101 - 11 E. Erie Lobby and Plaza Areas

NATIONAL SURVEY SERVICE, INC.

Plat of Survey

Proposed Acquisition:

SURVEY NO. N-129179 SURVEY DATE: JULY 15, 2013
N-129489 3D SURVEY OCT. 14, 2014
N-129816 SURVEY FEB. 23, 2016

PARCEL 2A (GROUND FLOOR)

THAT PORTION OF THE NORTH 149 FEET OF THE WEST 150 FEET OF BLOCK 34 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (ALSO DESCRIBED AS THE NORTHWEST QUARTER OF BLOCK 34 AND THE NORTH 40 FEET OF THE SOUTHWEST QUARTER OF BLOCK 34 IN KINZIE'S ADDITION TO CHICAGO, AS AFORESAID), IN COOK COUNTY, ILLINOIS, WHICH IS DESCRIBED AND DEFINED AS PART OF LOT A IN THAT CERTAIN DEED, EASEMENT AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS RECORDED MARCH 16, 1994 AS DOCUMENT NO. 94238023.

THE AFORESAID PART OF LOT A IS MORE PARTICULARLY DESCRIBED AS ALL OF THAT PART OF THE PROPERTY AND SPACE OF THE PARCEL OF LAND HEREINAFTER DESCRIBED LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.00 FEET, CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +40.70 FEET, CHICAGO CITY DATUM; ALL IN THAT CERTAIN MULTI-STORY BUILDING, COMMONLY KNOWN AS 101 EAST ERIE STREET, CHICAGO, ILLINOIS THAT OCCUPIES A PORTION OF SAID PROPERTY AND SPACE, AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF SAID PART OF THE PROPERTY AND SPACE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 34 AFORESAID, SAID NORTHWEST CORNER BEING ALSO THE INTERSECTION OF THE EAST LINE OF NORTH RUSH STREET WITH THE SOUTH LINE OF EAST ERIE STREET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF BLOCK 34 AFORESAID, BEING ALSO THE SOUTH LINE OF EAST ERIE STREET, 111.01 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO SAID NORTH LINE, 23.74 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 0.32 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 08 SECONDS WEST, 27.63 FEET TO A POINT, SAID POINT BEING 43.09 FEET (AS MEASURED PERPENDICULARLY) SOUTH OF THE NORTH LINE OF BLOCK 34 AFORESAID; THENCE SOUTH 34 DEGREES 33 MINUTES 08 SECONDS EAST, 0.88 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, 7.27 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 9.08 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, 2.11 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 7.79 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 2.10 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 8.77 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, 35.66 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 7.81 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 30.30 FEET TO A POINT 82.92 FEET (AS MEASURED PERPENDICULARLY) NORTH OF THE SOUTH LINE OF THE NORTH 40.00 FEET OF THE SOUTHWEST 1/4 OF BLOCK 34 AFORESAID; THENCE NORTH 44 DEGREES 49 MINUTES 09 SECONDS WEST, 17.68 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 2.21 FEET TO A POINT, SAID POINT BEING 24.18 FEET (AS MEASURED PERPENDICULARLY) EAST OF THE WEST LINE OF BLOCK 34 AFORESAID; THENCE SOUTH 0 DEGREES 03 MINUTES 38 SECONDS WEST, 8.03 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 1.09 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 38 SECONDS WEST, 19.31 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 49 SECONDS WEST, 1.00 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 38 SECONDS WEST, 4.33 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 46 SECONDS EAST, 1.11 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 38 SECONDS WEST, 18.35 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS WEST, 1.12 FEET; THENCE SOUTH 0 DEGREES 08 MINUTES 38 SECONDS WEST, 4.48 FEET TO A POINT 11.88 FEET (AS MEASURED PERPENDICULARLY) NORTH OF THE SOUTH LINE OF THE NORTH 40.00 FEET OF THE SOUTHWEST 1/4 OF BLOCK 34 AFORESAID; THENCE SOUTH 89 DEGREES 57 MINUTES 03 SECONDS WEST, 24.33 FEET TO THE WEST LINE OF BLOCK 34 AFORESAID; THENCE NORTH 0 DEGREES 14 MINUTES 45 SECONDS EAST, ALONG SAID WEST LINE, 137.04 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING.

ALSO;

PART I:
BEGINNING AT THE AFOREMENTIONED POINT "A"; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 0.83 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.28 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 7.90 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, 12.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.81 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 9.66 FEET TO THE POINT OF BEGINNING.
SAID PART I HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +13.00 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +27.49 FEET, CHICAGO CITY DATUM;

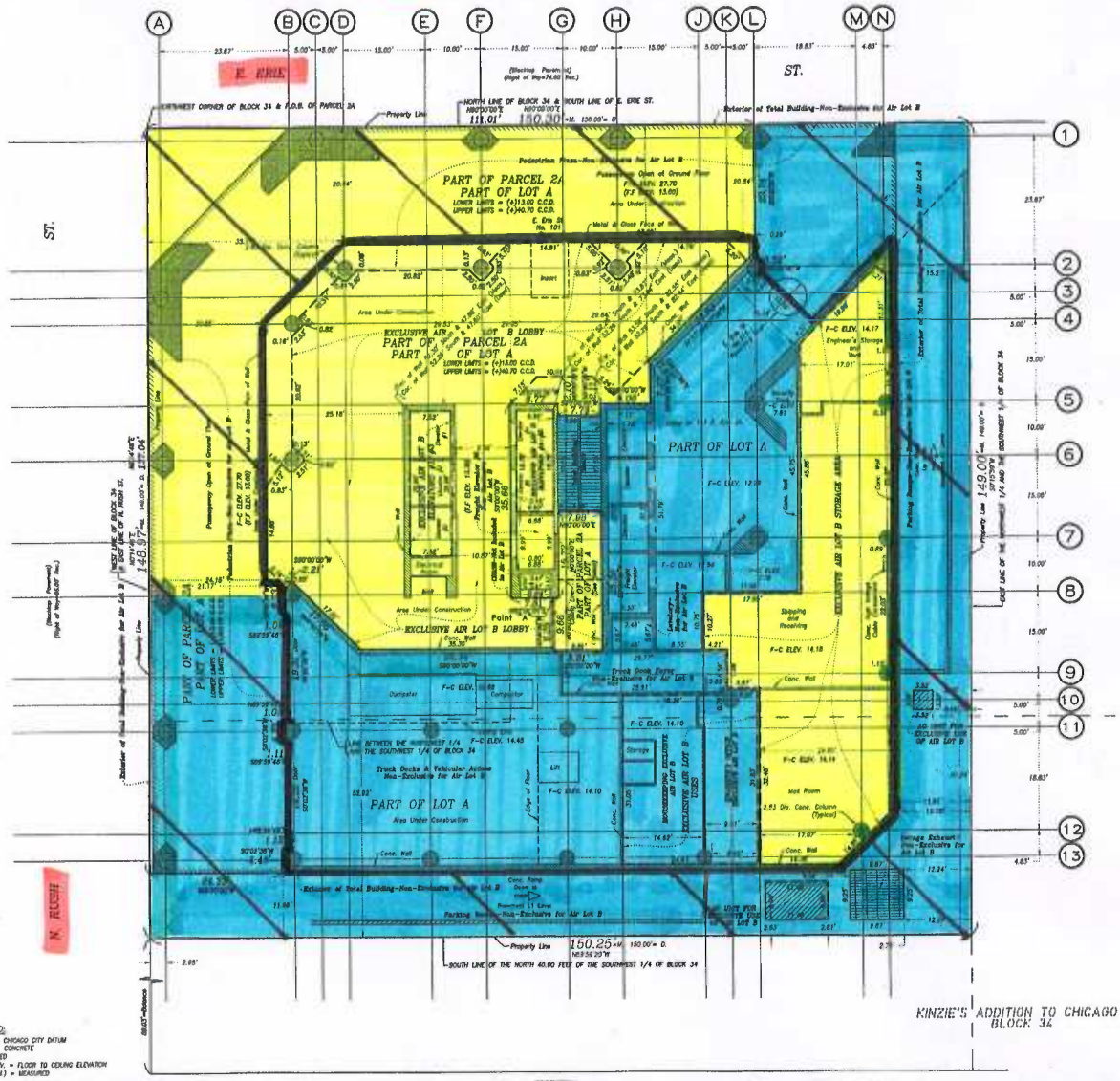
ALSO;

PART II:
COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 0.83 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.28 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PART II OF PARCEL 2A;
THENCE CONTINUING NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 12.43 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 7.90 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, 12.43 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 7.90 FEET TO THE POINT OF BEGINNING;
SAID PART II HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +13.00 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +39.52 FEET, CHICAGO CITY DATUM;
ALL IN COOK COUNTY, ILLINOIS.

AREA= 9,538.5 SQUARE FEET OR 0.21897 ACRES

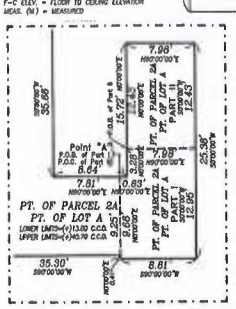
KNOWN AS: 101 E. ERIE STREET, CHICAGO, ILLINOIS
SURVEY FOR: PERKINS COIE LLP

Proposed Retained by MWRD: [redacted] Outdoor Plaza: ///



LEGEND:
C.C.D. = CHICAGO CITY DATUM
CONC. = CONCRETE
D. = DEED
F-C ELEV. = FLOOR TO CEILING ELEVATION
MEAS. (M) = MEASURED

E. ONTARIO (Westbound Pavement) (Right of Way=74.00' Rec.) ST.



PARCEL 2A DETAIL
Scale 1"=5'

IMPORTANT
NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF, THUS: 0.01' MEANS 1 FEET AND 01/100 FEET, OR IN FEET AND INCHES, THUS: 1'-6" MEANS 1 FEET AND 6 INCHES.

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PARCEL 2A SCHEDULE			
PARCEL 2A	LOWER LIMITS	UPPER LIMITS	AREA SQ. FT.
PT. OF PARCEL 2A	13.00	40.70	9,327.9
PART I	13.00	27.49	111.4
PART II	13.00	39.52	99.2

ELEVATIONS ARE IN REFERENCE TO THE CITY OF CHICAGO DATUM (C.C.D.)
SUB-BENCHMARK # 6350:
LOCATED AT THE INTERSECTION OF N. FAIRBANK CT. & E. ERIE ST.
MARK CUT "+" ON BOTTOM STEP AT EAST SIDE OF ENTRANCE ON NORTH SIDE OF 7 STORY BRICK BLDG. MARK IS 35.85 FT. WEST OF THE NORTHEAST CORNER OF BLDG. AT SOUTHWEST CORNER OF N. FAIRBANK CT. AND E. ERIE ST.
ELEV.=13.680 C.C.D. (CHICAGO CITY DATUM)

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

EASEMENT SCHEDULE (Appurtenant to Parcel 1)			
PARCEL No.	DESCRIPTION	BENEFITS	EXCLUSIVE PERPETUAL
2	A.C. UNITS	AIR LOT B	YES
2	STORAGE AREAS	AIR LOT B	YES
2	ELEVATORS (#1-5)	AIR LOT B	YES
2	LOBBY	AIR LOT B	YES
2	HOUSEKEEPING & ENGINEERS OFFICE	AIR LOT B	YES
2	DIRECTORY & SIGNS	AIR LOT B	NO
2	FREIGHT ELEVATOR	AIR LOT B	NO
2	TOTAL BUILDING STAIRS	AIR LOT B	NO
2	EXTERIOR TOTAL BLDG	AIR LOT B	NO
2	TRUCK DOCKS & VEHICULAR ACCESS	AIR LOT B	NO
2	PEDESTRIAN PLAZA	AIR LOT B	NO
2	GARAGE EXHAUST	AIR LOT B	NO
2	PARKING RAMPS	AIR LOT B	NO
2	LAVATORY	AIR LOT B	NO
2	[illegible]	AIR LOT B	NO

Ground Floor
Floor Elevation = Measured (+) 13.66' C.C.D.
Deed (+) 13.67' C.C.D.
Page 2 of 2

* This is a preliminary drawing. The boundaries of the proposed acquisition are subject to change. Any purchase of District land is subject to the approval of the Board of Commissioners.

N-129816 SURVEY FEB. 23, 2016
N-129489 3D SURVEY OCT. 14, 2014
SURVEY NO. N-129179 SURVEY DATE: JULY 15, 2013

State of Illinois, }ss.
County of Cook, }

We Hereby Certify that we have surveyed the above described property in accordance with official records and that the above plat is a true representation of said survey. Dimensions are corrected to a temperature of 62° Fahrenheit. This professional service conforms to the current Illinois minimum standards for a boundary survey.

NATIONAL SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
30 S. MICHIGAN AVENUE, SUITE 200
CHICAGO, ILLINOIS 60603
WWW.NATIONALSURVEYSERVICE.COM
TEL: 312-630-9480 FAX: 312-630-9484
BY [signature] ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3080
jlima@nationalsurveyservice.com
CRAWN BY: A.Z.

CIVIL 3D PROJECTS 2014\N129816\DWG\P2-FIRST-FLOOR.DWG CD-34