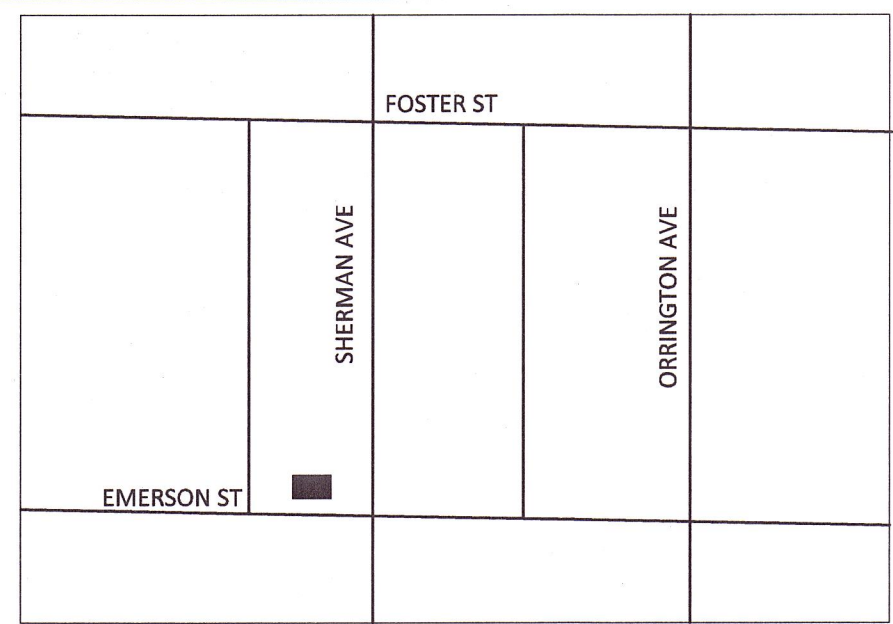


ALTA / NSPS LAND TITLE SURVEY



VICINITY MAP

SCALE: NTS

SURVEY NOTES:

- THE FOLLOWING TITLE POLICY WAS USED TO PERFORM THIS SURVEY FILE NO. 14000032774 FROM STEWART TITLE GUARANTY COMPANY
- THE FOLLOWING ITEMS WERE LISTED IN SCHEDULE B OF THE STEWART TITLE GUARANTY COMPANY AND ARE LISTED WITH OUR COMMENTS UNDERLINED.
- ELECTRIC FACILITIES AGREEMENT RECORDED MAY 12, 1978 AS DOCUMENT 24445268 MADE BY THE HOUSING AUTHORITY OF THE COUNTY OF COOK TO COMMONWEALTH EDISON COMPANY ITS SUCCESSORS AND ASSIGNS. (AFFECTS TRACT 1) AS DRAWN ON PLAT
- GRANT OF EASEMENT DATED SEPTEMBER 30, 2012 AND RECORDED JANUARY 08, 2013 AS DOCUMENT 1300844019 MADE BY HOUSING AUTHORITY OF THE COUNTY OF COOK, A MUNICIPAL CORPORATION TO COMCAST OF ILLINOIS IV, INC., ITS SUCCESSORS AND ASSIGNS. (AFFECTS TRACT 1) A BLANKET EASEMENT
- LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE AND NO FURTHER REMEDIATION NOTICE RECORDED OCTOBER 30, 2012 AS DOCUMENT 1230422004. NOTE: TAX PARCEL AND ADDRESS APPEAR TO AFFECT SUBJECT PROPERTY. (AFFECTS TRACT 1) IS NOT A SURVEY MATTER.
- PROVISIONS IN AN ORDINANCE RECORDED JULY 19, 1982 AS DOCUMENT 26293240 BY THE CITY COUNCIL OF THE CITY OF EVANSTON DATED MAY 24, 1982. (AFFECTS TRACT 2) IS NOT A SURVEY MATTER.
- EASEMENT IN FAVOR OF THE CITY OF EVANSTON FOR VEHICULAR AND PEDESTRIAN TRAFFIC AND USE AND MAINTENANCE OF UTILITIES OVER THE VACATED ALLEY DESCRIBED IN OUR CAPTION AND THE SOUTH 112 FEET OF THE VACATED NOYES COURT AS RESERVED IN ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF EVANSTON RECORDED JULY 19, 1982 AS DOCUMENT 26293240 AND AS SHOWN ON THE PLAT OF CONSOLIDATION RECORDED JULY 19, 1982 AS DOCUMENT 26293241. (AFFECTS TRACT 2) IS ENTIRE SITE.
- GRANT OF EASEMENT RECORDED MARCH 01, 1984 AS DOCUMENT 26988827 MADE BY HOUSING AUTHORITY OF THE COUNTY OF COOK, A MUNICIPAL CORPORATION OF ILLINOIS TO COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION AND ILLINOIS BELL TELEPHONE COMPANY AN ILLINOIS CORPORATION, THEIR RESPECTIVE LICENSEES, SUCCESSOR AND ASSIGNS, JOINTLY AND SEVERALLY. (AFFECTS TRACT 2) AS PLOTTED
- GRANT OF EASEMENT DATED JULY 31, 2012 AND RECORDED SEPTEMBER 04, 2012 AS DOCUMENT 1224844103 MADE BY HOUSING AUTHORITY OF THE COUNTY OF COOK, A MUNICIPAL CORPORATION TO COMCAST OF ILLINOIS IV, INC., ITS SUCCESSOR AND ASSIGNS. (AFFECTS TRACT 2) THIS IS A BLANKET EASEMENT
- LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE AND NO FURTHER REMEDIATION LETTER RECORDED DECEMBER 06, 2012 AS DOCUMENT 1234129054. (AFFECTS TRACT 2) NOT A SURVEY MATTER.
- RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES. (AFFECTS TRACTS 1 AND 2) NOT A SURVEY MATTER.
- ENCROACHMENT OF 8' CHAIN LINK FENCE ONTO SUBJECT PROPERTY ALONG THE WEST LINE AS DELINEATED ON SURVEY MADE BY GLOBETROTTERS ENGINEERING CORPORATION DATED AUGUST 18, 2014 PROJECT NUMBER 110112.011 (AFFECTS TRACT 2) AS PLOTTED
- ENCROACHMENT OF 6' FOOT WOOD FENCE SOUTH OF THE SOUTH LINE A MAXIMUM OF 1.6 FEET AS DELINEATED ON SURVEY MADE BY GLOBETROTTERS ENGINEERING CORPORATION DATED AUGUST 18, 2014 PROJECT NUMBER 110112.011. (AFFECTS TRACT 2) AS PLOTTED.
- ENCROACHMENT OF OVERHEAD WIRE AND POWER POLE ALONG THE NORTH LINE AS DELINEATED ON SURVEY MADE BY GLOBETROTTERS ENGINEERING CORPORATION DATED AUGUST 18, 2014 PROJECT NUMBER 110112.011 (AFFECTS TRACT 2) AS PLOTTED.
- TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN THE LEASE INSURED IN SCHEDULE A (AFFECTS TRACTS 1 AND 2) NOT A SURVEY MATTER.
- ITEMS 16 THRU 22 ARE NOT A SURVEY MATTER.
- BASIS OF BEARINGS FOR THIS SURVEY IS GEODETIC NORTH AS DETERMINED BY GPS MEASUREMENTS
- BENCHMARKS:
TBM (4)
ELECTRIC HAND HOLE @ SOUTHEAST CORNER OF NOYES STREET AND SHERMAN AVENUE \ NORTHWEST CORNER STEEL COVER (CITY)
ELEVATION = 597.95
CONTROL PT. 2
CUT CROSS ON WALK SOUTHEAST CORNER OF SHERMAN AVE AND EMERSON ST. CROSS 9.94 FT NE OF A F/H AND 8.75 FT NW OF A CONC BASE FOR AN EMERGENCY CALL BOX
ELEVATION = 596.51
- TABLE A ITEMS
#1. MONUMENTS PLACE. AS NOTED ON PLAT
#2. ADDRESSES OBSERVED. AS NOTED ON PLAT
#3. THE PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES OF 1% ANNUAL FLOOD CHANCE SA SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0402J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008
#4. GROSS LAND AREAS. AS NOTED ON PLAT
#5(b). CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION, AS PROVIDED BY INSURER. AS DRAWN AND NOTED ON PLAT
#7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. AS PLATTED
(b) (1) SQUARE FOOTAGE AT GROUND LEVEL. AS NOTED ON PLAT
(c) HEIGHT OF BUILDINGS. AS LOCATED ON PLAT
#8. SUBSTANTIAL FEATURES. AS LOCATED ON PLAT
#9. STRIPING AS NOTED ON PLAT
#11. OBSERVED EVIDENCE OF UTILITY LOCATIONS. AS NOTED ON PLAT
#12. HUD SURVEYS
#13. NAMES OF ADJOINING OWNERS. AS NOTED ON PLAT
#16. OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. NONE
#17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION. OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NONE
#18. WETLAND LOCATIONS. NONE AS DELINEATED BY THE NATIONAL WETLAND INVENTORY.
#19. LOCATE IMPROVEMENTS WITHIN OFFSITE EASEMENTS. NONE LOCATED.
#20. PROFESSIONAL LIABILITY INSURANCE \$1,000,000.00.

LEGAL DESCRIPTION

LOT 1 IN HOUSING AUTHORITY OF COOK COUNTY'S PLAT OF CONSOLIDATION OF LOTS 7, 8, 9, 10, 11 AND 12 IN HOUSE AND POWERS ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOT 7 OF THE ASSessor'S DIVISION OF THE NORTH EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PURSUANT TO THE PLAT RECORDED MAY 29, 1874 AS DOCUMENT NO. 163502

TO: HUD, EVANSTON SENIOR REDEVELOPMENT LLC, HOUSING AUTHORITY OF COOK COUNTY, BELLWETHER ENTERPRISE REAL ESTATE CAPITAL LLC, WINCOPIN CIRCLE LLLP, ITS SUCCESSORS AND/OR ASSIGNS, THE BANK OF AMERICA HOUSING FUND X LIMITED PARTNERSHIP, LLLP, STEWART TITLE GUARANTY COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS, BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS AS THEIR INTEREST MAY APPEAR, AS LENDER, AND NEW FOUNDATION CENTER, INC.

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, 6(b), 7(a) (b) (c), 8, 9, 10, 11, 12, 13, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 8, 2016

DATE: JULY 15, 2016

SIGNED: *Jay C. Chumley*

JAY C. CHUMLEY, L.P.L.S. 3566 LICENSE EXPIRES 11/30/2016

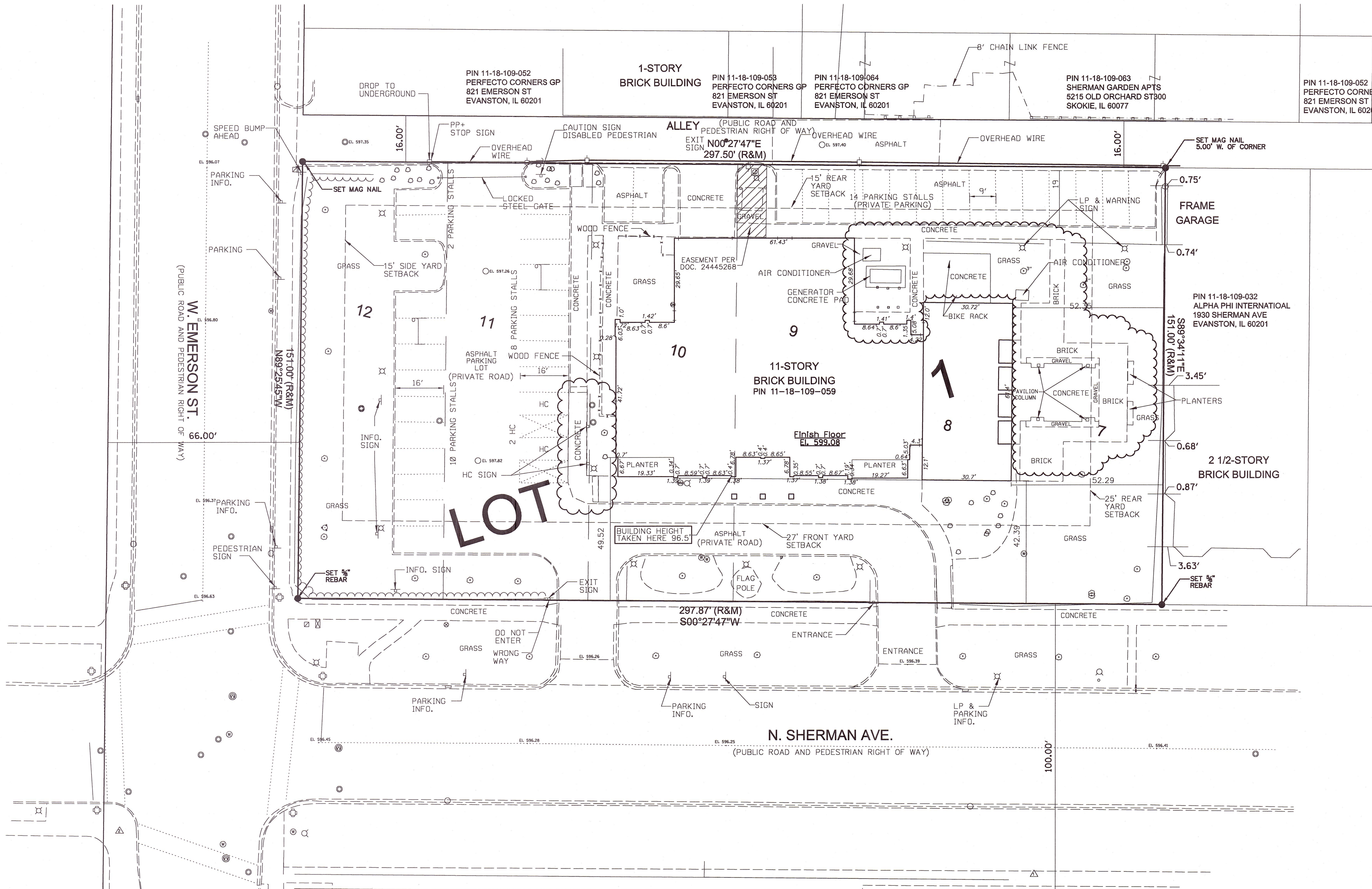
Adopted by the American Land Title Association on October 8, 2015 American Land Title Association, 1828 L St., N.W., Suite 705, Washington, D.C. 20036

Adopted by the Board of Directors, National Society of Professional Surveyors on October 9, 2015 National Society of Professional Surveyors, Inc., 5119 Pegasus Court, Suite Q, Fredrick, MD 21704

FHA PROJECT NO. 071-35871

SHEET NO.

1 of 1



NO ENCROACHMENTS ON SITE
SITE AREA = 44,950 SQ. FT.
1.032 ACRES

STANDARD SYMBOLS

- | | | |
|-----------------------------|---------------------|-------------------------|
| △ CONTROL POINT | ⊕ SIGN | ⊕ VALVE VAULT |
| ○ FIREHYDRANT | ⊙ TREE | ⊕ WATER VAULT |
| ⊖ INLET | ⊕ JUNCTION BOX | ⊕ WATER METER |
| ⊖ TRAFFIC SIGNAL CONTROLLER | ⊕ LIGHT POLE | ⊕ GAS METER |
| ⊖ HANDHOLE | ⊖ POWER POLE | ⊕ GAS VALVE |
| ○ CATCH BASIN | ○ BUSH | ⊖ CABLE T.V. SPLICE BOX |
| ○ MANHOLE | ⊕ BUFFALO BOX-WATER | ⊖ ELECTRICAL SPLICE BOX |
| ⊖ TRAFFIC SIGNAL | | ● FLAG POLE |

REVISIONS TO SURVEY

ZONING INFORMATION

ZONING	R6
FRONT YARD	27'
SIDE YARD/ STREET	15'
REAR YARD	25'

REVISIONS

1	NEW ALTA CERTIFICATION	07-15-16	5
2			6
3			7
4			8

CLIENT: HOUSING AUTHORITY OF THE COUNTY OF COOK
175 W. JACKSON BLVDR
SUITE 350
CHICAGO, IL 60604

PROJECT: JANE R. PERLMAN APARTMENTS
1900 SHERMAN AVENUE
EVANSTON, ILLINOIS, 60201

PROJECT NO: 11012.011
DATE: 02-03-14
SCALE: 1"=20'

DESIGNED BY: JCC
DRAWN BY: BS/JCC
CHECKED BY: XXX

ALTA / NSPS LAND TITLE SURVEY

P:\cadd\micro\p\01012\011\EnvAssess_Survey_Perلمان\Walchir\CADD\CADD Sheets\ALTA 1900 Sherman Av-2016.dgn Kenneth.Jirette 7/18/2016

