5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

NORTH

MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

ALTA/NSPS Land Title Survey

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PARCEL 1:
LOTS 2 AND 3 OF AVONDALE PARK PLAZA RESUBDIVISION, A RESUBDIVISION OF PART OF HEAFIELD'S SUBDIVISION OF LOT 1 IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED NOVEMBER 3, 2010 AS DOCUMENT 1030710352, IN COOK COUNTY, ILLINOIS.

LAND AREA = 33,024 sq. ft.

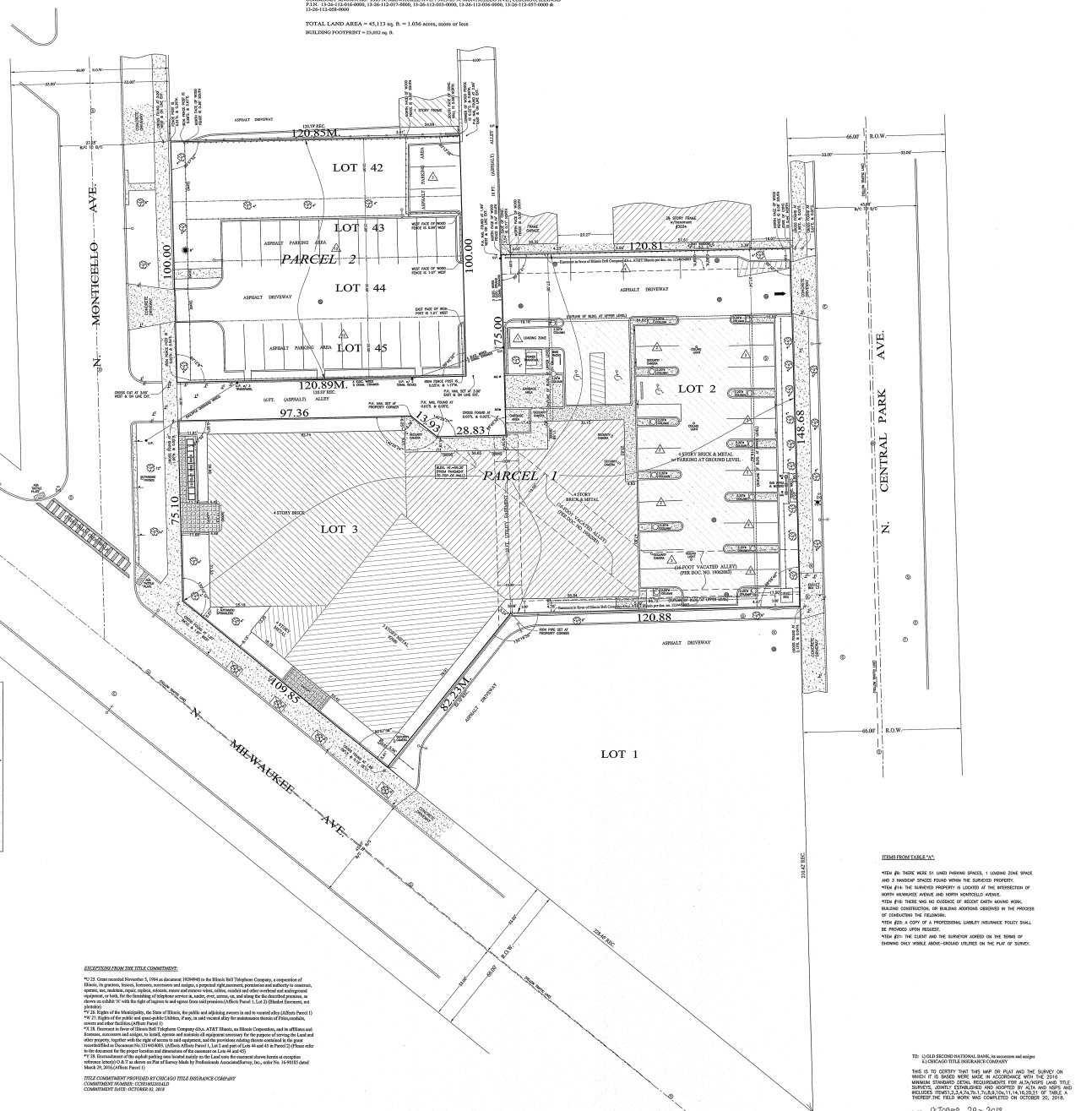
PARCEL 2:
LOTS 42, 43, 44 AND 45 IN HEAFIELD'S SUBDIVISION OF LOT 1 IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST ¼ IN SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

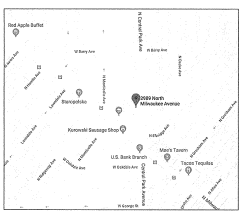
LAND AREA = 12,087 sq. ft.

COMMONLY KNOWN AS: 2989 N. MILWAUKEE AVE. / 3019-25 N. MONTICELLO AVE., CHICAGO, ILLINOIS
P.I.N.: 13-26-112-016-0000, 13-26-112-017-0000, 13-26-112-053-0000, 13-26-112-056-0000, 13-26-112-057-0000 & 13-26-112-058-0000

TOTAL LAND AREA = 45,113 sq. ft. = 1.036 acres, more or less
BUILDING FOOTPRINT = 23,032 sq. ft.

LEGEND:
- BASEMENT 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
- 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
- S.C. — DE-PRESSED CURB
- UNIDENTIFIED MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- WATER MANHOLE
- COMM. MANHOLE
- ELECTRIC MANHOLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- CENTER LINE
- TREE w/DIAMETER
- PARKING STALL COUNT
- SILT
- COMM — COMMUNICATION (TELEPHONE, INTERNET, CTV.)
- A/C — AIR CONDITIONING UNIT
- T/FND. — TOP OF FOUNDATION
- EVERGREEN TREE w/DIAMETER
- STREET LIGHT
- HANDICAPPED SPACE
- TRAFFIC LIGHT
- METAL GUARD
- BIKE LANE
- METAL BINDE





VICINITY MAP

GRAPHIC SCALE
(IN FEET)
1 inch = 16 ft.

ITEMS FROM TABLE "A":

•ITEM #6: THERE WERE 51 LINED PARKING SPACES, 1 LOADING ZONE SPACE AND 3 HANDICAP SPACES FOUND WITHIN THE SURVEYED PROPERTY.
•ITEM #14: THE SURVEYED PROPERTY IS LOCATED AT THE INTERSECTION OF NORTH MILWAUKEE AVENUE AND NORTH MONTICELLO AVENUE.
•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 #20: A COPY OF A PROFESSIONAL LIABILITY INSURANCE POLICY SHALL BE PROVIDED UPON REQUEST.
•ITEM #21: THE CLIENT AND THE SURVEYOR AGREED ON THE TERMS OF SHOWING ONLY VISIBLE ABOVE-GROUND UTILITIES ON THE PLAT OF SURVEY.

FLOOD CERTIFICATION (FOR FEMA MODIFIED)

THE PROPERTY DESCRIBED ABOVE IS NOT IN A SPECIAL FLOOD HAZARD AREA.
FLOODWAY: NO
FLOODWAY 500 YEAR: NO
MAP USED: RATE MAP
COMMUNITY NAME: CHICAGO, CITY OF
COMMUNITY NO.: 170074
PANEL NUMBER: 0017G
MAP NUMBER: 17031C0017 J
EFFECTIVE DATE: AUGUST 19, 2008
FLOOD ZONE: X
BASE FLOOD ELEVATION FROM FIRM (NAVD): N/A NAVD 1988

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Order No.: 91523
Scale: 1 Inch= 16 FEET
Field Completion Date: 20 OCTOBER 2018
Ordered by: ASPIRA INC. OF ILLINOIS

EXCEPTIONS FROM THE TITLE COMMITMENT:

*10 28. Grant recorded November 5, 1904 as document 3929948 to the Illinois Bell Telephone Company, a corporation of Illinois, its grantees, lessees, licensees, successors and assigns, a perpetual right,easement, permission and authority to construct, operate, use, maintain, repair, replace, relocate, renew and remove wires, cables, conduit and other overhead and underground equipment, or both, for the furnishing of telephone service in, under, over, across, on, and along the the described premises, as shown on exhibit "A" with the right of ingress to and egress from said premises.(Affects Parcel 1, Lot 2) (Blanket Easement, not plottable)

*10 29. Rights of the Municipality, the State of Illinois, the public and adjoining owners in and to vacated alley.(Affects Parcel 1)

*10 27. Rights of the public and quasi-public Utilities, if any, in said vacated alley for maintenance therein of Poles,conduits, sewers and other facilities.(Affects Parcel 1)

*3 18. Easement in favor of Illinois Bell Telephone Company d/b/a AT&T Illinois, an Illinois Corporation, and its affiliates and licensees, successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No.1214434003. (Affects Affects Parcel 1, Lot 2 and part of Lots 44 and 45 in Parcel 2) (Please refer to the document for the proper location and dimensions of the easement on Lots 44 and 45)

*7 19. Encroachment of the asphalt parking area located mainly on the Land onto the easement shown herein at exception reference letter(s) O & T as shown on Plat of Survey Made by Professionals AssociatedSurvey, Inc., order No. 16-99185 dated March 29, 2016.(Affects Parcel 1)

TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: CCTI1803302LD
COMMITMENT DATE: OCTOBER 02, 2018

TO: 1) OLD SECOND NATIONAL BANK, its successors and assigns
2) 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 1,2,3,4,7a,7b,1,7c,8,9,10a,11,13,14,16,20,21 OF TABLE A THEREOF.THE FIELD WORK WAS COMPLETED ON OCTOBER 20, 2018.

DATE: OCTOBER 29 - 2018

SIGNATURE: Yeb. Dowoxyll

REGISTRATION NO.: 35-3758
LIC. EXP.: 11/30/2018