122 W. MADISON STREET
SUITE 1909
CHICAGO, ILLINOIS 60602
PHONE: (312) 726-6888

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CHICAGO GUARANTEE SURVEY COMPANY

PLAT *of* SURVEY

GREGORY J. HANNON

MICHAEL E. FARRELL
DANIEL W. DE ROLF

N

Scale: 1" = 50'

PARCEL 1

THAT PART OF THE WEST TWO-THIRDS OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 1/3 FEET OF SAID SOUTHWEST QUARTER OF SECTION 21, WITH A LINE WHICH IS 1,766.00 FEET SOUTH FROM AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER AND RUNNING;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 1/3 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, A DISTANCE OF 373.00 FEET TO AN INTERSECTION WITH A LINE WHICH IS 2,139.00 FEET SOUTH FROM AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1,137.78 FEET TO A POINT WHICH IS 599.85 FEET, MEASURED ALONG SAID PARALLEL LINE, WEST FROM THE EAST LINE OF SAID WEST TWO-THIRDS OF THE SOUTHWEST QUARTER OF SECTION 21;

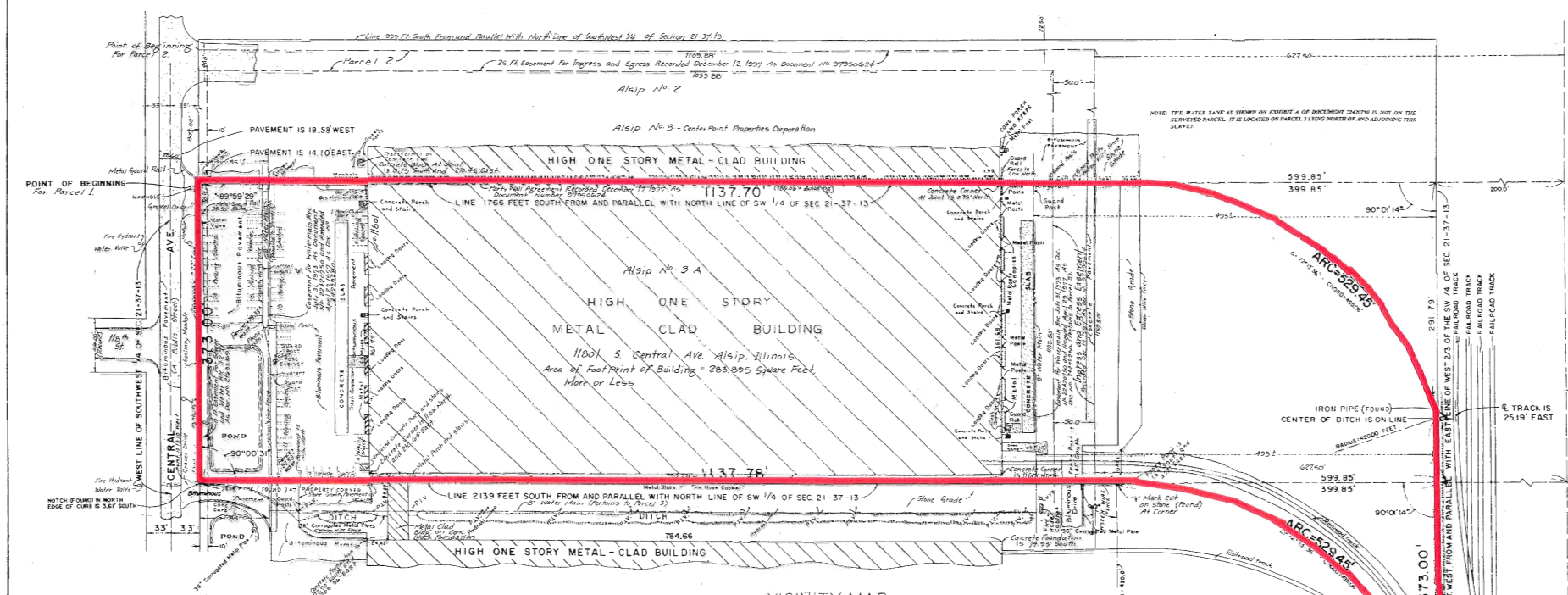
THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST, TANGENT TO SAID PARALLEL LINE AND HAVING A RADIUS OF 420.00 FEET, A DISTANCE OF 529.45 FEET TO AN INTERSECTION WITH A LINE WHICH IS 200.00 FEET, MEASURED PERPENDICULARLY, WEST FROM AND PARALLEL WITH THE EAST LINE OF THE WEST TWO-THIRDS OF THE SOUTHWEST QUARTER OF SECTION 21, WHICH POINT OF INTERSECTION IS 2,430.79 FEET, MEASURED ALONG SAID PARALLEL LINE, SOUTH FROM THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE NORTH ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 373.00 FEET;

THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 420.00 FEET, A DISTANCE OF 529.45 FEET TO A POINT WHICH IS 1,766.00 FEET SOUTH FROM AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 21, AND 599.85 FEET MEASURED PARALLEL WITH SAID NORTH LINE OF THE SOUTHWEST QUARTER, WEST FROM THE EAST LINE OF SAID WEST TWO-THIRDS OF SAID SOUTHWEST QUARTER AND;

THENCE WEST, ALONG A LINE WHICH IS 1,766.00 FEET SOUTH FROM AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER (SAID PARALLEL LINE BEING TANGENT TO SAID LAST DESCRIBED CIRCLE) A DISTANCE OF 1,137.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 197,521 SQUARE FEET (13.1462 ACRES) OF LAND, MORE OR LESS.



50' 25' 0 50' 100' 150'

DISTANCES ARE MARKED IN FEET AND DECIMALS.

ORDER NO. 9805005

ORDERED BY: Jacobs, Sickenger, Silverman and Hanna, P.C.

ALL RIGHTS RESERVED. THIS PLAT OF AND PORTION THEREOF MAY NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF CHICAGO GUARANTEE SURVEY COMPANY.

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

CHICAGO GUARANTEE SURVEY COMPANY, AN ILLINOIS CORPORATION LICENSED AS AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES TO COLORADO LIFE INSURANCE COMPANY, A COLORADO CORPORATION, MIDWEST REALTY ASSOCIATES II AND CHICAGO TITLE INSURANCE COMPANY, THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF WILLIAM J. MARANUKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THAT THE SURVEY DRAWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992, AND INCLUDES ITEMS 1, 6, 7a, 8, 9, 10, 11a, 11b, 11c AND 13 OF TABLE A THEREOF, AND MEETS THE ACCURACY STANDARDS OF AN URBAN SURVEY, AND THAT TO THE BEST OF OUR PROFESSIONAL KNOWLEDGE AND BELIEF:

1) THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AND CORRECTLY SHOWS THE BOUNDARIES AND AREA OF THE SUBJECT PROPERTY AND THE LOCATION OF VISIBLE ABOVE GROUND BUILDINGS AND IMPROVEMENTS THEREON;

2) ALL EASEMENTS, RIGHTS OF WAY, PARTY WALL AGREEMENTS, BUILDING LINES, SETBACK LINES AND SIMILAR RESTRICTIONS OF RECORD AS ENUMERATED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY AS ORDER NUMBER 1401 0030516A, HAVING AN EFFECTIVE DATE OF SEPTEMBER 22, 1997, ARE SHOWN HEREON;

3) EXCEPT AS LISTED BELOW THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY;

a) NORTHEAST CORNER OF CONCRETE FOUNDATION TO HIGH ONE STORY METAL CLAD BUILDING ENCROACHES 0.85' NORTH ONTO ADJOINING PROPERTY;

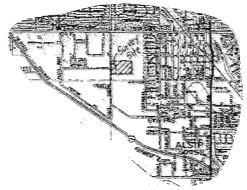
b) AT THE SAME POINT AS ABOVE THE NORTH FACE OF THE WOVEN WIRE FENCE ENCROACHES 1.06' NORTH ONTO ADJOINING PROPERTY;

c) SOUTHWEST CORNER OF CONCRETE BLOCK FOUNDATION TO HIGH ONE STORY METAL CLAD BUILDING ENCROACHES 0.19' SOUTH ONTO SUBJECT PROPERTY;

4) THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "C", AN AREA OF MINIMUM FLOODING AS DELINEATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 170055 0002 C, EFFECTIVE DATE SEPTEMBER 17, 1980.

CHICAGO, ILLINOIS May 28th, 1998
CHICAGO GUARANTEE SURVEY COMPANY
BY: Gregory J. Hannon
PRESIDENT
ATTEST: Michael E. Farrell
VICE PRESIDENT

VICINITY MAP:



NOTE: ACCESS AND RIGHT-OF-WAY WITH FREE AND UNRESTRICTED INGRESS AND EGRESS TO REAR OF WAREHOUSE FACILITIES, SITUATED HEREON FROM PROPERTIES TO NORTH, ACCORDING TO DOCUMENT 24543947 RECORDED JULY 5, 1978.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT, AND LOCAL BUILDING LINE REGULATION.

COMPARE YOUR POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DIFFERENCE.

UNDERGROUND UTILITIES NOT SHOWN HEREON.

F.I.R. = FOUND IRON STAR VALVE

TO: CHICAGO TITLE INSURANCE COMPANY

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

CHICAGO GUARANTEE SURVEY COMPANY, AN ILLINOIS CORPORATION LICENSED AS AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF Gerald Dr. De Rolf AN ILLINOIS PROFESSIONAL LAND SURVEYOR, OF THE PARTS DESCRIBED ABOVE AND THAT THIS PLAT AND SURVEY ON WHICH IT IS BASED HAVE BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF, AND MEETS THE ACCURACY STANDARDS OF AN URBAN SURVEY. THE SURVEY IS PREDICATED UPON INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER 1401 0030516A ISSUED BY Chicago Title Insurance Company AND BEARING AN EFFECTIVE DATE OF September 22, 1997.

CHICAGO, ILLINOIS May 28th, 1998
CHICAGO GUARANTEE SURVEY COMPANY
BY: Gregory J. Hannon
PRESIDENT
ATTEST: Michael E. Farrell
VICE PRESIDENT

NOTE: ACCORDING TO THE VILLAGE OF ALSIP, ILLINOIS, THE PROPERTY SHOWN HEREON IS ZONED I-2 (HEAVY INDUSTRIAL).

BUILDING LINES: 25 FT. FRONT
REAR: 10% OF DEPTH
SIDE YARD: NONE
PARKING: 2 SPACES/3 EMPLOYEES

ALSIP NO. 2 CONTAINS 41 DELINEATED PARKING SPACES, INCLUDING 1 HANDICAP SPACES.

ALSIP NO. 3 CONTAINS 182 DELINEATED PARKING SPACES, INCLUDING 1 HANDICAP SPACE.

ALSIP NO. 3A CONTAINS 76 DELINEATED PARKING SPACES, INCLUDING 1 HANDICAP SPACE.