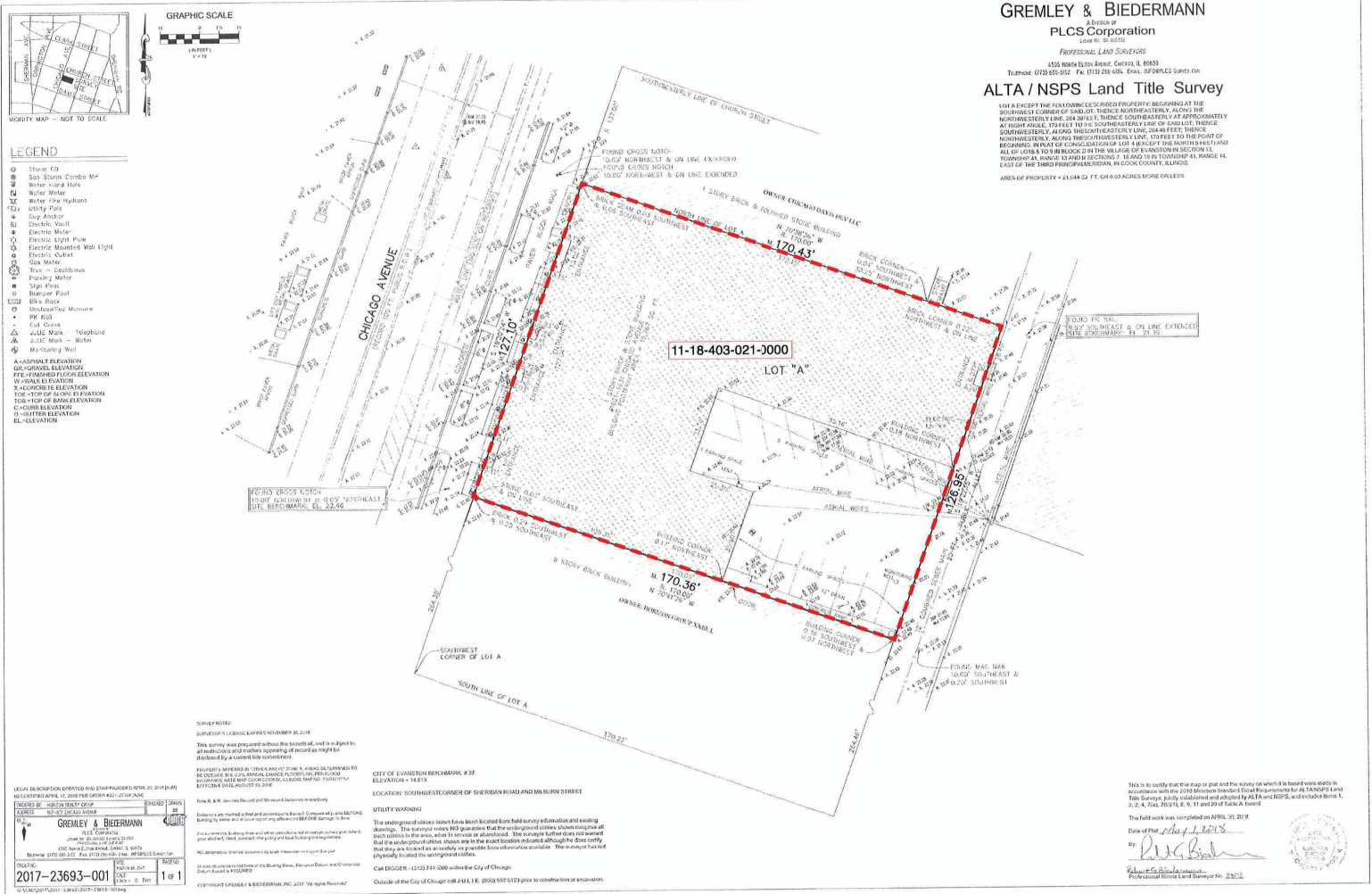


Planned Development Boundary



GREMLEY & BIEDERMANN
A Division of
PLCS Corporation

PROFESSIONAL LAND SURVEYORS
1500 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 325-3302 Fax: (773) 292-1030 Email: gremlay@plcs.com

ALTA / NSPS Land Title Survey

LOT A EXCEPT THE FOLLOWING DESCRIBED PROPERTY BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTHWESTERSLY, ALONG THE NORTHWESTERLY LINE 284.20 FEET, THENCE SOUTHWESTERLY AT APPROXIMATELY A RIGHT ANGLE, TO THE SOUTHWESTERLY LINE OF SAID LOT, THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE 264.48 FEET, THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE 105 FEET TO THE POINT OF BEGINNING; BEING PART OF LOTS 1 AND 2 OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- LEGEND**
- Storm CG
 - Sew Storm Combo M⁴
 - Water Valve Hole
 - Water Meter
 - Meter Pile Hydrant
 - Utility Pole
 - Guy Anchor
 - Electric Vault
 - Electric Meter
 - Electric Light Pole
 - Electric Mounted Wht Light
 - Electric Outlet
 - Gas Meter
 - Train - Gaslines
 - Parking Meter
 - Sign Pole
 - Blunger Post
 - Stop Sign
 - E 1/8" Spot
 - Unmarked Monument
 - PK Rock
 - Cold Chalk
 - Juice Mark Telephone
 - J.C.K. Mark - Water
 - Man-Hole Ring Well
 - A-ASPIRALT ELEVATION
 - B-SPRINKLER ELEVATION
 - C-FINISHED FLOOR ELEVATION
 - D-CONCRETE ELEVATION
 - E-TOP OF FINISH FLOOR
 - F-TOP OF SLOPE ELEVATION
 - G-TOP OF BANK ELEVATION
 - H-ROAD ELEVATION
 - I-ELEVATION

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2010 Minimum Standards and Regulations for ALTA/NSPS Land Title Surveys, as established and adopted by ALTA and NSPS, and include Books 1, 2, 3, 4, 7AL, 7B31A, 6, 9, 11 and 20 of Title A. Form 50.

The field work was completed on APRIL 30, 2018.

Date of this map: *April 30, 2018*

[Signature]
Professional Service Land Surveyor No. 2332

LEGAL DESCRIPTION: 15000'00" 10.00' 10.00' INTERSECT OF CHICAGO AVENUE AND SOUTH LINE OF LOT A.

LEGAL DESCRIPTION: 15000'00" 10.00' 10.00' INTERSECT OF CHICAGO AVENUE AND SOUTH LINE OF LOT A.

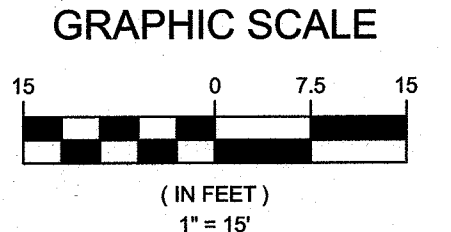
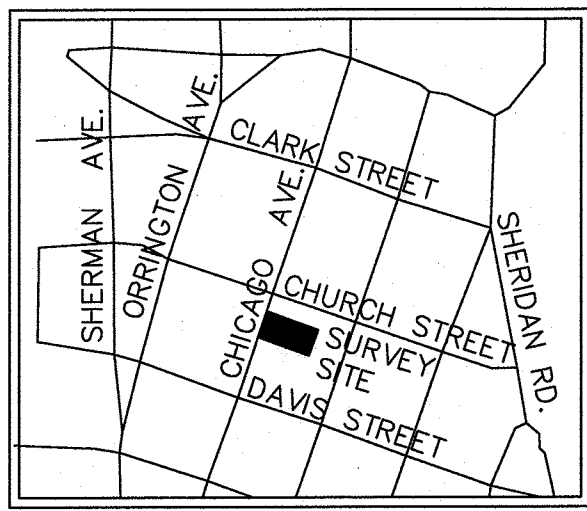
CITY OF CHICAGO: 11-18-403-021-000

LOCATION: SOUTHWEST CORNER OF SHERIDAN ROAD AND MILBURN STREET

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown correspond to their actual location. The surveyor is not responsible for any damage to or loss of property, including utility lines, caused by construction or excavation work. The surveyor is not responsible for any damage to or loss of property, including utility lines, caused by construction or excavation work. The surveyor is not responsible for any damage to or loss of property, including utility lines, caused by construction or excavation work.

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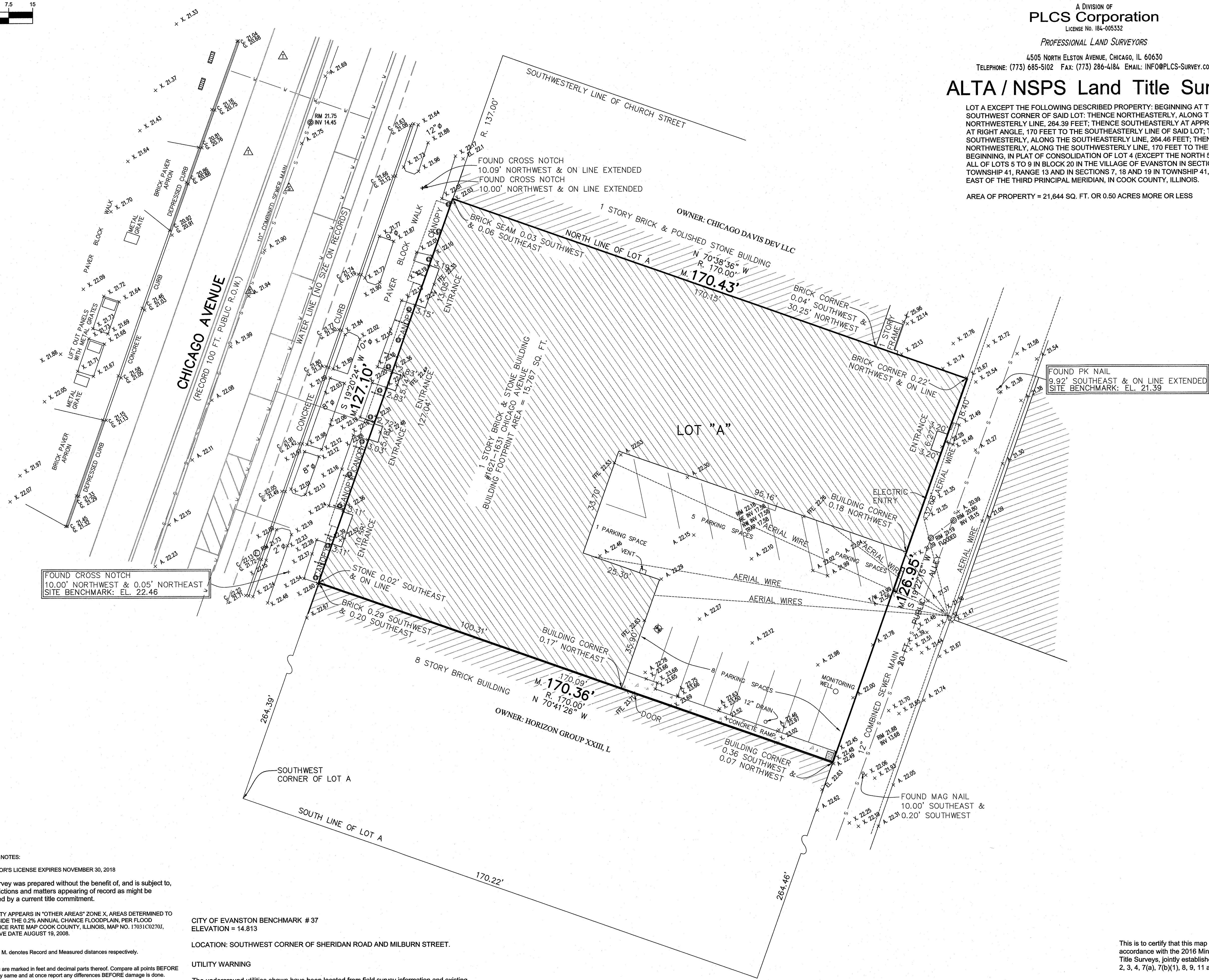
- LEGEND**
- ☉ Storm CB
 - ☉ San Storm Combo MH
 - ☉ Water Hand Hole
 - ☉ Water Meter
 - ☉ Water Fire Hydrant
 - ☉ Utility Pole
 - ☉ Guy Anchor
 - ☉ Electric Vault
 - ☉ Electric Meter
 - ☉ Electric Light Pole
 - ☉ Electric Mounted Wall Light
 - ☉ Electric Outlet
 - ☉ Gas Meter
 - ☉ Tree - Deciduous
 - ☉ Parking Meter
 - ☉ Sign Post
 - ☉ Bumper Post
 - ☉ Bike Rack
 - ☉ Unclassified Manhole
 - ☉ PK Nail
 - ☉ Cut Cross
 - ☉ JULIE Mark - Telephone
 - ☉ JULIE Mark - Water
 - ☉ Monitoring Well
- A=ASPHALT ELEVATION
 GR=GRAVEL ELEVATION
 FFE=FINISHED FLOOR ELEVATION
 W=WALK ELEVATION
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 TOE=TOP OF SLOPE ELEVATION
 TOB=TOP OF BANK ELEVATION
 C=CURB ELEVATION
 G=GUTTER ELEVATION
 EL=ELEVATION

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 A DIVISION OF
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 LICENSE No. 184-005332
 PROFESSIONAL LAND SURVEYORS
 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

LOT A EXCEPT THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE, 264.39 FEET; THENCE SOUTHEASTERLY AT APPROXIMATELY AT RIGHT ANGLE, 170 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT; THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE, 264.46 FEET; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE, 170 FEET TO THE POINT OF BEGINNING, IN PLAT OF CONSOLIDATION OF LOT 4 (EXCEPT THE NORTH 5 FEET) AND ALL OF LOTS 5 TO 9 IN BLOCK 20 IN THE VILLAGE OF EVANSTON IN SECTION 13, TOWNSHIP 41, RANGE 13 AND IN SECTIONS 7, 18 AND 19 IN TOWNSHIP 41, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF PROPERTY = 21,644 SQ. FT. OR 0.50 ACRES MORE OR LESS



SURVEY NOTES:
 SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2018
 This survey was prepared without the benefit of, and is subject to, all restrictions and matters appearing of record as might be disclosed by a current title commitment.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0270, EFFECTIVE DATE AUGUST 19, 2008.

Note R. & M. denotes Record and Measured distances respectively.
 Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.
 For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.
 No dimensions shall be assumed by scale measurement upon this plat.
 Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.
 COPYRIGHT GREMLEY & BIEDERMANN, INC. 2017 "All Rights Reserved"

CITY OF EVANSTON BENCHMARK # 37
 ELEVATION = 14.813
 LOCATION: SOUTHWEST CORNER OF SHERIDAN ROAD AND MILBURN STREET.

UTILITY WARNING
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
 Call DIGGER - (312) 744-7000 within the City of Chicago.
 Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

LEGAL DESCRIPTION UPDATED AND STRIPING ADDED APRIL 30, 2018 [AJM]
 RECERTIFIED APRIL 17, 2018 PER ORDER #2018-25304 [AJM]

ORDERED BY: HORIZON REALTY GROUP	CHECKED: 88	DRAWN: 88
ADDRESS: 1621-1631 CHICAGO AVENUE		

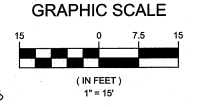
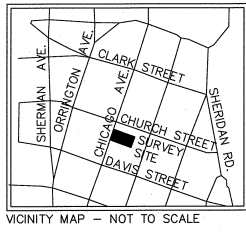
GREMLEY & BIEDERMANN
 A DIVISION OF
PLCS Corporation
 LICENSE No. 184-005332 Expires 4-30-2017
 PROFESSIONAL LAND SURVEYORS
 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO. 2017-23693-001	DATE MARCH 10, 2017	PAGE NO. 1 OF 1
SCALE 1" = 15 FEET		

G:\CAD\2017\2017-23693\2017-23693-001.dwg

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, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11 and 20 of Table A thereof.

The field work was completed on APRIL 30, 2018.
 Date of Plat May 1, 2018
 By: Robert G. Biedermann
 Robert G. Biedermann
 Professional Illinois Land Surveyor No. 2802

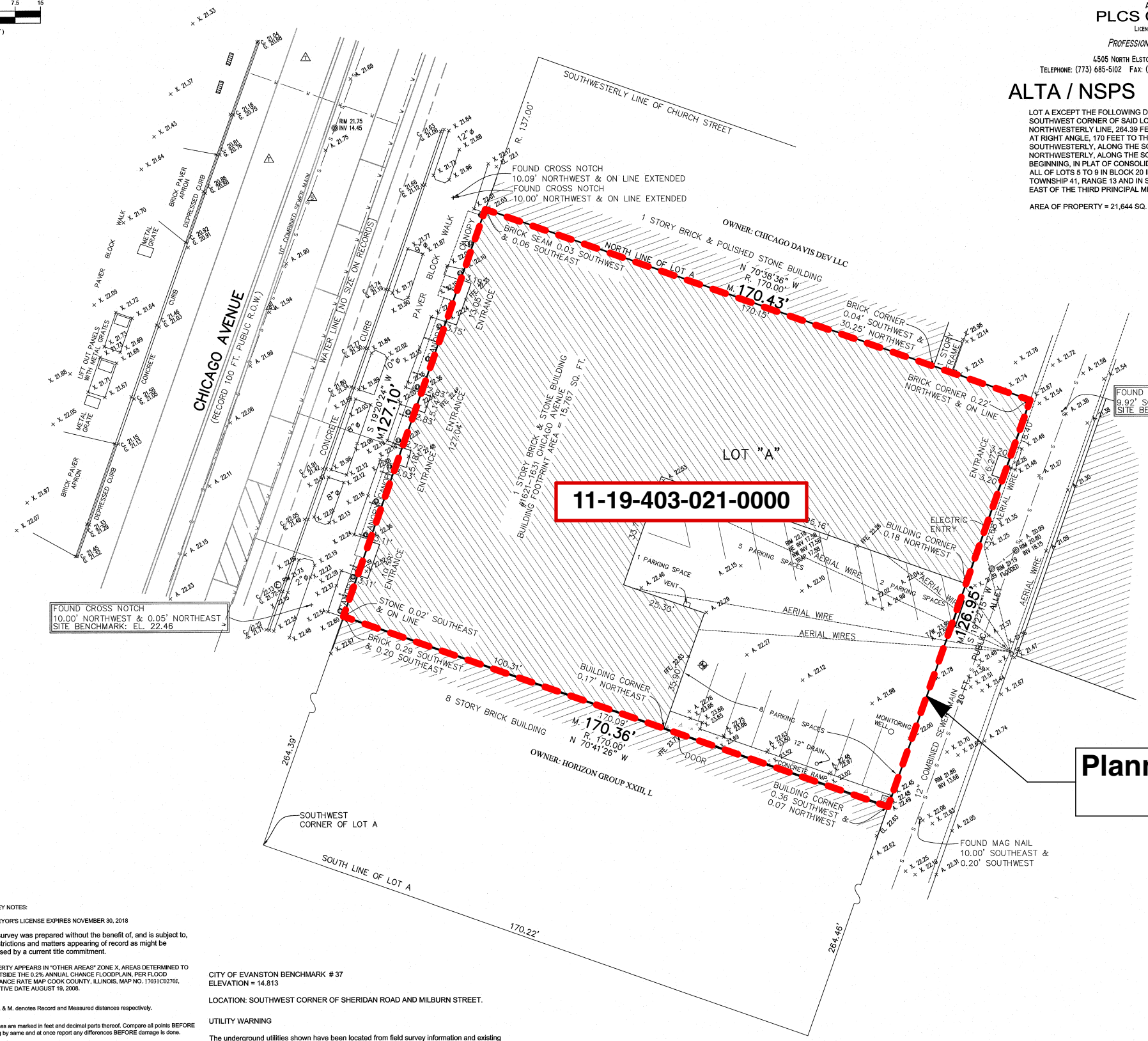


- LEGEND**
- Storm CB
 - ⊙ San Storm Combo MH
 - ⊙ Water Hand Hole
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 AREA OF PROPERTY = 21,844 SQ. FT. OR 0.50 ACRES MORE OR LESS



11-19-403-021-0000

Planned Development Boundary

SURVEY NOTES:
 SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2018
 This survey was prepared without the benefit of, and is subject to, all restrictions and matters appearing of record as might be disclosed by a current title commitment.
 PROPERTY APPEARS IN "OTHER AREAS" ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17051C0270J, EFFECTIVE DATE AUGUST 19, 2008.
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LEGAL DESCRIPTION UPDATED AND STRIPING ADDED APRIL 30, 2018 [A.M.]
 RECERTIFIED APRIL 17, 2018 PER ORDER #2018-25304 [A.M.]

ORDERED BY: HORIZON REALTY GROUP	CHECKED: BB	DRAWN: BB
ADDRESS: 1621-31 CHICAGO AVENUE		
GREMLEY & BIEDERMANN		
PLCS CORPORATION LICENSE No. 184-005332 Expires 4-30-2017 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO: 2017-23693-001	DATE: MARCH 10, 2017	PAGE NO: 1 OF 1
SCALE: 1" = 15 FEET		

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 The field work was completed on APRIL 30, 2018.
 Date of Plat: May 1, 2018
 By: *Robert G. Biedermann*
 Robert G. Biedermann
 Professional Illinois Land Surveyor No. 23802

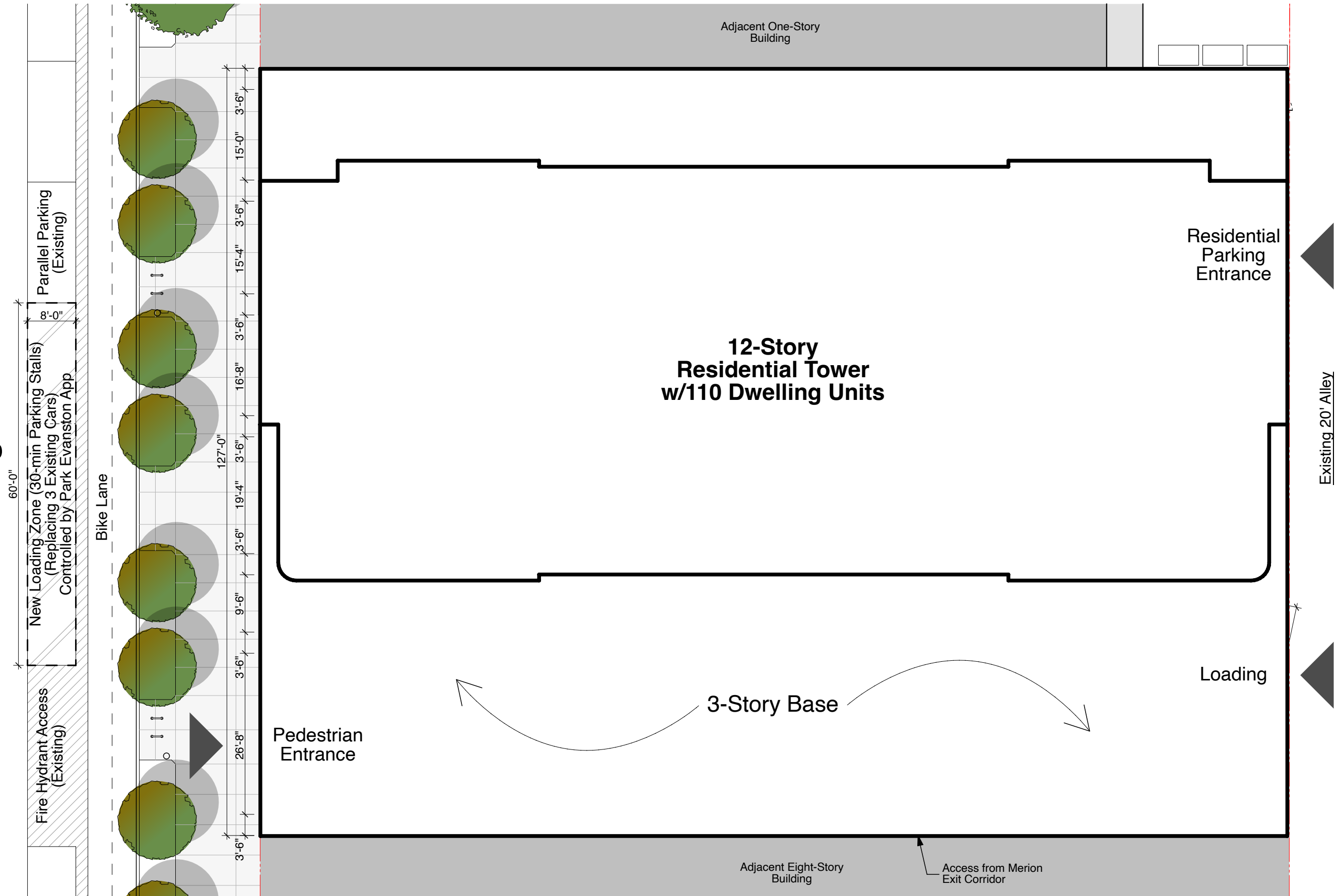


1621-31 Chicago Ave. - Evanston, IL

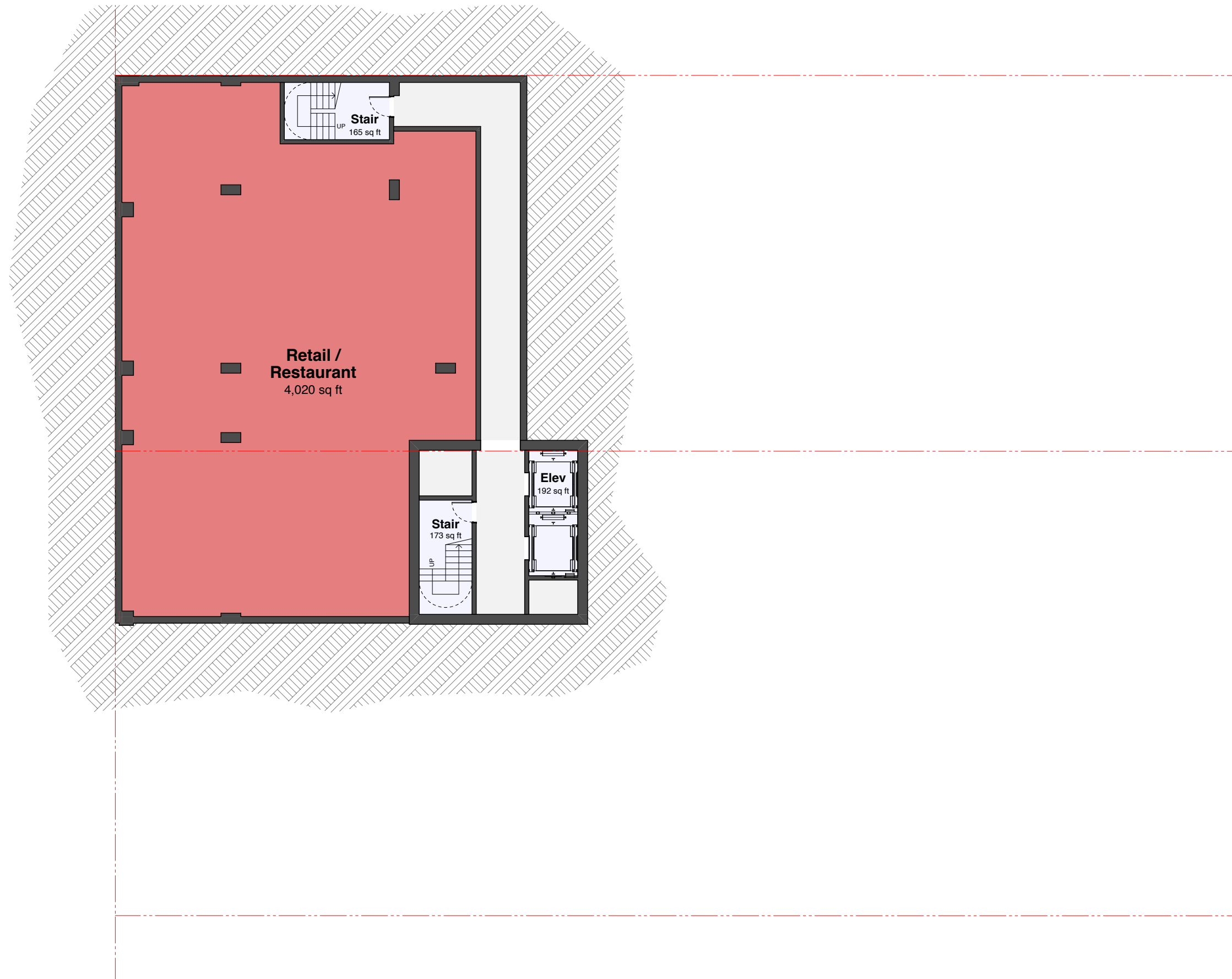
Planned Development Boundary
 8/20/24

PAPPAGEORGE HAYMES

Chicago Ave



Site Plan
SCALE: 1/16" = 1'-0"



Basement Floor Plan
SCALE: 1/16" = 1'-0"



Chicago Ave



Ground Floor Plan

SCALE: 1/16" = 1'-0"

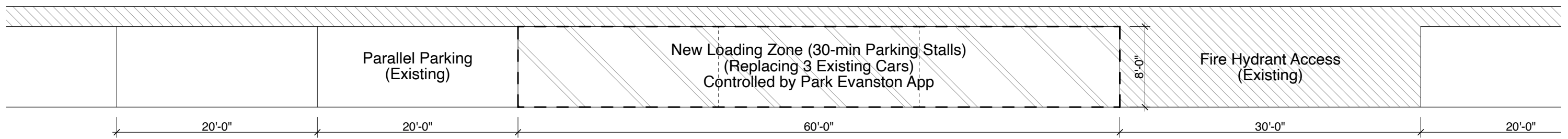
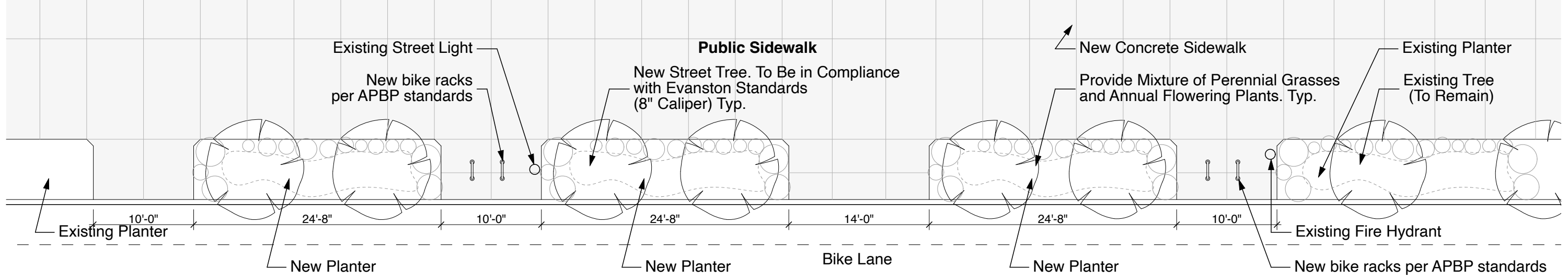
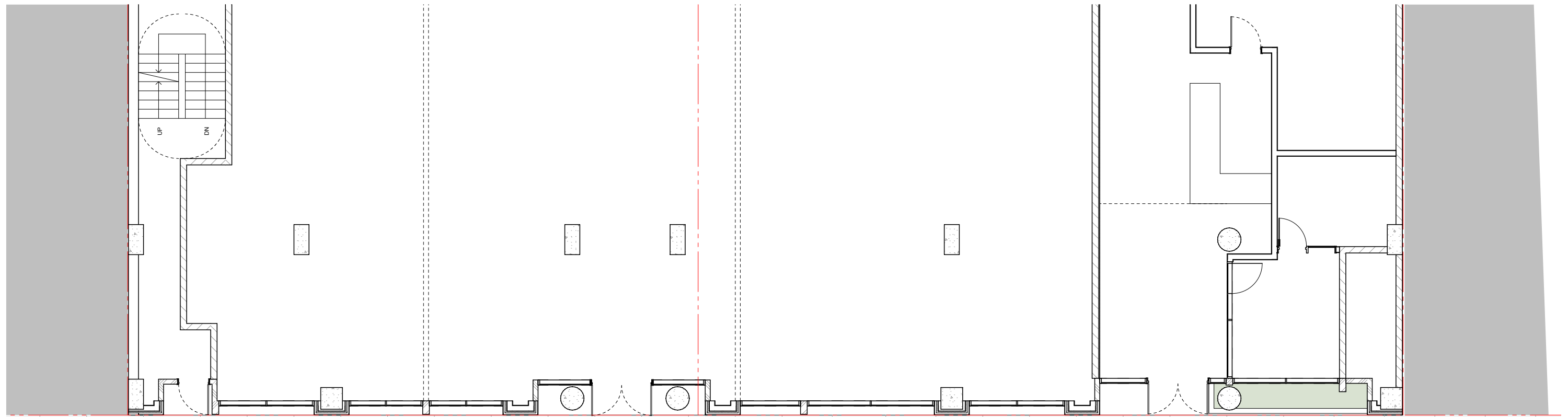


1621-31 Chicago Ave. - Evanston, IL

Ground Floor Plan
8/20/24



PAPPAGEORGE
HAYMES

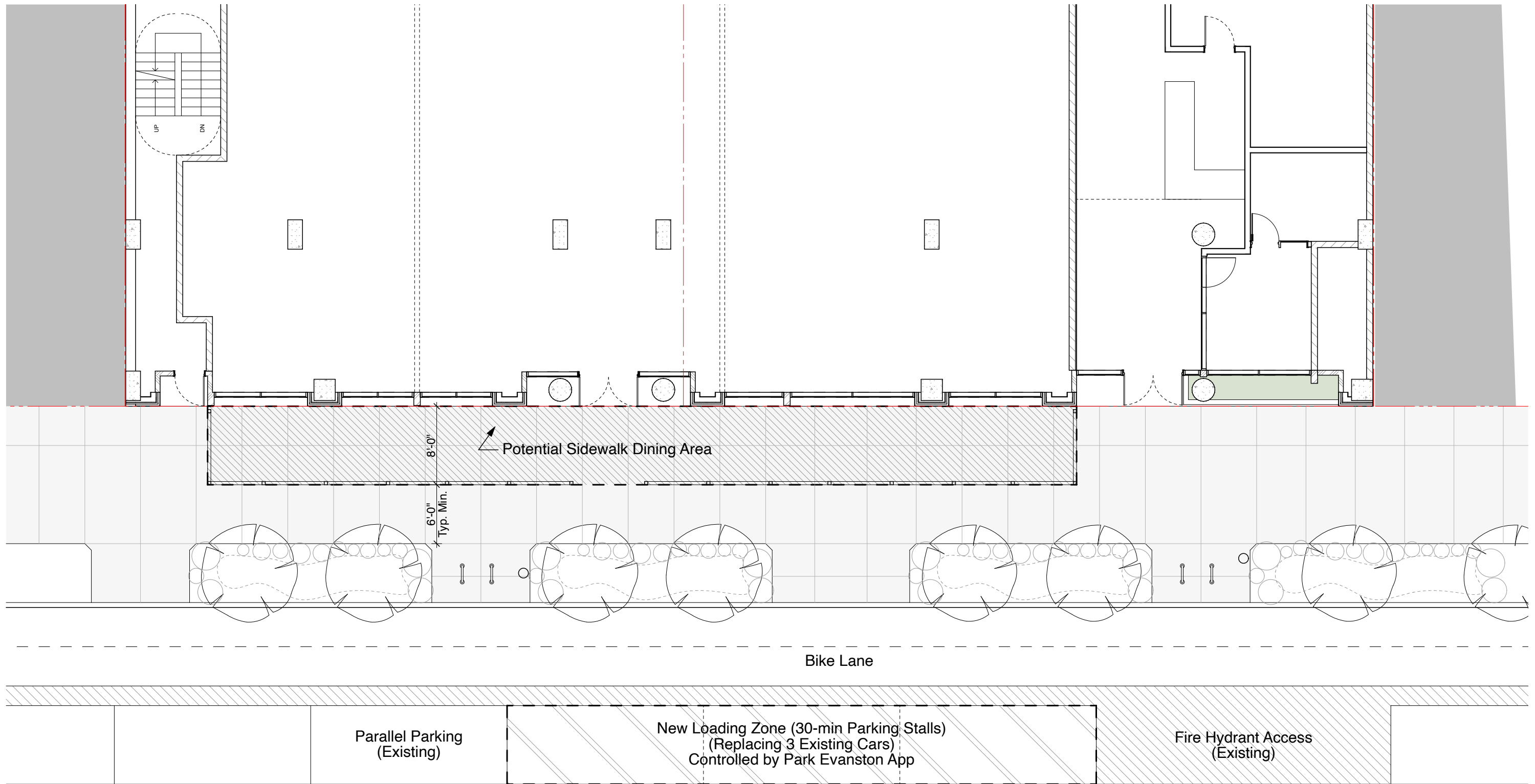


Chicago Ave

Landscaping Plan

SCALE: 1" = 10'

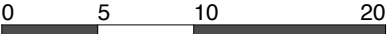




Chicago Ave

Sidewalk Dining Plan

SCALE: 1" = 10'

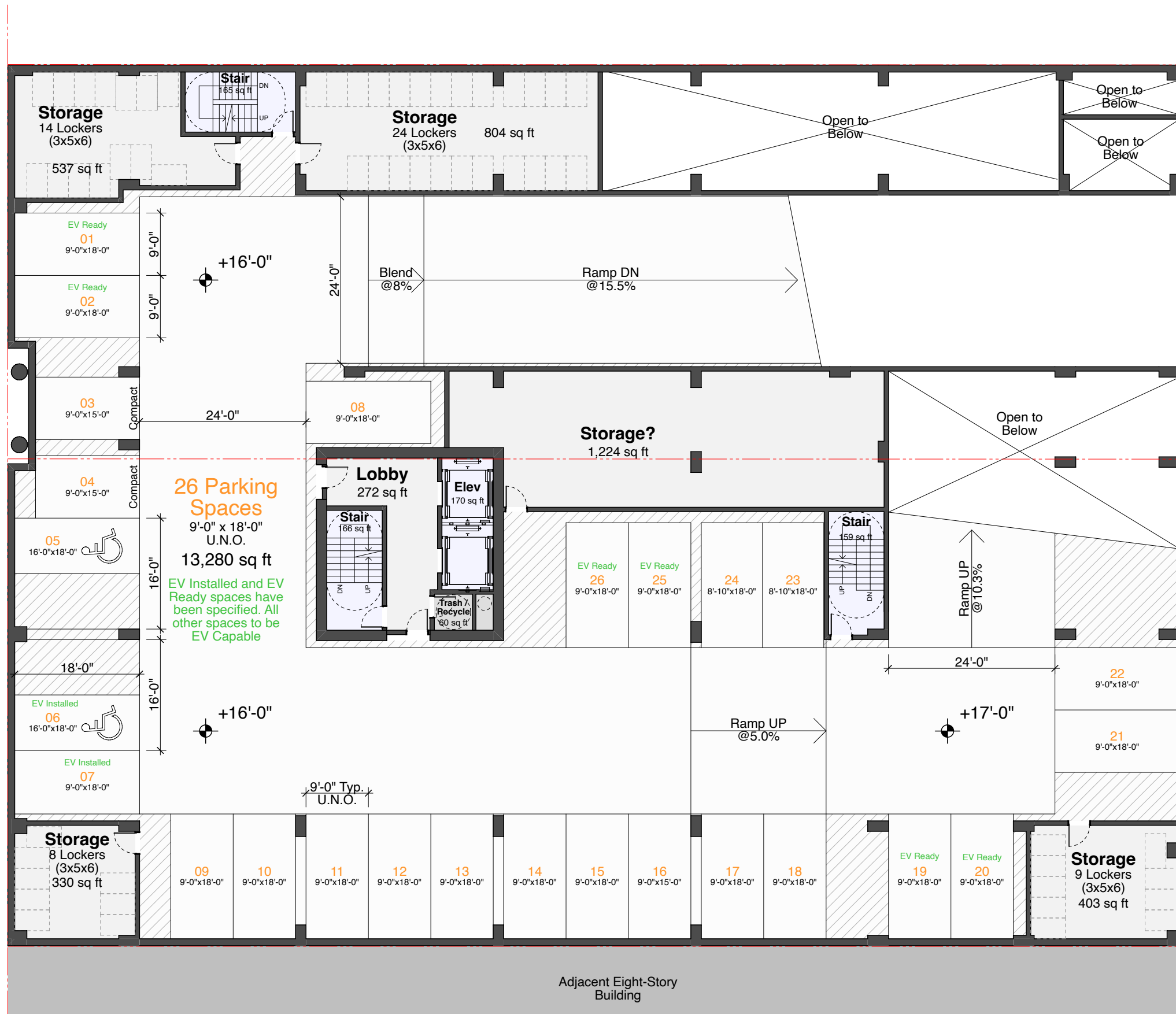


1621-31 Chicago Ave. - Evanston, IL

Sidewalk Dining Plan
8/20/24



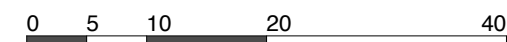
PAPPAGEORGE
HAYMES



48 Total Parking Spaces
 5 (10.4%) EV-Installed Spaces
 10 (20.8%) EV-Ready Spaces
 33 (68.8%) EV-Capable Spaces
 (Per Section 406.2.7 of the 2021 IBC)

Parking Space Types
 44 Standard
 2 Compact
 2 ADA Accessible

Second Floor
 SCALE: 1/16" = 1'-0"

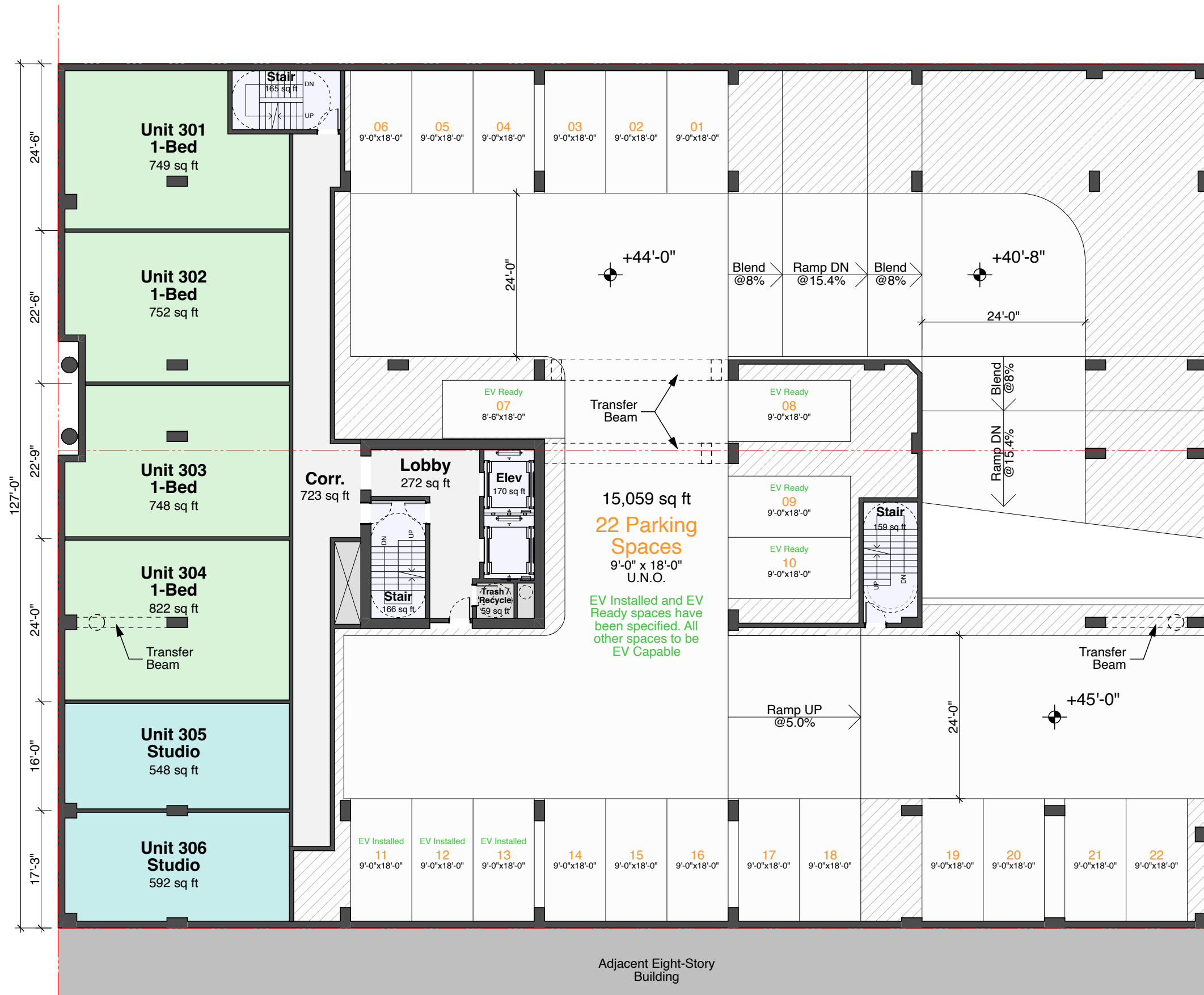


1621-31 Chicago Ave. - Evanston, IL

Second Floor
 8/20/24



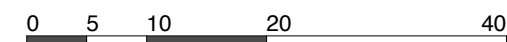
PAPPAGEORGE HAYMES



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 33 (68.8%) EV-Capable Spaces
 (Per Section 406.2.7 of the 2021 IBC)

Parking Space Types
 44 Standard
 2 Compact
 2 ADA Accessible

Third Floor
 SCALE: 1/16" = 1'-0"





Note: Unit square footages are approximate and are subject to final engineering.

Fourth Floor
SCALE: 1/16" = 1'-0"





Note: Unit square footages are approximate and are subject to final engineering.

Typical Tower Plan - (5th-11th Floor)

SCALE: 1/16" = 1'-0"





Amenity Level (12th Floor)
 SCALE: 1/16" = 1'-0"

