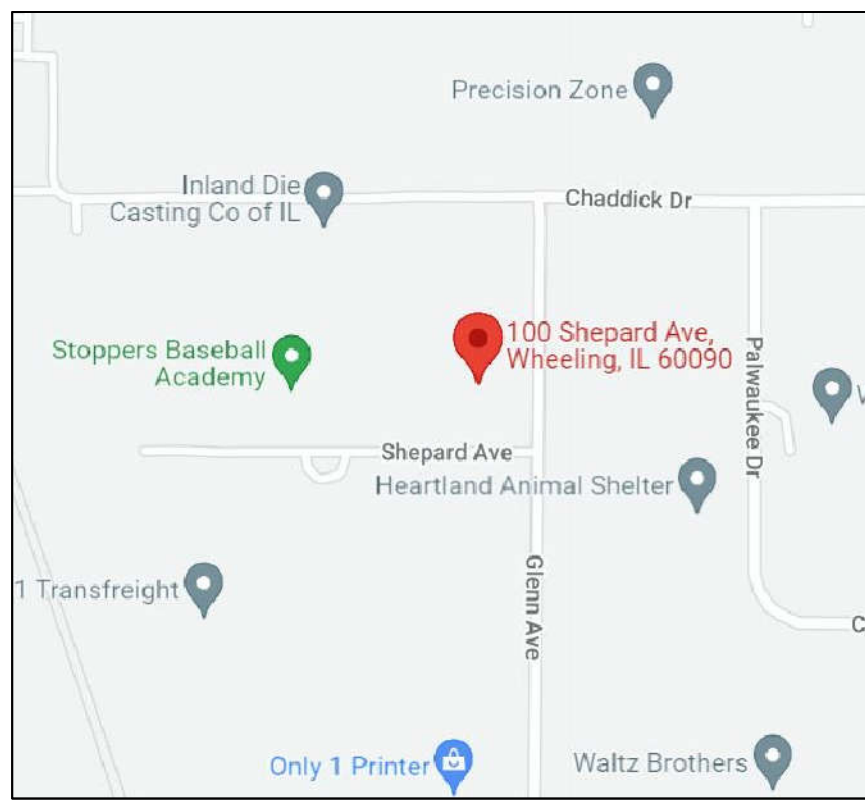
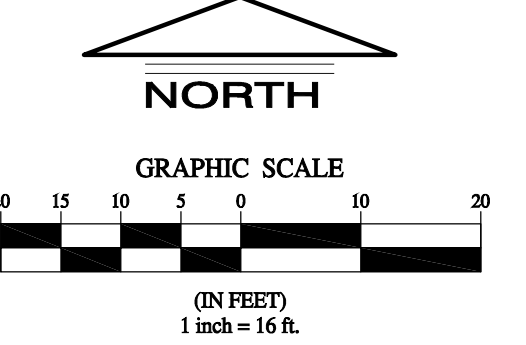


ALTA/NSPS LAND TITLE SURVEY

OF



VICINITY MAP

PARCEL 1:
 THE EAST 50.00 FEET OF LOT 11 IN BLOCK 3 IN AMERLINE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 LOT 12 IN BLOCK 3 IN AMERLINE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 59,800 sq. ft. = 1.373 acres, more or less
 BUILDING FOOTPRINT = 27,896 sq. ft.
 COMMONLY KNOWN AS: 100 SHEPARD AVE., WHEELING, IL. 60090
 P.L.N. 03-11-305-012-0000 & 03-11-305-022-0000

OWNERSHIP:
 03-11-305-022
 GLENN AVENUE INDUSTRIAL CONDOMINIUM
 500-504 GLENN AVE., WHEELING, IL 60090

OWNERSHIP:
 03-11-305-022
 WHEELING SHEPARD LLC
 5750 OLD ORCHARD RD.370
 SKOKIE, IL 60077-1061

The West Part
 of Lot 11

ITEMS FROM TABLE "A"

*ITEM #6: ZONING REPORT (Prepared by National Due Diligence Services)

Industrial Property
 100 Shepard Avenue
 Wheeling, Illinois 60090
 Project # 2216662-42464
 Conformance Status: Legal Nonconforming
 Final Zoning Report: September 1, 2022; Revised September 7, 2022
 National Due Diligence Services a Division of American Surveying and Mapping Inc.
 3181 Maguire Blvd., Suite 200, Orlando, FL 32803
 Telephone: 877-439-2582; Fax: 407-426-9741; ogreear@ndds-zoning.com.

1. SUBJECT PROPERTY

Is the existing use conforming? YES
 1.1. PROPERTY ADDRESS: 100 Shepard Avenue
 1.2. TOWN/CITY, COUNTY, STATE: Wheeling, Cook County, Illinois
 1.3. PERMANENT PARCEL NUMBER: 03-11-305-012-0000 & 03-11-305-022-0000
 1.4. YEAR BUILT: 1979

2. EXISTING LAND USE

Warehouse and Office

3. ZONING DISTRICT AND PERMITTED USE

3.1. ZONING JURISDICTION: Village of Wheeling
 3.2. ZONING DISTRICT: I-3: General Industrial District
 3.3. DATE OF EXISTING ORDINANCE: May 29, 1961; amended 2015
 3.4. IS THE CURRENT USE PERMITTED? Yes, by right per Appendix A: Use Table
 Is the existing use conforming? YES

4. ADJACENT ZONING

North: I-3: General Industrial District
 South: R0W: Shepard Ave
 East: R0W: Glenn Ave
 West: I-3: General Industrial District

5. PARCEL LOT SIZE

Does existing building conform to height restrictions? YES
 Does existing development conform to area restrictions? YES
 Does existing development conform to density restrictions? YES

6. ZONING REQUIREMENTS RELATING TO THE PROPERTY

Per Sec. 19.07.040

6.1 BUILDING SETBACK REQUIREMENTS:

	Required	Existing
Minimum Front from Street:	35'	35.53'
Minimum Corner Side:	35'	35.22'
Minimum Interior Side:	17'	18.67'
Minimum Rear:	17'	63.34'

6.2 HEIGHT REQUIREMENTS:

	Required	Existing
Maximum (measured in feet):	40'	18.27'
Maximum (number of stories):	None	1 story

6.3 AREA REQUIREMENTS:

	Required	Existing
Minimum lot area:	40,000 sq.ft.	59,800 sq.ft.
Minimum lot width (at building line):	None	~198'
Minimum lot frontage (at right-of-way):	None	200'

6.4 DENSITY REQUIREMENTS:

	Required	Existing
Maximum floor area ratio:	None	0.47
Maximum dwelling units per acre:	N/A	N/A
Maximum lot coverage (for building):	50%	47%

6.5 PARKING REQUIREMENTS:

Per Table 19.11.010(E)(1)(c)
 Parking Space Formula:
 sq.ft. of gross floor area
 Industrial Use, Office = 4 spaces per 1,000 sq.ft.

Parking Space Calculation:
 of gross floor area
 Warehouses:
 24,400 sq.ft. / 1,000 = 24 spaces
 Industrial Use, Office:
 3,500 sq.ft. / 1,000 = 3.5 spaces
 Total: 24 + 3.5 = 27.5 spaces
 Required: 28
 Existing: 37

Existing Parking Space Composition: 36 regular; 1 handicap
 Does existing development conform to the required parking? NO; the existing parking does not meet the requirement. This site was developed prior to the adoption of current zoning regulations. In this case, it is a legal nonconforming situation.

*ITEM #9: THERE WERE 29 LINED PARKING SPACES, 7 LINED VISITOR PARKING SPACES AND 1 HANDICAP SPACE FOUND WITHIN THE SURVEYED PROPERTY.

*ITEM #10: THE BUILDING LOCATED WITHIN THE SURVEYED PROPERTY DOES NOT ABUT TO ANY OTHER BUILDING IN THE ADJOINING PROPERTY.

*ITEM #11: THE CLIENT AND THE SURVEYOR AGREED ON THE TERMS OF SHOWING ONLY VISIBLE ABOVE-GROUND UTILITIES ON THE PLAT OF SURVEY.

*ITEM #12: THE NAME(S) OF THE OWNER(S) OF THE ADJOINING PROPERTY AS SHOWN HEREON.

*ITEM #14: THE PROPERTY IS LOCATED AT THE INTERSECTION OF SHEPARD AVE. AND GLENN AVE. IN THE VILLAGE OF WHEELING, STATE OF ILLINOIS.

*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 #17: NO INFORMATION REGARDING CHANGES IN STREET RIGHT OF WAY WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

*ITEM #19: A COPY OF A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$500,000.00 SHALL BE PROVIDED UPON REQUEST.

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: WHEELING VILLAGE OF

COMMUNITY NO.: 110173

MAP NUMBER: 1701100088

EFFECTIVE DATE: AUGUST 19, 2008.

FLOOD ZONE:

BASE FLOOD ELEVATION FROM FIRM (±0.5 FT): N/A NAVD 1988.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREBY DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 105448

Scale: 1 inch = 16 feet.

Date of Field Work: 26 AUGUST 2022

Ordered by: MUGNOLO REAL ESTATE LLC

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
- U.P. --- UTILITY POLE W/WIRES
- WALL LIGHT
- ELECTRIC PAINT MARK (RED)
- WATER PAINT MARK (BLUE)
- GAS PAINT MARK (YELLOW)
- COMM. PAINT MARK (ORANGE)
- SEWER PAINT MARK (GREEN)
- CONCRETE PARKING BUMPER
- STREET SIGN
- MG --- METAL GUARD
- UNIDENTIFIED MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- WATER MANHOLE
- COMM. MANHOLE
- ELECTRIC MANHOLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- PARKING STALL COUNT
- INLET
- COMM. --- COMMUNICATION (TELEPHONE, INTERNET, ETC.)
- TREE w/DIAMETER
- EVERGREEN TREE w/DIAMETER
- STREET LIGHT
- HANDICAPPED SPACE
- CENTER LINE

EXCEPTIONS FROM THE TITLE COMMITMENT:

I 14. Easement for public utilities as contained in grant recorded March 3, 1967 as document 20076593. (Affects Parcel 1)
 I 15. Easement for public utilities as contained in grant recorded March 3, 1967 as document 20076592. (Affects Parcel 2)

TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: CCH12204668LD
 COMMITMENT DATE: JULY 8, 2022

TO: CHICAGO TITLE INSURANCE COMPANY
 MUGNOLO REAL ESTATE LLC

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, 6b, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 26, 2022.

DATE OF PLAT: SEPTEMBER 14, 2022

IL PROF. LAND SURVEYOR NUMBER: 35-3937
 MY LICENSE EXPIRES NOVEMBER 30, 2022.

DRAWN BY: E.D.M.