

ALTA/NSPS LAND TITLE SURVEY

900 CHADDICK DRIVE

WHEELING, COOK COUNTY, ILLINOIS 60090

LOCATED IN: SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST

3RD MERIDIAN

SITE INFORMATION

N/F: 900 CHADDICK DR OWNER
900 CHADDICK DRIVE, WHEELING, ILLINOIS
APN: 03142000190000
238935 SQ. FEET ± OR 5.485 ACRES ±

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT #FCH2600555U, DATED COMMITMENT DATE: MAY 5, 2026.

SCHEDULE A DESCRIPTION

PARCEL 1:

LOT 1 IN HARTFORD RESUBDIVISION OF LOTS 2 AND 3 IN FIRST AMERICAN RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN SOUTH WHEELING INDUSTRIAL PARK, A SUBDIVISION OF PART OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT FROM LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1978 AND KNOWN AS TRUST NUMBER 54798 TO LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1980 AND KNOWN AS TRUST NUMBER 102377 DATED MARCH 1, 1980 AND RECORDED JANUARY 14, 1981 AS DOCUMENT 25736349 FOR USE OF EXISTING RAILROAD SWITCH TRACK AND FACILITIES OVER AND UPON THAT PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE DEPICTED ON EXHIBIT 'A' OF AFORESAID GRANT:

LOT 1 IN FIRST AMERICAN RESUBDIVISION OF LOTS 1, 2 AND 4 IN SOUTH WHEELING INDUSTRIAL PARK, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14 AND THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, LYING EAST OF A STRIP OF LAND, 210.00 FEET IN WIDTH, LYING BETWEEN THE EASTERLY RIGHT OF WAY LINE OF THE WISCONSIN CENTRAL RAILROAD AND A LINE 210.00 FEET EASTERLY OF AND PARALLEL WITH, MEASURED AT RIGHT ANGLES TO, THE EASTERLY RIGHT OF WAY LINE OF SAID RAILROAD, ALL IN SECTION 14, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT FROM THE COMMONWEALTH EDISON COMPANY AND LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1978 AND KNOWN AS TRUST NUMBER 54798 TO LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1980 AND KNOWN AS TRUST NUMBER 102377 DATED MARCH 1, 1980 AND RECORDED JANUARY 14, 1981 AS DOCUMENT 25736350 FOR USE OF EXISTING RAILROAD SWITCH TRACK OVER AND UPON THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 295 OF GRANTOR'S DES PLAINES-WAUKEGAN RW IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

NOTES CORRESPONDING TO SCHEDULE B

- 8 — BUILDING LINES, SIDE YARD SET BACK LINES, RIGHT OF WAYS, AND EASEMENT AS SHOWN ON THE PLAT OF FIRST AMERICAN RESUBDIVISION RECORDED DECEMBER 22, 1977 AS DOCUMENT NUMBER 24723168, AND AS SHOWN ON THE PLAT OF HARTFORD RESUBDIVISION RECORDED MAY 8, 1981 AS DOCUMENT 25844446.
- BUILDING LINES AFFECTING THE EAST 50 FEET OF PARCEL 1.
-SIDE YARD SET BACK LINES AFFECTING THE SOUTH, WEST AND NORTH 17.00 FEET OF THE LAND.
-12 FOOT RAILROAD RIGHT OF WAY AND UTILITY EASEMENT ON THE WEST LINE OF THE LAND.
-UTILITY EASEMENT OVER THE SOUTH 15.00 FEET OF THE LAND.
- (AFFECTS PARCEL 1)
(AFFECTS, PLOTTED AND SHOWN)
- 10 — SWITCH TRACK EASEMENT DATED JUNE 22, 1979 AND RECORDED FEBRUARY 4, 1980 AS DOCUMENT 25348046, AND/OR AMENDED BY INSTRUMENT RECORDED JANUARY 14, 1981 AS DOCUMENT 25736350, MADE BY COMMONWEALTH EDISON COMPANY AND LASALLE NATIONAL BANK, A LASALLE NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 54346 DATED MAY 11, 1978.
- (AFFECTS PARCELS 2 AND 3)
(AFFECTS, PLOTTED AND SHOWN)
- 11 — TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN AGREEMENT RECORDED JANUARY 31, 1983 AS DOCUMENT 26489898 AS TO CONSTRUCTION AND MAINTENANCE OF RAILROAD SWITCH TRACKS AND FACILITIES.
- (AFFECTS THE WEST 12.00 FEET OF THE LAND)
- (AFFECTS PARCEL 1)
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 13 — PROVISION CONTAINED IN PLAT OF SOUTH WHEELING INDUSTRIAL PARK SUBDIVISION DATED OCTOBER 15, 1973 AND RECORDED DECEMBER 11, 1973 AS DOCUMENT 23682961 THAT ALL UTILITIES MUST BE INSTALLED UNDERGROUND.
- (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0206J, WHICH BEARS AN EFFECTIVE DATE OF 08/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE WEST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DEVOTED AS S 00°02'16" W PER GPS COORDINATE OBSERVATIONS ILLINOIS STATE PLANE, EAST ZONE NAD83.
LATITUDE = 42°07'12.7787"
LONGITUDE = -87°54'56.1765"
CONVERGENCE ANGLE = 00°18'48.6070"

PARKING INFORMATION

REGULAR= 104
HANDICAP= 3
TOTAL= 107

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

UTILITY INFORMATION

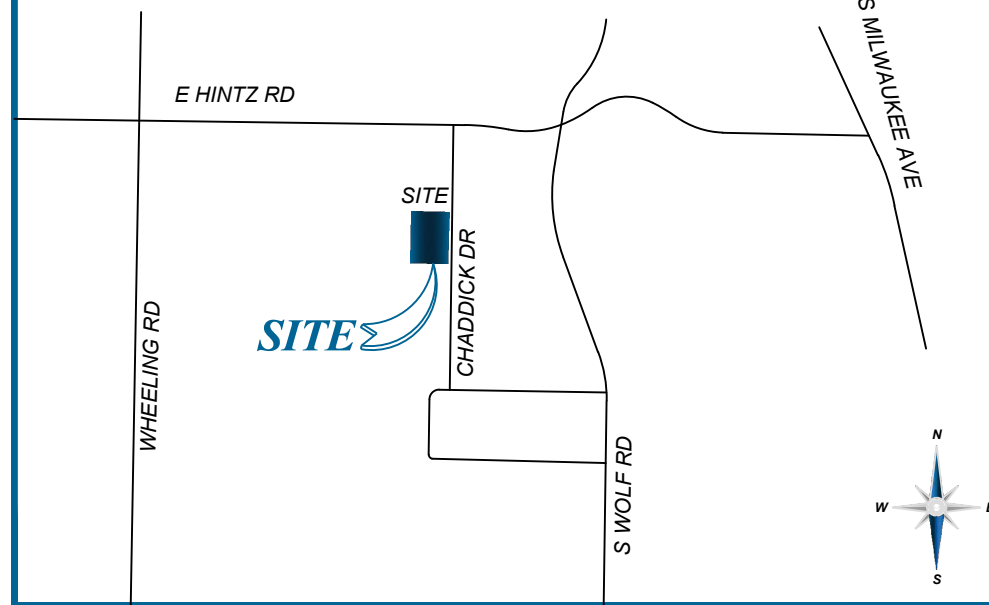
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

ZONING INFORMATION

AT THE TIME OF THE ALTA SURVEY NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE IN ORDER TO LIST (TABLE A ITEM 6(A)) OR GRAPHICALLY DEPICT (TABLE A ITEM 6(B)) THE ZONING REQUIREMENTS HEREON.

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS JUNE 6TH, 2026.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF CHADDICK DRIVE AND WEST HINTZ ROAD, WHICH IS APPROXIMATELY 900' FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CHADDICK DRIVE, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED ILLINOIS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSTRUCTIONS IN RELATION THERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM COOK COUNTY CENTRAL APPRAISAL DISTRICT.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.

LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
⊕	COMPUTED POINT
⊗	HANDICAP PARKING
*	LIGHT
⊞	UTILITY VAULT
•	BOLLARD
⊞	POWER POLE
⊞	ELECTRIC BOX
⊞	FIRE DEPARTMENT CONNECTION
⊞	FLAG POLE
⊞	SIGN
⊞	DRAIN GRATE
⊞	STORM MANHOLE
⊞	TELEPHONE PEDESTAL
⊞	MANHOLE
⊞	OVERHANG
OVH	NATURAL GROUND
NG	MEASURED/CALCULATED DIMENSION
(M)	RECORD DIMENSION
(R)	NOW OR FORMERLY
N/F	BUILDING HEIGHT LOCATION
BHL	POINT OF BEGINNING
P.O.B.	BELOW GRADE
BG	AT GRADE LEVEL
AGL	BOUNDARY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
X --- X --- X	FENCE LINE
--- SF --- SF --- SF	OVERHEAD POWER LINE
▨	NO PARKING AREA

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 8, 9, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/16/2026.

DATE OF PLAT OR MAP: 09/21/2026

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

CLAYTON MCKELVIN
PROFESSIONAL LAND SURVEYOR NO.: 035.014153
STATE OF ILLINOIS
LICENSE EXPIRES: 11/30/2028
PROFESSIONAL DESIGN FIRM 184.008228-0010



BLEW

Surveying | Engineering | Environmental
1050 TEXAN TRAIL, SUITE 400 - GRAPEVINE, TX 76051
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 817.591.7720 FAX: 479.582.1883
WWW.BLEWINC.COM

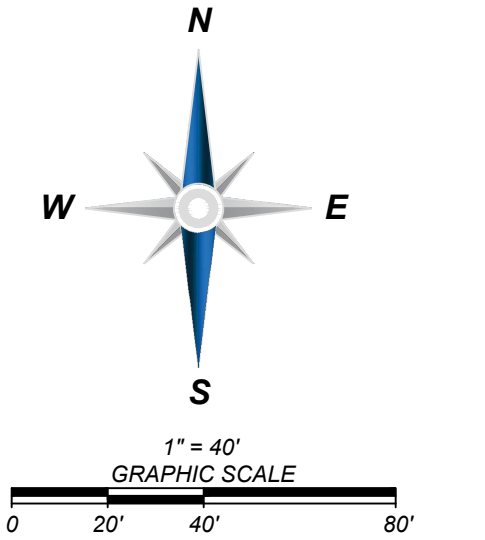
DATE	REVISION HISTORY	BY
09/21/2026	SURVEYOR COMMENTS	ACC

SURVEYOR JOB NUMBER: 26-6220	SURVEY DRAWN BY: ACC - 06/19/2026
SURVEY REVIEWED BY: JCH	SHEET: 1 OF 2
SURVEY PREPARED FOR: R.I.R. INVESTMENTS LLC	

900 CHADDICK DRIVE
WHEELING, COOK COUNTY, ILLINOIS 60090
LOCATED IN: SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST
3RD MERIDIAN

[illegible]

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SURVEYOR JOB NUMBER: 26-6220	SURVEY DRAWN BY: ACC - 06/19/2026
SURVEY REVIEWED BY: JCH	SHEET: 2 OF 2
SURVEY PREPARED FOR: R.I.R. INVESTMENTS LLC	