EXHIBIT A
PLAT OF SUBDIVISION AND DEDICATION

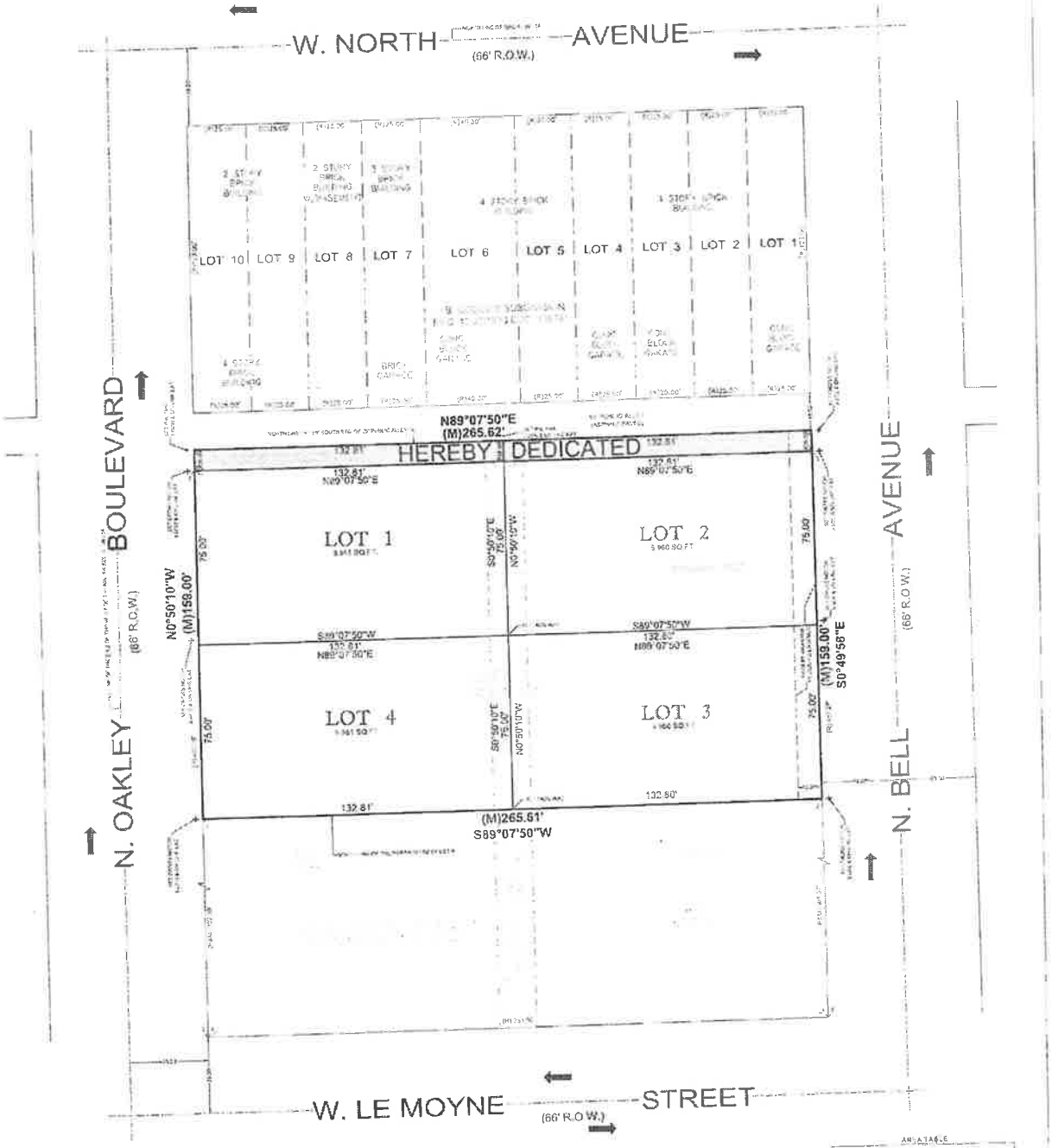
(attached)

EXHIBIT "A"

PLAT OF SUBDIVISION
BELLMORE ESTATES SUBDIVISION

LEGAL DESCRIPTION

THE NORTH 150.00 FEET OF LOT "A" AND THE VACATED SOUTH 9 FEET OF THE EAST 265.61 FEET OF VACATED ALLEY, VACATED BY ORDINANCE PASSED MAY 25 1926, AND RECORDED ON JULY 3 1926 AS DOCUMENT NUMBER 9785489, ALL LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOT "A", BEING IN THE RESUBDIVISION OF THAT PART OF BLOCK 2 OF H.S. BOND'S SUBDIVISION OF BLOCKS 1, 2, 4, AND 5 IN WATSON, TOWER AND DAVIS SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED ON DECEMBER 11, 1928 AS DOCUMENT NUMBER 9828597, ALL IN COOK COUNTY, ILLINOIS. ABOVE SAID PARCEL DESCRIBED CONTAINING AREA 42,332 SQUARE FEET, OR 0.968 ACRES, MORE OR LESS



AREA TABLE

LOT 1
AREA = 9,961.80 FT. OR 0.228 ACRE MORE OR LESS

LOT 2
AREA = 9,960.80 FT. OR 0.228 ACRE MORE OR LESS

LOT 3
AREA = 9,960.80 FT. OR 0.228 ACRE MORE OR LESS

LOT 4
AREA = 9,961.80 FT. OR 0.228 ACRE MORE OR LESS

TOTAL SUBDIVISION
AREA = 39,845 SQ.FT.
OR 0.914 ACRES MORE OR LESS

LEGEND

- BOUNDARY LINE OF SUBDIVISION
- PROPOSED LOT LINES
- RIGHT-OF-WAY LINE
- LOT — PROPOSED LOT NUMBER
- LOT — EXISTING LOT NUMBER
- TRAFFIC FLOW DIRECTION ARROWS
- (M) AS SURVEYED DATA
- (R) AS PLATTED DATA
- HEREBY DEDICATED

PIN = PERMANENT INDEX NUMBER
R.O.W. = RIGHT OF WAY

Rel March 5, 2026

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED TO COMMONWEALTH EDISON COMPANY, AMERITECH, CHICAGO SUBURBAN CABLE TV, NICOR GAS COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS IN, OVER, UNDER AND ALONG THE AREAS SHOWN ON THIS PLAT AND MARKED "EASEMENT" AND/OR "UTILITY EASEMENT" AND/OR "DRAINAGE EASEMENT" AND/OR "PUBLIC UTILITY EASEMENT" AND/OR "PUE" AND/OR "DRAINAGE EASEMENT" AND/OR "DE" AND/OR "PUBLIC UTILITY AND DRAINAGE EASEMENT" AND/OR "PUD

EXHIBIT "A"

PLAT OF SUBDIVISION
BELLMORE ESTATES SUBDIVISION

PREPARED FOR AND MAIL TO:
VOLO HOLDINGS LLC -
1901 N OAKLEY SERIES
2118 W. Chicago Ave
Chicago, IL 60622

LEGAL DESCRIPTION

THE NORTH 150.00 FEET OF LOT "A" AND THE VACATED SOUTH 9 FEET OF THE EAST-WEST 20 FOOT WIDE PUBLIC ALLEY VACATED BY ORDINANCE PASSED MAY 28 1924, AND RECORDED ON JULY 3, 1924 AS DOCUMENT NUMBER 8949459, AS LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOT "A", BEING IN THE RESUBDIVISION OF THAT PART OF BLOCKS 2 OF H.B. ROGERS SUBDIVISION OF BLOCKS 1, 2, 4, AND 5 IN WAYNE, TOWER AND OAKS SUBDIVISION OF THE WEST 1/2 OF THE NORTH-WEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED ON DECEMBER 11, 1886 AS DOCUMENT NUMBER 913235S1, ALL IN COOK COUNTY, ILLINOIS. ABOVE SAID PARCEL BE BOUNDED CONTAINING AREA 42,222 SQUARE FEET, OR 0.960 ACRES, MORE OR LESS.

CITY-DEPARTMENT OF FINANCE

COOK COUNTY

CHICAGO DEPARTMENT OF TRANSPORTATION

SURVEYOR'S NOTES:

1. CITY OF CHICAGO ZONING:
RT-4 – RESIDENTIAL TWO FLAT, TOWNHOUSE AND MULTI-UNIT DISTRICT

2. NEARBY SCHOOLS IN CHICAGO:
- CHICAGO COMMUNITY COLLEGE DISTRICT 508
- CITY OF CHICAGO SCHOOL DISTRICT 299
CLEMENTE HIGHSCHOOL: JOSE DE DIEGO COMMUNITY ACADEMY

3. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

4. ALL EXTERIOR CORNERS OF PROPERTY ARE MARKED WITH CROSS NOTCHES, IRON PIPE AND IRON SPIKE, INTERIOR CORNER TO BE SET ACCORDING TO ILLINOIS STATE STATUES REQUIREMENTS.

5. ASSUMED NORTH AS SHOWN HEREON IS BASED ON THE EAST RIGHT-OF-WAY LINE OF NORTH OAKLEY BOULEVARD SAID LINE ALSO BEING THE WEST LINE OF LOT A, AND IS HELD TO BEAR NORTH 00°50'10" EAST.

6. DATE OF COMPLETION OF FIELD WORK : MAY 28, 2025

OWNER'S CERTIFICATE:

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

VOLO HOLDINGS LLC - 1901 OAKLEY SERIES, AN ILLINOIS LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED AND RESUBDIVIDED AS SHOWN AND DEPICTED ON PLAT HEREON, INTENDED HEREBY SAID VOLO HOLDINGS LLC - 1901 OAKLEY SERIES, AN ILLINOIS LIMITED LIABILITY COMPANY HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY ITS DULY AUTHORIZED MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO THIS _____ DAY OF _____, A.D. 20__.

BY: _____
TITLE

ATTEST: _____
TITLE

ADDRESS:
VOLO HOLDINGS LLC - 1901 N OAKLEY SERIES
2118 W. CHICAGO AVE. CHICAGO, IL 60622

NOTARY CERTIFICATE:

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

I _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT
NAME _____ TITLE _____
NAME _____ TITLE _____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID _____ DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE/SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION DID AFFIX THE SAID CORPORATE SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20__.

BY: _____
NOTARY PUBLIC

COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS }
} S.S.
COUNTY OF COOK }

I, ROY G. LAWNICZAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE HEREIN DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND STAKING.

I DO HEREBY CERTIFY THAT ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN IS LOCATED IN AREAS DESIGNATED AS ZONE X (UNSHADED) AND ZONE AE (SHADED) ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17031C0413J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PREMISES DESCRIBED HEREON ARE SITUATED, AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE ADMINISTRATION.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PLAT OF SUBDIVISION IS DRAWN TO THE SCALE OF ONE INCH EQUALS 20 FEET.

DATED AT RIVER FOREST, ILLINOIS THIS 2nd DAY OF MARCH, A.D. 2026.

BY: _____
ROY G. LAWNICZAK
ILLINOIS LAND SURVEYOR NO. 35-3276
SIGNED [illegible], NOVEMBER 29, 2006
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.005.018
LICENSE EXPIRES APRIL 30, 2027

PROJECT No.: 2025-32126
DRAWN DATE: 06-04-2025
SCALE: 1"=20'
SHEET NUMBER: 2 OF 2

PLAT PREPARED FOR: DIAMOND PROPERTIES

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7719 CENTRAL AVENUE, RIVER FOREST, ILLINOIS 60305
TEL: (847) 299-1010 FAX: (847) 299-5387
E-MAIL: USURVEY@ILSANDCS.COM

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		

CDOT#06-01-25-4116