



COMMITTEE ON DESIGN

Department of Planning and Development

1112 W Carroll – 315 N May

27th Ward / Ald. Burnett

Trammell Crow Company

ESG

DLA

August 11, 2021

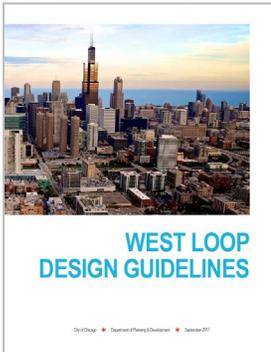




DESIGN NARRATIVE

- *The primary design principles were to maximize the light and air between the building masses and anchor them on a large privately-funded, publicly-accessible park amenity.*
- *The twisting form of 315 N May emerges from the park with elevated terraces cascading down to street level, enhancing the outdoor relationship from the streetscape to the building.*
- *The smaller footprint of the 1112 W Carroll residential tower oriented to the NW corner of the site accommodates a large open space that is public facing and active with a park, cafe, restaurant, and active use retail.*
- *To address the character and scale of the urban context, the project includes setbacks and material selections intended to soften the transition in scale and reinforce the existing urban fabric.*
- *The development will enhance the public realm by widening pedestrian paths, creating safer, brighter spaces, and introducing a large open space park for the public. The park's design is an abstract restoration of nature within the urban context; an environmentally verdant and socially vibrant oasis unearthed from Fulton Market's industrial history.*

★ PLANNING + DESIGN GUIDELINES



West Loop Design Guidelines

City of Chicago Department of Planning and Development, September 2017

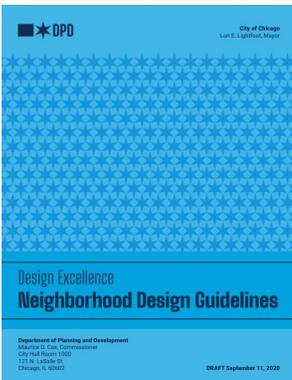
- Assist in development and define standards to preserve character, high quality design, and dynamic nature of the West Loop neighborhood



Fulton Market Innovation District Plan

City of Chicago Department of Planning and Development, 2014 (Updated 2021)

- Promote growth of mixed-use & mixed income while serving new and existing companies
- Accommodating new development while protecting fundamental characteristics of the area including the historic & cultural assets



Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

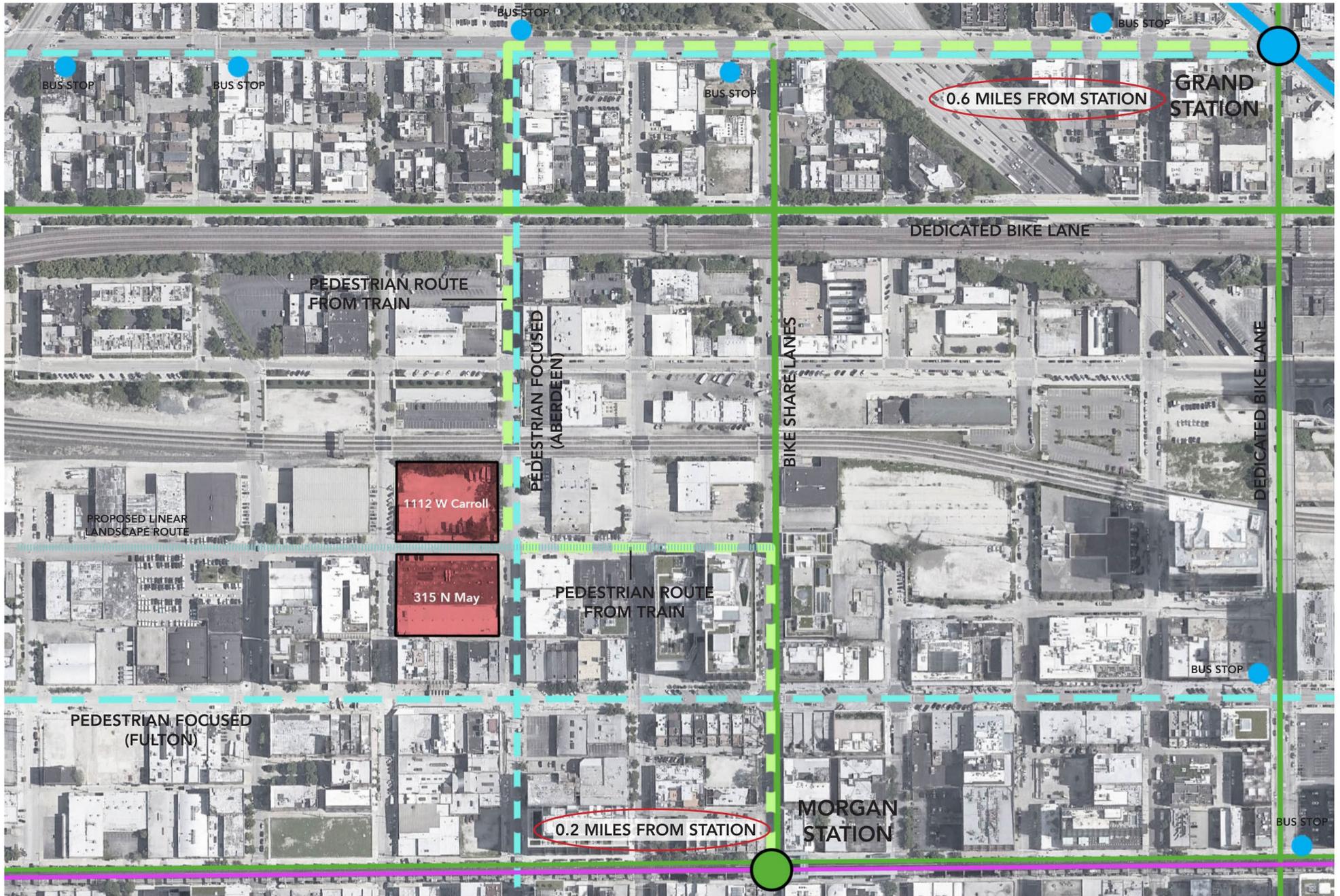
- Considers opportunities for re-purposing existing buildings, rather than building new.
- Provides visual buffers between on-site open spaces and adjacent incompatible land uses and/or views

 **MACRO SITE CONTEXT**



★ SITE/CONTEXT ANALYSIS

Pedestrian Routes



★ ADJACENT SITE CONTEXT

Site Photos



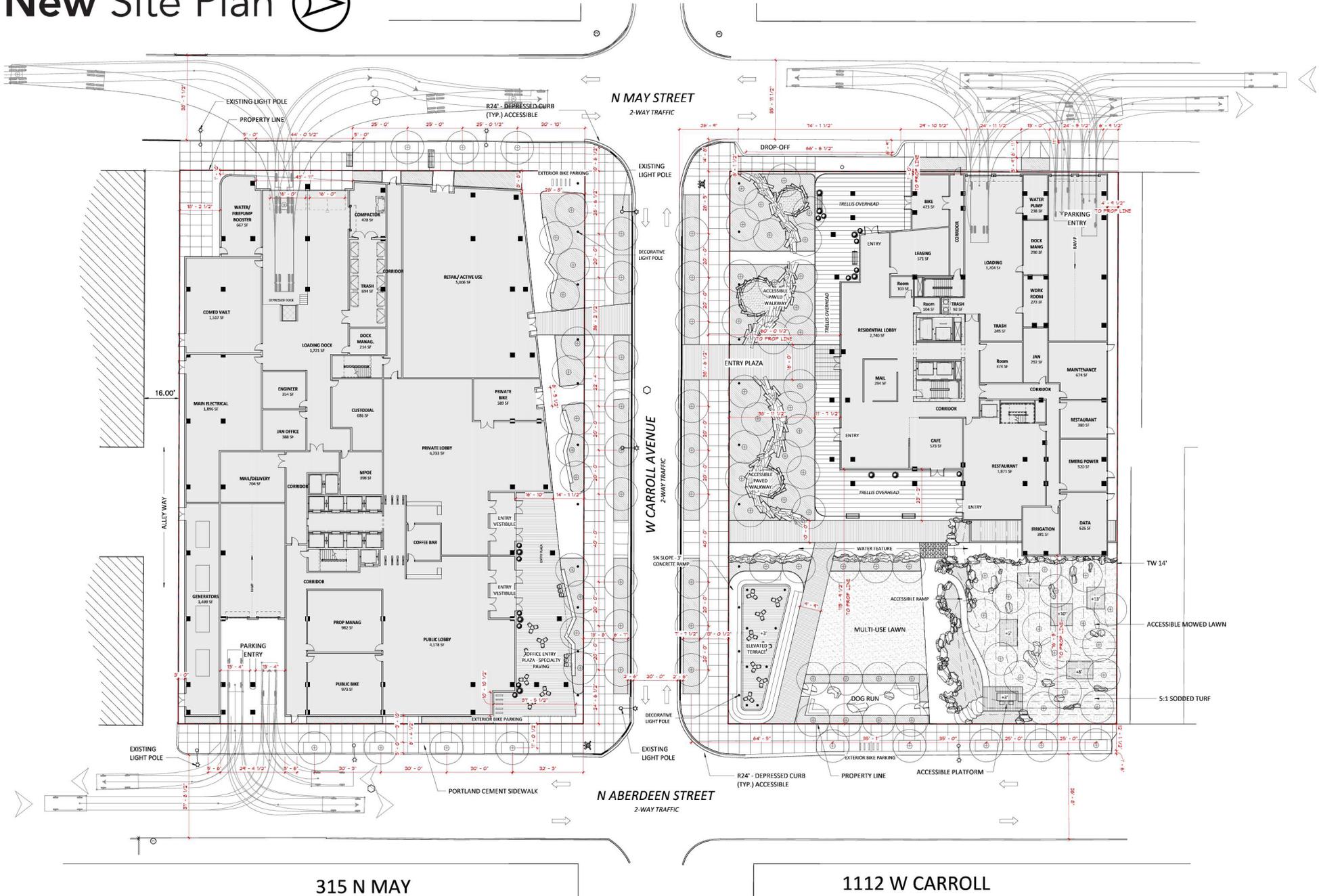
★ ADJACENT SITE CONTEXT

Site Photos



★ DETAILED SITE PLAN

New Site Plan



★ DESIGN DIAGRAMS

Massing Diagrams Building Siting and Design Impact



Twin office tower masses planned to maximize the development opportunity. Staggered in height and slight variation in size.



Mixed Use typologies introduced, situating the office program on the South site as to capitalize on the better views for potential office tenants and life science users. Residential parking podium with private green space above.



To maximize open space opportunity and to allow for public access to green space, the parking was pushed below grade and a taller, thinner tower took shape by decreasing footprint and increasing height. Tower pushed to NW corner to allow for more light and air between the masses.



Massing took form from a series of twists and carving elements to enhance the solar access of the park. The angularity of the masses enhances viewing angles and directs attention East towards the skyline. The stepped terraces of the office tower extend the parks presence in the vertical dimension.

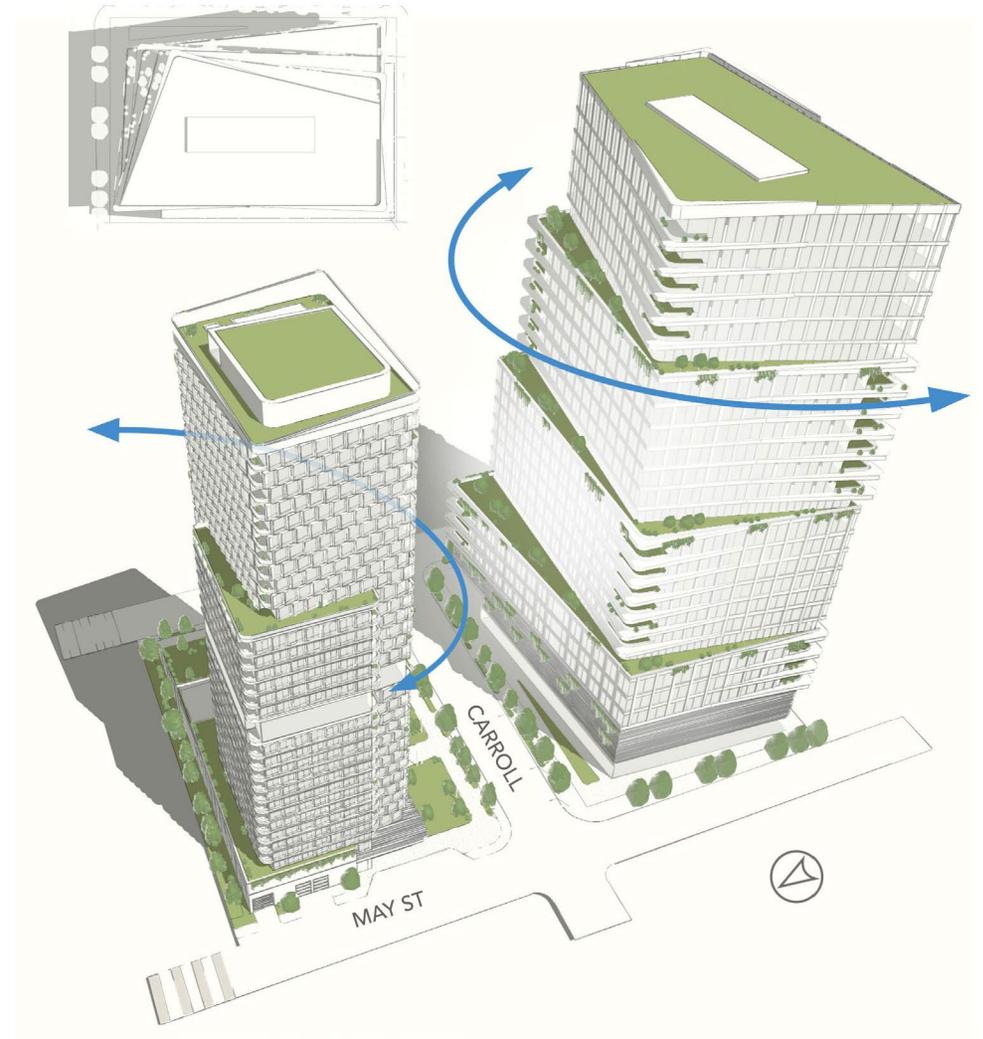
★ DESIGN DIAGRAMS

Design Concept

The twisting form of 315 N May emerges from the park below with elevated terraces cascading down to street level, enhancing the outdoor relationship from the streetscape to the massing. The building 'leans' back from the street to allow afternoon light to penetrate deep into the park's core. The residential tower's mass reciprocates on its south edge, stepping back from the street to further allow light and air between the two masses.



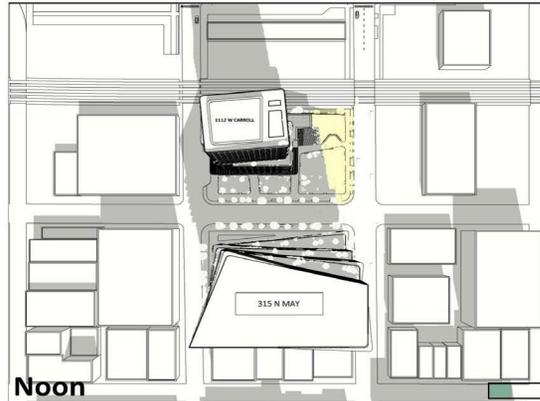
The angularity of the masses enhances viewing angles and directs attention west towards the skyline. This form optimizes access to the afternoon sun in the public spaces below. The form and orientation of the buildings were intentionally arranged to provide maximal light and air. The resulting negative spaces create a visually dynamic aesthetic antithetical to the urban canyons of many city cores.



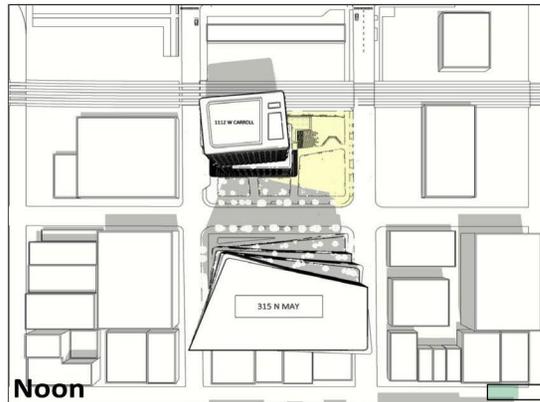
★ SHADOW STUDIES

Shadow Study Ⓐ

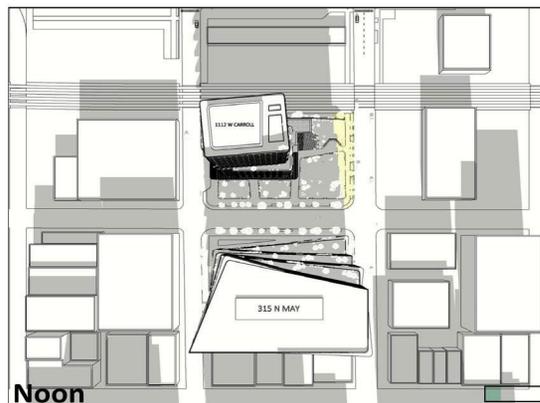
March →
Spring/Fall



June →
Summer

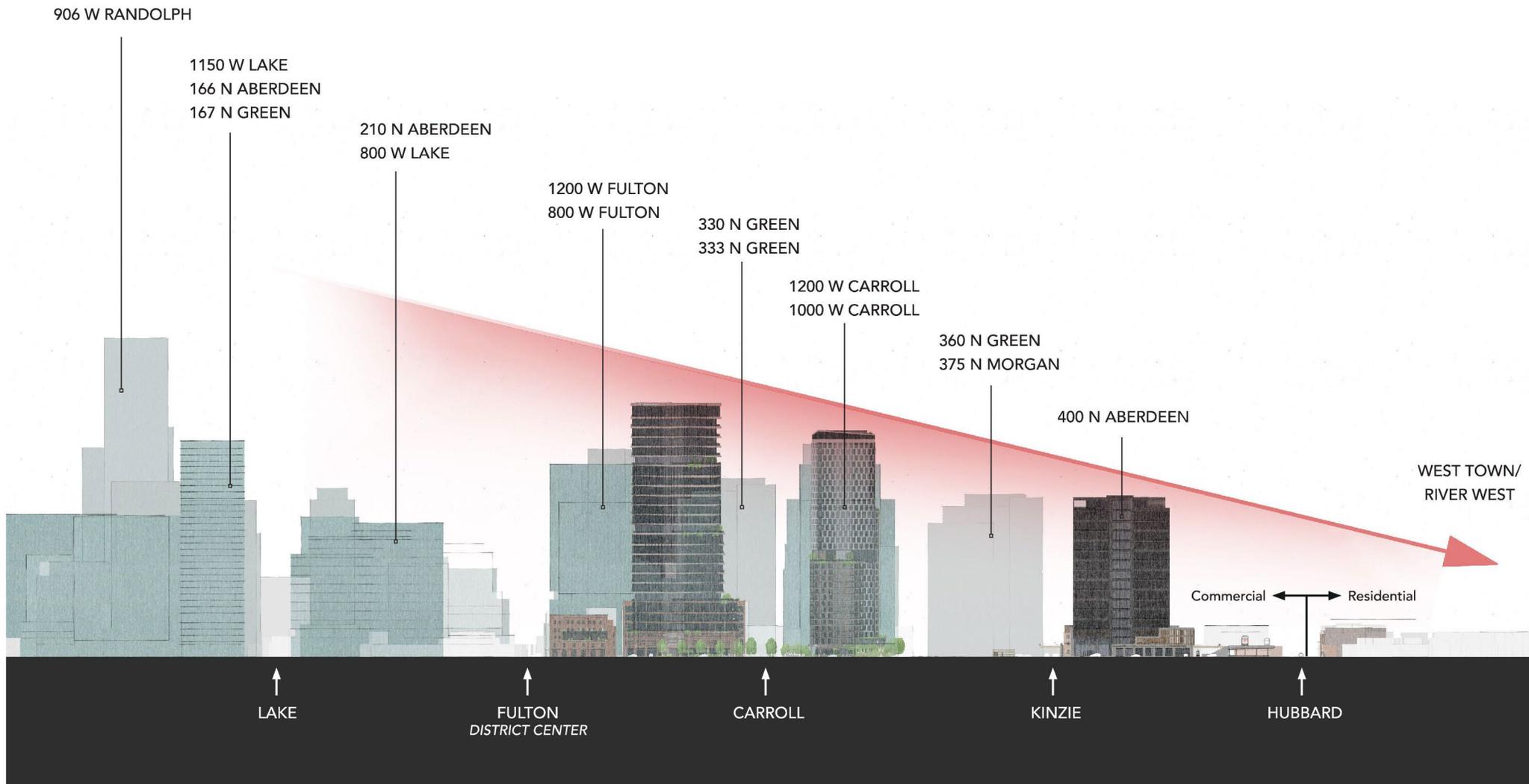


December →
Winter



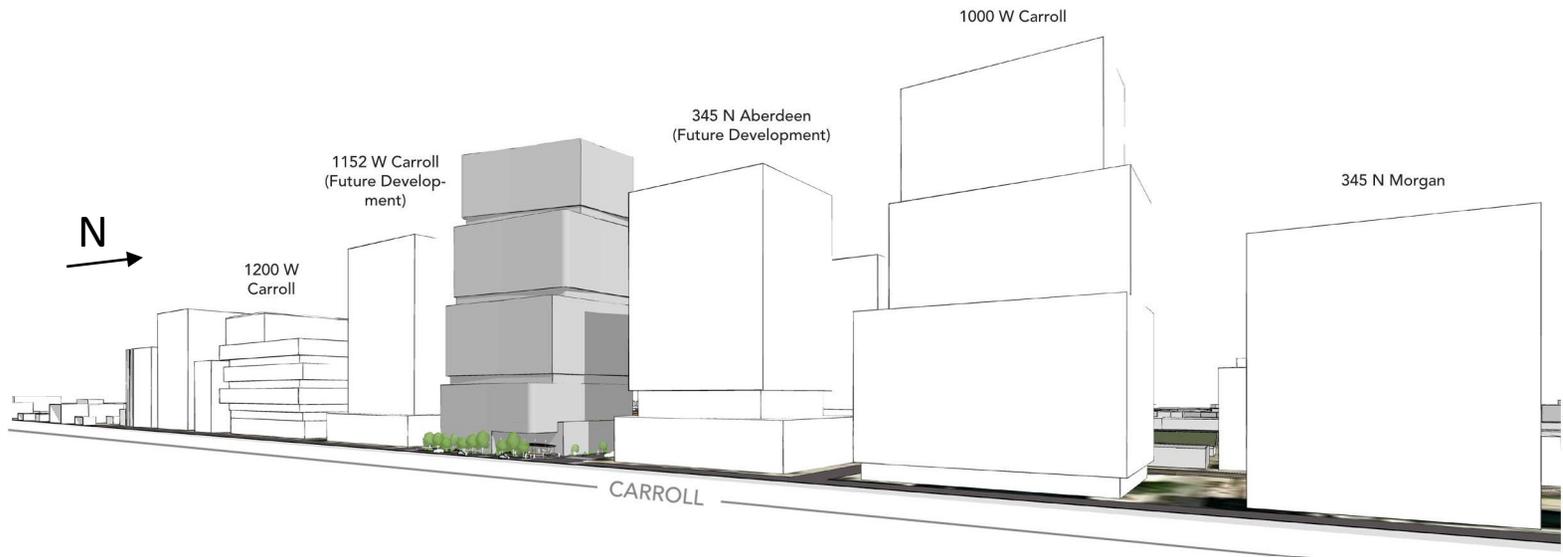
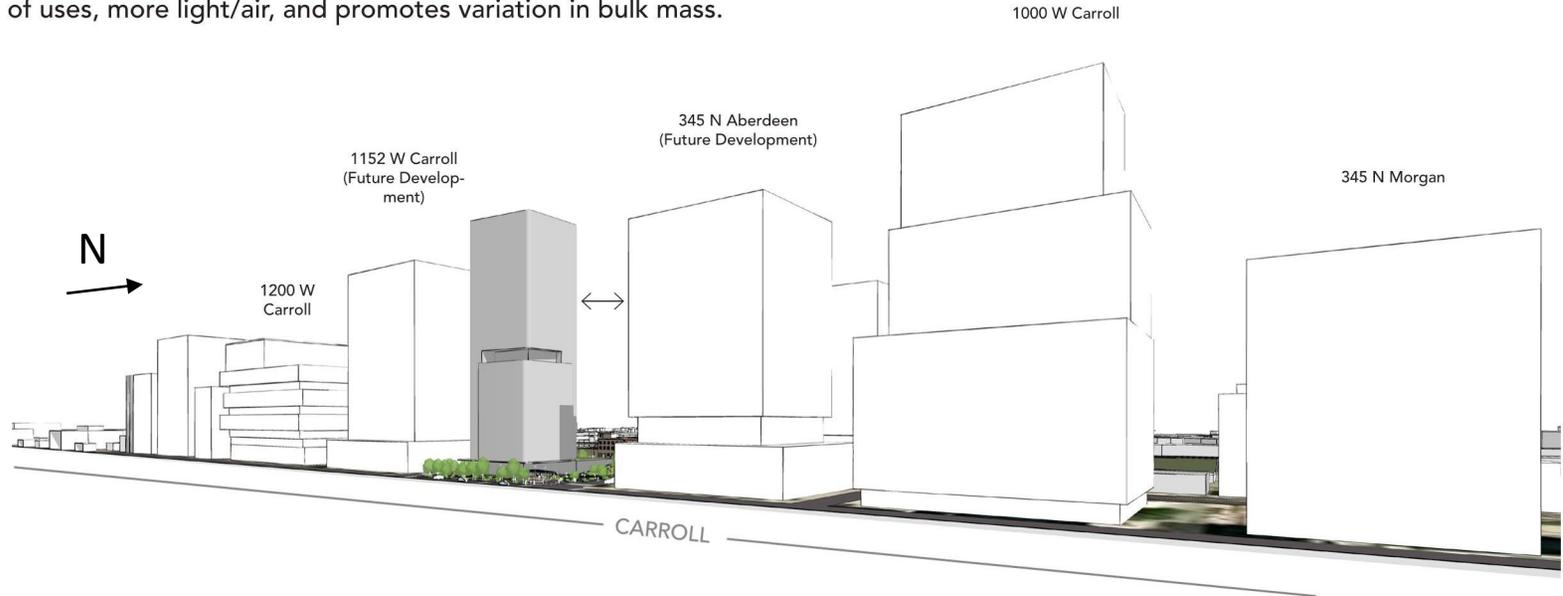
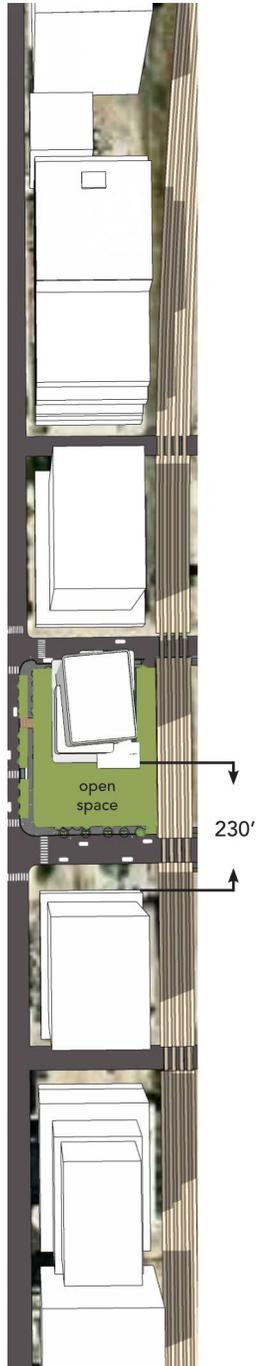
Massing Diagrams Building Siting and Design Impact

Studying the surrounding neighborhoods, we discovered a natural and functional progression of building height scaling down towards the residential neighborhoods to the North. The reduction in bulk and height with proximity to the residential neighborhood better accommodates access to sunlight and provides a gradual transition in scale. To maintain this transition, the planned development's bulk and height step from larger to smaller moving away from the Fulton Market's commercial core.

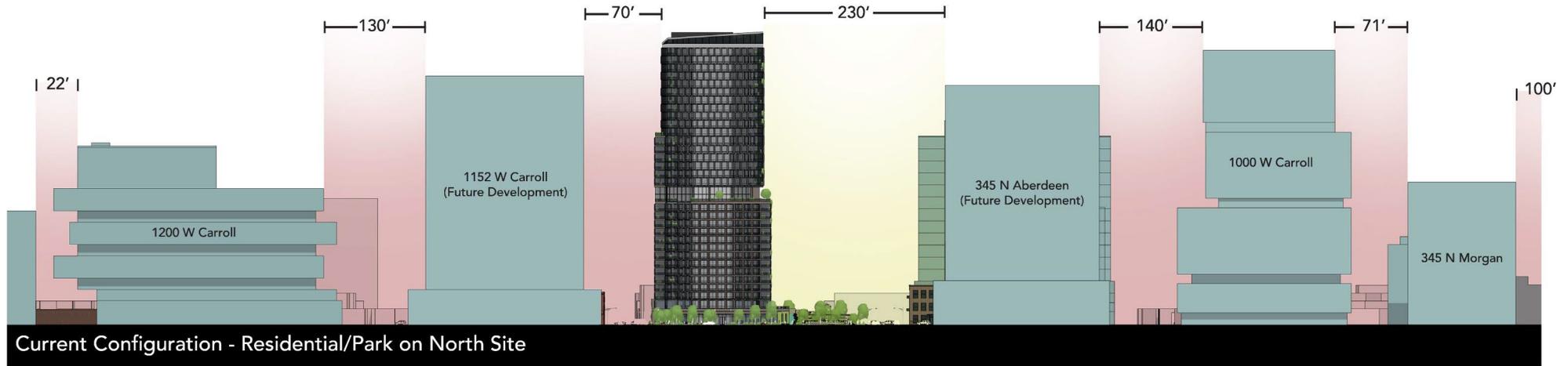


★ DIAGRAMS

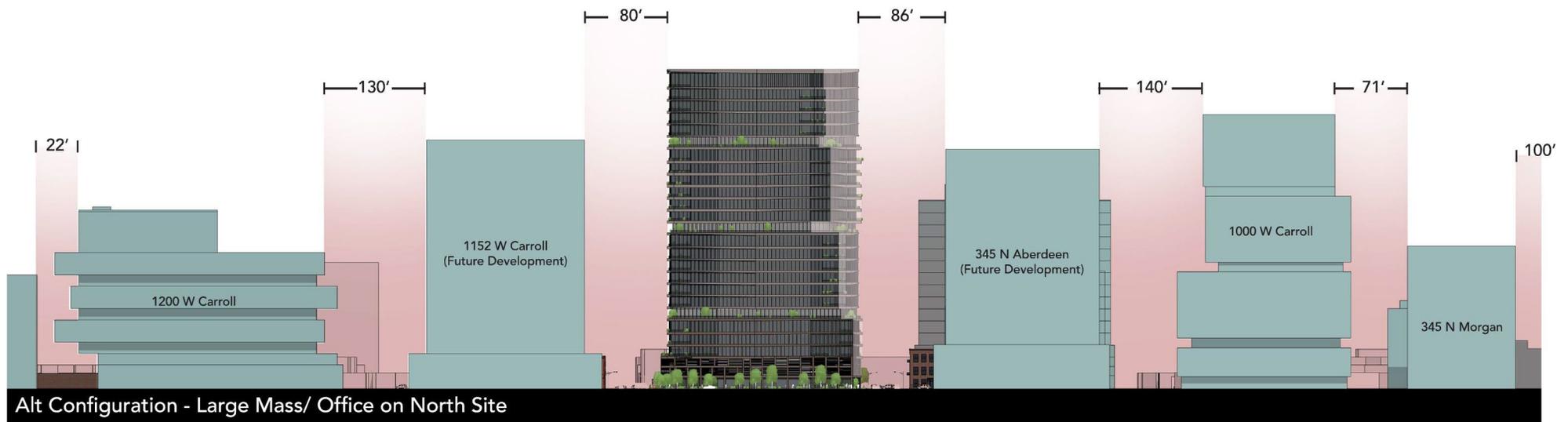
Proposed, under construction, and future developable sites along the North side of the Carroll corridor encourage a design that allows more light and air to penetrate an otherwise dense urban 'wall'. In a study of a larger massing on the North site, the larger tower on the north parcel further illustrates the canyon effect produced by aligning these larger typologies. To disrupt this effect, the residential tower allows for a mix of uses, more light/air, and promotes variation in bulk mass.



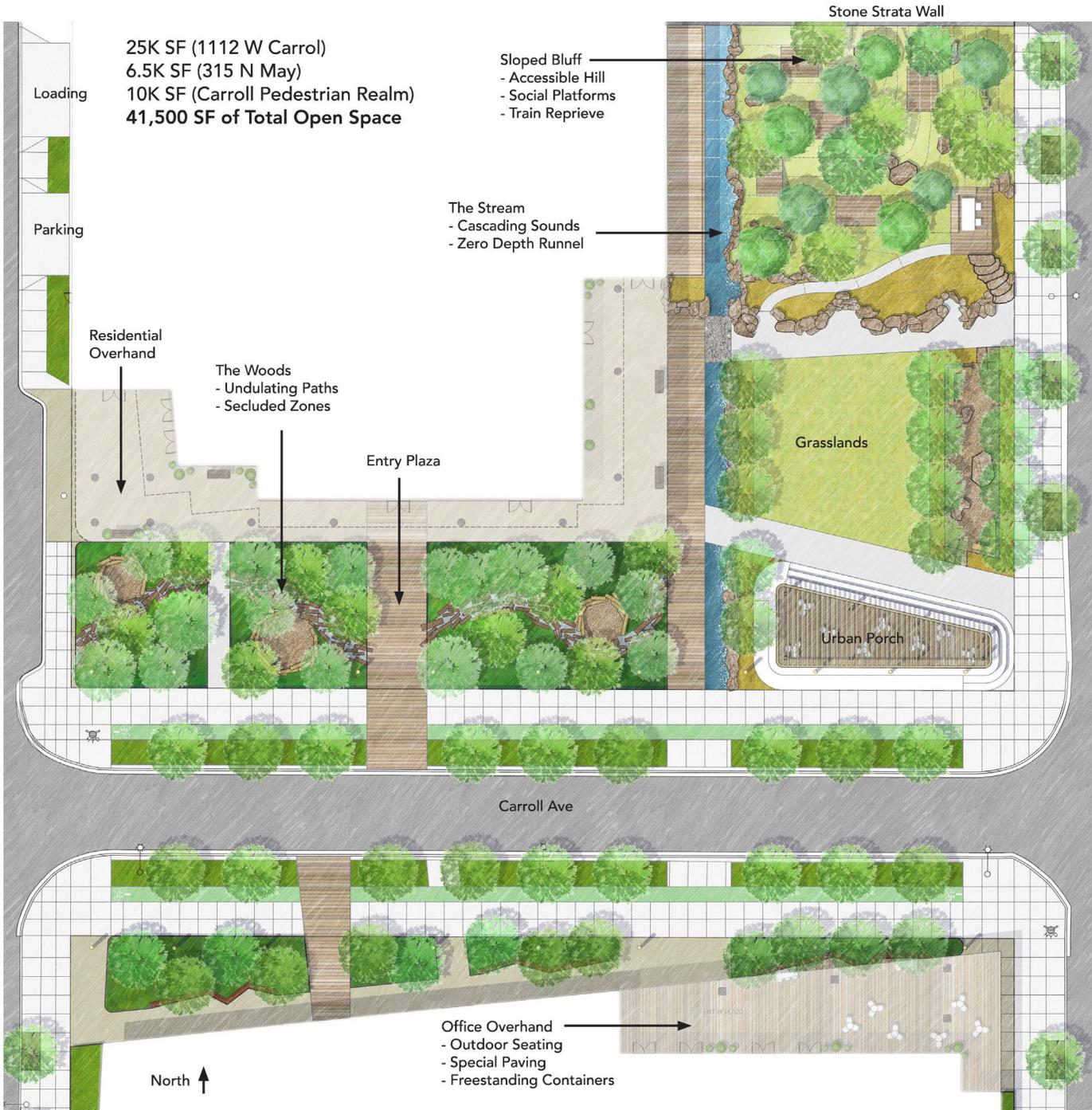
Massing Diagrams Building Siting and Design Impact



South Facing Elevations



PARK DESIGN



PARK RENDERING

N →

25K SF (1112 W Carrol) 6.5K SF (315 N May) 10K SF (Carroll Pedestrian Realm) 41,500 SF of Total Open Space

Park Concept



★ EXTERIOR RENDERING

N →



East Perspective

EXTERIOR RENDERING DIAGRAM



EXTERIOR RENDERING

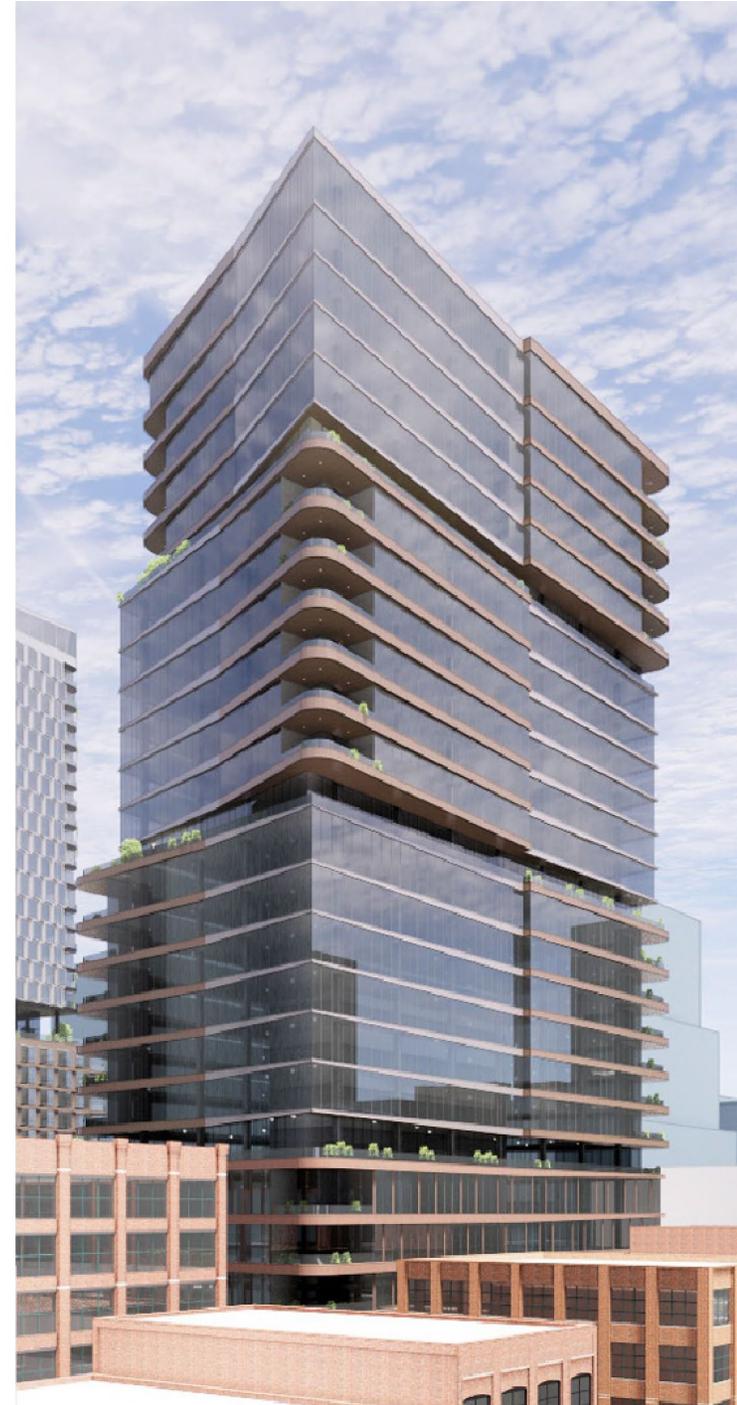
N →



EXTERIOR RENDERING

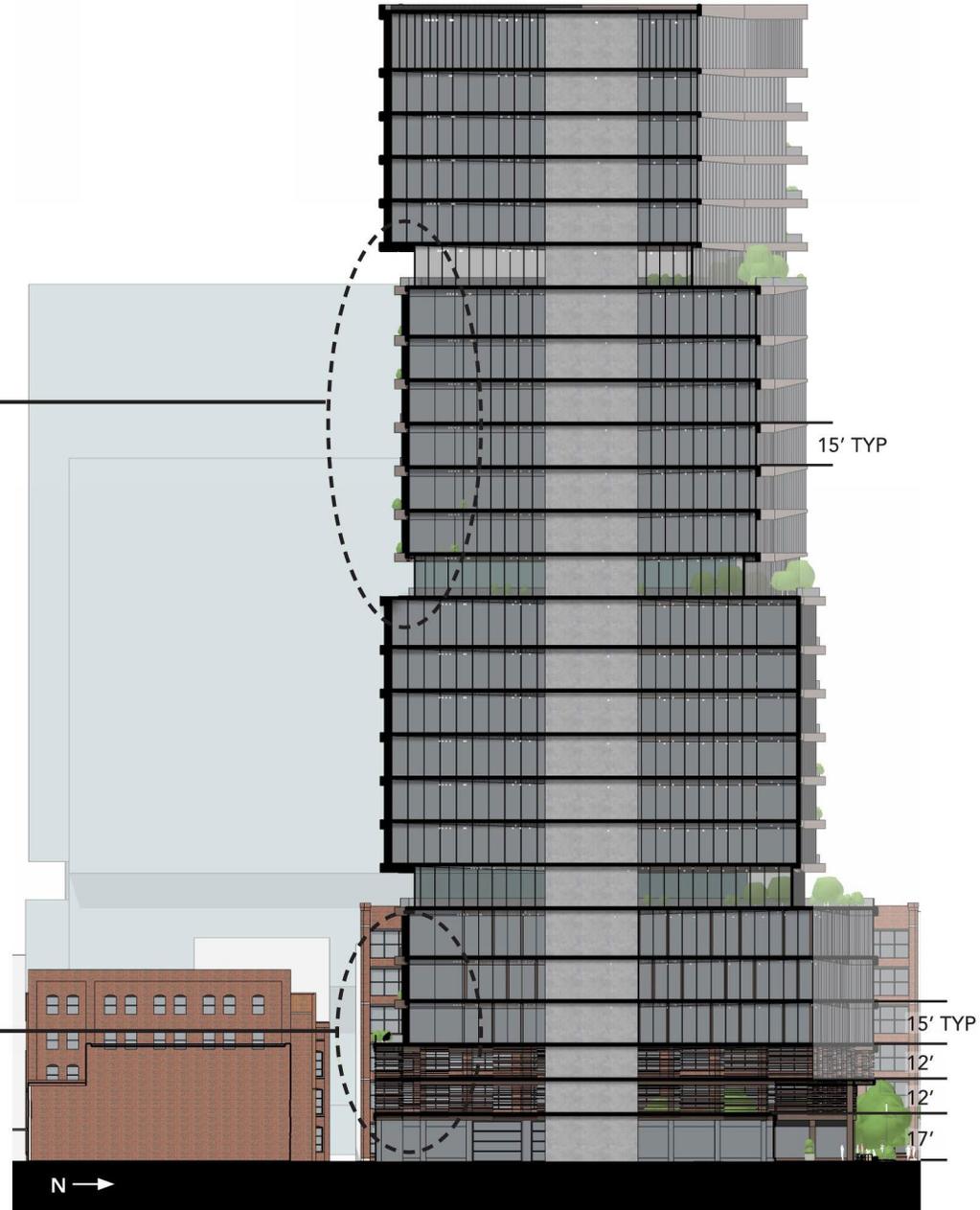


★ EXTERIOR RENDERING



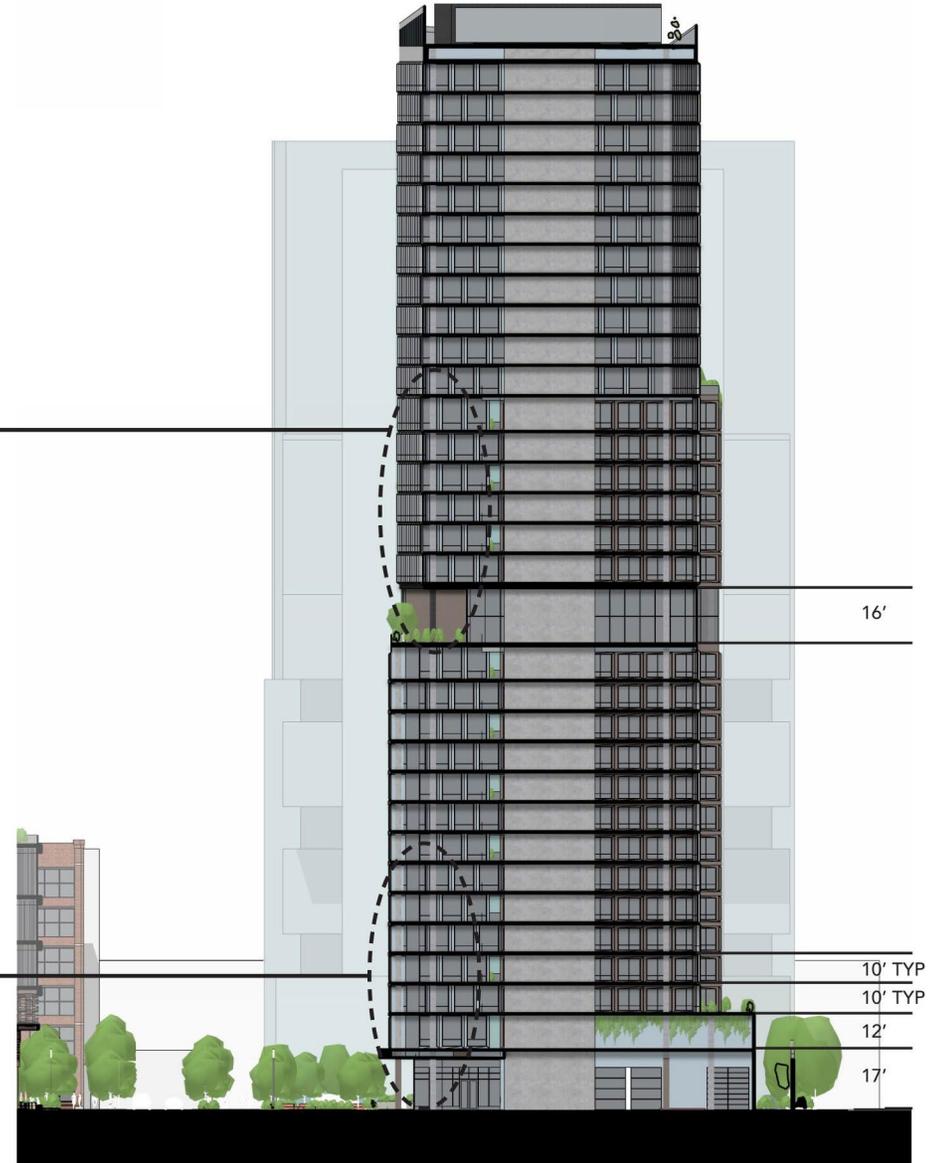
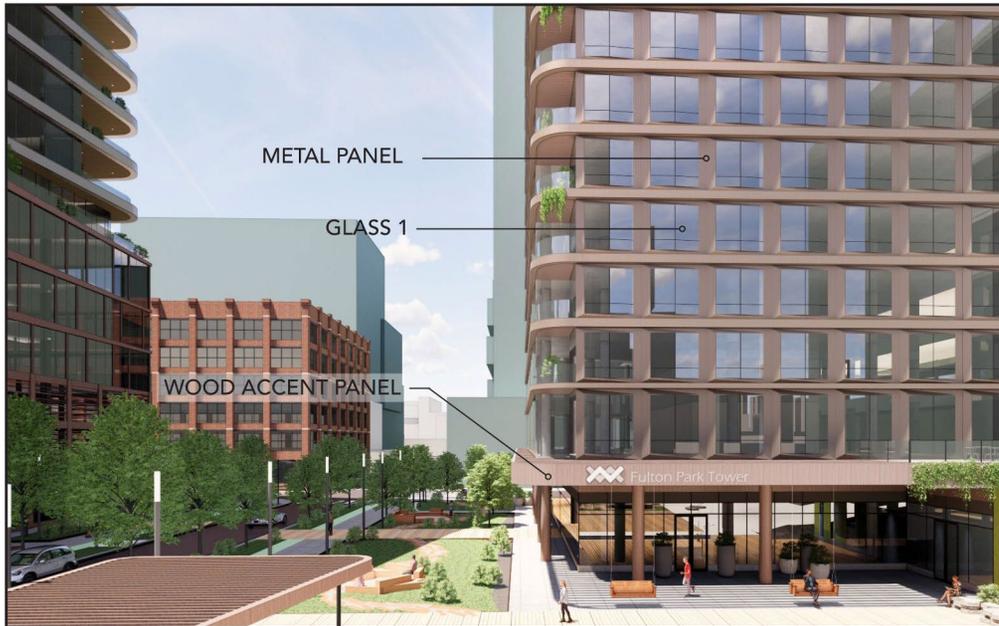
★ EXTERIOR MATERIAL DETAIL

Building Sections and Fenestration / Material



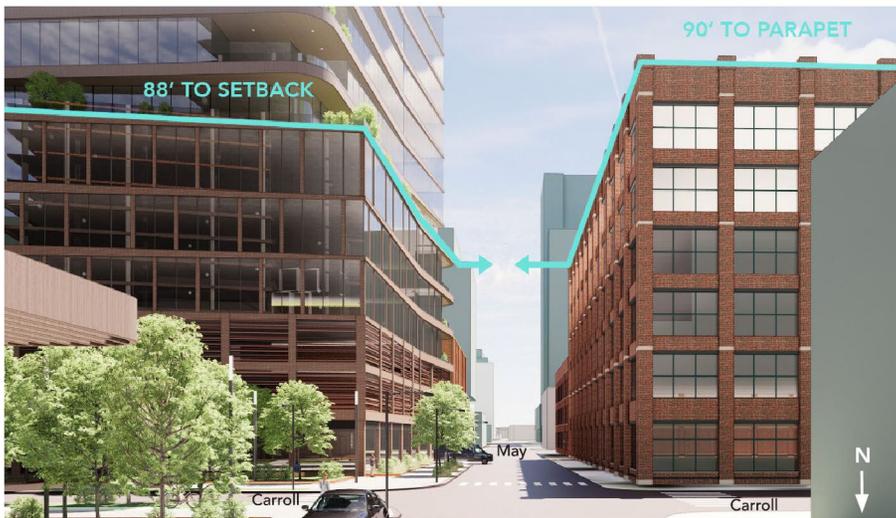
★ EXTERIOR MATERIAL DETAIL

Building Wall Sections and Fenestration / Material



★ WLDG DIAGRAMS

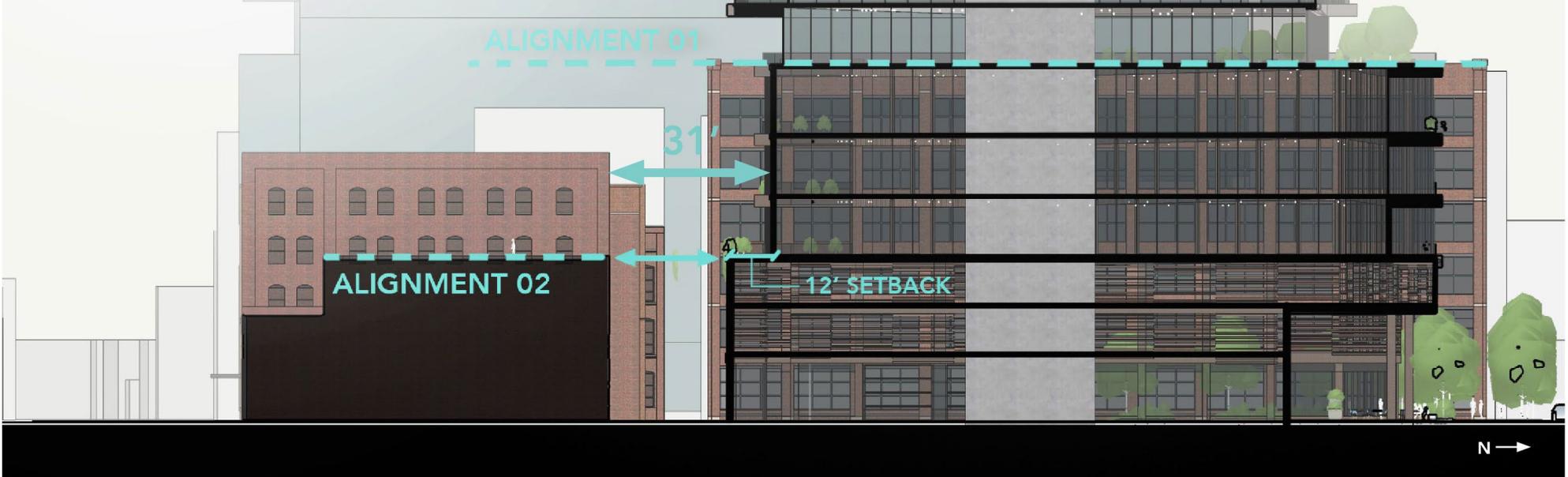
3.7.2 A transition in the scale of new construction is necessary to appropriately complement the lower scale of existing historic structures. New developments being proposed adjacent to historic districts should provide a transition in scale to help preserve the unique urban character of the district. See next page for compliance description



★ WLDG DIAGRAMS



To better align with the character and scale of the urban context, setbacks and material selections were made to satisfy the transition and urban character. Aligning with the parapet of the neighboring structures to the South, the tower podium sets back 12' along this southern edge. This assures that neighbors utilizing the roof deck amenity on the Herman Miller site will align exactly with the accessible green roof structure on our property, reciprocating the active use and height. To align with the taller condo building to our West, an additional setback was introduced at 88' to reinforce the cornice line of the historic structure. Materials selected below the 88' datum are to compliment and echo the warmth and tone of the surrounding architecture.



WLDG DIAGRAMS

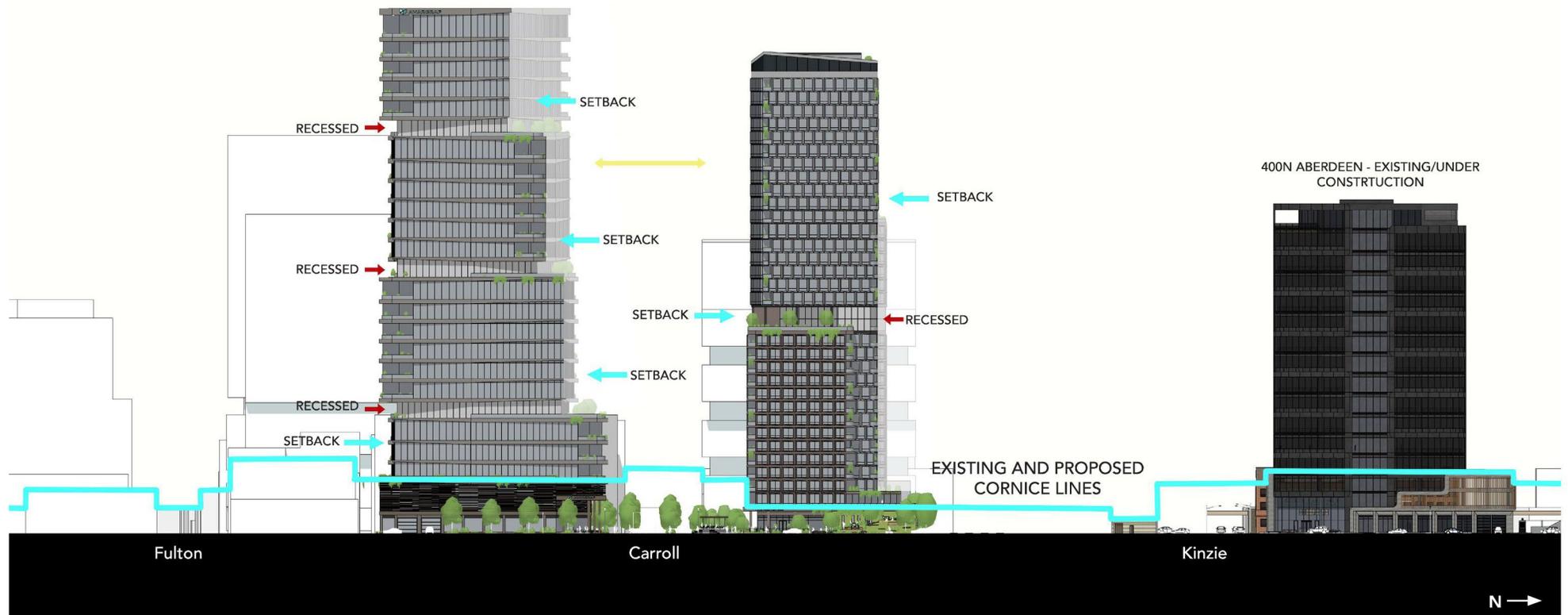
WLDG Design Conformance

1.3.1 With high density buildings, step the base to be compatible in height with adjacent lower scale buildings.

Datum line indicated by the historic buildings is anywhere from 15-40'. Building podiums respect this datum by introducing a material change and setbacks at this important height identifier.

2.2.2 A tall building proposed on a site adjacent to another existing tall building should use setbacks and other location strategies to achieve a maximum distance between the buildings.

The form and orientation of the buildings as well as the multiple setbacks allow the towers to maximize the distance between. The North site pushes the tower to the far NW corner in addition to the steps of the South tower, the total distance between structure is roughly 150 feet.



★ WLDG DIAGRAMS

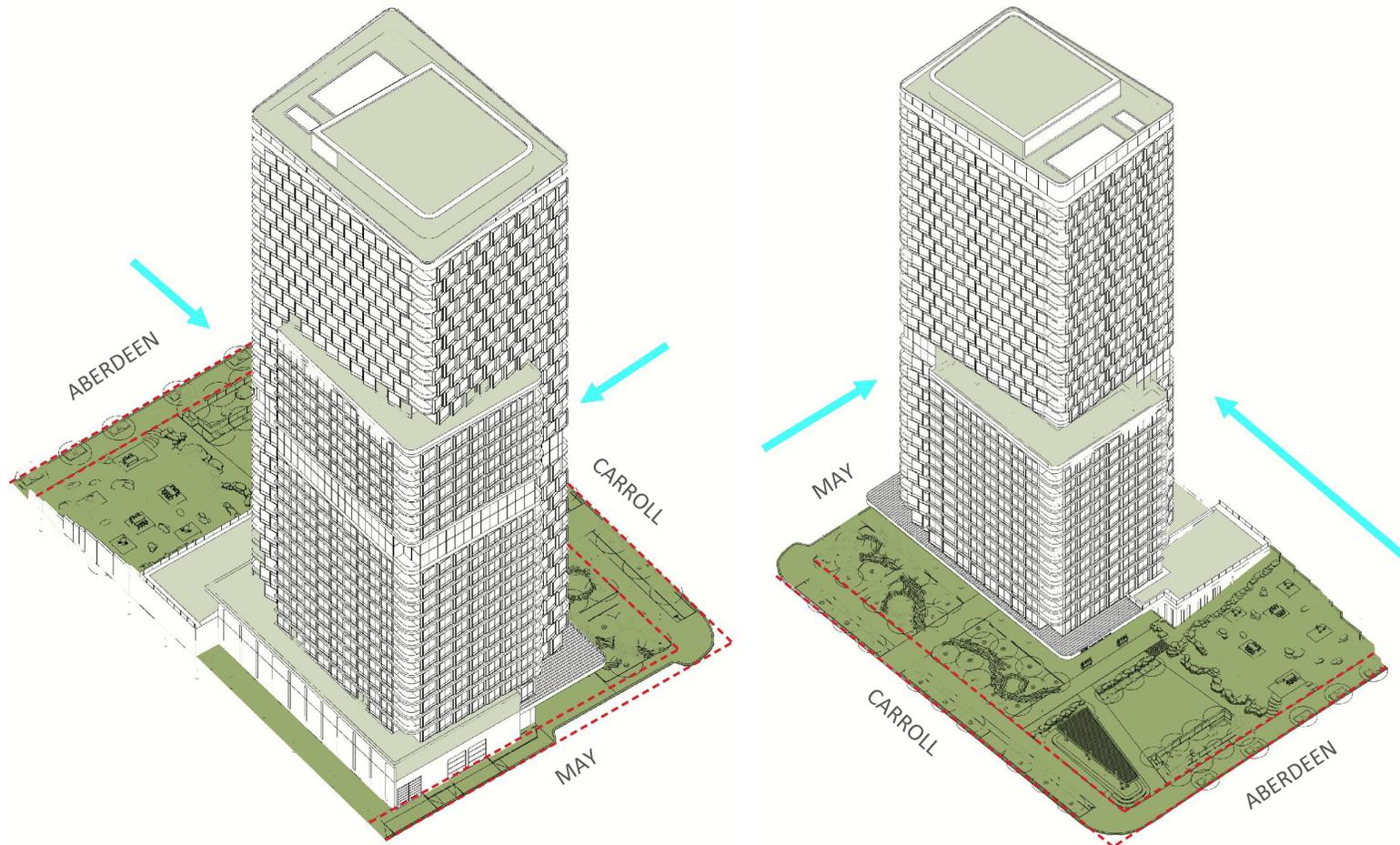
WLDG Design Conformance

2.3.1 Where appropriate, design residential uses into a thinner and taller tower form that is set back to allow for more solar access within the public realm.

2.1.3 To improve the streetscape along strategic corridors, consider increasing the sidewalk width when there is an opportunity to modify over 60% of the block.

2.3.2 For larger sites, design building program into thinner structures to allow for publicly accessible open space on site. This space could be used for outdoor cafes, or for leisure space for building occupants.

With the smaller footprint of the residential tower and the massing pushed to the NW corner, it allowed for a large open space that is public facing and active with a park, cafe, restaurant, and active use retail.





COMMITTEE ON DESIGN

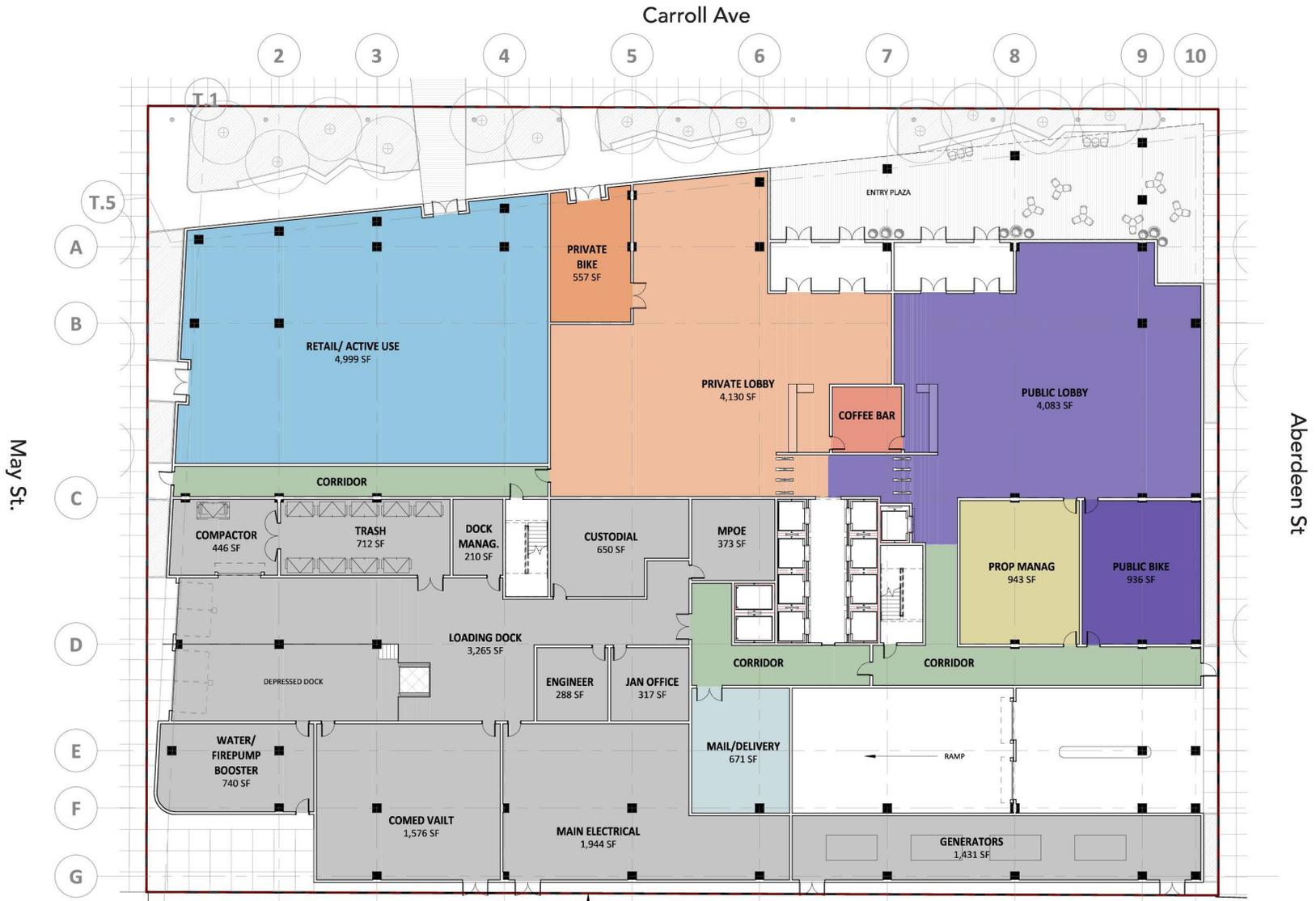
Department of Planning and Development

Thank You

August 11, 2021

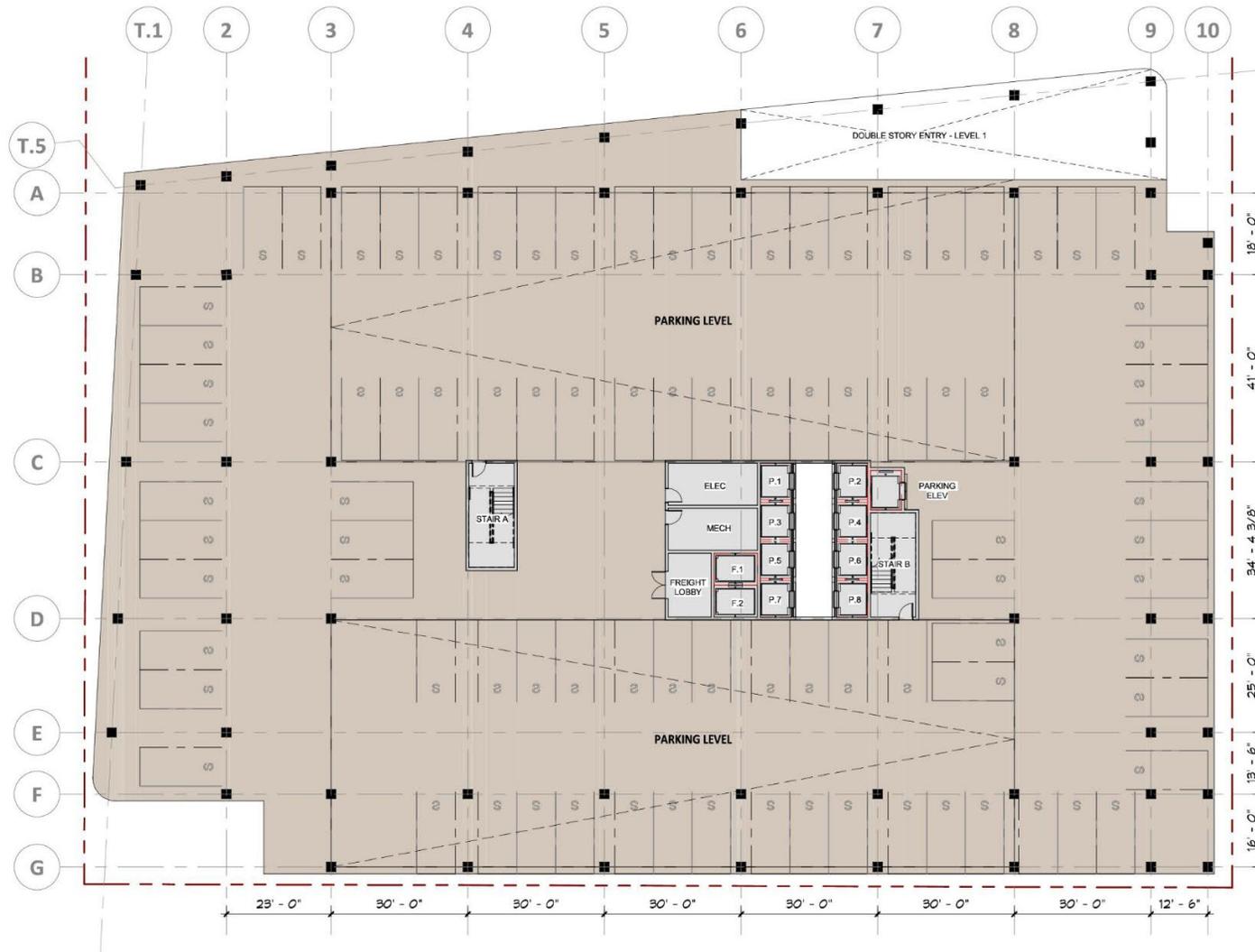
Additional Info/Supplemental Documentation Below

315 N May - Level 1 (Office)

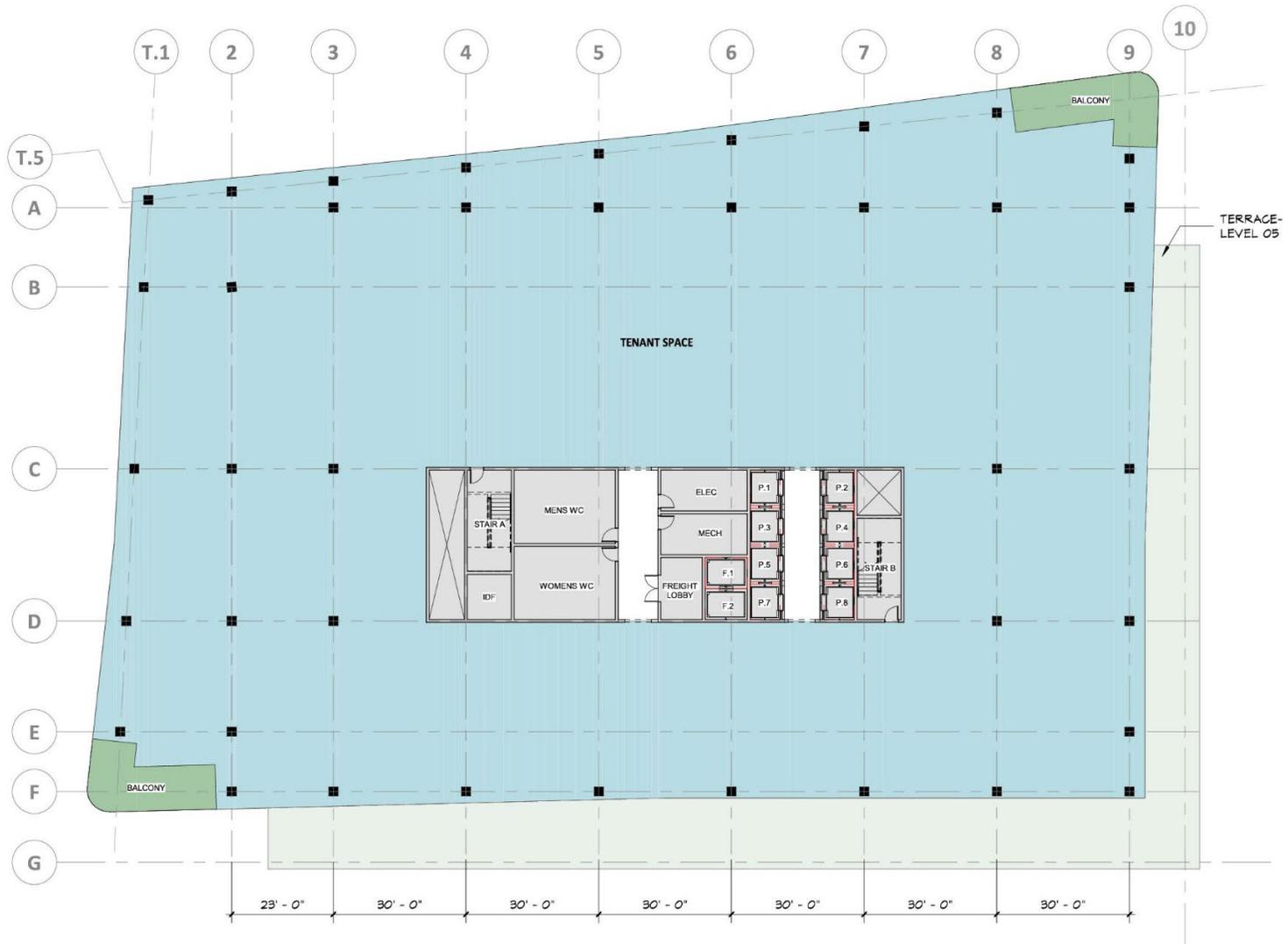


315 PLANS

315 N May - Typ. Parking (Office)



315 N May - Level 6 Typ. Stack 1 (Office)



315 N May - Level 9 Typ. Stack 2 (Office)

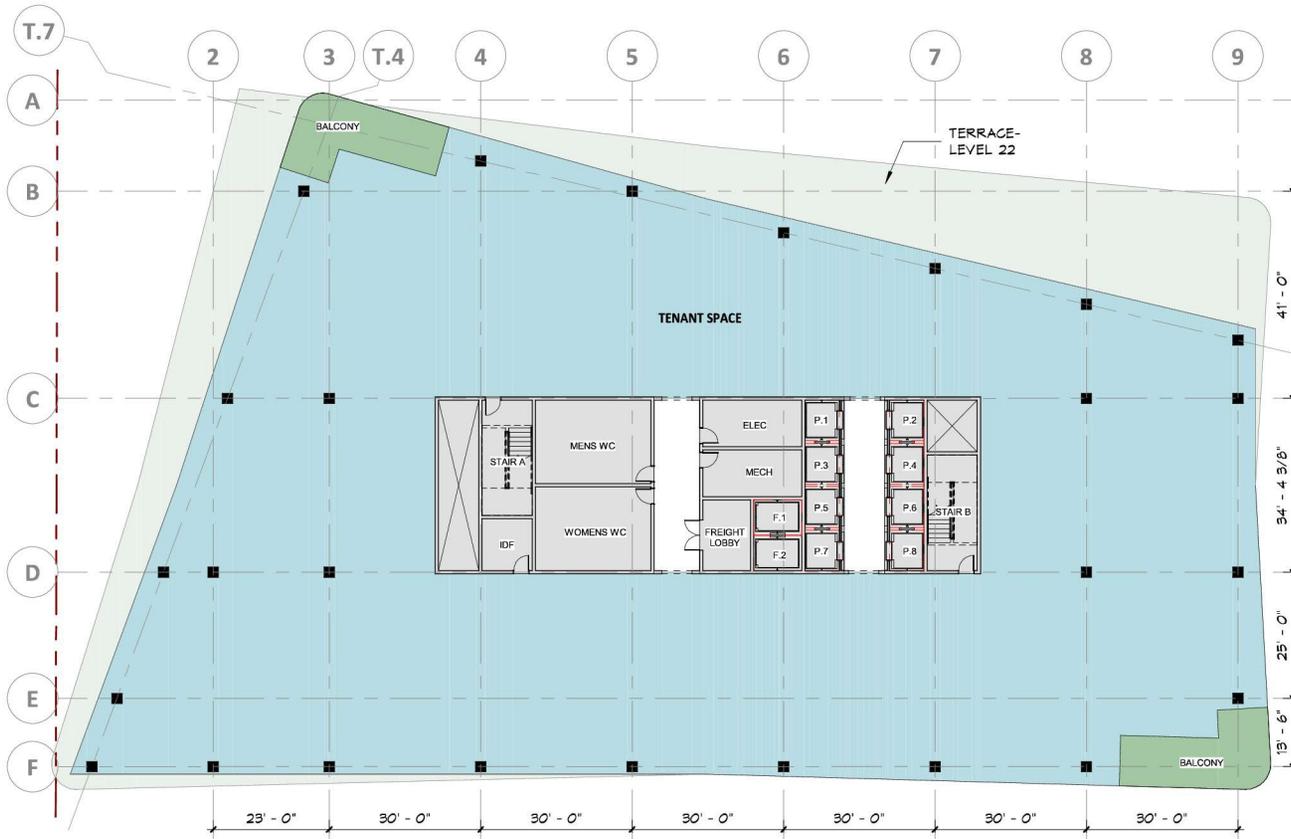


315 N May - Level 16 Typ. Stack 3 (Office)



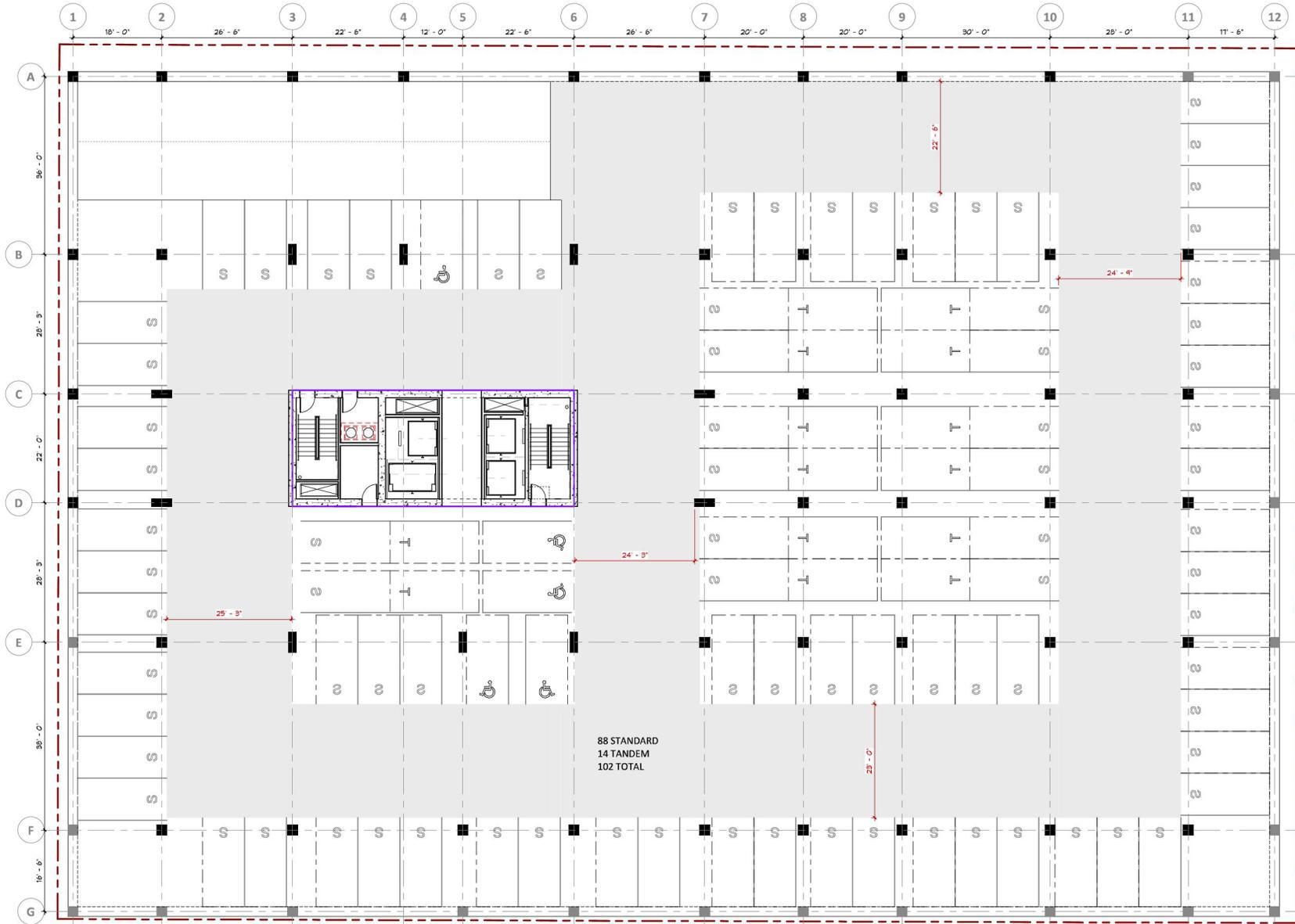
315 PLANS

315 N May - Level 23 Typ. Stack 4 (Office)



1112 PLANS

1112 W Carroll - P1 Level (Residential)



1 16'-0"

2

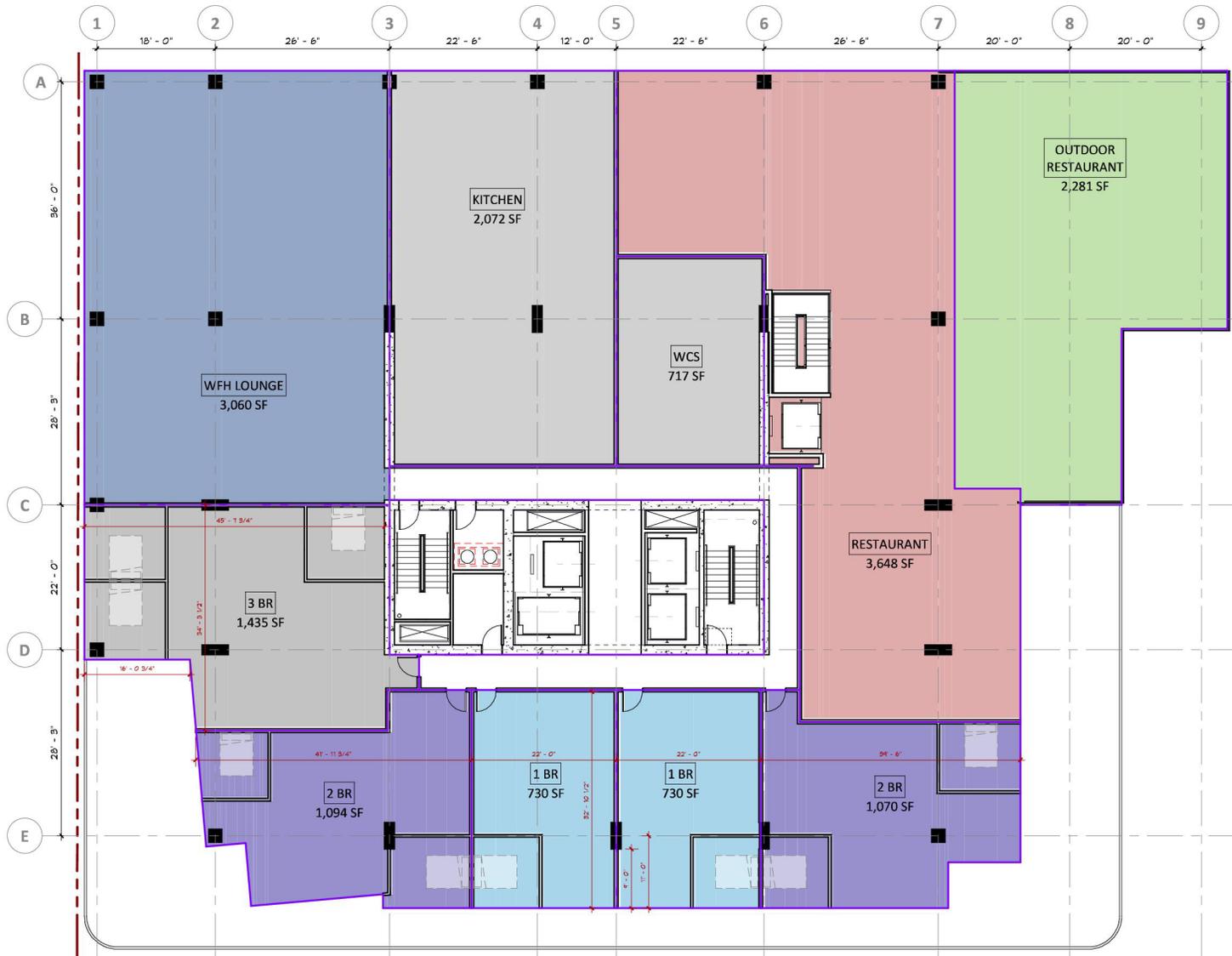
1112 PLANS

1112 W Carroll - Level 1 (Residential)



1112 PLANS

1112 W Carroll - Level 2 (Residential)



1112 PLANS

1112 W Carroll - Low Tier Residential (Residential)



1112 PLANS

1112 W Carroll - Amenity Floor (Residential)



1112 PLANS

1112 W Carroll - Mid Tier Residential (Residential)



1112 PLANS

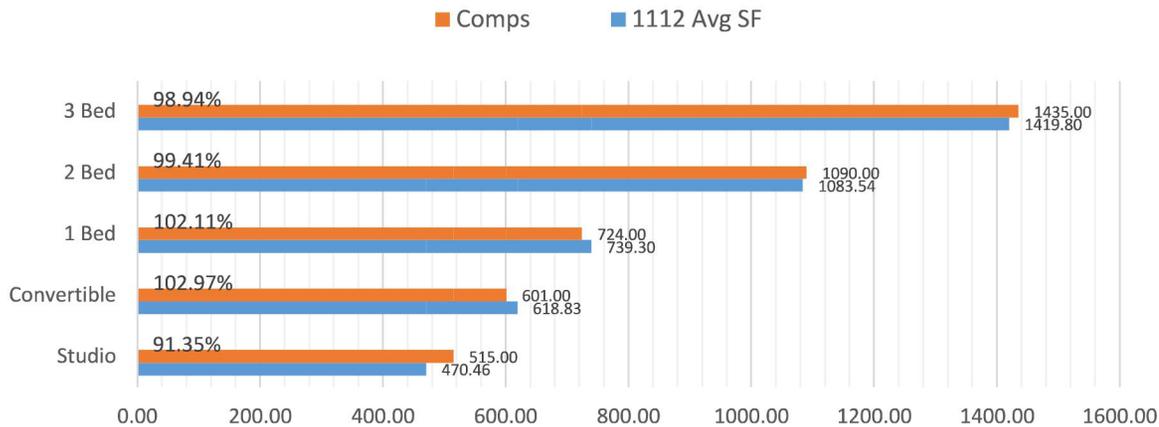
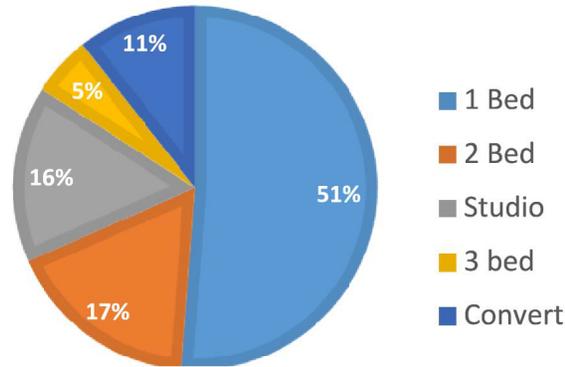
1112 W Carroll - Rooftop Pool Terrace



RESIDENTIAL METRICS

Building Metrics

Grand Totals		
1 Bed	193	51%
2 Bed	65	17%
Studio	59	16%
3 bed	20	5%
Convert	40	11%
Total Units	377	100%



	315 N May	1112 W Carroll	
Level	FAR	FAR	
Site Area	46487	44487	90,974
-1	0	1351	
1	28000	13200	
2	2171	16000	
3	2171	12470	
4	34000	12470	
5	34000	12470	
6	34000	12470	
7	29500	12470	
8	30250	12470	
9	30250	12470	
10	30250	12470	
11	30250	12470	
12	30250	12470	
13	30250	12470	
14	25600	12470	
15	26500	10166	
16	26500	11541	
17	26500	11541	
18	26500	11541	
19	26500	11541	
20	26500	11541	
21	22700	11541	
22	23200	10612	
23	23200	10612	
24	23200	10612	
25	23200	10612	
26	8700	10612	
27		10612	
28		10612	
29		10612	
30		10612	
31		10612	
32		10612	
33		10612	
34		5000	Max Allowable
	654142	391947	1,046,089.00
	14.072	8.810	11.50

ELEVATIONS

East Elevation

SUB AREA A

SUB AREA B

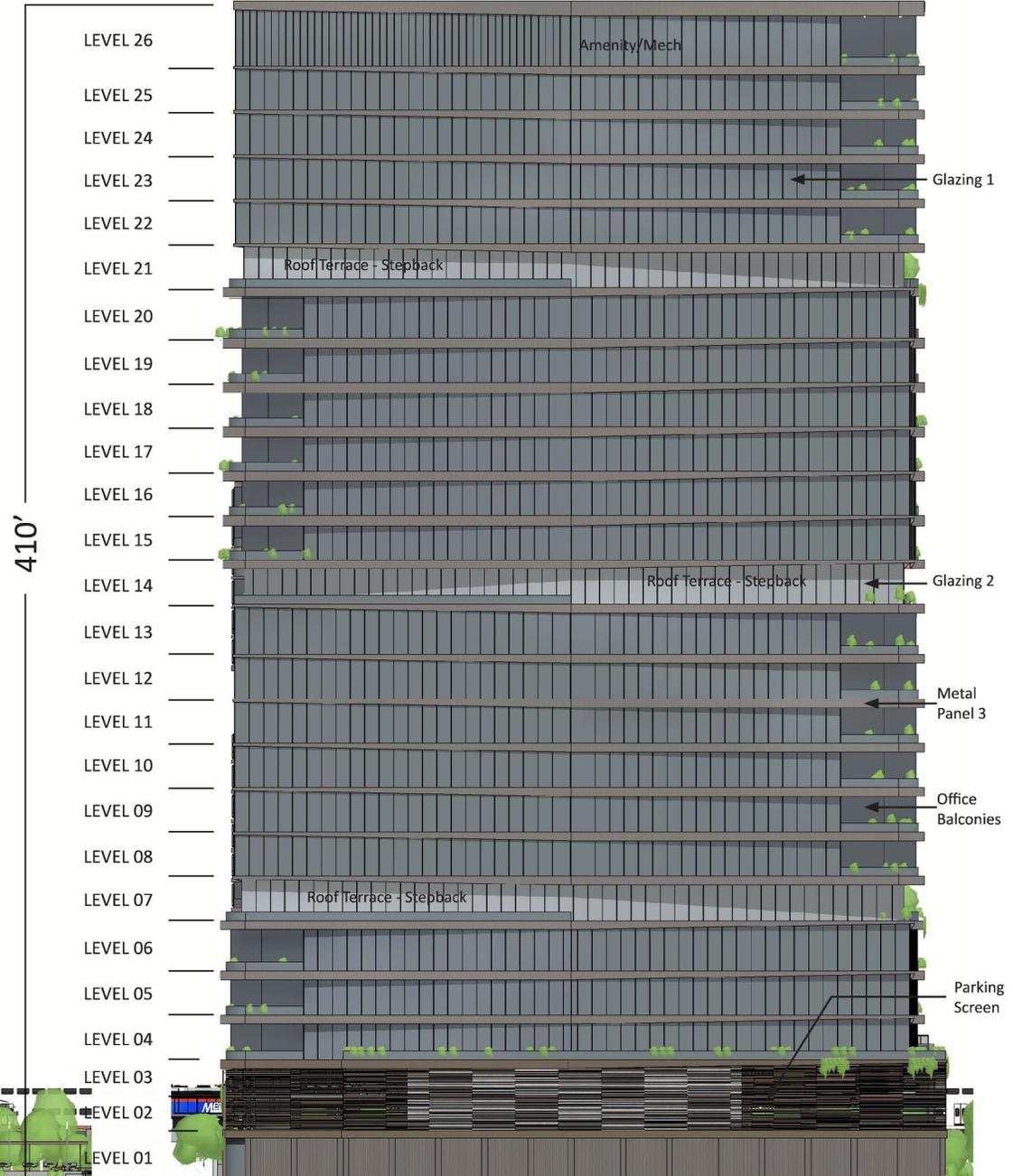
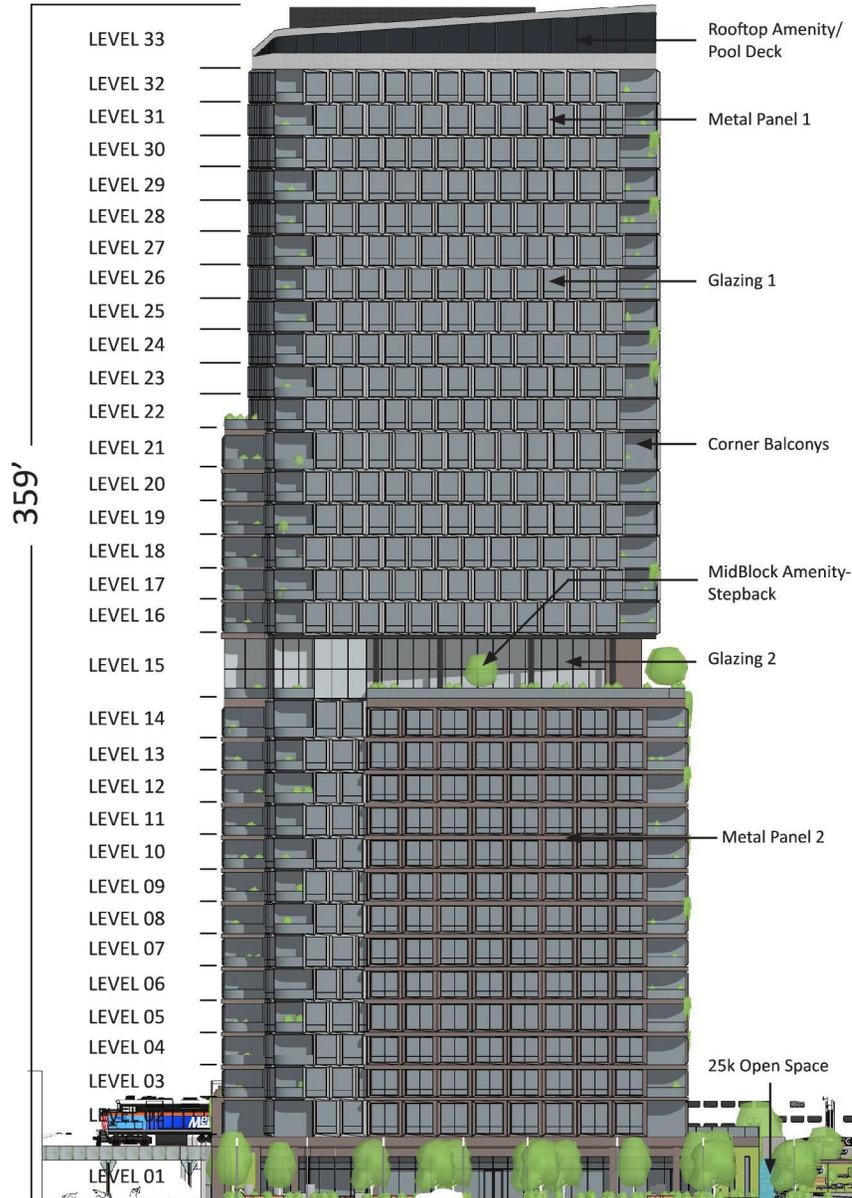


ELEVATIONS

South Elevation

SUB AREA B

SUB AREA A

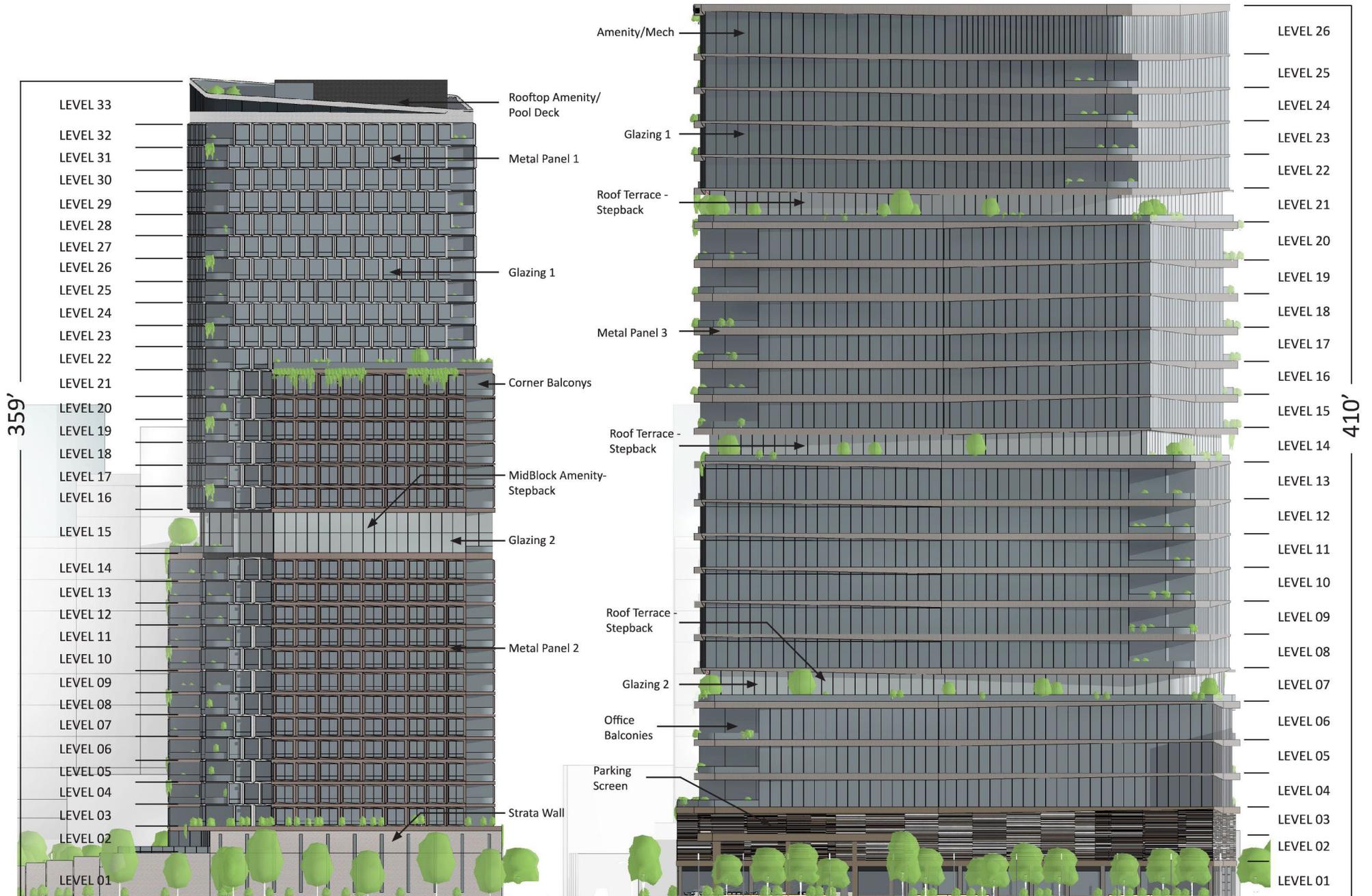


ELEVATIONS

North Elevation

SUB AREA B

SUB AREA A



ELEVATIONS

West Elevation

SUB AREA B

SUB AREA A



Sustainability Development Matrix

Chicago Sustainable Development Policy 2017 .01.12



Compliance Options	Points Required		Sustainable Strategies Menu																															
	Starting Points	Number of Optional Points Required New Construction / Substantial/Rehab / Moderate Rehab	Health	Energy						Stormwater						Landscapes				Green Roofs		Water		Transportation						Solid Waste	Work Force	Wildlife		
Compliance Paths			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	Choose one			Choose one			Choose one			4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	Choose one		Choose one		7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)		
Options Without Certification																																		
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	10	5	10	
Options With Certification																																		
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	80	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	5	5	10	10	5	10	
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes	80	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	5	5	10	10	5	10	
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10	5	10
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	NA	10	5	5	10	10	5	10

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

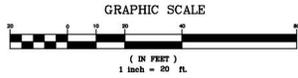
Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

LEED SILVER - 80
GREEN ROOF - 50-100% - 10
EV CHARGING STATION - 10

TOTAL - 100 POINTS

Existing Site Survey A

(Office) 46,487 SF

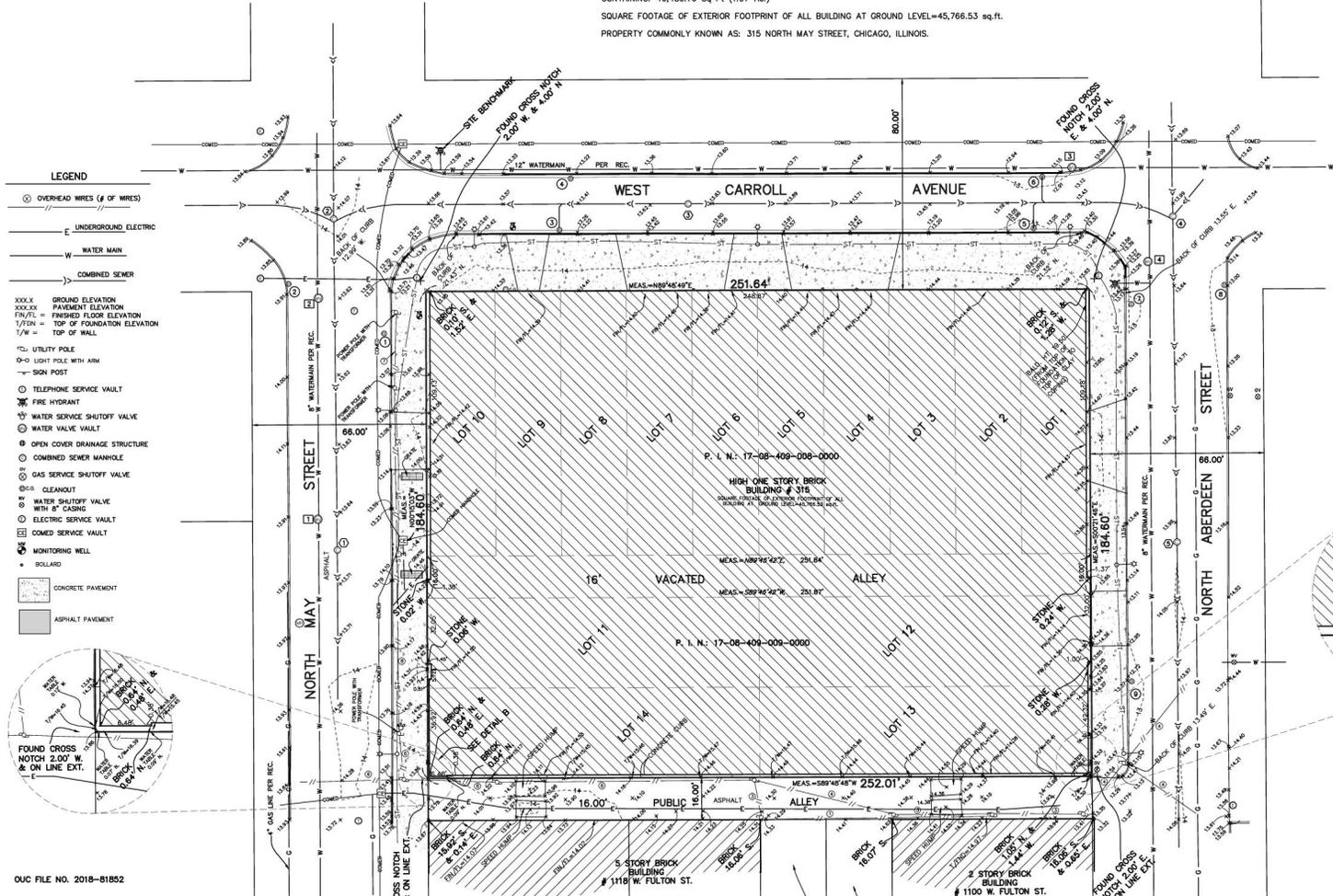


ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

LOTS 1 TO 14, INCLUSIVE, AND VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING LOTS 11 AND 12, AFORESAID, S. F. GALES SUBDIVISION OF BLOCK 12 OF CARPENTERS ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING: 46,486.76 Sq Ft (1.07 Ac.)
SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDING AT GROUND LEVEL=45,766.53 sq.ft.
PROPERTY COMMONLY KNOWN AS: 315 NORTH MAY STREET, CHICAGO, ILLINOIS.



STORM SEWER STRUCTURES

- 1) CATCH BASIN
RM = 13.69
FULL OF WATER & DEBRIS
- 2) CATCH BASIN
RM = 13.34
FULL OF WATER & DEBRIS
- 3) CATCH BASIN
RM = 13.17
N INV = 7.87
FULL OF WATER & DEBRIS
- 4) CATCH BASIN
RM = 13.14
FULL OF WATER & DEBRIS
- 5) CATCH BASIN
RM = 12.87
8" RCP N INV=8.07
- 6) CATCH BASIN
RM = 12.83
S INV = 7.72
- 7) CATCH BASIN
RM = 13.98
24" RCP N INV=3.64
FULL OF WATER & DEBRIS
- 8) CATCH BASIN
RM = 12.74
FULL OF WATER & DEBRIS
- 9) CATCH BASIN
RM = 12.67
FULL OF WATER & DEBRIS

COMBINED SEWER STRUCTURES

- 1) COMBINED SEWER MH
RM = 13.69
24" PER REC. N INV=3.89
24" PER REC. S INV=3.94
- 2) COMBINED SEWER MH
RM = 14.10
24" PER REC. N INV=3.75
24" PER REC. S INV=3.90
- 3) COMBINED SEWER MH
RM = 13.70
15" RCP E INV=4.65
15" RCP S INV=4.60
- 4) COMBINED SEWER MH
RM = 13.90
24" PER REC. N INV=3.55
24" PER REC. S INV=3.50
NE INV=3.40
- 5) COMBINED SEWER MH
RM = 13.98
24" RCP N INV=3.64
24" RCP S INV=3.58

800 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262

P. I. N.: 17-08-409-008-0000
17-08-409-009-0000

WATER VALVE VAULTS

- 1) WATER VALVE VAULT
RM = 13.46
FULL OF DEBRIS
- 2) WATER VALVE VAULT
RM = 13.51
TOP OF PIPE=3.28
- 3) WATER VALVE VAULT
RM = 13.24
FULL OF DEBRIS
- 4) WATER VALVE VAULT
RM = 13.90
FULL OF DEBRIS

- ### LEGEND
- OVERHEAD WIRES (# OF WIRES)
 - UNDERGROUND ELECTRIC
 - WATER MAIN
 - COMBINED SEWER
 - GROUND ELEVATION
 - PAVEMENT ELEVATION
 - FIN/F.L. = FINISHED FLOOR ELEVATION
 - T/F.N. = TOP OF FOUNDATION ELEVATION
 - T/W. = TOP OF WALL
 - UTILITY POLE
 - LIGHT POLE WITH ARM
 - SIGN POST
 - TELEPHONE SERVICE VAULT
 - FIRE HYDRANT
 - WATER SERVICE SHUTOFF VALVE
 - WATER VALVE VAULT
 - OPEN COVER DRAINAGE STRUCTURE
 - COMBINED SEWER MANHOLE
 - GAS SERVICE SHUTOFF VALVE
 - CLEANOUT
 - WATER SHUTOFF VALVE WITH 8" CASING
 - ELECTRIC SERVICE VAULT
 - COMED SERVICE VAULT
 - MONITORING WELL
 - BOLLARD
 - CONCRETE PAVEMENT
 - ASPHALT PAVEMENT

NOTES:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED. THE SURVEYOR LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF LOCATION.

BENCHMARK: CITY OF CHICAGO BM # 34 MONUMENT LOCATED TO THE WEST OF THE EAST LINE OF PAULINA STREET AND 25 FEET SOUTH OF THE SOUTH LINE OF CHICAGO AVENUE.
ELEVATION = 16.464

SITE BENCHMARK: NORTHWEST BOLT FIRE HYDRANT LOCATED AT NORTHEAST CORNER MAY AND CARROLL AVENUE.
ELEVATION = 14.72

FLOOD ZONE CLASSIFICATION:
PER ILL. MAP # 1300000191, PANEL 419 OF 832, EFFECTIVE DATE AUGUST 19, 2008. PROPERTY IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THERE ARE UNDERGROUND AND OVERHEAD FACILITIES FOR COMED, CDDT-DIVISION OF ELECTRICAL OPERATIONS, WIDE OPEN WEST LLC, COMCAST AND AT&T-ILLINOIS/SBC IN THE EAST-WEST ALLEY SOUTH OF AND ADJACENT TO SUBJECT PROPERTY.

BASES OF BEARINGS ASSUMED SOUTH LINE OF WEST CARROLL AVENUE BEING NORTH 89 DEGREES 48 MINUTES 49 SECONDS EAST.

PER NOTES IN O.U.C. FILE NO. 2018-81852

CITY-DOWN WATER SECTION CONSULTANT'S DIMENSIONS AS SHOWN ON THIS DRAWING ARE APPROXIMATE. ACTUAL LOCATIONS OF WATER MAINS SHOULD BE OBTAINED FROM TEST HOLES IF TEST HOLES ARE DESIRED, CONTACT BUREAU OF ENGINEERING SERVICES-WATER SECTION FOR AN ESTIMATE OF COST.

CDDT-DIVISION OF ELECTRICAL OPERATIONS, DETAILS SHOWN IN THE ATTACHED DRAWINGS ARE APPROXIMATE AND MAY NOT BE UP-TO-DATE. UTILITIES SHOWN OR NOT SHOWN IN THE DRAWINGS MUST BE FIELD VERIFIED.

WIDE OPEN WEST LLC, EXISTING FACILITY, PER O.U.C. UTILITY RECORDS WIDE OPEN WEST HAS PROVIDED NO DRAWINGS INDICATING LOCATION OF "EXISTING FACILITY".

COMCAST, COMCAST HAS EXISTING UNDERGROUND IN THE AREA.

SUBURB OF FORESTRY: THE BUREAU OF FORESTRY IS NOT INVOLVED NO FACILITIES AT THIS TIME. THE APPLICANT SHOULD INCLUDE A DRAWING(S) INDICATING EXISTING TREES AS WELL AS PROPOSED LANDSCAPING FOR THE PROJECT AREA ON THE PROPOSED PROJECT DRAWINGS FOR THE "EXISTING FACILITY PROTECTION" PHASE OF O.U.C. REVIEW. THE DRAWINGS MUST INDICATE TREE SIZE IN DIAMETER MEASURED AT 4.5' ABOVE GROUND AND TREE SPECIES. ANY EXISTING PARKWAY TREES PROPOSED FOR REMOVAL MUST BE CLEARLY IDENTIFIED ON THE DRAWINGS. FORESTRY WILL FURTHER REVIEW FOR INVOLVEMENT AT THAT TIME.

ALTA-ILLINOIS/SBC: ACCORDING TO AT&T EXISTING FACILITY RECORDS, AT&T DOES HAVE UNDERGROUND FACILITIES IN THE AREA BOUNDED BY AND INCLUDING N. MAY STREET, W. CARROLL AVENUE, N. ABERDEEN STREET, W. FULTON MARKET. ALSO AT&T HAS EXISTING OVERHEAD FACILITIES IN THE GIVEN AREA. NO DIAGRAM PROVIDED. AN EASEMENT OR RELIQUATION NEEDED IF MODIFICATION TO THESE FACILITIES ARE REQUIRED FOR FUTURE PLANS. THIS WORK IS 100% BILLABLE TO THE REQUESTOR. PLEASE CONTACT AT&T ENG CONTACT FERMILAB M004M (312)2777535 FOR ADDITIONAL INFORMATION.

CTA-TRAFFIC: NOT INVOLVED, NO FACILITIES.

MATTERS OF TITLE PERTAIN TO MATTERS OF TITLE PERTAIN TO FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 3020469, COMMITMENT DATED APRIL 29, 2020.

SURVEY RELATED SCHEDULE BY PART II ITEMS LISTED AS FOLLOWS:

- 1) NOT A SURVEY RELATED MATTER.
- 2) THE SURVEYOR HAS NO MATTER.
- 3) ENCROACHMENTS PLOTTED AND SHOWN HEREON.
- 4) NOT A SURVEY RELATED MATTER.
- 5) ALLEY VACATION DOCUMENT S115640 DOES NOT AFFECT SUBJECT PROPERTY.
- 6) 27-28) SEE DOCUMENTS FOR PARTICULARS.
- 7) EXISTING BRICK BUILDING OVER ALLEY WOULD INDICATE NO UTILITIES IN VACATED ALLEY.
- 8) UNDERGROUND RECORDS DO NOT SHOW ANY UTILITIES IN SAID VACATED ALLEY.
- 9) THERE ARE NO SPIRES, SWITCH TRACKS AND RAILROAD RIGHTS OF WAY ON SUBJECT PROPERTY AT THE TIME OF SURVEY.
- 10) ZONING INFORMATION: PER ORDINANCE NO. 95106 ENTITLED AUTHORIZING ESTABLISHMENT OF ENTERPRISE ZONE 4 RECORDED APRIL 26, 2016 AS DOCUMENT 161910014 THE PROPERTY IS LOCATED IN ENTERPRISE ZONE 4.

OUC FILE NO. 2018-81852

BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : DORSET & WHITNEY LLP
DRAWN BY : MMG
CHECKED BY : JG
SURVEYED BY : JS-LR/LR-JS

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 12-20273-20 ALTA UPD-REV 2

P.I.N.: 17-08-409-004
TAX BILL MAILING ADDRESS:
M/R HOLDINGS DONALD'S GROSS
980 N MICHIGAN AVE#252
CHICAGO, IL 60611

P.I.N.: 17-08-409-007
TAX BILL MAILING ADDRESS:
1100 W FULTON PARK
1305 N DEARBORN RD
CHICAGO, IL 60617

P.I.N.: 17-08-409-008
TAX BILL MAILING ADDRESS:
1100 W FULTON PARK
1305 N DEARBORN RD
CHICAGO, IL 60617



NO.	DATE	DESCRIPTION	BY
3	05/12/2021	REVISED PER EMAIL DATED 05/06/2021	MMG
2	05/07/2021	REVISED PER EMAIL DATED 04/29/2021	MMG
1	04/29/2021	REVISED PER EMAIL DATED 04/29/2021	MMG

"TABLE "X" ITEMS LISTED IN SURVEYOR CERTIFICATE NOT OTHERWISE SHOWN HEREON:
FIELD & O.C. = 2ND JUDICIAL CIRCUIT PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY.
18 - 19 - 20 - 21 - 22 - 23 - 24 - 25 - 26 - 27 - 28 - 29 - 30 - 31 - 32 - 33 - 34 - 35 - 36 - 37 - 38 - 39 - 40 - 41 - 42 - 43 - 44 - 45 - 46 - 47 - 48 - 49 - 50 - 51 - 52 - 53 - 54 - 55 - 56 - 57 - 58 - 59 - 60 - 61 - 62 - 63 - 64 - 65 - 66 - 67 - 68 - 69 - 70 - 71 - 72 - 73 - 74 - 75 - 76 - 77 - 78 - 79 - 80 - 81 - 82 - 83 - 84 - 85 - 86 - 87 - 88 - 89 - 90 - 91 - 92 - 93 - 94 - 95 - 96 - 97 - 98 - 99 - 100 - 101 - 102 - 103 - 104 - 105 - 106 - 107 - 108 - 109 - 110 - 111 - 112 - 113 - 114 - 115 - 116 - 117 - 118 - 119 - 120 - 121 - 122 - 123 - 124 - 125 - 126 - 127 - 128 - 129 - 130 - 131 - 132 - 133 - 134 - 135 - 136 - 137 - 138 - 139 - 140 - 141 - 142 - 143 - 144 - 145 - 146 - 147 - 148 - 149 - 150 - 151 - 152 - 153 - 154 - 155 - 156 - 157 - 158 - 159 - 160 - 161 - 162 - 163 - 164 - 165 - 166 - 167 - 168 - 169 - 170 - 171 - 172 - 173 - 174 - 175 - 176 - 177 - 178 - 179 - 180 - 181 - 182 - 183 - 184 - 185 - 186 - 187 - 188 - 189 - 190 - 191 - 192 - 193 - 194 - 195 - 196 - 197 - 198 - 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1029 - 1030 - 1031 - 1032 - 1033 - 1034 - 1035 - 1036 - 1037 - 1038 - 1039 - 1040 - 1041 - 1042 - 1043 - 1044 - 1045 - 1046 - 1047 - 1048 - 1049 - 1050 - 1051 - 1052 - 1053 - 1054 - 1055 - 1056 - 1057 - 1058 - 1059 - 1060 - 1061 - 1062 - 1063 - 1064 - 1065 - 1066 - 1067 - 1068 - 1069 - 1070 - 1071 - 1072 - 1073 - 1074 - 1075 - 1076 - 1077 - 1078 - 1079 - 1080 - 1081 - 1082 - 1083 - 1084 - 1085 - 1086 - 1087 - 1088 - 1089 - 1090 - 1091 - 1092 - 1093 - 1094 - 1095 - 1096 - 1097 - 1098 - 1099 - 1100 - 1101 - 1102 - 1103 - 1104 - 1105 - 1106 - 1107 - 1108 - 1109 - 1110 - 1111 - 1112 - 1113 - 1114 - 1115 - 1116 - 1117 - 1118 - 1119 - 1120 - 1121 - 1122 - 1123 - 1124 - 1125 - 1126 - 1127 - 1128 - 1129 - 1130 - 1131 - 1132 - 1133 - 1134 - 1135 - 1136 - 1137 - 1138 - 1139 - 1140 - 1141 - 1142 - 1143 - 1144 - 1145 - 1146 - 1147 - 1148 - 1149 - 1150 - 1151 - 1152 - 1153 - 1154 - 1155 - 1156 - 1157 - 1158 - 1159 - 1160 - 1161 - 1162 - 1163 - 1164 - 1165 - 1166 - 1167 - 1168 - 1169 - 1170 - 1171 - 1172 - 1173 - 1174 - 1175 - 1176 - 1177 - 1178 - 1179 - 1180 - 1181 - 1182 - 1183 - 1184 - 1185 - 1186 - 1187 - 1188 - 1189 - 1190 - 1191 - 1192 - 1193 - 1194 - 1195 - 1196 - 1197 - 1198 - 1199 - 1200 - 1201 - 1202 - 1203 - 1204 - 1205 - 1206 - 1207 - 1208 - 1209 - 1210 - 1211 - 1212 - 1213 - 1214 - 1215 - 1216 - 1217 - 1218 - 1219 - 1220 - 1221 - 1222 - 1223 - 1224 - 1225 - 1226 - 1227 - 1228 - 1229 - 1230 - 1231 - 1232 - 1233 - 1234 - 1235 - 1236 - 1237 - 1238 - 1239 - 1240 - 1241 - 1242 - 1243 - 1244 - 1245 - 1246 - 1247 - 1248 - 1249 - 1250 - 1251 - 1252 - 1253 - 1254 - 1255 - 1256 - 1257 - 1258 - 1259 - 1260 - 1261 - 1262 - 1263 - 1264 - 1265 - 1266 - 1267 - 1268 - 1269 - 1270 - 1271 - 1272 - 1273 - 1274 - 1275 - 1276 - 1277 - 1278 - 1279 - 1280 - 1281 - 1282 - 1283 - 1284 - 1285 - 1286 - 1287 - 1288 - 1289 - 1290 - 1291 - 1292 - 1293 - 1294 - 1295 - 1296 - 1297 - 1298 - 1299 - 1300 - 1301 - 1302 - 1303 - 1304 - 1305 - 1306 - 1307 - 1308 - 1309 - 1310 - 1311 - 1312 - 1313 - 1314 - 1315 - 1316 - 1317 - 1318 - 1319 - 1320 - 1321 - 1322 - 1323 - 1324 - 1325 - 1326 - 1327 - 1328 - 1329 - 1330 - 1331 - 1332 - 1333 - 1334 - 1335 - 1336 - 1337 - 1338 - 1339 - 1340 - 1341 - 1342 - 1343 - 1344 - 1345 - 1346 - 1347 - 1348 - 1349 - 1350 - 1351 - 1352 - 1353 - 1354 - 1355 - 1356 - 1357 - 1358 - 1359 - 1360 - 1361 - 1362 - 1363 - 1364 - 1365 - 1366 - 1367 - 1368 - 1369 - 1370 - 1371 - 1372 - 1373 - 1374 - 1375 - 1376 - 1377 - 1378 - 1379 - 1380 - 1381 - 1382 - 1383 - 1384 - 1385 - 1386 - 1387 - 1388 - 1389 - 1390 - 1391 - 1392 - 1393 - 1394 - 1395 - 1396 - 1397 - 1398 - 1399 - 1400 - 1401 - 1402 - 1403 - 1404 - 1405 - 1406 - 1407 - 1408 - 1409 - 1410 - 1411 - 1412 - 1413 - 1414 - 1415 - 1416 - 1417 - 1418 - 1419 - 1420 - 1421 - 1422 - 1423 - 1424 - 1425 - 1426 - 1427 - 1428 - 1429 - 1430 - 1431 - 1432 - 1433 - 1434 - 1435 - 1436 - 1437 - 1438 - 1439 - 1440 - 1441 - 1442 - 1443 - 1444 - 1445 - 1446 - 1447 - 1448 - 1449 - 1450 - 1451 - 1452 - 1453 - 1454 - 1455 - 1456 - 1457 - 1458 - 1459 - 1460 - 1461 - 1462 - 1463 - 1464 - 1465 - 1466 - 1467 - 1468 - 1469 - 1470 - 1471 - 1472 - 1473 - 1474 - 1475 - 1476 - 1477 - 1478 - 1479 - 1480 - 1481 - 1482 - 1483 - 1484 - 1485 - 1486 - 1487 - 1488 - 1489 - 1490 - 1

Existing Site Survey B

(Residential) 44,487 SF

ALTA/NSPS LAND TITLE SURVEY

BY
GENTILE AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

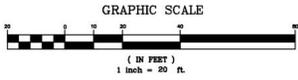
THOSE PARTS OF LOTS 13, 14 AND 15 LYING SOUTH OF A LINE 10.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTER LINE OF CARROLL STREET LEAD TRACK, AND ALL OF LOTS 16 TO 26, BOTH INCLUSIVE, ALL IN THE SUBDIVISION OF BLOCK 7 OF CARPENTERS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;
AND
THOSE PARTS OF THE EAST AND WEST AND NORTH AND SOUTH HERETOFORE VACATED ALLEYS (AS HERETOFORE VACATED BY DOCUMENT NO. 5115640, RECORDED JANUARY 20, 2015) LYING SOUTH OF A LINE 10.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTER LINE OF CARROLL STREET LEAD TRACK, IN SAID SUBDIVISION OF BLOCK 7, ALL IN COOK COUNTY, ILLINOIS;
AND
THAT PART OF THE SOUTH 177.00 FEET (MEASURED PERPENDICULARLY) OF THE SUBDIVISION OF BLOCK 7 (INCLUDING ALLEYS VACATED IN ACCORDANCE WITH DOCUMENT NO. 5115640, RECORDED JANUARY 20, 2015) ALL TAKEN AS A TRACT, EXCEPTING FROM SAID TRACT, THAT PART LYING SOUTH OF A LINE DRAWN 10.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTER LINE OF THE CARROLL STREET LEAD TRACK, ALL IN THE SUBDIVISION OF BLOCK 7 OF CARPENTERS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THOSE PARTS OF THE EAST AND WEST AND NORTH AND SOUTH HERETOFORE VACATED ALLEYS (AS HERETOFORE VACATED BY DOCUMENT NO. 5115640, RECORDED JANUARY 20, 2015) DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 15 IN THE SUBDIVISION OF BLOCK 7 OF CARPENTERS ADDITION TO CHICAGO; THENCE SOUTH 00 DEGREES 21 MINUTES 48 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH ABERDEEN STREET, A DISTANCE OF 10 FEET TO THE NORTHEAST CORNER OF LOT 26 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 48 MINUTES 48 SECONDS WEST ALONG NORTH LINE OF LOTS 17 THRU 26, A DISTANCE OF 20.35 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH MAY STREET; THENCE 15 MINUTES 03 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH MAY STREET, A DISTANCE OF 10 FEET TO THE SOUTHWEST CORNER OF LOT 16 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 48 MINUTES 48 SECONDS EAST ALONG SOUTH LINE OF SAID LOT 16, A DISTANCE OF 116.43 FEET TO SOUTHWEST CORNER OF LOT 18; THENCE NORTH 00 DEGREES 21 MINUTES 48 SECONDS WEST ALONG EAST LINE OF LOTS 12, 13 AND 16 IN SAID SUBDIVISION, A DISTANCE OF 67.00 FEET TO THE NORTH LINE OF THE SOUTH 177.00 FEET OF SUBDIVISION OF LOT 7; THENCE NORTH 89 DEGREES 48 MINUTES 48 SECONDS EAST A DISTANCE OF 18.00 FEET TO A POINT ON THE WEST LINE OF LOT 11 IN SAID SUBDIVISION; THENCE SOUTH 00 DEGREES 21 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF LOTS 11, 14 AND 15, A DISTANCE OF 87.00 FEET TO THE SOUTHWEST CORNER OF LOT 15 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 48 MINUTES 48 SECONDS EAST ALONG SOUTH LINE OF SAID LOT 15, A DISTANCE OF 116.87 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

NETS AND BOUNDARY LEGAL DESCRIPTION OF VACATED ALLEY:
THOSE PARTS OF THE EAST AND WEST AND NORTH AND SOUTH HERETOFORE VACATED ALLEYS (AS HERETOFORE VACATED BY DOCUMENT NO. 5115640, RECORDED JANUARY 20, 2015) DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 15 IN THE SUBDIVISION OF BLOCK 7 OF CARPENTERS ADDITION TO CHICAGO; THENCE SOUTH 00 DEGREES 21 MINUTES 48 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH ABERDEEN STREET, A DISTANCE OF 10 FEET TO THE NORTHEAST CORNER OF LOT 26 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 48 MINUTES 48 SECONDS WEST ALONG NORTH LINE OF LOTS 17 THRU 26, A DISTANCE OF 20.35 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH MAY STREET; THENCE 15 MINUTES 03 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH MAY STREET, A DISTANCE OF 10 FEET TO THE SOUTHWEST CORNER OF LOT 16 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 48 MINUTES 48 SECONDS EAST ALONG SOUTH LINE OF SAID LOT 16, A DISTANCE OF 116.43 FEET TO SOUTHWEST CORNER OF LOT 18; THENCE NORTH 00 DEGREES 21 MINUTES 48 SECONDS WEST ALONG EAST LINE OF LOTS 12, 13 AND 16 IN SAID SUBDIVISION, A DISTANCE OF 67.00 FEET TO THE NORTH LINE OF THE SOUTH 177.00 FEET OF SUBDIVISION OF LOT 7; THENCE NORTH 89 DEGREES 48 MINUTES 48 SECONDS EAST A DISTANCE OF 18.00 FEET TO A POINT ON THE WEST LINE OF LOT 11 IN SAID SUBDIVISION; THENCE SOUTH 00 DEGREES 21 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF LOTS 11, 14 AND 15, A DISTANCE OF 87.00 FEET TO THE SOUTHWEST CORNER OF LOT 15 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 48 MINUTES 48 SECONDS EAST ALONG SOUTH LINE OF SAID LOT 15, A DISTANCE OF 116.87 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TOTAL AREA: 44,487.50 sq. ft. (1.02 acres)

PROPERTY COMMONLY KNOWN AS: 1112 W CARROLL AVENUE, CHICAGO, ILLINOIS.



NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

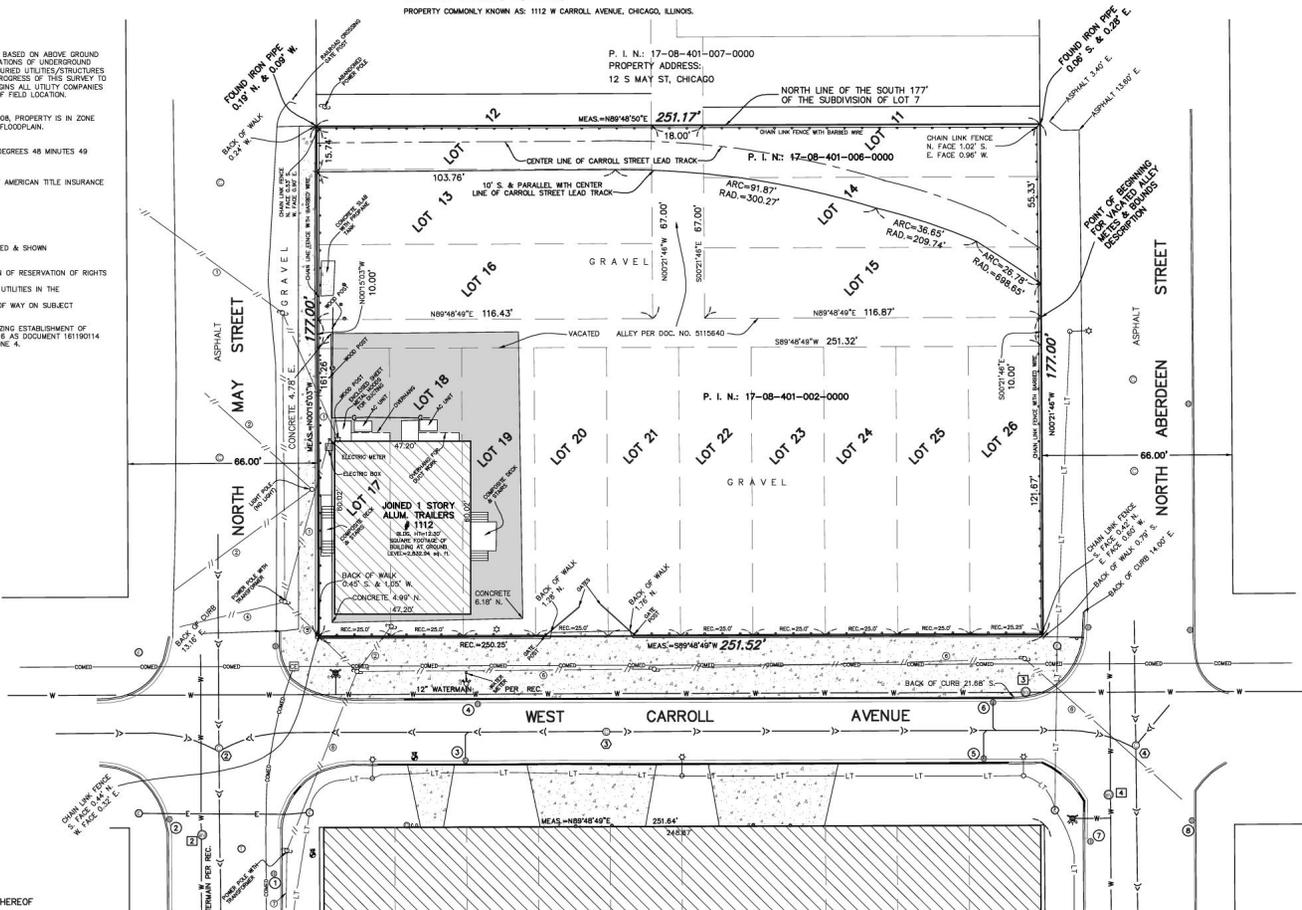
FLOOD ZONE CLASSIFICATION:
PER FEMA MAP NO. 17032001A, EFFECTIVE DATE AUGUST 18, 2008, PROPERTY IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS:
ASSUMED SOUTH LINE OF WEST CARROLL AVENUE BEING SOUTH 89 DEGREES 48 MINUTES 49 SECONDS WEST.

MATTERS OF TITLE PERTAIN TO MATTERS OF TITLE PERTAIN TO FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 302499, COMMITMENT DATED APRIL 28, 2020.
SURVEY RELATED SCHEDULE B PART 3 ITEMS LISTED AS FOLLOWS:

- 1) NOT A SURVEY RELATED MATTER.
- 2) THE SURVEYOR HAS NO
- 3) NO ENCROACHMENTS AT TIME OF SURVEY.
- 4-25) NOT A SURVEY RELATED MATTER
- 26) VACATED PUBLIC ALLEY PER DOCUMENT NUMBER 5115640 PLOTTED & SHOWN HEREON.
- 27-29) SEE DOCUMENTS FOR PARTICULARS.
- 30) ALLEY VACATION DOCUMENT NUMBER 5115640 MAKES NO MENTION OF RESERVATION OF RIGHTS BY OTHERS.
- 31) THERE IS NO OBSERVED EVIDENCE OF THE LOCATION OF PUBLIC UTILITIES IN THE VACATED PUBLIC ALLEY AT TIME OF SURVEY.
- 32) THERE ARE NO SPURS, SWITCH TRACKS AND RAILROAD RIGHTS OF WAY ON SUBJECT PROPERTY AT TIME OF SURVEY.

ZONING INFORMATION: PER ORDINANCE NO. 95106 ENTITLED AUTHORIZING ESTABLISHMENT OF ENTERPRISE ZONE 4 RECORDED APRIL 26, 2016 AS DOCUMENT 16116114 THE PROPERTY IS LOCATED IN ENTERPRISE ZONE 4.



LEGEND

- OVERHEAD WIRES (4 OF WIRES)
- UNDERGROUND STREET LIGHTING LINE
- UNDERGROUND ELECTRIC
- WATER MAIN
- COMBINED SEWER
- COMMON WEALTH LESSON LINE
- GAS MAIN
- UTILITY POLE
- UTILITY POLE WITH ARM
- SIGN POST
- TELEPHONE SERVICE VAULT
- FIRE HYDRANT
- WATER SERVICE SHUTOFF VALVE
- WATER VALVE VAULT
- OPEN COVER DRAINAGE STRUCTURE
- COMBINED SEWER MANHOLE
- GAS SERVICE SHUTOFF VALVE
- CLEANOUT
- WATER SHUTOFF VALVE WITH CASING
- ELECTRIC SERVICE VAULT
- COMED SERVICE VAULT
- MONITORING WELL
- BOLLARD
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT

TABLE "A" FROM LISTED IN SURVEYOR'S CERTIFICATE NOT OTHERWISE SHOWN HEREON:
 60' & 6" - 40' TRIMMING SHOULDER PROVIDED TO THE STREET AT THE TIME OF SURVEY.
 8' - NO PARKING STRIPES ON SUBJECT PROPERTY AT TIME OF SURVEY.
 12' - NO OBSERVED EVIDENCE OF CONCRETE DRIVEWAYS/DRIVE PAVEMENT CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
 RIGHT-OF-WAY CURB AND 40' DRIVE STRIPES OF IDEALIZED CONSTRUCTION OF DRIVEWAYS OBSERVED AT THE TIME OF FIELD WORK.
 18' - NO OTHER EVIDENT ENCROACHMENTS PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY.

STATE OF ILLINOIS) S.S.
 COUNTY OF DUPAGE)
 TO: 1) 1112 CARROLL, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY
 2) TRAMMELL CROW CHICAGO DEVELOPMENT, INC., A DELAWARE CORPORATION
 3) FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 6, A.D. 2021.
 DATE OF PLAT: MAY 12, A.D. 2021.

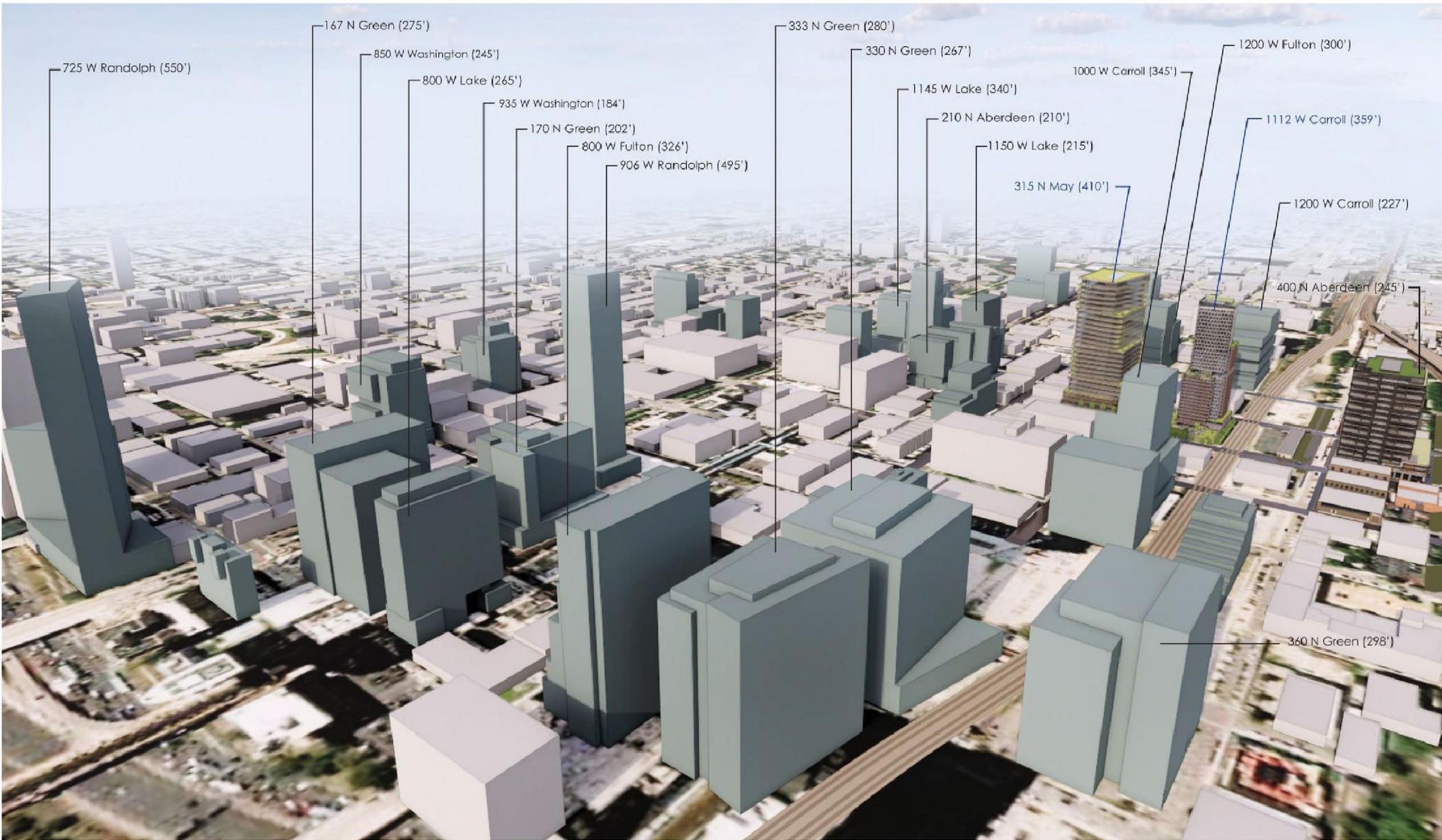
BY: *[Signature]*
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
 MY LICENSE EXPIRES NOVEMBER 30, 2022
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

BASE SCALE: 1 INCH = 20 FEET
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
 ORDERED BY: DORSEY & WHITNEY LLP
 DRAWN BY: MMC
 CHECKED BY: JFG
 SURVEYED BY: LR-JS
 COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE, FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.
 ORDER NO. 19-22013-20 ALTA UPD-REV 3

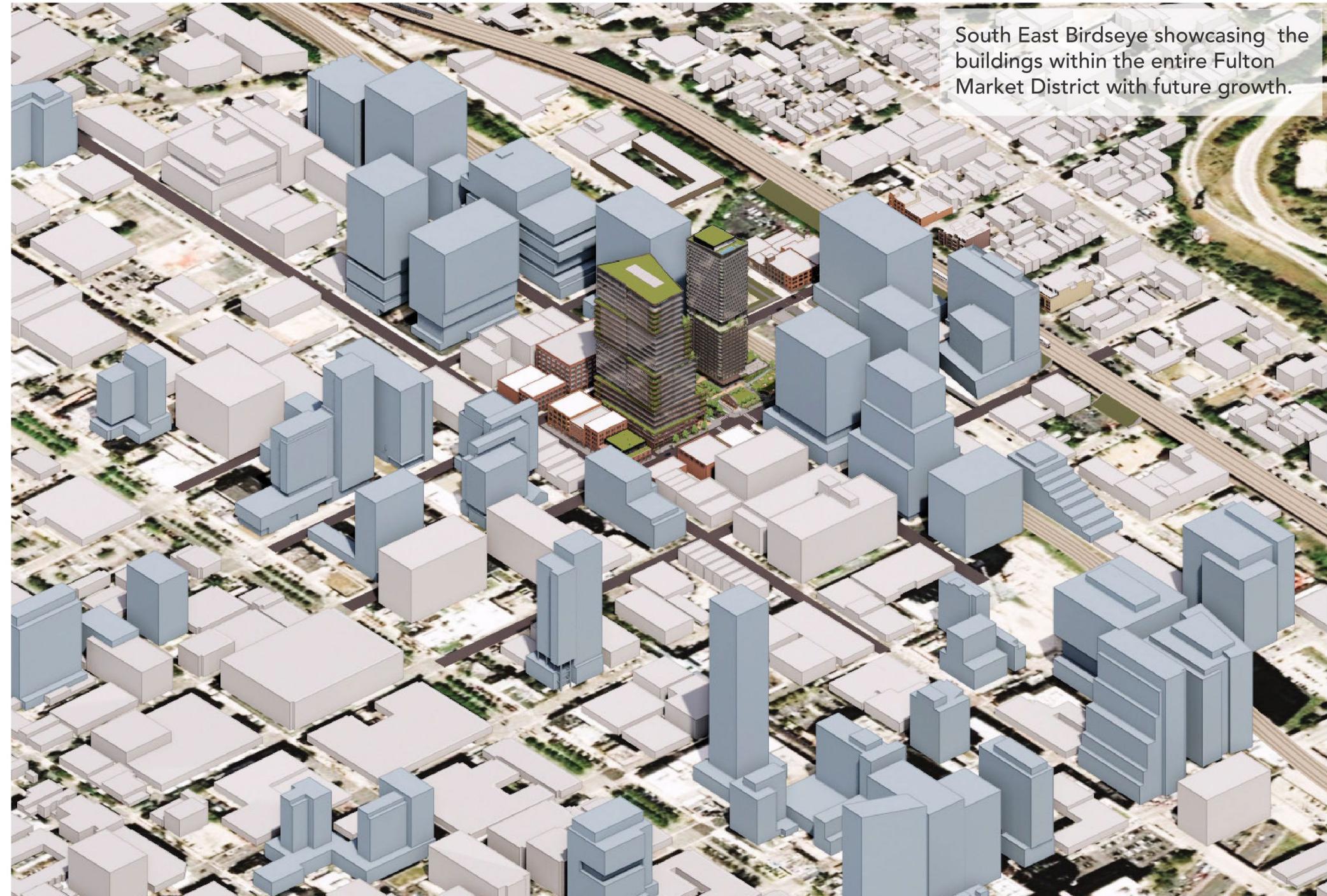
NO.	DATE	DESCRIPTION	BY
3	05/12/2021	REVISED PER DEM. DATED 05/06/2021	MMG
2	09/15/2020	REVISED PER DEM. DATED 09/15/2020	MMG
1	06/01/2020	REVISED PER DEM. DATED 06/01/2020	MMG



Site Context- Looking SW

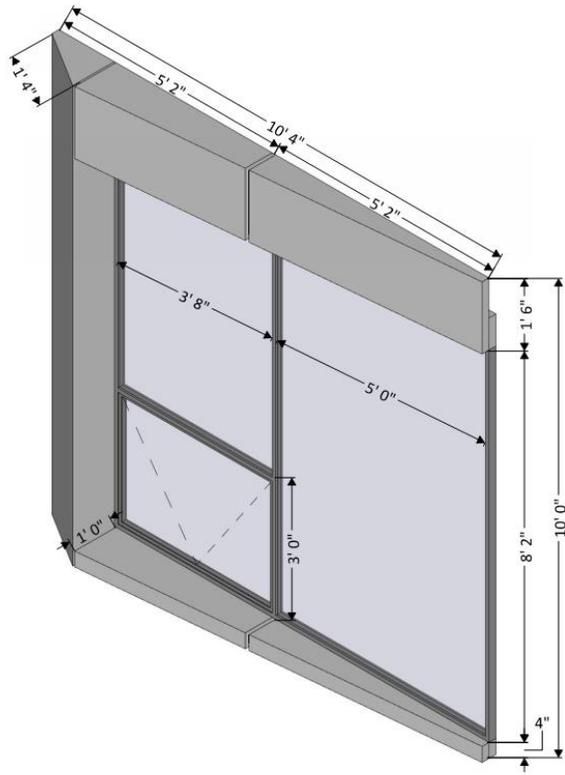


MACRO SITE CONTEXT

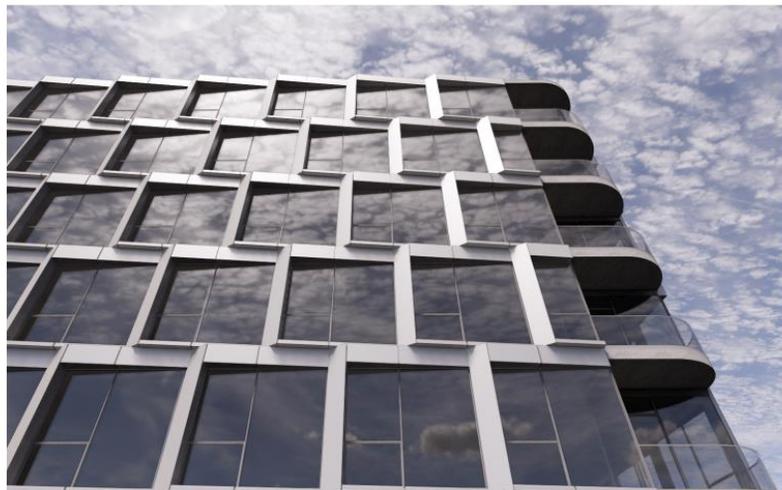
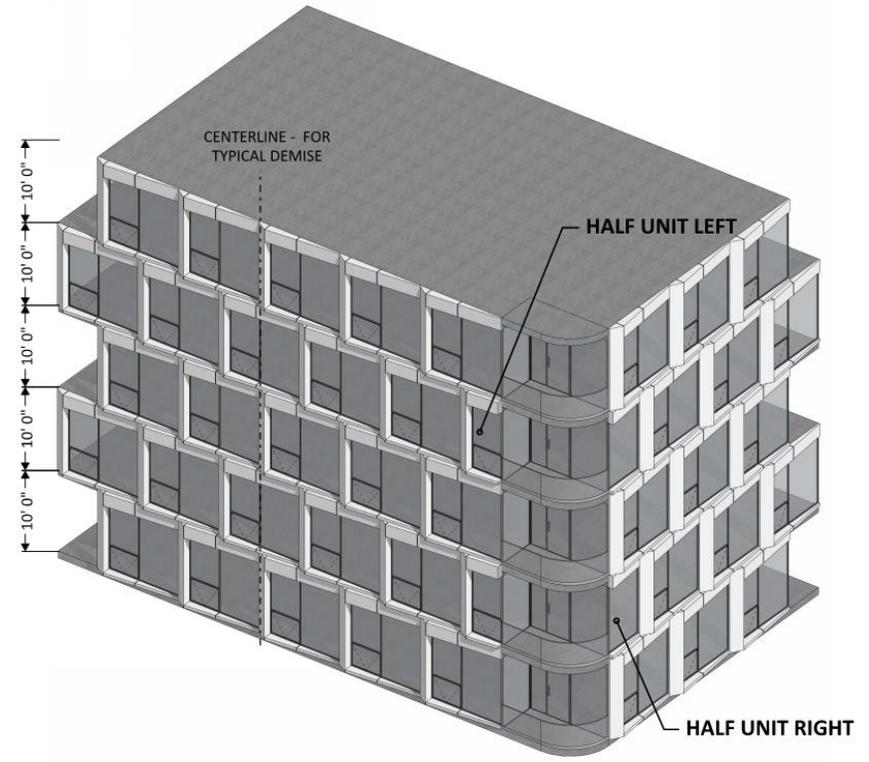
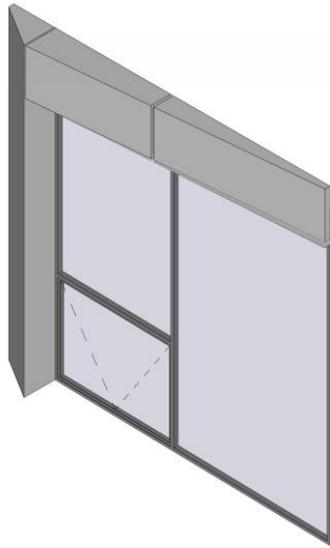


South East Birdseye showcasing the buildings within the entire Fulton Market District with future growth.

RESIDENTIAL WINDOW UNIT



OPTIONAL UNIT WITHOUT SILL





PRECEDENT PROJECTS
ABUTTING LANDMARK DISTRICT

