

EXHIBIT A
PLAT OF RESUBDIVISION

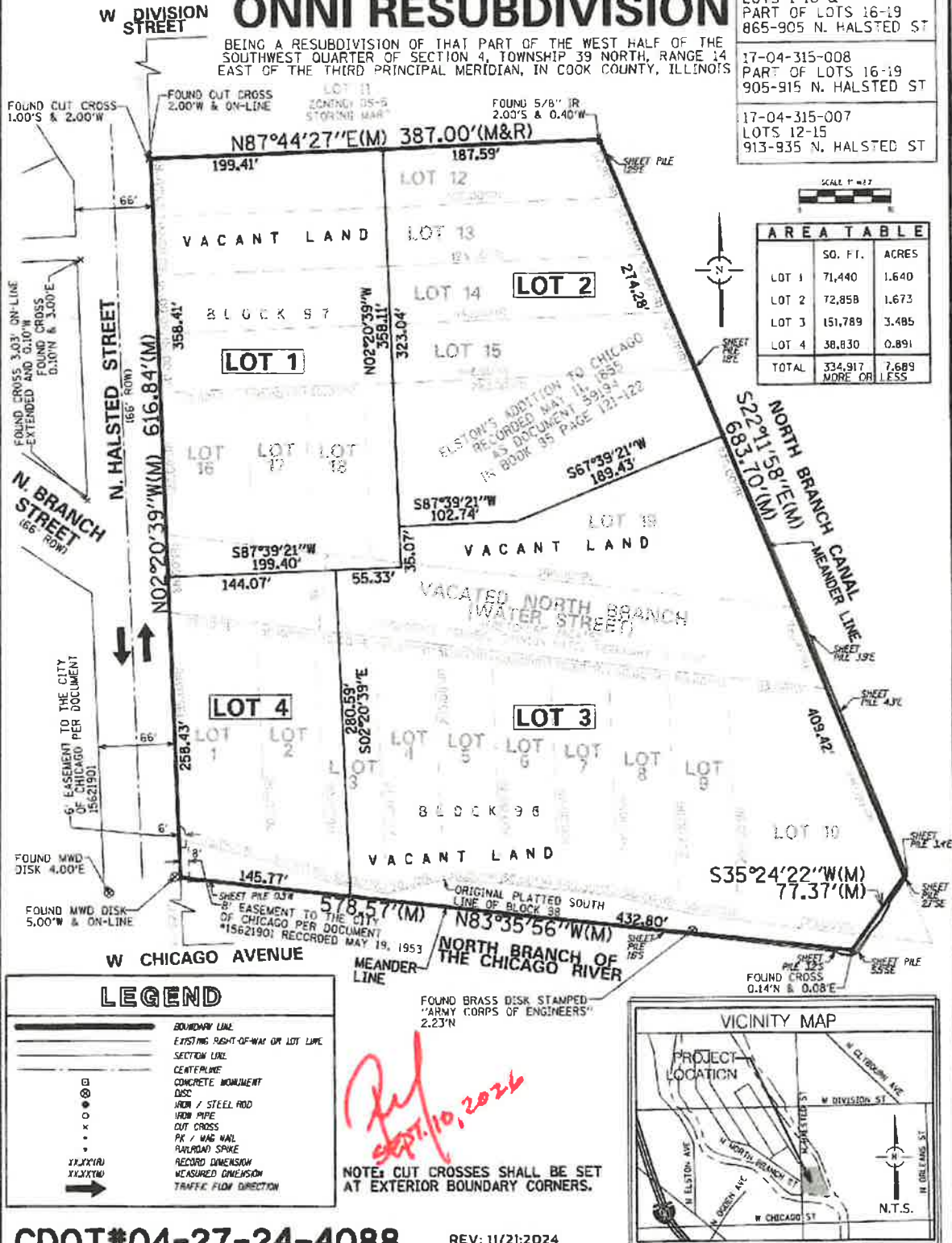
[Attached]

ONNI RESUBDIVISION

BEING A RESUBDIVISION OF THAT PART OF THE WEST HALF OF THE
SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

17-04-315-007
LOTS 12-15
913-935 N. HALSTED ST

AREA TABLE		
	SO. FT.	ACRES
LOT 1	71,440	1.640
LOT 2	72,858	1.673
LOT 3	151,789	3.485
LOT 4	38,830	0.891
TOTAL	334,917 MORE OR LESS	7.689



SHEET 1 OF 3

EXHIBIT A
**PLAT OF RESUBDIVISION
ONNI RESUBDIVISION**

BEING A RESUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT ONNI HALSTED STREET CHICAGO LLC, A
DELAWARE LIMITED LIABILITY COMPANY IS OWNER OF THE PROPERTY
DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE
SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES
THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME
UNDER THE TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D. 20_____

BY: _____

ITS: _____

ADDRESS: _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND
FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, TITLE _____
OF _____ WHO IS
PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED
TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN
PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS
INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES
HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D. 20_____

NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF
SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH
SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER
DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR
COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC
AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND
THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY
OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE
DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION
OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D. 20_____

OWNER(S) OR DULY AUTHORIZED ATTORNEY

REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. _____

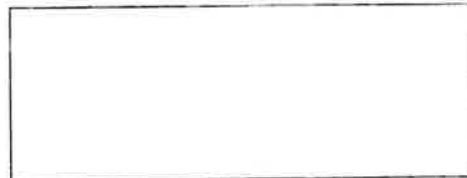
LICENSE EXPIRES: _____

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: TRUE NORTH BASED ON
GEODETIC OBSERVATION IL EAST ZONE
2. PREPARED FOR / MAIL TO:
ONNI GROUP
200 N. LASALLE STREET
SUITE 750
CHICAGO, ILLINOIS 60601
3. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE
MEASUREMENTS UPON THE PLAT.
4. LAST DATE OF FIELD WORK OCTOBER 26, 2023
5. ZONING INFORMATION SHOWN HEREON BASED ON
CHICAGO DEPARTMENT OF ZONING ON-LINE ZONING MAP
ACCESSED OCTOBER 6, 2024. THE SUBDIVIDED
PROPERTY IS ZONED PD-1522 (PLANNED DEVELOPMENT)
6. WE DECLARE THAT STEEL REINFORCING RODS,
UNLESS OTHERWISE NOTED, WILL BE SET AT ALL LOT
CORNERS IN ACCORDANCE WITH STATE STATUTES
7. WE DECLARE THAT THE PROPOSED DEVELOPMENT
WILL BE MIXED-USE (RESIDENTIAL & COMMERCIAL).
THE PROPERTY IS LOCATED WITHIN THE BOUNDARIES
OF OGDEN ELEMENTARY AND WELLS HIGH SCHOOLS.



CHICAGO DEPARTMENT OF FINANCE



COOK COUNTY



CHICAGO DEPARTMENT OF TRANSPORTATION

CDOT#04-27-24-4088

REV: 11/21/2024
REV2: 09/03/2026



DATE: 10/10/2024

FILENAME: 02SUB-01

JOB NO: 9705

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PLAT OF SUBDIVISION

**931 N. HALSTED
CHICAGO, ILLINOIS**

SHEET 2 OF 3

EXHIBIT A
PLAT OF RESUBDIVISION
ONNI RESUBDIVISION

BEING A RESUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

LEGAL DESCRIPTION:

LOTS 12, 13, 14, 15, 16, 17, 18 AND 19 IN BLOCK 97, ALL OF BLOCK 98
AND THAT PART OF VACATED NORTH BRANCH STREET LYING BETWEEN AND
ADJOINING BLOCKS 97 AND 98, ALL INCLUSIVE, IN ELSTON'S ADDITION TO
CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4,
TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN
ACCORDING TO THE PLAT RECORDED MAY 11, 1855, AS DOCUMENT NUMBER
59194, IN COOK COUNTY, ILLINOIS,

ABOVE SAID PARCEL CONTAINING 334,917 SQUARE FEET, OR 7.689 ACRES,
MORE OR LESS.

STATE OF ILLINOIS)
COUNTY OF COOK)

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED
BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00157
EXPIRING 04/30/2025, AND THAT THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND
DECIMALS THEREOF.

SAID PROPERTY CONTAINS 334,917 SQUARE FEET OR 7.689 ACRES, MORE OR LESS.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER
17031C0419, MAP REVISED AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT
THIS PROPERTY LIES IN ZONE X (NO SCREEN) AREA OF MINIMAL FLOOD HAZARD AS
IDENTIFIED BY SAID F.I.R.M. MAP.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

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

GIVEN UNDER OUR HAND AND SEAL THIS 10TH DAY OF SEPTEMBER, 20 26
IN ROSEMONT, ILLINOIS.

Jerry P. Christoph
JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2026
jchristoph@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)



CDOT#04-27-24-4088

REV: 11/21/2024
REV2: 09/03/2026



spacecoinc.com

ROSEMONT, IL - MARIETTA, IL - INDIANAPOLIS, IN

DATE: 10/10/2024

FILENAME: 02SUB-01

JOB NO: 9705

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PLAT OF SUBDIVISION

**931 N. HALSTED
CHICAGO, ILLINOIS**

SHEET 3 OF 3