

EXHIBIT A
PLAT OF RESUBDIVISION

[Attached]

GRAPHIC SCALE

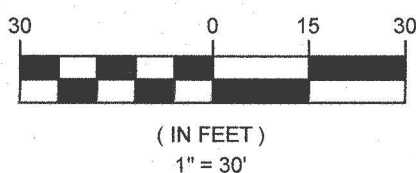


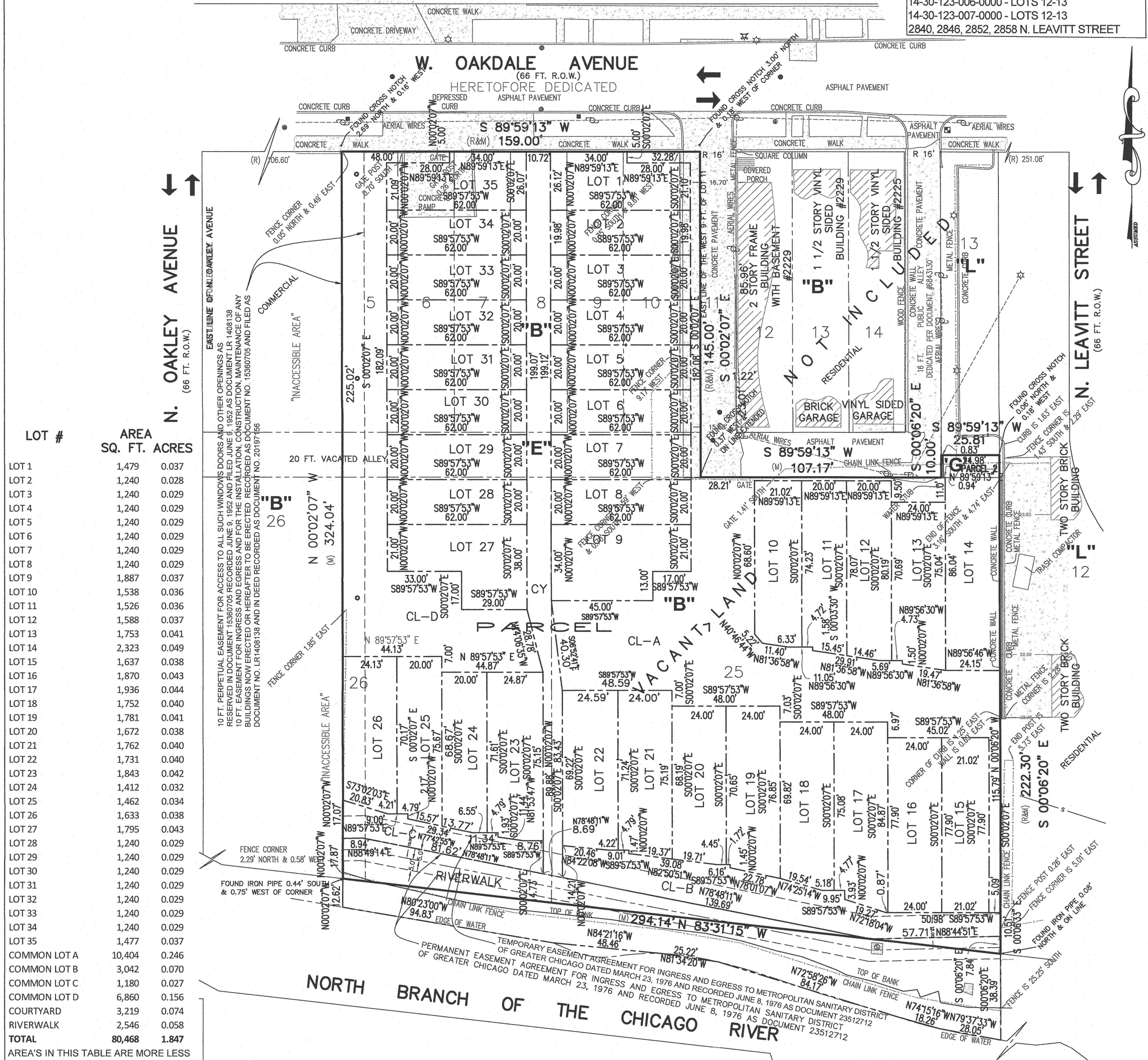
EXHIBIT "A"

PLAT OF RESUBDIVISION RIVERWARD RESUBDIVISION

BEING A RESUBDIVISION OF IN BLOCK 6, IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO, IN THE WEST HALF OF THE NORTHWEST SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AFFECTED PINS:

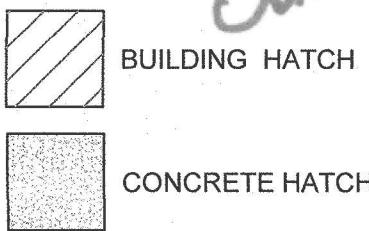
14-30-115-006 - PART OF LOTS 25 & 26,
2237, 2241, 2243 & 2247 W. OAKDALE AVENUE
14-30-115-007 - PART OF LOT 25,
2233 & 2235 W. OAKDALE AVENUE
14-30-115-002 - LOTS 5-10 & PART OF LOT 11,
2239, 2241, 2243 & 2245 W. OAKDALE AVENUE
14-30-115-001-0000 - LOTS 1, 2, 3, 4 & 26:
2929 N. OAKLEY AVENUE
14-30-123-006-0000 - LOTS 12-13
14-30-123-007-0000 - LOTS 12-13
2840, 2846, 2852, 2858 N. LEAVITT STREET



LOT #	AREA SQ. FT.	ACRES
LOT 1	1,479	0.037
LOT 2	1,240	0.028
LOT 3	1,240	0.029
LOT 4	1,240	0.029
LOT 5	1,240	0.029
LOT 6	1,240	0.029
LOT 7	1,240	0.029
LOT 8	1,240	0.029
LOT 9	1,887	0.037
LOT 10	1,538	0.036
LOT 11	1,526	0.036
LOT 12	1,588	0.037
LOT 13	1,753	0.041
LOT 14	2,323	0.049
LOT 15	1,637	0.038
LOT 16	1,870	0.043
LOT 17	1,936	0.044
LOT 18	1,752	0.040
LOT 19	1,781	0.041
LOT 20	1,672	0.038
LOT 21	1,762	0.040
LOT 22	1,731	0.040
LOT 23	1,843	0.042
LOT 24	1,412	0.032
LOT 25	1,462	0.034
LOT 26	1,633	0.038
LOT 27	1,795	0.043
LOT 28	1,240	0.029
LOT 29	1,240	0.029
LOT 30	1,240	0.029
LOT 31	1,240	0.029
LOT 32	1,240	0.029
LOT 33	1,240	0.029
LOT 34	1,240	0.029
LOT 35	1,477	0.037
COMMON LOT A	10,404	0.246
COMMON LOT B	3,042	0.070
COMMON LOT C	1,180	0.027
COMMON LOT D	6,860	0.156
COURTYARD	3,219	0.074
RIVERWALK	2,546	0.058
TOTAL	80,468	1.847

AREA'S IN THIS TABLE ARE MORE LESS

LEGEND



RECORD LINES
UNDERLYING LOTS
BOUNDARY LINES
SUBDIVISION LINES
EDGE OF WATER
FENCES
(R) RECORD
(M) MEASURED
R.O.W. - RECORD RIGHT OF WAY
TRAFFIC FLOW

- LEGEND
- Storm CB
 - San MH
 - San Storm Combo MH
 - Water MH
 - Water Meter
 - Water Fire Hydrant
 - Utility Pole
 - Guy Anchor
 - Electric Light Pole
 - Gas MH
 - Tree - Deciduous
 - Sign Post
 - Unclassified Manhole
 - Auto Sprinkler

CDOT# 30-32-25-4115

W. DIVERSEY PARKWAY

(66 FT. R.O.W.)

CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO IN THE NORTHWEST QUARTER SEC. 30-40-14
REC. OCT. 4, 1888 B. 30 P.48-49 DOC.
1012323

ORDINANCE FOR THE VACATION OF E. AND W. ALLEY LYING S. OF AND ADJ. LOTS 1 TO 10 AND THE W. 9 FT. OF LOT 11 IN BLK. 6 CLYBOURN AV. ADD. ETC. PASS. FEB. 5 1912
REC. FEB. 29, 1912 DOC. 23435 T.S.

DEDICATION FOR PUBLIC ALLEY OF THE 16 FT. OF LOT 15 BLK. 6 CLYBOURN AV. ADD. TO LAKE VIEW AND CHICAGO IN N.W. 1/4 OF SEC. 30-40-14
REC. JUNE 2, 1920 DOC. 6843130

DIVERSEY CLYBOURN INDUSTRIAL & COMMERCIAL DISTRICT, BEING AN OWNERS DIVISION IN THE NORTHWEST QUARTER SEC. 30-40-14
REC. MAY 17, 1929 DOC. 10373658

ORDERED BY: ZSD OAKDALE LLC	CHECKED: BB	DRAWN: BB
ADDRESS: 2245 W. OAKDALE AVENUE		
GREMLEY & BIEDERMANN A Division of PLCS, CORPORATION 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		
ORDER NO. 2025-32599-001	DATE: JANUARY 30, 2025 SCALE: 1 INCH = 30 FEET	PAGE NO. 1 OF 2

G:\CAD\2024\2024-32283\2025-32599-001.dwg

EXHIBIT "A"
PLAT OF RESUBDIVISION
RIVERWARD RESUBDIVISION

State of Illinois)
County of)ss

ZSD Oakdale LLC, does hereby certify that it is the owner of the property described hereon and that it has caused the said property to be surveyed and dedicated as shown hereon.

Dated: A.D.2026.

By:

State of Illinois)
County of)ss

I, a Notary Public in and for the County and State aforesaid, do hereby certify that personally known to me to be the same person who appeared before me this day in person and acknowledged that he (she) is the owner of the property described on the plat hereon drawn and that as such owner he (she) signed, sealed and delivered the said instrument for the uses and purposes therein set forth. Given under my hand and seal this day of A.D.2026.

Notary Public

The undersigned, CIBC Bank USA, as Administrative Agent for itself and other lenders, as mortgagee under Mortgage recorded in the recorder's office of Cook County, Illinois, on the day of A.D.2012 as document number hereby consents to and approves the plat hereon drawn.

Mortgagee

By: Attest:

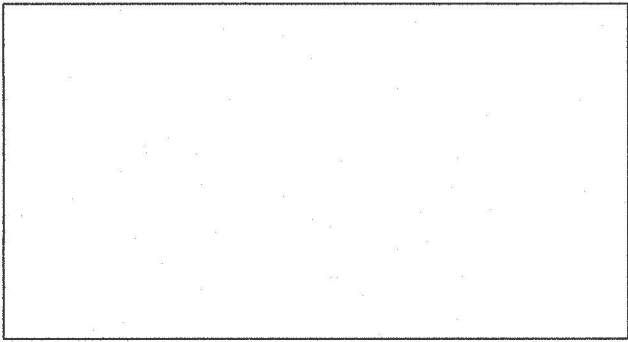
President

Secretary

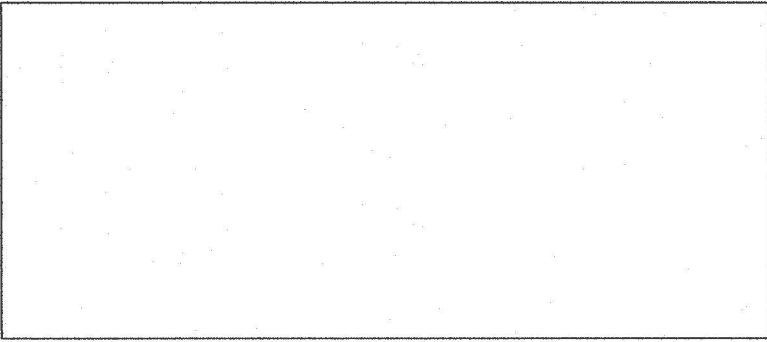
State of Illinois)
County of Cook)ss

I, a Notary Public in and for the county in the State aforesaid do hereby certify that President of and Secretary of said who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said as mortgagee, for the uses and purposes therein set forth, and the said did also then and there acknowledge that he (or she) as custodian of the corporate seal of said did affix the said corporate seal of said as his (or her) own free and voluntary act and as the free and voluntary act of said as mortgagee as aforesaid, for the uses and purposes therein set forth. Given under my hand and notarial seal this day of A.D. 2026.

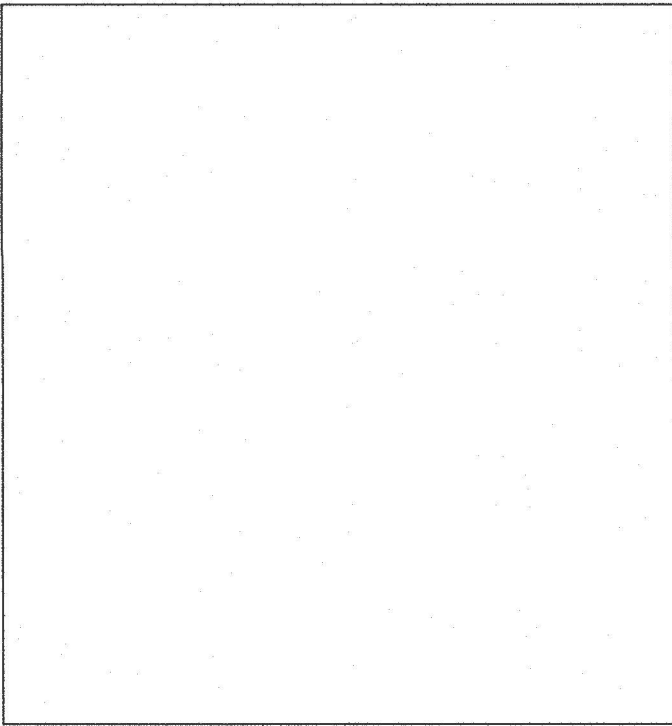
Notary Public



CITY - DEPT. OF FINANCE



COOK CO.



C.D.O.T.

SURVEYORS CERTIFICATE
State of Illinois)
County of Cook)ss

I, Robert G. Biedermann, a Professional Illinois Land Surveyor, do hereby certify that I have surveyed and subdivided: in the manner represented on the plat hereon drawn.

LEGAL DESCRIPTION:

(PARCEL 1) LOTS 5, 6, 7, 8, 9 AND 10 AND THE WEST 9 FEET OF LOT 11, TOGETHER WITH THE EAST-WEST 20 FOOT WIDE PUBLIC ALLEY (VACATED PER ORDINANCE OF THE CITY OF CHICAGO RECORDED FEBRUARY 29, 1912 AS DOCUMENT #23435 T.S.) LYING SOUTH AND ADJOINING THE AFORESAID LOTS; AND LOTS 25 AND 26 (EXCEPT THE WEST 106.6 FEET MEASURED ON THE NORTH LINE OF SAID LOT 26), ALL IN BLOCK 6, IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO, IN WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1888 PER DOCUMENT #1012323, IN COOK COUNTY, ILLINOIS, TOGETHER WITH (PARCEL 2): THE SOUTH HALF OF THE AN EAST-WEST 20 FOOT WIDE PUBLIC ALLEY, VACATED BY ORDINANCE DATED APRIL 7, 1920, RECORDED JUNE 2, 1920 AS DOCUMENT NO. 6843131 LYING WEST OF AND ADJOINING THE EAST LINE OF LOT 25, EXTENDED NORTH, IN BLOCK 6, LYING EAST OF AND ADJOINING THE EAST LINE OF THE NORTH-SOUTH 16 FOOT WIDE ALLEY DEDICATED BY DOCUMENT NO. 6843130 RECORDED JUNE 2, 1920, IN SAID BLOCK 6, IN SAID CLYBOURN AVENUE ADDITION AND LYING NORTH OF AND ADJACENT TO LOT 25, IN SAID BLOCK 6, IN SAID CLYBOURN AVENUE ADDITION AND LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF LOT 13, IN DIVERSELYBOURN INDUSTRIAL & COMMERCIAL DISTRICT, BEING OWNERS DIVISION BY DOCUMENT NO. 10373658 RECORDED MAY 17, 1929, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ABOVE DESCRIBED PARCELS CONTAINING 80,468 SQUARE FEET OR 1.847 ACRES MORE OR LESS.

I further certify that the property described hereon is located within the corporate limits of the City of Chicago, Cook County, Illinois.

I further certify that portions of the property appear in "SPECIAL FLOOD AREAS (sfhas) subject to inundation by the 1% annual chance flood" zone a, no base flood elevations determined. and the remaining 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. 17031C 0416j, effective date August 19, 2008.

I HEREBY AUTHORIZE THE OWNER OR THEIR AGENT TO FILE THIS PLAT OF SUBDIVISION WITH THE COOK COUNTY CLERK'S OFFICE.

Dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 62° Fahrenheit.

Field measurements completed on SEPTEMBER 19, 2024.

Signed on JUNE 16, 2026.

By:

Professional Illinois Land Surveyor No. 2802
My license expires November 30, 2026



SURVEY PREPARED FOR & MAILED TO:

STEFAN TEPSIC
3151 N. HALSTED STREET
CHICAGO, IL 60657

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2026
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2025

ZONING: PD 1127 - PLANNED DEVELOPMENT

FIELD MEASUREMENTS COMPLETED ON AUGUST 23, 2024.

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.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2025 "All Rights Reserved"

CDOT# 30-32-25-4115

Ref
JUNE 17, 2026

ORDERED BY: ZSD OAKDALE LLC	CHECKED: BB
ADDRESS: 2245 W. OAKDALE AVENUE	DRAWN: BB
GREMLEY & BIEDERMANN A DIVISION OF PLCS, CORPORATION 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	
ORDER NO. 2025-32599-001	DATE: JANUARY 30, 2025 SCALE: 1 INCH = 30 FEET PAGE NO. 2 OF 2

G:\CAD\2024\2024-32283\2025-32599-001.dwg