

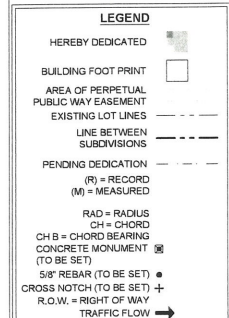
EXHIBIT A
PLAT OF RESUBDIVISION AND DEDICATION

[Attached]

FOUNDRY PARK RESUBDIVISION

[illegible]

LOT	SQUARE FEET	ACRES
LOT 1	40,056	.392
LOT 2	15,098	0.146
LOT 3	15,408	0.15
LOT 4	38,979	.389
LOT 5	40,185	.392
LOT 6	29,315	.287
LOT 7	16,285	.157
LOT 8	28,464	.265
LOT 9	38,053	.383
LOT 10	24,599	.24
LOT 11	25,363	.25
LOT 12	39,894	.389
LOT 13	22,805	.222
LOT 14	32,735	.318
LOT 15	40,347	.393
LOT 16	32,650	.317
LOT 17	25,838	.25
LOT 18	23,776	.234
LOT 19	19,055	.184
LOT 20	15,418	.15
LOT 21	13,385	.127
LOT 22	26,453	.261
LOT 23	31,744	.312
LOT 24	16,494	.158
LOT 25	28,719	.28
LOT 26	21,600	.21
LOT 27	22,116	.215
LOT 28	22,437	.219
LOT 29	32,772	.318
LOT 30	33,645	.327
LOT 31	29,418	.286
LOT 32	22,569	.22
LOT 33	41,053	.394
LOT 34	40,693	.394
LOT 35	39,972	.392
LOT 36	40,199	.392
LOT 37	40,991	.397
LOT 38	17,661	.171
LOT 39	36,244	.354
LOT 40	41,077	.398
LOT 41	6,277	.14
LOT 42	3,363	.038
LOT 43	3,762	.039
LOT 44	3,823	.039
LOT 45	4,005	.04
LOT 46	4,134	.04
LOT 47	4,363	.041
LOT 48	4,518	.043
LOT 49	4,592	.043
LOT 50	4,392	.041
LOT 51	4,602	.041
LOT 52	4,651	.041
LOT 53	4,677	.041
LOT 54	4,664	.041
LOT 55	4,640	.041
LOT 56	4,614	.041
LOT 57	4,585	.041
LOT 58	4,577	.041
LOT 59	5,350	.052



SURVEYOR'S NOTES:
Field measurements completed on OCTOBER 13, 2025.

The adjoining property is zoned "PD-143" (Planned Development 1430) with Northeast corner of Kingsbury and Corfield (PARCEL 2) being zoned "PD-646" (Planned Development 6400) per City of Chicago web site.

Note (b) & (c) denotes Record of Measured values respectively. All dimensions are approximate and may vary from actual.

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, title, policy and local building line regulations.

No dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted herein the Bearing, Backs, Elevation Datum and Coordinate Datum if used is ASSUMED.

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SEE SUBSEQUENT PAGES FOR UNDERLYING SURVEY INFORMATION, LEGAL DESCRIPTIONS AND EXISTING EASEMENTS AFFECTING NEW LOTS.

MONUMENTATION AT ALL LOT CORNERS ESTABLISHED PRIOR TO PLAT RECORDATION INDICATED BY SYMBOL AND NOTATION.

5/8" REBAR OR CROSS NOTCH TO BE SET AT REMAINING LOT CORNERS PER ILLINOIS STATE STATUTE AFTER PLAT RECORDATION AND UNLESS OTHERWISE NOTED HEREON. LOT CORNERS FALLING WITHIN THE CHICAGO RIVER WILL NOT BE SET.

PAGE 1	NEW LOTS AND STREET DEDICATIONS
PAGE 2	UNDERLYING AND ADJOINING PROPERTY OF RECORD
PAGE 3	SURVEY PARCELS, EXISTING EASEMENTS AND PHYSICAL IMPROVEMENTS
PAGE 4	SURVEY PARCELS, EXISTING EASEMENTS AND PHYSICAL IMPROVEMENTS
PAGE 5	SURVEY PARCELS, EXISTING EASEMENTS AND PHYSICAL IMPROVEMENTS
PAGE 6	LEGAL DESCRIPTIONS OF SUBDIVIDED PROPERTY AND CERTIFICATIONS

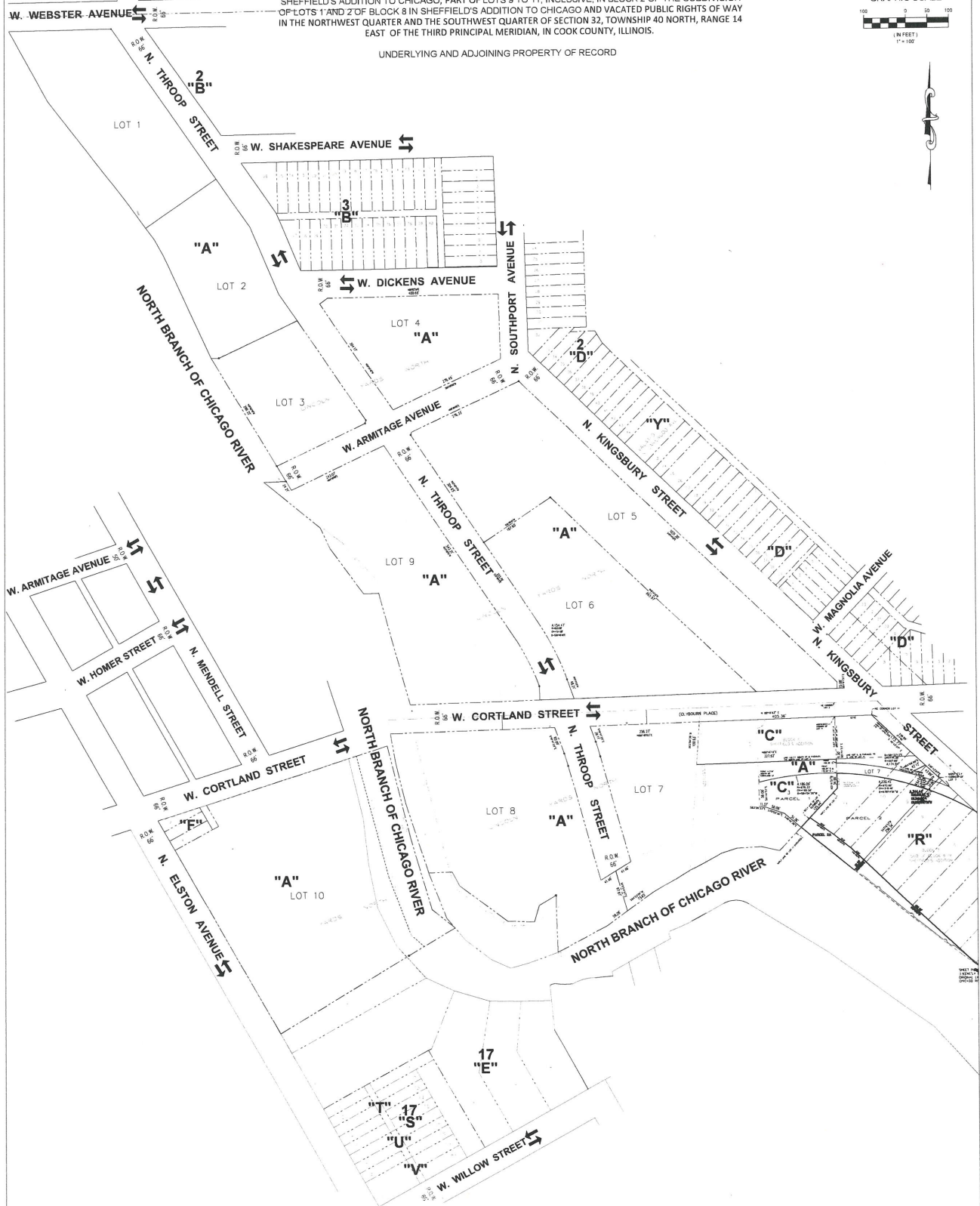
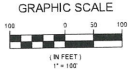
ORDERED BY	DL DEVELOPMENT, LLC	CHECKED	DRAMA
ADDRESS	FOUNDRY PARK - CORLAINDEN HURLEY, CHICAGO, IL		
PROJECT	GREMLY & BIEDERMANN		ALICE
	P.L.C.S. CORPORATION LICENSE NO. 084-03032 1505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE (773) 685-0302 FAX: 0800P.C.S.-SURVEY.COM		
ORDER NO.	DATE FEBRUARY 22, 2026		PAGE NO.
2025-33357-002	SCALE: 1" = 40' / 1" = 80' / 1" = 160'		1 of 6
G:\CAD\2025\1025-33103\2025-33357-002 sub.dwg			

EXHIBIT "A"

FOUNDRY PARK RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 TO 10 IN LINCOLN YARDS NORTH RESUBDIVISION, LOT 3 IN BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO, PART OF LOTS 9 TO 11, INCLUSIVE, IN BLOCK 2 OF THE SUBDIVISION OF LOTS 1 AND 2 OF BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO AND VACATED PUBLIC RIGHTS OF WAY IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNDERLYING AND ADJOINING PROPERTY OF RECORD



Red handwritten note:
 Ref
 SEP. 2, 2025

"A" LINCOLN YARDS NORTH RESUBDIVISION OF VARIOUS LOTS, BLOCKS & VACATED PUBLIC RIGHT OF WAY IN THE NORTHWEST QUARTER & THE SOUTHWEST QUARTER PLUS VACATED STREETS PER DOCUMENT NO. 2313113136 ALL IN SECTION 32-40-14 RECORDED MAY 11, 2023 PER DOCUMENT NUMBER 2313113134

"B" W.F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 & 3 OF BLOCK 14 OF SHEFFIELD'S ADDITION TO CHICAGO (SEE "A"), ANTE-FIRE.

"C" SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 28, 31, 32 & 33 TOWNSHIP 40 NORTH, RANGE 14 EAST, RECORDED OCTOBER 13, 1883, ANTE-FIRE.

"D" SUBDIVISION OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO (SEE "A"), RECORDED OCTOBER 10, 1887, ANTE-FIRE, RE-RECORDED NOVEMBER 22, 1892, AS DOCUMENT NO. 433835.

"E" SUBDIVISION OF BLOCKS 17, 18, 20, 21 (EXCEPT LOTS 1, 6 & 12 IN SAID BLOCK 21), 23, 28, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3 & 4, 7, 33, 38, 39, 40 & 41) IN SHEFFIELD'S ADDITION TO CHICAGO (SEE "A") BY TRUSTEES OF CHICAGO LAND CO. RECORDED OCTOBER 22, 1858, ANTE-FIRE.

"F" SUBDIVISION OF LOT 1 IN BLOCK 17 IN SHEFFIELD'S ADDITION TO CHICAGO RECORDED MARCH 31, 1894 AS DOCUMENT NO. 2016866.

"G" SUBDIVISION OF LOTS 1 & 2 IN BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO (SEE "A"), RECORDED JUNE 29, 1885, ANTE-FIRE.

"H" SUBDIVISION OF LOTS 7 TO 12, INCLUSIVE, IN BLOCK 17 IN SHEFFIELD'S ADDITION TO CHICAGO (SEE "A"), ANTE-FIRE.

"I" VACATED BY ORDINANCE PASSED JUNE 23, 1902, RECORDED NOVEMBER 30, 1903 AS DOCUMENT NO. 3474180.

"J" VACATED BY ORDINANCE PASSED MARCH 23, 1904, RECORDED APRIL 22, 1904 AS DOCUMENT NO. 3527379.

"K" VACATED BY ORDINANCE PASSED JANUARY 17, 1923, RECORDED FEBRUARY 15, 1923 AS DOCUMENT NO. 7809847.

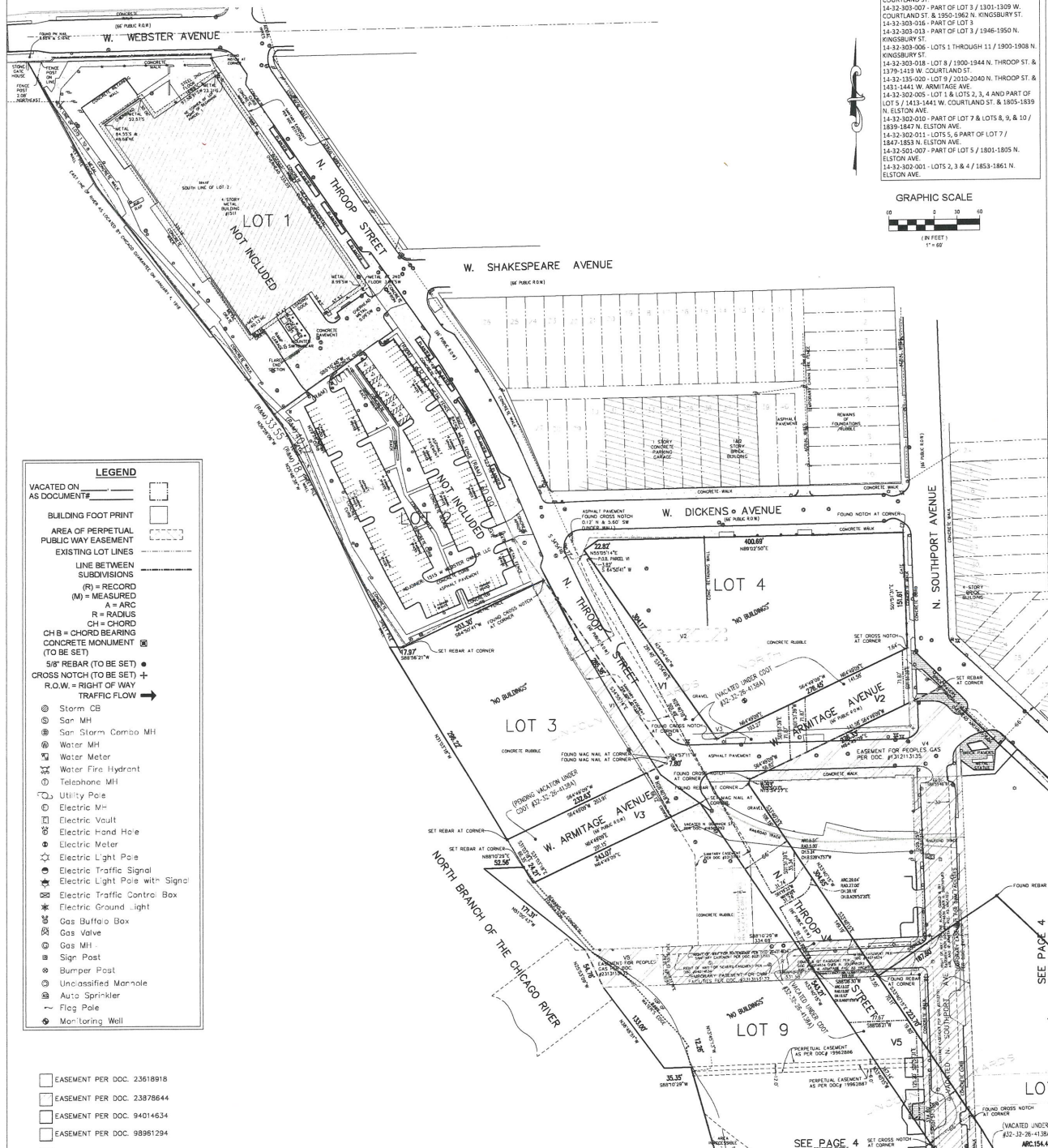
"L" VACATED BY ORDINANCE PASSED MARCH 1, 1915, RECORDED MARCH 30, 1915 AS DOCUMENT NO. 5775480.

DESIGNED BY: J.L. DEVELOPMENT, LLC	CHECKED: JAWA
ADDRESS: FOUNDRY PARK, CORTLAND/KINGSBURY, CHICAGO, IL	
GREMLEY & BIEDERMANN P.L.C. CORPORATION 4355 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 855-5022 Email: INFO@G&B.COM	
ORDER NO: 2025-33357-002	DATE: FEBRUARY 23, 2025
SCALE: 1" = 150' FEET	PAGE NO: 2 OF 6

FOUNDRY PARK RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 TO 10 IN LINCOLN YARDS NORTH RESUBDIVISION, LOT 3 IN BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO, PART OF LOTS 9 TO 11, INCLUSIVE, IN BLOCK 2 OF THE SUBDIVISION OF LOTS 1 AND 2 OF BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO AND VACATED PUBLIC RIGHTS OF WAY IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEY PARCELS, EXISTING EASEMENTS AND PHYSICAL IMPROVEMENTS



- LEGEND**
- VACATED ON AS DOCUMENT#
- BUILDING FOOT PRINT
- AREA OF PERPETUAL PUBLIC WAY EASEMENT
- EXISTING LOT LINES
- LINE BETWEEN SUBDIVISIONS
- (R) = RECORD
- (M) = MEASURED
- A = ARC
- R = RADIUS
- CH = CHORD
- CHB = CHORD BEARING
- CONCRETE MONUMENT (TO BE SET)
- 5/8" REBAR (TO BE SET)
- CROSS NOTCH (TO BE SET)
- R.O.W. = RIGHT OF WAY
- TRAFFIC FLOW
- Storm CB
- San MH
- San Storm Combo MH
- Water MH
- Water Meter
- Water Fire Hydrant
- Telephone MH
- Utility Pole
- Electric MH
- Electric Vault
- Electric Hand Hole
- Electric Meter
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Signal
- Electric Traffic Control Box
- Electric Ground Light
- Gas Buffalo Box
- Gas Valve
- Gas MH
- Sign Post
- Bumper Post
- Unclassified Manhole
- Auto Sprinkler
- Flag Pole
- Monitoring Well

- ☐ EASEMENT PER DOC. 23618918
- ☐ EASEMENT PER DOC. 23878644
- ☐ EASEMENT PER DOC. 94014634
- ☐ EASEMENT PER DOC. 98981294
- ☐ EASEMENT PER DOC. 19952886 & 19962887
- ☐ EASEMENT PER DOC. 96086428
- ☐ EASEMENT PER DOC. 97443505
- ☐ EASEMENT PER DOC. 97480815
- ☐ EASEMENT PARCELS V1-V5 PER DOC. 231311313

SURVEYOR'S NOTES

Field measurements completed on OCTOBER 13, 2023.

All remaining lot corners to be set after plat recordation per Illinois State Statute. Lot corners falling within the Chicago River will not be set.

The adjoining property is zoned "PD-143B" (Planned Development 143B) with Northeast corner of Kingsbury and Cortland (PARCEL 2) being zoned "PD-446" (Planned Development 446) as per City of Chicago web site.

Note (R) & (M) denotes Record and Measured distances respectively. All dimensions are measured unless noted otherwise.

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.

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AFFECTED PINS:

14-32-120-013 - LOT 1 / 1515 W. WEBSTER AVE

14-32-120-014 - LOT 2

14-32-120-015

14-32-120-016 - LOT 3 / 2040-2078 N. THROOP ST. & 1430-1460 W. ARMITAGE AVE

14-32-130-028 - LOT 4 / 1403-1443 W. DICKENS AVE. & 2050-2068 N. SOUTHPORT AVE. & 2049-2077 N. THROOP ST. & 1400-1430 W. ARMITAGE AVE

14-32-131-012 - LOT 5 / 1403-1429 W. ARMITAGE AVE. & 2011-2041 N. THROOP ST. & 1972-2078 N. KINGSBURY ST. & 1304-1334 W. COURTLAND ST. & 1309-1341 W. COURTLAND ST.

14-32-303-017 - LOT 7

14-32-303-008 - PART OF LOT 3 / 1309-1341 W. COURTLAND ST.

14-32-303-007 - PART OF LOT 3 / 1301-1309 W. COURTLAND ST. & 1950-1962 N. KINGSBURY ST.

14-32-303-016 - PART OF LOT 3

14-32-303-013 - PART OF LOT 3 / 1946-1950 N. KINGSBURY ST.

14-32-303-006 - LOTS 1 THROUGH 11 / 1900-1908 N. KINGSBURY ST.

14-32-303-018 - LOT 8 / 1900-1944 N. THROOP ST. & 1379-1418 W. COURTLAND ST.

14-32-135-020 - LOT 9 / 2010-2040 N. THROOP ST. & 1431-1441 W. ARMITAGE AVE

14-32-302-005 - LOT 8 & LOTS 2, 3, 4 AND PART OF LOT 5 / 1413-1441 W. COURTLAND ST. & 1805-1839 N. ELSTON AVE

14-32-302-010 - PART OF LOT 7 & LOTS 8, 9, & 10 / 1839-1847 N. ELSTON AVE.

14-32-302-011 - LOTS 5, 6 PART OF LOT 7 / 1847-1853 N. ELSTON AVE.

14-32-302-007 - PART OF LOT 5 / 1801-1805 N. ELSTON AVE.

14-32-302-001 - LOTS 2, 3 & 4 / 1853-1861 N. ELSTON AVE.



CDOT #32-32-26-4138B

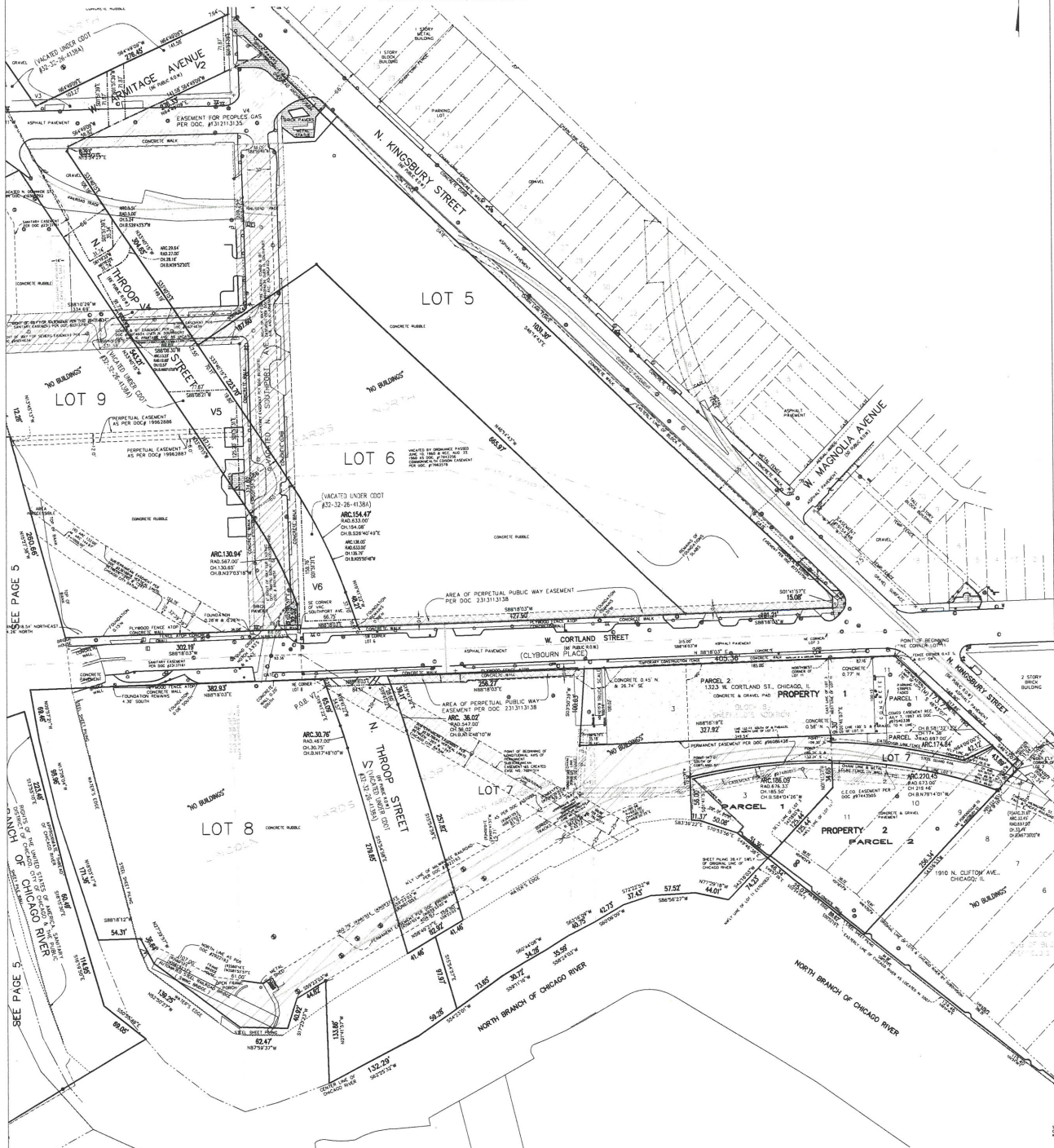
ORDERED BY	AN DEVELOPMENT, LLC	DRAWN	DATE
ADDRESS	FOUNDRY PARK, 2040-2078 N. THROOP ST. & 1430-1460 W. ARMITAGE AVE	CHECKED	DATE
GREIMLEY & BIEDERMANN		DATE	
PLC CORPORATION		DATE	
1403 N. ELSTON AVE. CHICAGO, IL 60642		DATE	
TEL: 773.489.9827 FAX: 773.489.9828		DATE	
ORDER NO.	2025-33357-002	PAGE NO.	3 of 6
© 2025 GREIMLEY & BIEDERMANN, INC. ALL RIGHTS RESERVED.			

FOUNDRY PARK RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 TO 10 IN LINCOLN YARDS NORTH RESUBDIVISION, LOT 3 IN BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO, PART OF LOTS 9 TO 11, INCLUSIVE, IN BLOCK 2 OF THE SUBDIVISION OF LOTS 1 AND 2 OF BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO AND VACATED PUBLIC RIGHTS OF WAY IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEY PARCELS, EXISTING EASEMENTS AND PHYSICAL IMPROVEMENTS

GRAPHIC SCALE



LEGEND	
VACATED ON AS DOCUMENT #	5/8" REBAR (TO BE SET) •
BUILDING FOOT PRINT	CROSS NOTCH (TO BE SET) +
AREA OF PERPETUAL PUBLIC WAY EASEMENT	R.O.W. = RIGHT OF WAY
EXISTING LOT LINES	TRAFFIC FLOW →
LINE BETWEEN SUBDIVISIONS	Storm CB
(R) = RECORD	San M/H
(M) = MEASURED	San Storm Comba MH
R = RADIUS	Water MH
CH = CHORD	Water Meter
CH B = CHORD BEARING	Water Fire Hydrant
CONCRETE MONUMENT (TO BE SET)	Telephone M/H
	Utility Pole
	Electric M/H
	Electric Vault
	Electric Hand Hole
	Electric Meter
	Electric Traffic Control Box
	Electric Ground Light
	Electric Light Pole
	Electric Traffic Signal
	Electric Light Pole with Signal
	Gas Buffalo Box
	Gas Valve
	Gas M/H
	Sign Post
	Bumper Post
	Unclassified Manhole
	Auto Sprinkler
	Flag Pole
	Monitoring Well

SURVEYOR'S NOTES

Field measurements completed on OCTOBER 13, 2025.

All remaining lot corners to be set after plat recordation per Illinois State Statute. Lot corners falling within the Chicago River will not be set.

The adjoining property is zoned "PD-143R" (Planned Development 143R) with Northeast corner of Kingsbury and Cortland (PARCEL 2) being zoned "PD-146" (Planned Development 146) as per City of Chicago web site.

Note (R) & (M) denotes Record and Measured distances respectively. All dimensions are measured unless noted otherwise.

Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

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- ☐ EASEMENT PER DOC. 23618918
- ☐ EASEMENT PER DOC. 23878644
- ☐ EASEMENT PER DOC. 94014634
- ☐ EASEMENT PER DOC. 98961294
- ☐ EASEMENT PER DOC. 19962886 & 19962887
- ☐ EASEMENT PER DOC. 96086428
- ☐ EASEMENT PER DOC. 97443505
- ☐ EASEMENT PER DOC. 97480815
- ☐ EASEMENT PARCELS VI-VI PER DOC. 23131313

CDOT #32-32-26-4138B

Kip
SEPT. 2, 2026

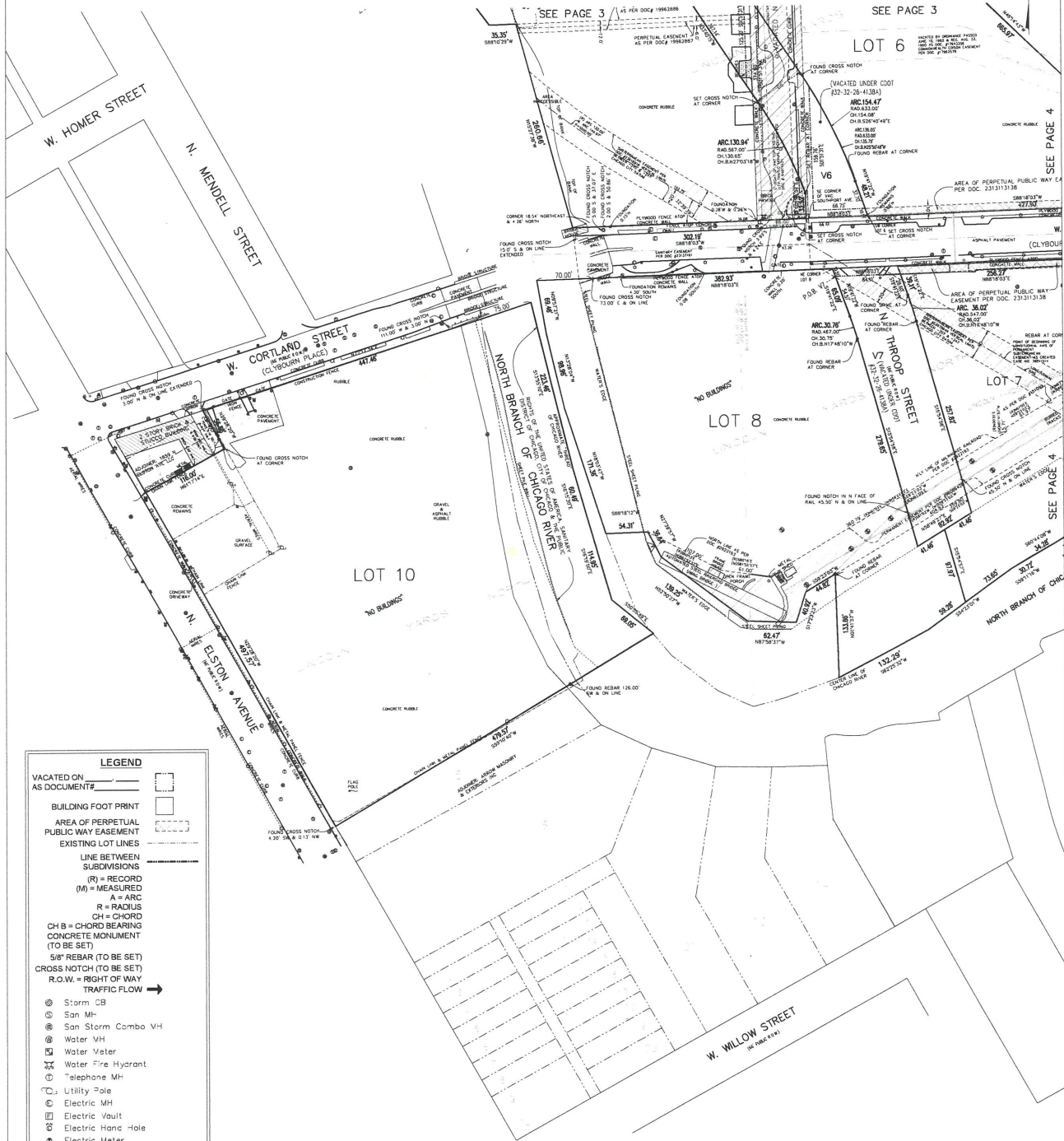
ORDER NO. 2025-33357-002	DATE FEBRUARY 23, 2026	SCALE 1" = 100'	PAGE NO. 4 OF 6
GREMLEY & BIEDERMANN P.L.C. CORPORATION 1200 NORTH ELSTON STREET, CHICAGO, IL 60642 TELEPHONE (773) 655-0122 FAX (773) 655-0123			

FOUNDRY PARK RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 TO 10 IN LINCOLN YARDS NORTH RESUBDIVISION, LOT 3 IN BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO, PART OF LOTS 9 TO 11, INCLUSIVE, IN BLOCK 2 OF THE SUBDIVISION OF LOTS 1 AND 2 OF BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO AND VACATED PUBLIC RIGHTS OF WAY IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEY PARCELS, EXISTING EASEMENTS AND PHYSICAL IMPROVEMENTS

GRAPHIC SCALE



LEGEND

- VACATED ON AS DOCUMENT#
- BUILDING FOOT PRINT
- AREA OF PERPETUAL PUBLIC WAY EASEMENT
- EXISTING LOT LINES
- LINE BETWEEN SUBDIVISIONS
- (R) = RECORD
- (M) = MEASURED
- A = ARC
- R = RADIUS
- CH = CHORD
- CH B = CHORD BEARING
- CONCRETE MONUMENT (TO BE SET)
- 5/8" REBAR (TO BE SET)
- CROSS NOTCH (TO BE SET)
- R.O.W. = RIGHT OF WAY
- TRAFFIC FLOW →
- ⊙ Storm CB
 - ⊙ San MH
 - ⊙ San Storm Combo V/H
 - ⊙ Water V/H
 - ⊙ Water Meter
 - ⊙ Water Fire Hydrant
 - ⊙ Telephone MH
 - ⊙ Utility Pole
 - ⊙ Electric MH
 - ⊙ Electric Vault
 - ⊙ Electric Hand Hole
 - ⊙ Electric Meter
 - ⊙ Electric Light Pole
 - ⊙ Electric Traffic Signal
 - ⊙ Electric Light Pole with Signal
 - ⊙ Electric Traffic Control Box
 - ⊙ Electric Ground Light
 - ⊙ Gas Baffle Box
 - ⊙ Gas Valve
 - ⊙ Gas MH
 - ⊙ Sign Post
 - ⊙ Bumper Post
 - ⊙ Unclassified Manhole
 - ⊙ Auto Sprinkler
 - ⊙ Flag Pole
 - ⊙ Monitoring Well

SURVEYOR'S NOTES

Field measurements completed on OCTOBER 13, 2025.

All remaining Lot corners to be set after plat recordation per Illinois State Statute. Lot corners falling within the Chicago River will not be set.

The adjoining property is zoned "PD-1433" (Planned Development 1433) with Northwest corner of Kingsbury and Cortland (PARCEL 2) being zoned "PD-646" (Planned Development 646) as per City of Chicago web site.

Note (R) & (M) denotes Record and Measured distances respectively. All dimensions are measured unless noted otherwise.

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Unless otherwise noted hereon the Bearing, Back, Sine, Elevation and Coordinate Datum if used is ASSUMED.

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- ☐ EASEMENT PER DOC. 23618918
- ☐ EASEMENT PER DOC. 23878844
- ☐ EASEMENT PER DOC. 94014634
- ☐ EASEMENT PER DOC. 98961294
- ☐ EASEMENT PER DOC. 19962886
- ☐ EASEMENT PER DOC. 96086428
- ☐ EASEMENT PER DOC. 97443505
- ☐ EASEMENT PER DOC. 97480815
- ☐ EASEMENT PARCELS V1-V5 PER DOC. 231311313

ORDERED BY	AL DEVELOPMENT, LLC	CHECKED	2/24/26
ADDRESS	FOUNDRY PARK, CORTLAND/KINGSBURY CHICAGO, IL		
GREIMLEY & BIEDERMANN P.L.L.C. CORPORATION 4355 North Elston Avenue, Suite 100 Chicago, IL 60630 Telephone: (773) 685-0022 Email: info@grbcsurvey.com			
SHEET NO.	2025-33357-002	DATE	FEBRUARY 22, 2026
		SCALE	1" = 100 FEET
		PAGE NO.	5 OF 6

CDOT #32-32-26-4138B

Ref
SEPT. 2, 2026

