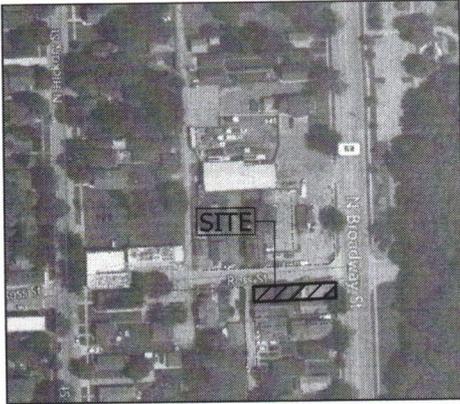


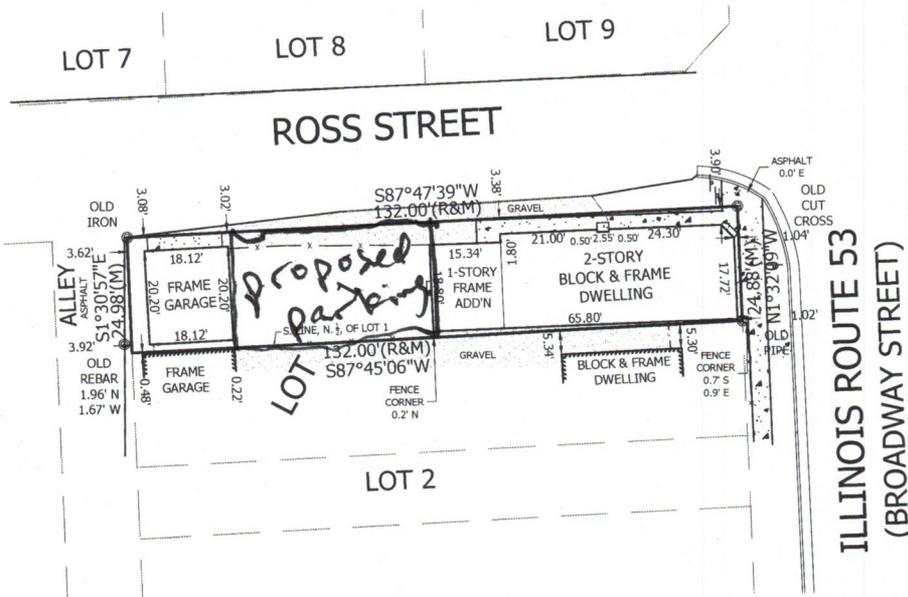
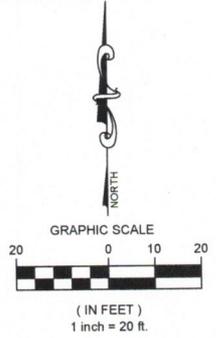
ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE EAST 132 FEET OF LOT 1 IN MARIA BANNON'S RE-SUBDIVISION OF LOTS 36, 37, 38, 39, 41, 42 AND 45 OF AMBROSE DOTY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A STRIP OF LAND LYING EAST OF SAID LOTS 37, 38, 41, 42 AND 45 AND WEST OF BROADWAY, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID BANNON'S RE-SUBDIVISION OF RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON JUNE 22, 1881 IN MAP BOOK 3, PAGE 98, AS DOCUMENT NO. 120052, IN WILL COUNTY, ILLINOIS.



LEGEND

MANHOLE	⊙
CATCH BASIN	⊙ OR □
INLET	⊙ OR □
WATER MAIN	⊗
FIRE HYDRANT	⊗
STREET LIGHT	⊗
WATER VALVE VAULT	⊗
UTILITY POLE/LITE	UP/LP
UTILITY POLE	UP
STORM SEWER	---
WATER MAIN	---
IBT BOX	⊗
FLAG POLE	⊗
OVERHEAD ELECTRIC	---
SIGN	⊗

SURVEY NOTES:

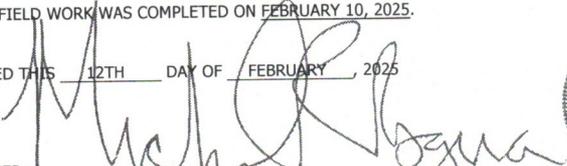
- 1) THE ALTA/ NSPS SURVEY WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, LLC COMMITMENT NUMBER WJ25001042 WITH AN EFFECTIVE DATE OF JANUARY 3, 2025.
- 2) BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83.
- 3) THE PROPERTY'S ZONING IS CITY OF JOLIET R-2 (SINGLE-FAMILY RESIDENTIAL DISTRICT).
- 4) THE PROPERTY CONTAINS ZONE X FLOOD HAZARD AREA PER THE FLOOD INSURANCE RATE MAP FOR WILL COUNTY, ILLINOIS, MAP INDEX NUMBER 1719C0162G, EFFECTIVE DATE FEBRUARY 15, 2019

TO: -JONAH PAIGE INVESTMENTS LLC - BROADWAY SERIES
 -ESTATE OF ANTHONY J. KOTLAR, DECEASED, BY JASON KOTLAR, AS INDEPENDENT EXECUTOR
 -FIDELITY 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND ITEMS 1, 2, 3, 7(a), 8, 9 & 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2025.

DATED THIS 12TH DAY OF FEBRUARY, 2025

SIGNED: 
 MICHAEL R. ROGINA I.P.L.S. 3516
 LICENSE EXPIRES 11/30/2026



NOTES:

- PUE PUBLIC UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- (M) MEASURED
- (R) RECORD
- (D) DEED

COMMONLY KNOWN AS:
 845 N. BROADWAY STREET
 JOLIET, IL 60435
 PIN 30-07-04-419-047

THE NORTH 1/2 OF THE EAST 132 FEET OF LOT 1 IN MARIA BANNON'S RE-SUBDIVISION			
SCALE: 1" = 20'	FIELDWORK DATE: 2-10-25	REVISED FIELDWORK DATE:	DRAWN BY: CRR
 ROGINA ENGINEERS & SURVEYORS, LLC 1225 Channahon Road Joliet, Illinois 61779-0777 FAX 815/729-0782 Professional Design Firm License No. 184-006843 - Exp. 4/30/2025		FILE NO. 2013.963	
LAW OFFICE OF DONALD J. GOULD, LTD.			FILE NO. 2013.963