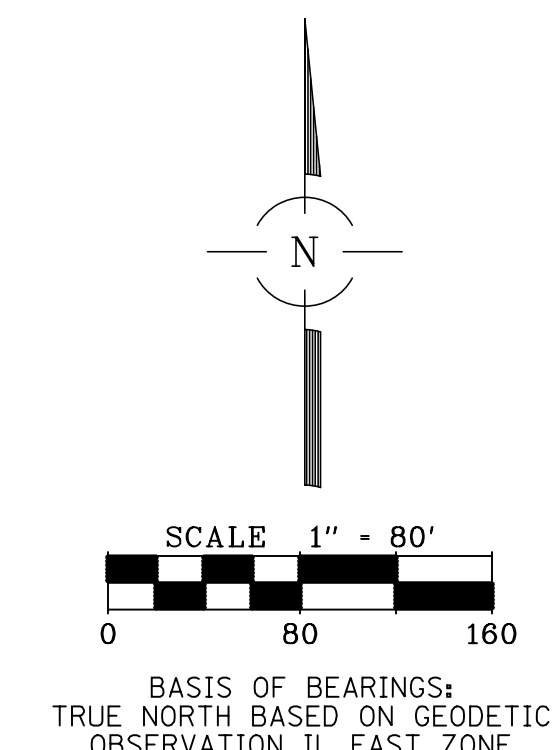
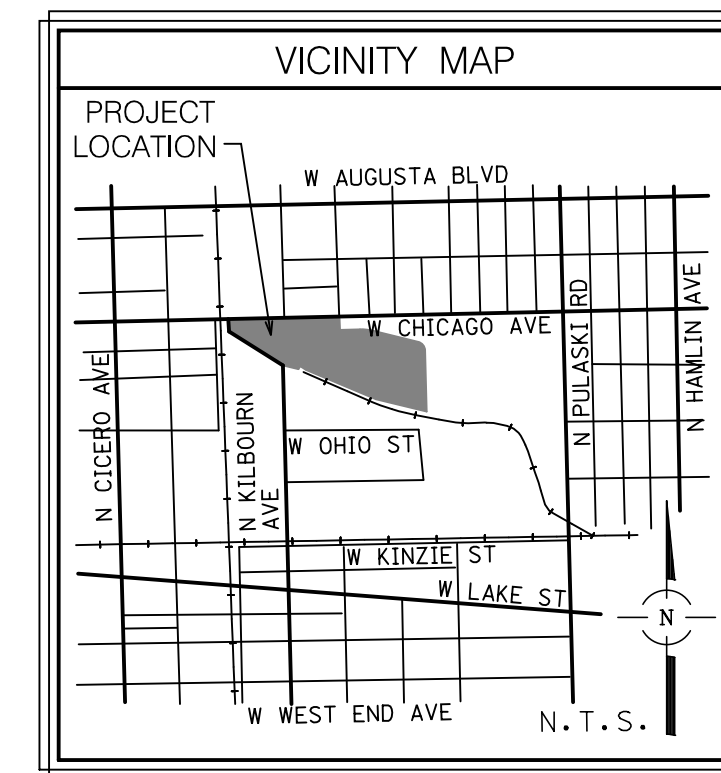
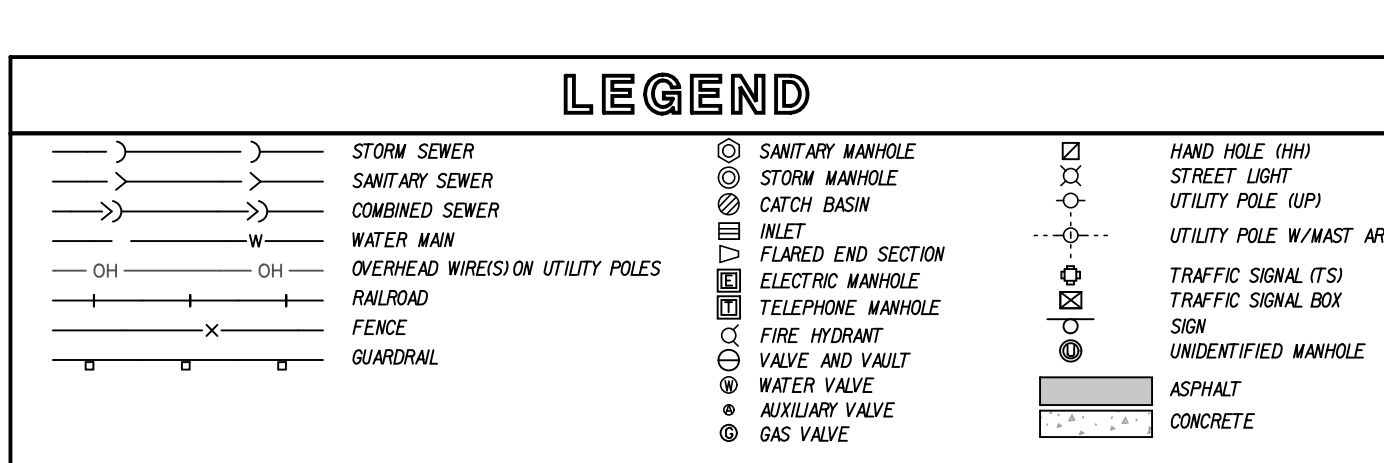
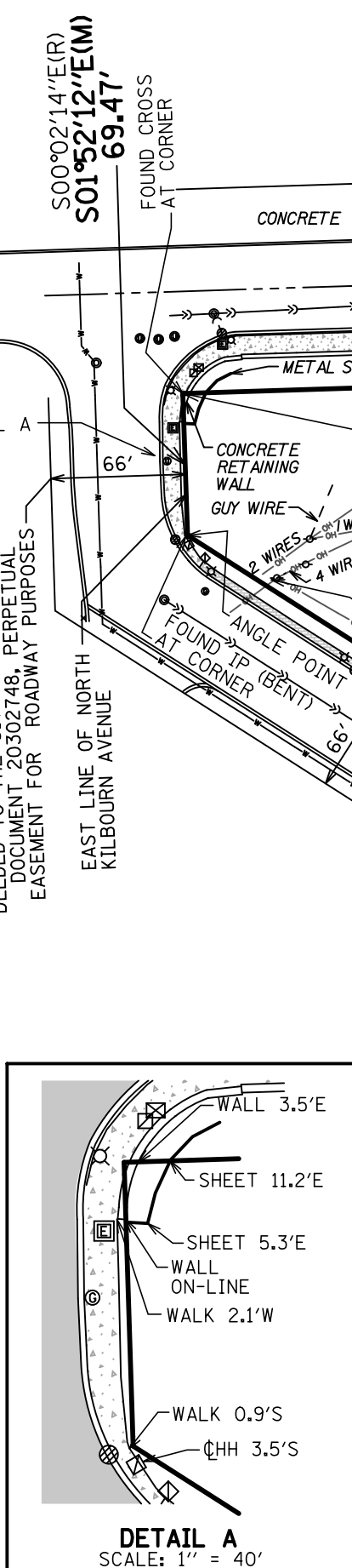
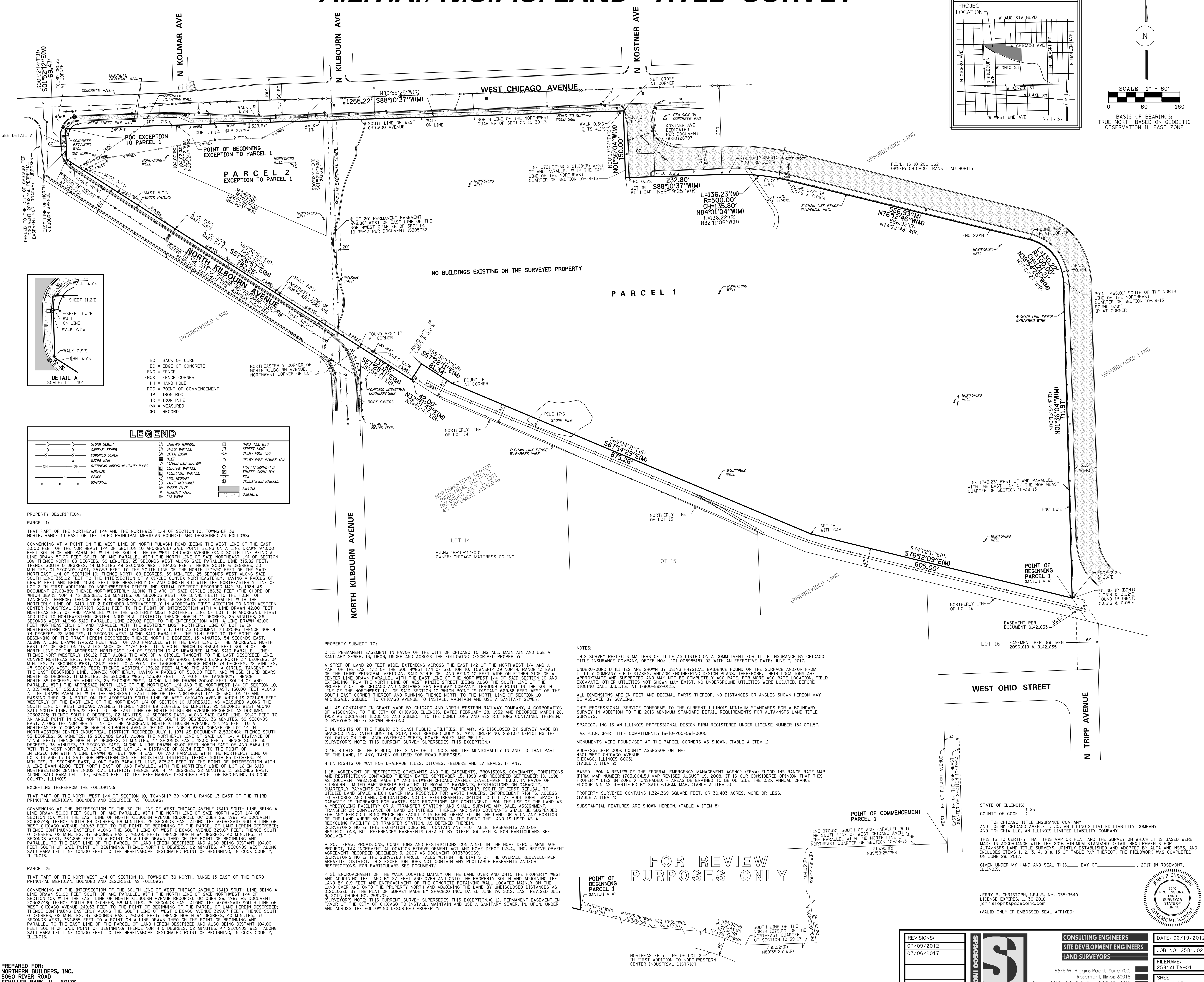


A.L.T.A./N.S.P.S. LAND TITLE SURVEY



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE



PROPERTY 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 NORTHWEST 1/4 OF SECTION 10 AFORESAID SAID POINT BEING ON A LINE DRAWN 97.000 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 NORTHWEST 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, 257.23 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 10; THENCE NORTH 89 DEGREES, 59 MINUTES, 25 SECONDS WEST ALONG SAID SOUTH LINE 305.22 FEET TO THE INTERSECTION OF A CIRCLE HAVING A RADIUS OF 566.44 FEET AND BEING 40.00 FEET NORTHEASTERLY OF AND CONCENTRIC WITH THE NORTHEASTLY LINE OF LOT 2 IN FIRST ADDITION TO NORTHWESTERN CENTER INDUSTRIAL DISTRICT RECORDED MAY 31, 1984 AS DOCUMENT 209489; 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 626.11 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 14 DEGREES, 25 MINUTES, 36 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, 11 SECONDS EAST, ALONG A LINE DRAWN 1743.23 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID NORTH 1/4 OF SECTION 10, A DISTANCE OF 718.77 FEET TO A POINT WHICH IS 468.91 FEET SOUTH OF THE NORTH LINE OF THE AFORESAID NORTHWEST 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, 04 MINUTES, 27 SECONDS WEST, 121.21 FEET TO A POINT OF TANGENCY; THENCE NORTH 74 DEGREES, 22 MINUTES, 48 SECONDS WEST 156.92 FEET; THENCE WESTERLY 156.22 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, 59 MINUTES, 42 SECONDS WEST, 155.80 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 NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 10, A DISTANCE OF 238.00 FEET; THENCE NORTH 0 DEGREES, 13 MINUTES, 11 SECONDS EAST, 150.00 FEET TO AND A LINE DRAWN PARALLEL WITH THE AFORESAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 10 AND PASSING THROUGH A POINT ON THE AFORESAID SOUTH LINE OF WEST CHICAGO AVENUE WHICH IS 272.08 FEET WESTERLY OF THE EAST LINE OF THE NORTHWEST 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, 35 MINUTES, 59 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, 35 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 81.84 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 65 DEGREES, 24 MINUTES, 31 SECONDS EAST, ALONG SAID PARALLEL LINE, 875.26 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 42.00 FEET NORTH EAST OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 14 AND IS 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 DRAWN 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 HEREBINAFOVE 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 245.53 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING EASTERLY ALONG THE SOUTH LINE OF WEST CHICAGO AVENUE 329.67 FEET; THENCE SOUTH 3 SECONDS, 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 HEREBINAFOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY SUBJECT TO:

C 12. PERMANENT EASEMENT IN FAVOR OF THE CITY OF CHICAGO TO INSTALL, MAINTAIN AND USE A SANITARY SEWER, IN, UPON, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:
 A STRIP OF LAND 20 FEET WIDE, EXTENDING ACROSS THE EAST 1/2 OF THE NORTHWEST 1/4 AND A PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID STRIP OF LAND BEING 10 FEET WIDE ON EITHER SIDE OF A CENTER LINE DRAWN PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10 AND EXTENDING FROM THE NORTH LINE OF WEST KINZIE STREET BEING ALSO THE SOUTH LINE OF THE PROPERTY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY THROUGH A POINT IN THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10 WHICH POINT IS DISTANT 65.89 FEET WEST OF THE SOUTH EAST CORNER THEREOF AND RUNNING THENCE NORTH TO THE NORTH LINE OF SECTION 10 AFORESAID, SUBJECT TO CHICAGO AVENUE TO INSTALL, MAINTAIN AND USE A SANITARY SEWER.

ALL AS CONTAINED IN GRANT MADE BY CHICAGO AND NORTH WESTERN RAILWAY COMPANY, A CORPORATION OF WISCONSIN, TO THE CITY OF CHICAGO, ILLINOIS, DATED FEBRUARY 29, 1959 AND RECORDED MARCH 29, 1959 AS DOCUMENT 15305732 AND SUBJECT TO THE CONDITIONS AND RESTRICTIONS CONTAINED THEREIN. (SURVEYOR'S NOTE: THIS CURRENT SURVEY SUPERSEDES THIS EXCEPTION.)

E 14. RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, AS DISCLOSED BY SURVEY MADE BY SPACECO, INC. ON DATED JUNE 19, 2012, LAST REVISED JULY 9, 2012, ORDER NO. 2581.02 DEPICTING THE FOLLOWING ON THE LANDS OVERHUNG WIRES, POWER POLES AND WELLS.
 (SURVEYOR'S NOTE: THIS CURRENT SURVEY SUPERSEDES THIS EXCEPTION.)

E 16. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

H 17. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.

I 18. AGREEMENT OF RESTRICTIVE COVENANTS AND THE EASEMENTS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED THEREIN DATED SEPTEMBER 15, 1998 AND RECORDED SEPTEMBER 18, 1998 AS DOCUMENT 98832725 MADE BY AND BETWEEN CHICAGO AVENUE DEVELOPMENT, L.L.C. IN FAVOR OF KILBOURN LIMITED PARTNERSHIP RELATING TO ROYALTY PAYMENTS, RESTRICTIONS ON CAPACITY, QUARTERLY PAYMENTS IN FAVOR OF KILBOURN LIMITED PARTNERSHIP, RIGHT OF FIRST REFUSAL, TO UTILIZE LAND SPACE WHICH OWNER HAS RESERVED FOR WASTE HAULERS, ENFORCEMENT RIGHTS, ACCESS TO RECORDS AND LAND, OBLIGATIONS, NOTICE REQUIREMENTS, OPTION TO UTILIZE ADDITIONAL SPACE IF FACILITY IS INCREASED FOR WASTE, SAID PROVISIONS ARE CONTINUED UPON THE USE OF THE LAND AS A "RECYCLING FACILITY" OR A "TRANSFER STATION" AND SHALL SURVIVE ANY SALE, ASSIGNMENT, TRANSFER OR CONVEYANCE OF LAND OR INTEREST THEREIN AND SAID COVENANTS SHALL BE SUSPENDED FOR ANY PERIOD DURING WHICH NO FACILITY IS BEING OPERATED ON THE LAND OR A ON ANY PORTION OF THE LAND WHERE NO SUCH FACILITY IS OPERATED IN THE EVENT THE LAND IS USED AS A RECYCLING FACILITY OR TRANSFER STATION, AS DEFINED THEREIN.
 SURVEYOR'S NOTE: THIS EXCEPTION DOES NOT CONTAIN ANY EASEMENTS AND/OR RESTRICTIONS, BUT REFERENCES EASEMENTS CREATED BY OTHER DOCUMENTS, FOR PARTICULARS SEE DOCUMENT 2)

M 20. TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE HOME DEPOT, ARMITAGE PROPERTY, TAX INCREMENT ALLOCATION REDEVELOPMENT ACT AND HOME DEPOT U.S.A., INC. REDEVELOPMENT AGREEMENT RECORDED DECEMBER 3, 2007 AS DOCUMENT 0737070869.
 SURVEYOR'S NOTE: THIS EXCEPTION DOES NOT CONTAIN ANY OF THE OVERALL REDEVELOPMENT AREA/TIF DISTRICT. THIS EXCEPTION DOES NOT CONTAIN ANY FLOTTABLE EASEMENTS AND/OR RESTRICTIONS, FOR PARTICULARS SEE DOCUMENT 1)

P 21. ENCROACHMENT OF THE WALK LOCATED MAINLY ON THE LAND OVER AND ONTO THE PROPERTY WEST AND ADJOINING THE LAND BY 2.1 FEET AND OVER AND ONTO THE PROPERTY SOUTH AND ADJOINING THE LAND BY 0.9 FEET AND ENCROACHMENT OF THE CONCRETE RETAINING WALL LOCATED MAINLY ON THE LAND OVER AND ONTO THE PROPERTY NORTH AND ADJOINING THE LAND BY UNDISCLOSED DISTANCES AS DISCLOSED BY THE PLAT OF SURVEY MADE BY SPACECO, INC., DATED JUNE 19, 2012, LAST REVISED JULY 9, 2012, ORDER NO. 2581.02.

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 1401 00895817 D2 WITH AN EFFECTIVE DATE: JUNE 7, 2017.

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE. OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED, BEFORE DIGGING CALL J.U.L.I.E. AT 1-800-892-0123.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ADDITION TO THE 2016 MINIMUM STANDARD DESIGN REQUIREMENTS FOR A.L.T.A. AND N.S.P.S. LAND TITLE SURVEYS.

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.

TAX P.I.N. (PER TITLE COMMITMENT): 16-10-200-061-0000

MONUMENTS WERE FOUND/SET AT THE PARCEL CORNERS AS SHOWN. (TABLE A ITEM 1)

ADDRESS (PER COOK COUNTY ASSESSOR ONLINE):
 4301 WEST CHICAGO AVENUE
 CHICAGO, ILLINOIS 60651
 (TABLE A ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM MAP NUMBER 17030C0415), MAP REVISED AUGUST 19, 2008. IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP. (TABLE A ITEM 3)

PROPERTY SURVEYED CONTAINS 1,324,369 SQUARE FEET, OR 30.403 ACRES, MORE OR LESS. (TABLE A ITEM 4)

SUBSTANTIAL FEATURES ARE SHOWN HEREON. (TABLE A ITEM 5)

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

TO: CHICAGO TITLE INSURANCE COMPANY
 AND TO: BK CHICAGO AVENUE L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY
 AND TO: CHIA L.L.C, AN ILLINOIS LIMITED LIABILITY 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 DESIGN REQUIREMENTS FOR A.L.T.A./N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A. AND N.S.P.S., AND INCLUDES ITEMS 1, 2, 3, 4, 8 & 13 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 28, 2017.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2017 IN ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPHER, I.P.L.S., No. 035-3540
 LICENSE EXPIRES: 11-30-2018
 jchr@topspacecoinc.com
 (VALID ONLY IF EMBOSSED SEAL AFFIXED)