHBASIN
- DEPRESSED CURB
- INLET
- ELECTRIC BOX
- VALVE VAULT
- BOLLARD
- WATER VALVE
- B-BOX
- HYDRANT
- SBC PEDESTAL
- UTILITY POLE
- ATT PEDESTAL
- STREETLIGHT
- GAS PIPELINE MARKER
- PARKING LOT LIGHT
- GAS PIPELINE RISER
- HANDICAPPED
- TREE W/GRATE
- DS DOWNSPOUT
- AMERITECH BOX



SITE PHOTOS



STATE OF ILLINOIS) S.S.)
COUNTY OF COOK)

TO: EDWARD V. CORCORAN AND SYLVIA CORCORAN, AS TRUSTEES OF THE CORCORAN FAMILY TRUST DATED JANUARY 30, 2001
PAULY D. PROPERTIES, LLC-COMMERCIAL RENTALS SERIES
THE 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 2, 3, 4, 7a, 8, 9, 11, 14, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 3, 2020.

DATED: SEPTEMBER 14, 2020

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.

PAULY D. PROPERTIES, LLC. COMMERCIAL RENTALS SERIES
CORCORAN FAMILY TRUST
FOR: C/O MR. J. MICHAEL BONET / MANAGING BROKER
ORDER NO. 72016
SCALE: 1" = 20'

Contractor or builder should verify and compare all points before beginning any construction and at once report any discrepancies to the Surveyor. Consult your deed or title policy for easements and restrictions.

RESURVEYED TO LOCATE BUILDINGS
DATE
ORDER NO.



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REVISIONS		
NO.	DATE	REMARKS

ROBERT A. NOWICKI & ASSOCIATES LTD.

PROFESSIONAL LAND SURVEYORS
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ALTA/NSPS LAND TITLE SURVEY
WHOEVER WE CERTIFY IT TO
3306 HOLEMAN AVENUE
STEGER, ILLINOIS 60475

DRAWN BY	PJN-JVD	DATE	SEPTEMBER 14, 2020
CHECKED BY	PJN	SCALE	1" = 20'
SHEET	1 OF 1	ORDER NO.	72016