

VICINITY MAP
NO SCALE

SCHEDULE B EXCEPTIONS

SHOWN OR NOTED HEREON

- 1. EASEMENT GRANTED TO COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS, BY INSTRUMENT RECORDED NUMBER 18, 1971 AS DOCUMENT NUMBER 240157, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
 - 2. EASEMENT GRANTED TO COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS, BY INSTRUMENT RECORDED NUMBER 24, 1978 AS DOCUMENT NUMBER 2484470, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
 - 3. EASEMENT RESERVED FOR COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, AND ILLINOIS BELL TELEPHONE COMPANY, AN ILLINOIS CORPORATION, THEIR SUCCESSORS AND ASSIGNS, IN THE VACATED ALLEY AS DISCLOSED BY ORDINANCE RECORDED AUGUST 5, 1985 AS DOCUMENT NUMBER 8119027, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
 - 4. EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS AND ASSIGNS, BY EASEMENT RECORDED AUGUST 4, 1985 AS DOCUMENT NUMBER 8119448, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
 - 5. DECLARATION OF EASEMENTS, CONDITIONS, AND COVENANTS DATED OCTOBER 24, 2017 AND RECORDED OCTOBER 30, 2017 AS DOCUMENT NUMBER 170354055 MADE BY CORE ARCHER SACRAMENTO LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
- SCHEDULE B EXCEPTIONS 1, 2, 3, 4, 10 AND 11 ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.
- SCHEDULE B EXCEPTION 12 IS CIRCULAR IN NATURE IN THAT IT REFERENCES MATTERS SHOWN ON THIS SURVEY.

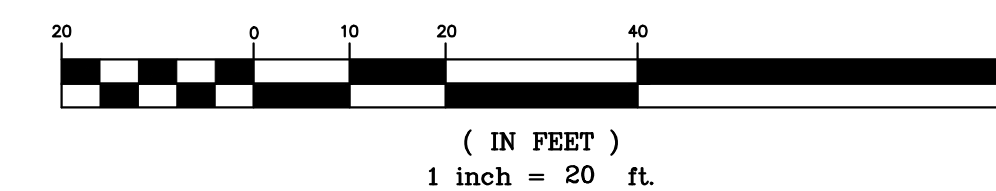
LEGAL DESCRIPTION

PARCEL 1:
LOTS 25 THROUGH 27 AND THAT PART OF THE WEST 1/2 OF THE ALLEY LYING EAST OF AND ADJOINING LOTS 25 AND 26 AND THE NORTHERLY 1/2 OF THE NORTHEASTLY-SOUTHWESTLY 18 FOOT ALLEY LYING SOUTHEASTERLY OF LOTS 26 AND 27 AND SQUARED OUT, VACATED PER DOCUMENT NUMBER 8032657, IN ROZENSKI, LIPSKI AND ZACKER'S SUBDIVISION OF LOT 8 AND THE WEST 1/2 OF LOT 6, IN LURTON'S SUBDIVISION OF THAT PART LYING NORTH OF ARCHER ROAD OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOTS 28 THROUGH 35 AND THE SOUTHERLY 1/2 OF THE NORTHEASTLY-SOUTHWESTLY 18 FOOT VACATED ALLEY LYING NORTHEASTERLY OF SAID LOTS, VACATED PER DOCUMENT NUMBER 8032657, IN ROZENSKI, LIPSKI AND ZACKER'S SUBDIVISION OF LOT 8 AND THE WEST 1/2 OF LOT 6, IN LURTON'S SUBDIVISION OF THAT PART LYING NORTH OF ARCHER ROAD OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

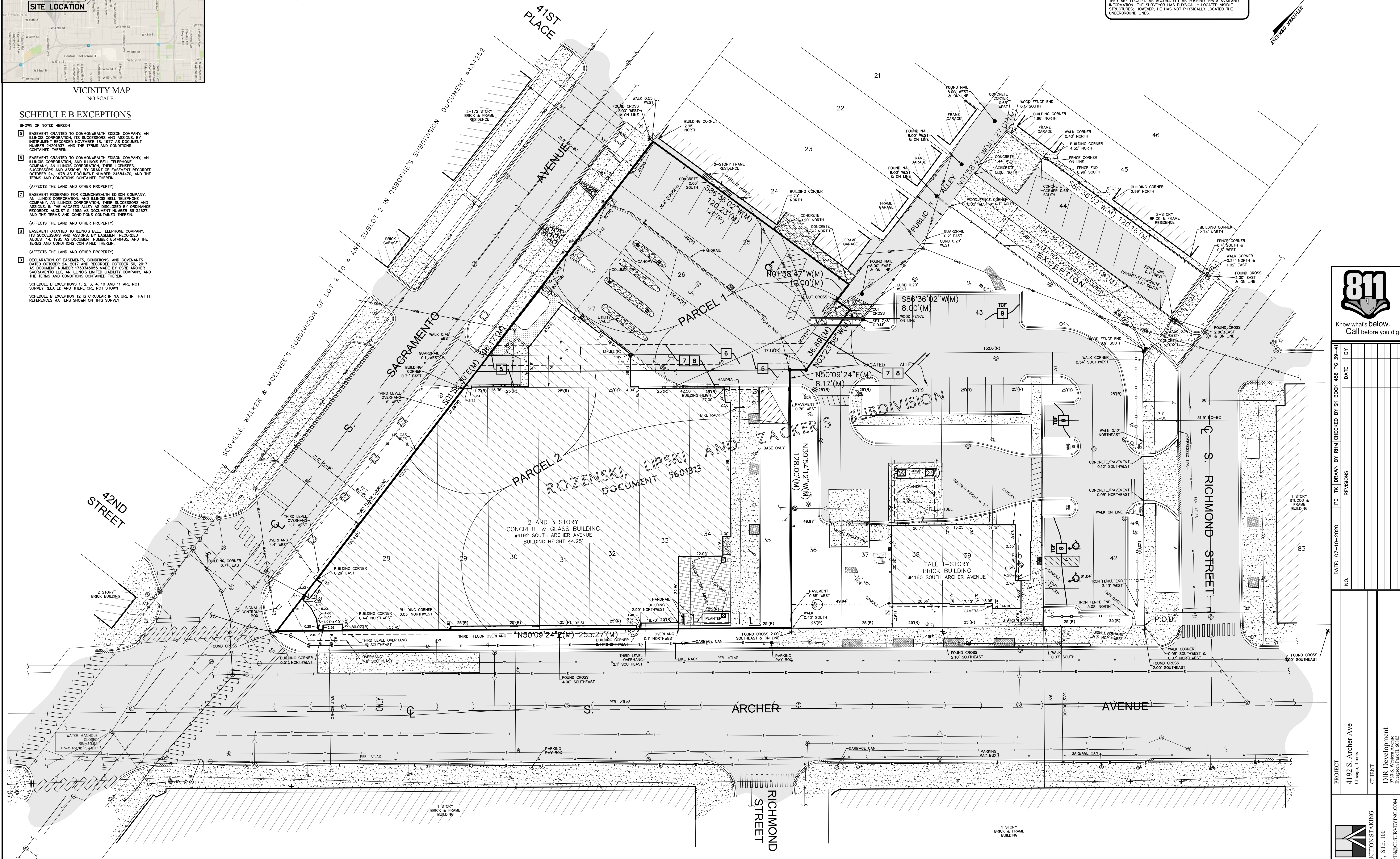
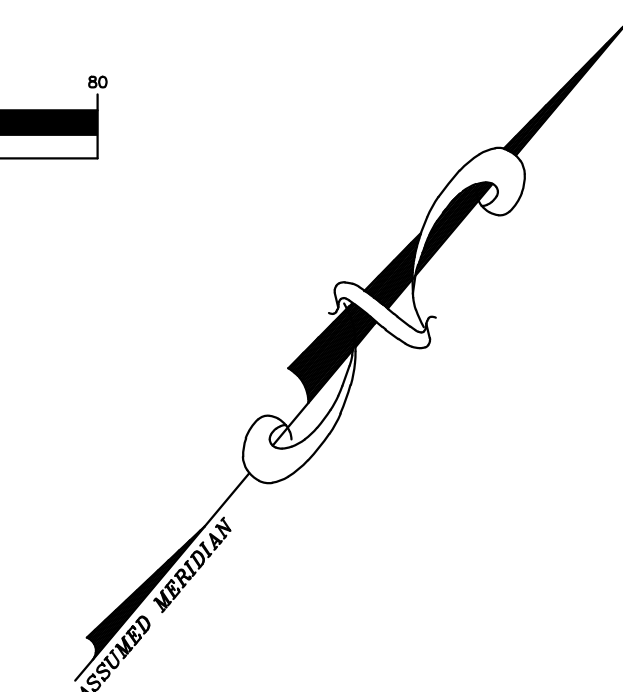
ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR UNABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS CLOSELY AS POSSIBLE TO THE AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.



- LEGEND**
- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (FIELD LOCATION)
 - CONCRETE POINT
 - CROSS IN CONCRETE
 - MANHOLE
 - STORM STRUCTURE
 - SANITARY MANHOLE
 - VALVE VAULT
 - FIRE HYDRANT
 - UTILITY POLE
 - GUY POLE
 - OVERHEAD TRAFFIC SIGNAL
 - TRAFFIC SIGNAL MANHOLE
 - OVERHEAD WIRES
 - GAS METER
 - ELECTRIC METER
 - TRANSFORMER PAD
 - TELEPHONE PEDESTAL
 - ELECTRIC PEDESTAL
 - TELEPHONE MANHOLE
 - CABLE TELEVISION PEDESTAL
 - ELECTRIC MANHOLE
 - VALVE BOX
 - B/BOX
 - SIGN
 - BOLLARD POLE
 - LIGHT POLE
 - HAND HOLE
 - ELECTRIC BOX
 - GAS MARKER
 - ELECTRIC MARKER
 - TELEPHONE MARKER
 - WATER MARKER
 - GAS VALVE
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - GAS MAIN
 - ELECTRIC LINE
 - TELEPHONE LINE
 - CONCRETOUS TREE
 - DECIDUOUS TREE
 - W/APPROX. DIAMETER
 - W/MULTI-STEM
 - (DWP LINE SHOWN IS APPROXIMATE)
 - ELEVATION
 - BITUMINOUS PAVEMENT
 - CONCRETE SURFACE
 - GRAVEL SURFACE
 - LANDSCAPE AREA
 - DETECTABLE TACTILE SURFACE
 - WALK SURFACE
 - CHAIN LINK FENCE
 - METAL GUARDRAIL
 - OVERHEAD TRAFFIC SIGNAL

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- TF = TOP OF FOUNDATION
- P.F. = FINISHED FLOOR
- FES = FLARED END SECTION
- VOP = VITRIFIED CLAY PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE
- RCF = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- A = ARC LENGTH
- R = RADIUS
- TW = TOP OF WALL
- TP = TOP OF PIPE
- CH = CHORD
- CB = CHORD BEARING
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- BC = BACK OF CURB
- BDC = BACK OF DEPRESSED
- FL = FLOW LINE
- C = CONCRETE
- P = PAVEMENT
- G = GRAVEL
- EW = EDGE OF WALK
- TW = TOP OF WALL
- TP = TOP OF PIPE
- IE = INVERT ELEVATION
- PL = PROPERTY LINE
- DS = DOWN SPOUT
- S.F. = SQUARE FEET
- T.C.F. = EXCLUSIVE PARKING FOR TOP BANK

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

NOTES

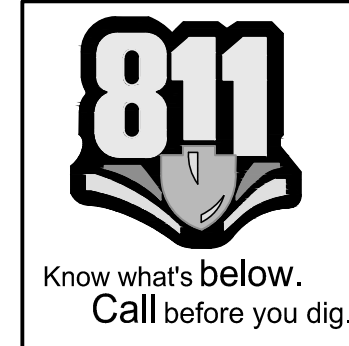
- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITTEE NUMBER 1900003417 ISSUED BY STEWART TITLE GUARANTY COMPANY HAVING AN EFFECTIVE DATE OF JUNE 11, 2005.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (BLINDING EAST).
- THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17074 (0504 J), MAP NUMBER 170300044 HAVING A REVISED DATE OF AUGUST 19, 2008.
- IMPROVEMENTS ON SUBJECT SITE BASED ON FIELD WORK PERFORMED ON JULY 9, 2020. IMPROVEMENTS THAT LIE OUTSIDE OF SUBJECT SITE BASED ON FIELD WORK PERFORMED ON JANUARY 8, 2019 AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.
- DECLARATION OF EASEMENTS, CONDITIONS, AND COVENANTS RECORDED AS DOCUMENT 170354055 GRANTS THE FOLLOWING:
 - ACCESS EASEMENT ACROSS COMMON ACCESS AREAS - BLANKET IN NATURE.
 - PARKING EASEMENT - BLANKET IN NATURE EXCEPT DURING TOP LEASE TOP HAS EXCLUSIVE USE OF 8 PARKING SPACES SHOWN HEREON.
 - UTILITY EASEMENT - BLANKET IN NATURE.

AREA SUMMARY
(TO HEAVY LINES)

38,492 SQUARE FEET
OR
0.883 ACRES
(BASED ON MEASURED VALUES)

STRIPED PARKING DATA

REGULAR SPACES = 1
ACCESSIBLE SPACES = 1
TOTAL SPACES = 8



NO.	DATE	BY	REVISIONS

PROJECT	4192 S. Archer Ave Chicago, Illinois
CLIENT	DIR Development 979 S. Western Avenue Evanston, IL 60201

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

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AURORA, IL 60502
PHONE: (630) 820-0100 FAX: (630) 820-7939 Email: ADMIN@COMPASSSURVEYING.COM

SCOTT C. KREBS
35-3509
AURORA
ILLINOIS
STATE OF ILLINOIS

DATE OF PLAT OR MAP: 07/16/2020
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

BY: SCOTT C. KREBS
PROFESSIONAL LAND SURVEYOR NO. 3209
LICENSE EXPIRES 11/30/20

SCALE: 1" = 20'

1 OF 1

PROJ. NO.: 20.0179