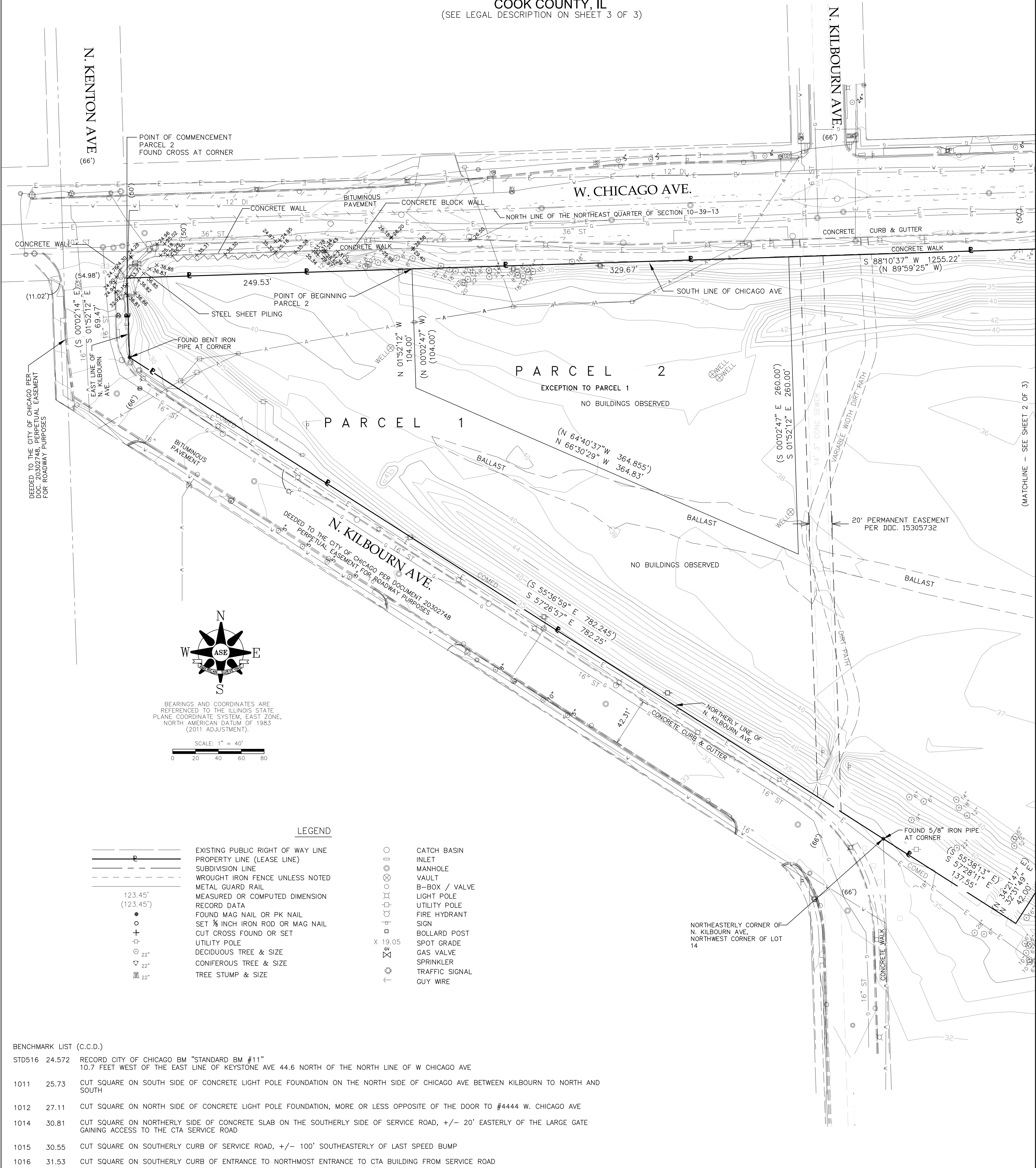


ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

PART OF THE NORTH HALF OF SECTION 10,  
TOWNSHIP 39 NORTH, RANGE 13 EAST  
COOK COUNTY, IL  
(SEE LEGAL DESCRIPTION ON SHEET 3 OF 3)



BENCHMARK LIST (C.C.D.)			
STD516	24.572	RECORD CITY OF CHICAGO BM "STANDARD BM #11"	10.7 FEET WEST OF THE EAST LINE OF KEYSTONE AVE 44.6 NORTH OF THE NORTH LINE OF W CHICAGO AVE
1011	25.73	CUT SQUARE ON SOUTH SIDE OF CONCRETE LIGHT POLE FOUNDATION ON THE NORTH SIDE OF CHICAGO AVE BETWEEN KILBOURN TO NORTH AND SOUTH	
1012	27.11	CUT SQUARE ON NORTH SIDE OF CONCRETE LIGHT POLE FOUNDATION, MORE OR LESS OPPOSITE OF THE DOOR TO #4444 W. CHICAGO AVE	
1014	30.81	CUT SQUARE ON NORTHERLY SIDE OF CONCRETE SLAB ON THE SOUTHERLY SIDE OF SERVICE ROAD, +/- 20' EASTERLY OF THE LARGE GATE GAINING ACCESS TO THE CTA SERVICE ROAD	
1015	30.55	CUT SQUARE ON SOUTHERLY CURB OF SERVICE ROAD, +/- 100' SOUTHEASTERLY OF LAST SPEED BUMP	
1016	31.53	CUT SQUARE ON SOUTHERLY CURB OF ENTRANCE TO NORTHMOST ENTRANCE TO CTA BUILDING FROM SERVICE ROAD	

SURVEY NOTES:

1. TITLE COMMITMENT PROVIDED TO CITY OF CHICAGO, AN ILLINOIS MUNICIPAL CORPORATION, BY CHICAGO TITLE INSURANCE COMPANY; EFFECTIVE JANUARY 19, 2018.

2. THE TITLE COMMITMENT FOR THIS PROPERTY REFERENCES A PLAT OF SURVEY BY SPACECO, INC, DATED JANUARY 18, 2018, NUMBER 2581.02 FOR THE DISPOSITION OF PUBLIC AND QUASI-PUBLIC UTILITIES.

3. THE LAND IS SUBJECT TO THE FOLLOWING:

4. A RESTRICTIVE COVENANTS UPON THE LAND PER DOC. 98837295, RECORDED SEPTEMBER 18, 1998.

5. TERMS, PROVISIONS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THE HOME DEPOT, ARMITAGE PROJECT, TAX INCREMENT ALLOCATION REDEVELOPMENT ACT.

6. AGREEMENT RECORDED DECEMBER 3, 2007 AS DOCUMENT 0733709069.

7. CONCRETE RETAINING WALL AND SIDEWALK APPEAR TO LIE PARTIALLY WITHIN THE SURVEYED PROPERTY.

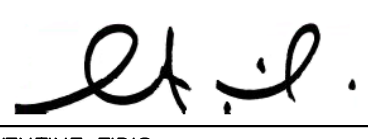
14"-3" SEWER WAS NOT FIELD LOCATED BUT IS SHOWN GRAPHICALLY BASED UPON SEWER ATLAS PROVIDED BY CITY OF CHICAGO.

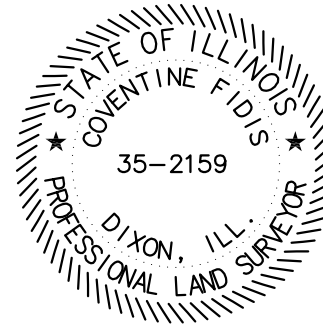
SURVEYOR'S CERTIFICATE


TO: CITY OF CHICAGO, AN ILLINOIS MUNICIPAL CORPORATION

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, 5, 8, AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 17, 2020

DATE OF PLAT OR MAP: 09/21/2020

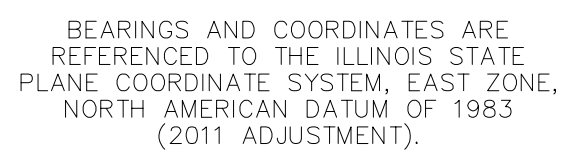
BY:   
COVENTINE FIDUS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2159  
LICENSE EXPIRATION DATE 11/30/2020




	AMERICAN SURVEYING & ENGINEERING, P.C.		CLIENT: AECOM	1	REVISION	REV. DATE
	SURVEYORS - ENGINEERS - GEODESISTS - MAPPING SCIENTIST ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-003192 WWW.AMERICANSURVEYING.COM		PIN SURVEYED: 16-10-200-061-0000	LOCATION: 4301 W. CHICAGO AVE., CHICAGO		
	841 N. Galena Ave. 30 N. LaSalle St. Suite 3440 1548 Bond St. Suite 105 Dixon, IL 61021 Chicago, IL 60602 Naperville, IL 60563		PROJECT: 4301 W. CHICAGO AVE., CHICAGO	PROJECT NO: 219076	DATE: 9/18/2020	
	815-288-6231 / Fax 815-288-6277 312-277-2000 / Fax 312-277-2002 630-897-4105 / Fax 630-897-4121		TASK ORDER:	DRAWN BY: M. BARAN Z. RAWLINGS	SHEET: 1 of 3	



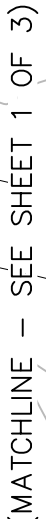
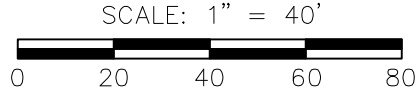
PART OF THE NORTH HALF OF SECTION 10,  
TOWNSHIP 39 NORTH, RANGE 13 EAST  
COOK COUNTY, IL



SCALE: 1" = 40'



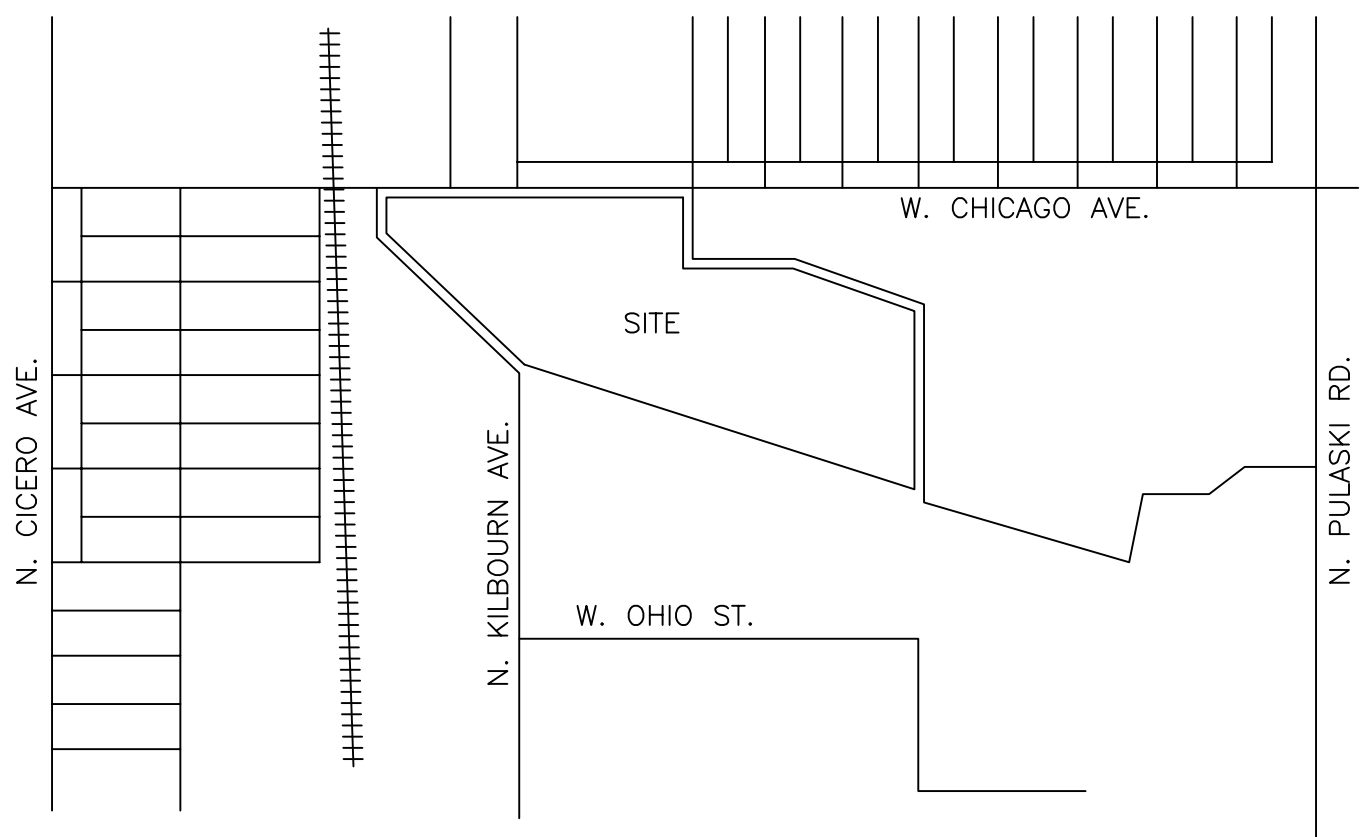
A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings at 20, 40, 60, and 80, representing feet.








MATCHLINE - SEE SHEET 3 OF 3)
















NORTHWESTERN CENTER  
INDUSTRIAL DISTRICT  
PER DOC. NO. 21532046  
REC. JULY 1, 1971

VICINITY MAP



LEGEND

- |   |                                   |
|---|-----------------------------------|
|  | EXISTING PUBLIC RIGHT OF WAY LINE |
|  | PROPERTY LINE (LEASE LINE)        |
|  | SUBDIVISION LINE                  |
|  | WROUGHT IRON FENCE UNLESS NOTED   |
|  | METAL GUARD RAIL                  |
| 123.45'   | MEASURED OR COMPUTED DIMENSION    |
| (123.45')   | RECORD DATA                       |
| ●   | FOUND MAG NAIL OR PK NAIL         |
| ○   | SET ¾ INCH IRON ROD OR MAG NAIL   |
| +   | CUT CROSS FOUND OR SET            |
| ⊞   | UTILITY POLE                      |
| ⊙ 22"   | DECIDUOUS TREE & SIZE             |
| ⊙ 22"   | CONIFEROUS TREE & SIZE            |
| ⊙ 22"   | TREE STUMP & SIZE                 |

- |   |                |
|---|----------------|
|  | CATCH BASIN    |
|  | INLET          |
|  | MANHOLE        |
|  | VAULT          |
|  | B-BOX / VALVE  |
|  | LIGHT POLE     |
|  | UTILITY POLE   |
|  | FIRE HYDRANT   |
|  | SIGN           |
|  | BOLLARD POST   |
|  | SPOT GRADE     |
|  | GAS VALVE      |
|  | SPRINKLER      |
|  | TRAFFIC SIGNAL |
|  | GUY WIRE       |

1-STORY  
BRICK BUILDING



AMERICAN SURVEYING &amp; ENGINEERING, P.C.

**SURVEYORS - ENGINEERS - GEODESISTS - MAPPING SCIENTIST**  
**ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-003192** [WWW.AMERICANSURVEY.COM](http://WWW.AMERICANSURVEY.COM)

841 N. Galena Ave. Dixon, IL 61021	30 N. LaSalle St. Suite 3440 Chicago, IL 60602	1548 Bond St. Suite 105 Naperville, IL 60563
815-288-6231 / Fax 815-288-6277	312-277-2000 / Fax 312-277-2002	630-897-4105 / Fax 630-897-4121

CLIENT: AECOM

PIN SURVEYED: 16-10-200-061-0000

PROJECT: 4301 W. CHICAGO AVE., CHICAGO

**TASK ORDER:**

LOCATION: 4301 W. CHICAGO AVE., CHICAGO
---

PROJECT NO:	219076
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DRAWN BY: M. BARAN Z. RAWLINGS

DATE: 9/18/2020

SHEET: 2 of 3



# ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

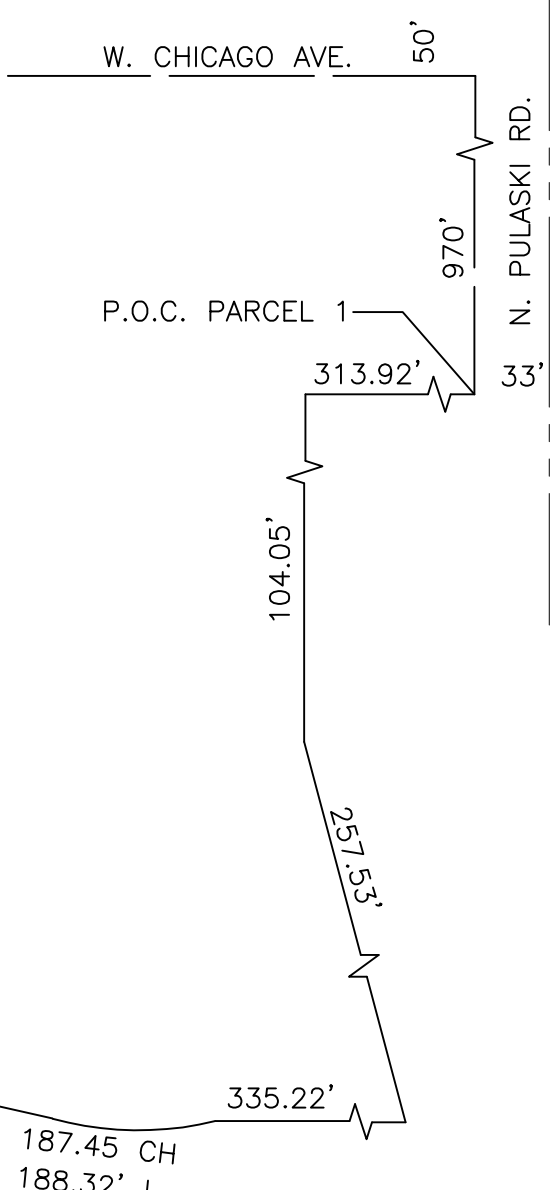
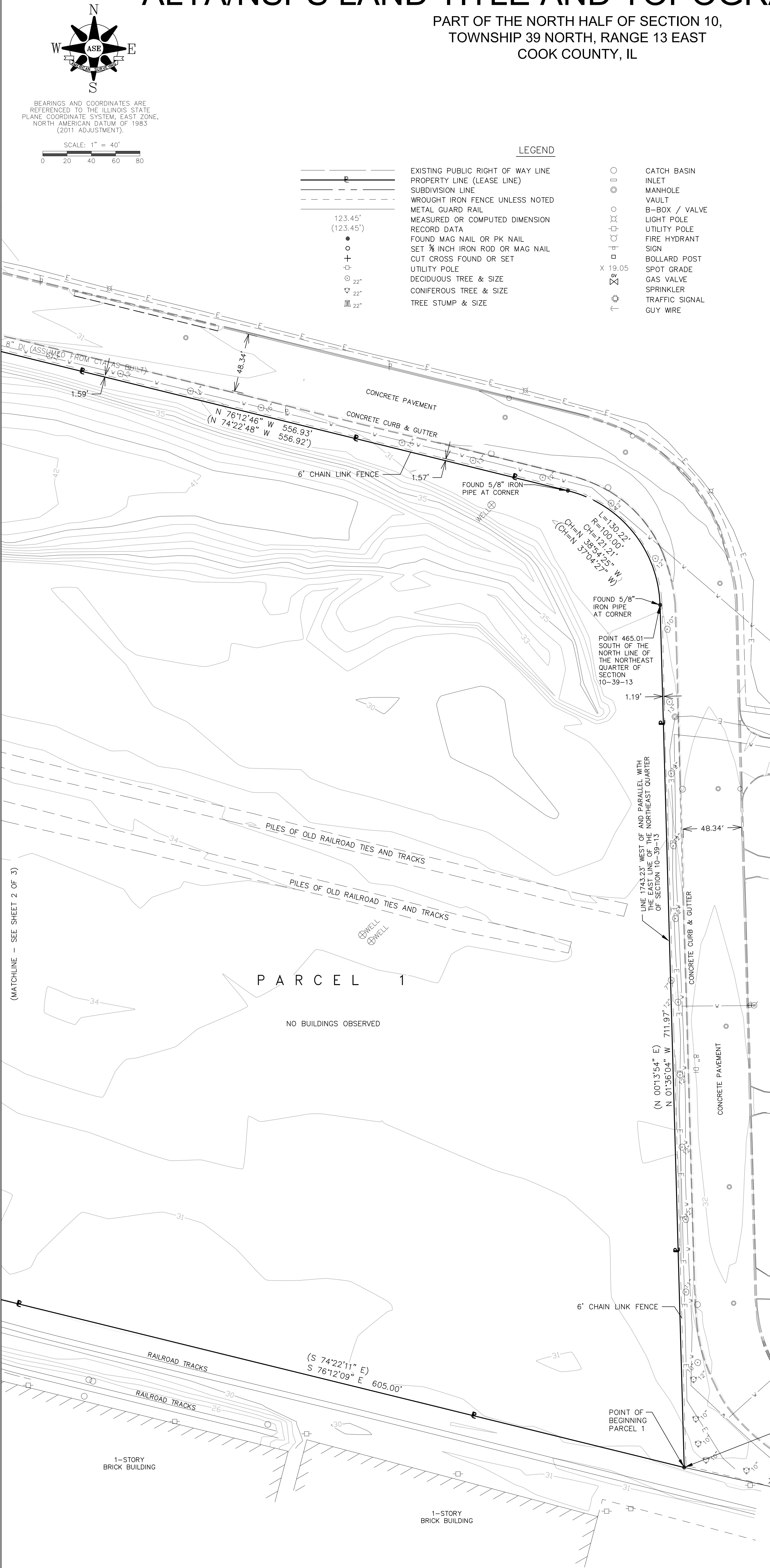
PART OF THE NORTH HALF OF SECTION 10,  
TOWNSHIP 39 NORTH, RANGE 13 EAST  
COOK COUNTY, IL

## LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF NORTH PULASKI ROAD (BEING THE WEST LINE OF THE EAST 33.00 FEET OF THE NORTHEAST 1/4 OF SECTION 10 AFORESAID) SAID POINT BEING ON A LINE DRAWN 970.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST CHICAGO AVENUE (SAID SOUTH LINE BEING A LINE DRAWN 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 10); THENCE NORTH 89 DEGREES, 59 MINUTES, 25 SECONDS WEST ALONG SAID PARALLEL LINE 313.92 FEET; THENCE SOUTH 0 DEGREES, 14 MINUTES 49 SECONDS WEST, 104.05 FEET; THENCE SOUTH 6 DEGREES, 33 MINUTES, 01 SECONDS EAST, 257.53 FEET TO THE SOUTH LINE OF THE NORTH 1379.90 FEET OF THE SAID NORTHEAST 1/4 OF SECTION 10; THENCE NORTH 89 DEGREES, 59 MINUTES, 25 SECONDS WEST ALONG SAID SOUTH LINE 335.22 FEET TO THE INTERSECTION OF A CIRCLE CONVEX NORTHEASTERLY, HAVING A RADIUS OF 566.44 FEET AND BEING 40.00 FEET NORTHEASTERLY OF AND CONCENTRIC WITH THE NORTHEASTERLY LINE OF LOT 2 IN FIRST ADDITION TO NORTHWESTERN CENTER INDUSTRIAL DISTRICT RECORDED MAY 31, 1984 AS DOCUMENT 27109489; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCLE 188.32 FEET (THE CHORD OF WHICH BEARS NORTH 73 DEGREES, 59 MINUTES, 08 SECONDS WEST FOR 187.45 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 83 DEGREES, 30 MINUTES, 35 SECONDS WEST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2 EXTENDED NORTHWESTERLY IN AFORESAID FIRST ADDITION TO NORTHWESTERN CENTER INDUSTRIAL DISTRICT 625.11 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 42.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE WESTERLY MOST NORTHERLY LINE OF LOT 1 IN AFORESAID FIRST ADDITION TO NORTHWESTERN CENTER INDUSTRIAL DISTRICT; THENCE NORTH 74 DEGREES, 25 MINUTES, 26 SECONDS WEST ALONG SAID PARALLEL LINE 229.02 FEET TO THE INTERSECTION WITH A LINE DRAWN 42.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE WESTERLY MOST NORTHERLY LINE OF LOT 16 IN NORTHWESTERN CENTER INDUSTRIAL DISTRICT RECORDED JULY 1, 1971 AS DOCUMENT 21532046; THENCE NORTH 74 DEGREES, 22 MINUTES, 11 SECONDS WEST ALONG SAID PARALLEL LINE 71.41 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 0 DEGREES, 13 MINUTES, 54 SECONDS EAST, ALONG A LINE DRAWN 1743.23 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID NORTHEAST 1/4 OF SECTION 10, A DISTANCE OF 711.97 FEET TO A POINT WHICH IS 465.01 FEET SOUTH OF THE NORTH LINE OF THE AFORESAID NORTHEAST 1/4 OF SECTION 10 AS MEASURED ALONG SAID PARALLEL LINE; THENCE NORTHWESTERLY 130.22 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AND WHOSE CHORD BEARS NORTH 37 DEGREES, 40 MINUTES, 27 SECONDS WEST, 121.21 FEET TO A POINT OF TANGENCY; THENCE NORTH 74 DEGREES, 22 MINUTES, 48 SECONDS WEST, 556.92 FEET; THENCE WESTERLY 136.22 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX NORTHERLY, HAVING A RADIUS OF 500.00 FEET, AND WHOSE CHORD BEARS NORTH 82 DEGREES, 11 MINUTES, 06 SECONDS WEST, 135.80 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES, 59 MINUTES, 25 SECONDS WEST, ALONG A LINE DRAWN 200.00 FEET SOUTH OF AND PARALLEL WITH THE AFORESAID NORTH LINE OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 10, A DISTANCE OF 232.80 FEET; THENCE NORTH 0 DEGREES, 13 MINUTES, 54 SECONDS EAST, 150.00 FEET ALONG A LINE DRAWN PARALLEL WITH THE AFORESAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 10 AND PASSING THROUGH A POINT ON THE AFORESAID SOUTH LINE OF WEST CHICAGO AVENUE WHICH IS 2721.08 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 10 AFORESAID. AS MEASURED ALONG THE SOUTH LINE OF WEST CHICAGO AVENUE; THENCE NORTH 89 DEGREES, 59 MINUTES, 25 SECONDS WEST ALONG SAID SOUTH LINE, 1255.22 FEET TO THE EAST LINE OF NORTH KILBOURN AVENUE RECORDED AS DOCUMENT 20302748; THENCE SOUTH 0 DEGREES, 02 MINUTES 14 SECONDS EAST ALONG SAID EAST LINE, 69.47 FEET TO AN ANGLE POINT IN SAID NORTH KILBOURN AVENUE; THENCE SOUTH 55 DEGREES, 36 MINUTES, 59 SECONDS EAST, ALONG THE NORTHERLY LINE OF THE AFORESAID NORTH KILBOURN AVENUE. 782.245 FEET TO A NORTHEASTERLY CORNER OF NORTH KILBOURN AVENUE (BEING THE NORTHWEST CORNER OF LOT 14 IN NORTHWESTERN CENTER INDUSTRIAL DISTRICT RECORDED JULY 1, 1971 AS DOCUMENT 21532046); THENCE SOUTH 55 DEGREES. 38 MINUTES, 13 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 14, A DISTANCE OF 137.55 FEET; THENCE NORTH 34 DEGREES, 21 MINUTES, 47 SECONDS EAST, 42.00 FEET; THENCE SOUTH 55 DEGREES, 38 MINUTES, 13 SECONDS EAST, ALONG A LINE DRAWN 42.00 FEET NORTH EAST OF AND PARALLEL WITH THE MOST NORTHERLY LINE OF SAID LOT 14, A DISTANCE OF 81.34 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 42 FEET NORTH EAST OF AND PARALLEL WITH THE NORTHERLY LINE OF LOTS 14 AND 15 IN SAID NORTHWESTERN CENTER INDUSTRIAL DISTRICT; THENCE SOUTH 65 DEGREES, 24 MINUTES, 31 SECONDS EAST, ALONG SAID PARALLEL LINE, 875.26 FEET TO THE POINT OF INTERSECTION WITH A LINE DAWN 42.00 FEET NORTH EAST OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 16 IN SAID NORTHWESTERN CENTER INDUSTRIAL DISTRICT; THENCE SOUTH 74 DEGREES, 22 MINUTES, 11 SECONDS EAST, ALONG SAID PARALLEL LINE, 605.00 FEET TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE NORTH WEST 1/4 OF SECTION 10. TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WEST CHICAGO AVENUE (SAID SOUTH LINE BEING A LINE DRAWN 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 10), WITH THE EAST LINE OF NORTH KILBOURN AVENUE RECORDED OCTOBER 26, 1967 AS DOCUMENT 20302748; THENCE SOUTH 89 DEGREES, 59 MINUTES, 25 SECONDS EAST ALONG THE AFORESAID SOUTH LINE OF WEST CHICAGO AVENUE 249.53 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUING EASTERLY ALONG THE SOUTH LINE OF WEST CHICAGO AVENUE 329.67 FEET; THENCE SOUTH 0 DEGREES, 02 MINUTES, 47 SECONDS EAST, 260.00 FEET; THENCE NORTH 64 DEGREES, 40 MINUTES, 37 SECONDS WEST, 364.855 FEET TO A POINT ON A LINE DRAWN THROUGH THE POINT OF BEGINNING AND PARALLEL TO THE EAST LINE OF THE PARCEL OF LAND HEREIN DESCRIBED AND ALSO BEING DISTANT 104.00 FEET SOUTH OF SAID POINT OF BEGINNING; THENCE NORTH 0 DEGREES, 02 MINUTES, 47 SECONDS WEST ALONG SAID PARALLEL LINE 104.00 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING. IN COOK COUNTY. ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WEST CHICAGO AVENUE (SAID SOUTH LINE BEING A LINE DRAWN 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 10), WITH THE EAST LINE OF NORTH KILBOURN AVENUE RECORDED OCTOBER 26, 1967 AS DOCUMENT 20302748; THENCE SOUTH 89 DEGREES, 59 MINUTES, 25 SECONDS EAST ALONG THE AFORESAID SOUTH LINE OF WEST CHICAGO AVENUE 249.53 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUING EASTERLY ALONG THE SOUTH LINE OF WEST CHICAGO AVENUE 329.67 FEET; THENCE SOUTH 0 DEGREES, 02 MINUTES, 47 SECONDS EAST, 260.00 FEET; THENCE NORTH 64 DEGREES, 40 MINUTES, 37 SECONDS WEST, 364.855 FEET TO A POINT ON A LINE DRAWN THROUGH THE POINT OF BEGINNING AND PARALLEL TO THE EAST LINE OF THE PARCEL OF LAND HEREIN DESCRIBED AND ALSO BEING DISTANT 104.00 FEET SOUTH OF SAID POINT OF BEGINNING; THENCE NORTH 0 DEGREES, 02 MINUTES, 47 SECONDS WEST ALONG SAID PARALLEL LINE 104.00 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY.

TOTAL AREA = 30.403 ACRES OR 1,324,373 SQUARE FEET



## AMERICAN SURVEYING & ENGINEERING, P.C.

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CLIENT: AECOM

PIN SURVEYED: 16-10-200-061-0000

PROJECT: 4301 W. CHICAGO AVE., CHICAGO

TASK ORDER:

LOCATION: 4301 W. CHICAGO AVE., CHICAGO

PROJECT NO: 219076

DRAWN BY: M. BARAN Z. RAWLINGS

DATE: 9/18/2020

SHEET: 3 of 3