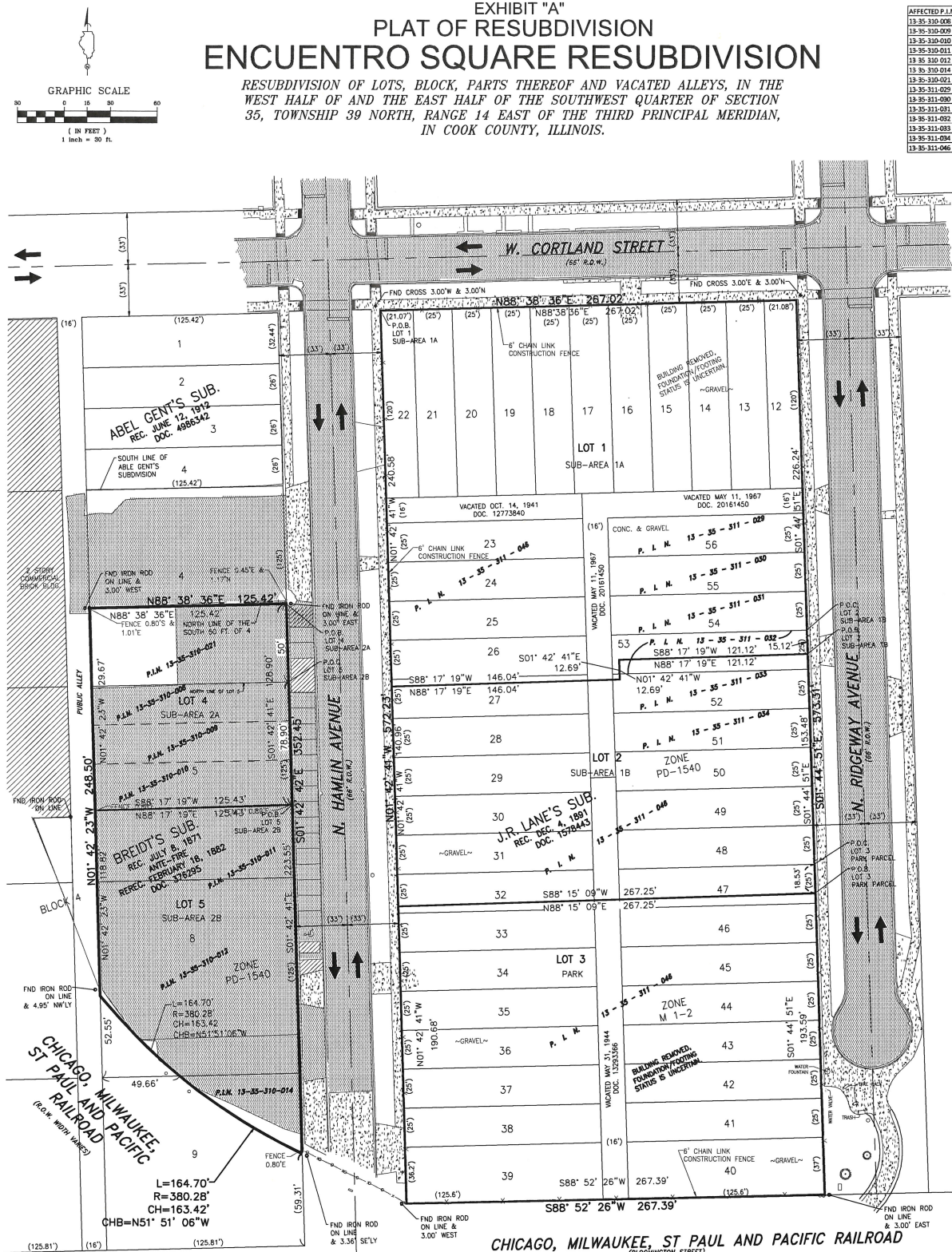


EXHIBIT "A" PLAT OF RESUBDIVISION ENCUENTRO SQUARE RESUBDIVISION

RESUBDIVISION OF LOTS, BLOCK, PARTS THEREOF AND VACATED ALLEYS, IN THE WEST HALF OF AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AFFECTED P.L.N.'s	Lot #
13-35-310-006	Lot 5 (part)
13-35-310-009	Lot 5 (part)
13-35-310-010	Lot 5 (part)
13-35-310-011	Lot 5 (part)
13-35-310-012	Lot 8 (part)
13-35-310-014	Lot 9 (part)
13-35-310-021	Lot 4 (part)
13-35-311-009	Lot 56
13-35-311-030	Lot 55
13-35-311-031	Lot 54
13-35-311-032	Lot 53
13-35-311-033	Lot 52
13-35-311-034	Lot 51
13-35-311-046	Lots 12 to 50 & vacated alleys



CHICAGO, MILWAUKEE, ST PAUL AND PACIFIC RAILROAD
(BLOOMINGTON STREET)
(R.O.W. WIDTH VARIES)

LEGEND AND ABBREVIATIONS:

	PROPERTY LINE
	BUILDING
	CONCRETE
	ASPHALT
	GRAVEL
	DEPRESSED CURB
	FOUND PK NAIL
	FOUND REBAR
	SET IRON ROD/PIPE
	SET MAG NAIL
	SET/FOUND CUT CROSS
	RECORD DIMENSION
	MEASURED DIMENSION

General Notes:

- All dimensions are given in feet and decimal parts thereof.
- All bearings and distances are based on Illinois State Plane Coordinate System, East Zone, NAD83 (2011 adjustment), GPS derived.
- No dimensions shall be derived from scale measurement.
- The portion of area PD-1540 is a planned residential development. The future residential site is in Chicago Public School system boundaries: Sharon Christa Nakagata Elementary School - 1841 N Springfield Avenue, North-Grand High School - 4338 W. Wabasha Avenue.
- Due to ongoing construction on site, all interior lot corners will be set post-construction per Illinois Statute.

ZONING INFORMATION:

P.L.N.s 13-35-310-008, 13-35-310-009, 13-35-310-010, 13-35-310-011, 13-35-310-012, 13-35-310-014, 13-35-310-021, 13-35-311-029, 13-35-311-030, 13-35-311-031, 13-35-311-032, 13-35-311-033 & 13-35-311-034 are zoned PD-1540, a Planned Development. P.L.N. 13-35-311-046 is zoned M-1-2 as a Limited Manufacturing/Business Park District.

SEE SHEET 2 FOR LEGAL DESCRIPTION, OWNER'S CERTIFICATE, SURVEYOR'S CERTIFICATE, NOTARY CERTIFICATE & SIGNATURE BOXES

#	Date	Description
1	05-26-23	Issued

TERRA
ENGINEERING LTD.
225 W. Ohio Street
4th Floor
Chicago, IL 60654
TEL: (312) 467-0123
FAX: (312) 467-0220
www.terraengineering.com
ILLINOIS PROFESSIONAL DESIGN FIRM 184-003610

Project Information
PROJECT #: 20-180
DRAWN BY: RZ/LAG
CHECKED BY: LAG
APPROVED BY: TEB
CLIENT:
LUCHA
3541 W. NORTH AVENUE
CHICAGO, IL 60647

ENCUENTRO SQUARE - LUCHA
W. CORTLAND ST. & N. HAMLIN AVE.
CHICAGO, IL

EXHIBIT "A"
PLAT OF RESUBDIVISION
ENCUENTRO SQUARE RESUBDIVISION

RESUBDIVISION OF LOTS, BLOCK, PARTS THEREOF AND VACATED ALLEYS, IN THE
WEST HALF OF AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION
35, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION

ALL OF LOTS 12 THROUGH 56 AND THE NORTH-SOUTH AND EAST-WEST 16 FOOT WIDE VACATED ALLEYS, VACATED BY
ORDINANCE RECORDED OCTOBER 14, 1941 AS DOCUMENT NUMBER 12773040, ORDINANCE RECORDED MAY 31, 1944 AS
DOCUMENT NUMBER 13293366 AND ORDINANCE RECORDED MAY 11, 1967 AS DOCUMENT NUMBER 20161450; ALL
INCLUSIVE, IN J.R. LANE'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT
OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) RECORDED DECEMBER 4, 1891 AS DOCUMENT
NUMBER 1578443,

TOGETHER WITH

THE SOUTH 50 FEET OF LOT 4, LOT 5 AND THAT PART OF LOTS 8 AND 9 (EXCEPT THE RIGHT OF WAY OF THE CHICAGO,
MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD); ALL INCLUSIVE, IN BLOCK 4 OF BREDT'S SUBDIVISION OF THE EAST HALF
OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35 AFORESAID, RECORDED JULY
8, 1871, ANTE-FIRE AND RERECORDED FEBRUARY 18, 1882 AS DOCUMENT NUMBER 378295; ALL IN COOK COUNTY,
ILLINOIS.

CONTAINING, IN AGGREGATE, 191,698 SQUARE FEET, OR 4.401 ACRES, MORE OR LESS.

PREPARED FOR:

LUCHA
3541 W. North Avenue
CHICAGO, IL 60647

MAIL TO:

Steve D. Friedman
Applegate & Thorne-Thomson
425 S. Financial Plaza, Suite 1800
Chicago, IL 60605

OWNERS CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF COOK)

Chicago Park District, a municipal corporation of Illinois, hereby
certifies that it is the owner of the property described hereon and
as such owner has caused said property to be surveyed for the
purpose of dedicating public street(s)/alley(s) as shown and
depicted on plot hereon. It witnesses thereof said Chicago Park
District, a municipal corporation of Illinois, has caused this
certificate to be signed by its duly authorized managing member
on its behalf on this ____ day of _____
A.D., 20____.

By: _____ Attest: _____
(Title) (Title)

NOTARY CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF COOK)

I, _____, a Notary Public in and for said
county, in the state aforesaid, do hereby certify that
such owner(s), appeared before me this day in person and acknowledged
that he/she/they signed and delivered the plot of his/her/their as their own free
and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal
This ____ day of _____, A.D., 20____.

Notary Public: _____

CHICAGO DEPARTMENT OF FINANCE

COOK COUNTY

CHICAGO DEPARTMENT
OF TRANSPORTATION

STATE OF ILLINOIS
COUNTY OF COOK

We, Terra Engineering, Ltd., Illinois Professional Design
Firm 184-003610, hereby certify that the property
hereon described was surveyed under the direct
supervision of an Illinois Professional Land Surveyor
and that this Professional Service conforms to the
current Illinois Minimum Standards for a Boundary
Survey.

Given under my hand and seal in Chicago, Illinois, this
28th day of May, 2023.

Terra Engineering, Ltd.

Thomas E. Blumgartner

THOMAS E. BLUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3796
LICENSE EXPIRATION 11-30-2024

DESIGN FIRM EXPIRATION 04-30-2025
Field work completed March 21, 2022.

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

CDOT# 35-26-22-4032

Jun 05, 2023 - 1:36pm
V:_2020\20-180 Encuentro Square LUCHA\SURVEY\DRAWING\20-180 Encuentro Lucha-CDOT ReSub Surveys.dwg
Leaving

#	Date	Description
1	05-26-23	Issued

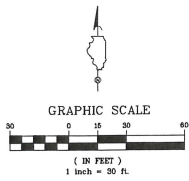
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4th Floor FAX: (312) 467-0220
Chicago, IL 60654 www.terraengineering.com
ILLINOIS PROFESSIONAL DESIGN FIRM 184-003610

Project Information
PROJECT #: 20-180
DRAWN BY: RZ/LAG
CHECKED BY: LAG
APPROVED BY: TEB
CLIENT:
LUCHA
3541 W. NORTH AVENUE
CHICAGO, IL 60647

ENCUENTRO SQUARE - LUCHA
W. CORTLAND ST. & N. HAMLIN AVE.
CHICAGO, IL

2 of 2

PLAT OF SURVEY

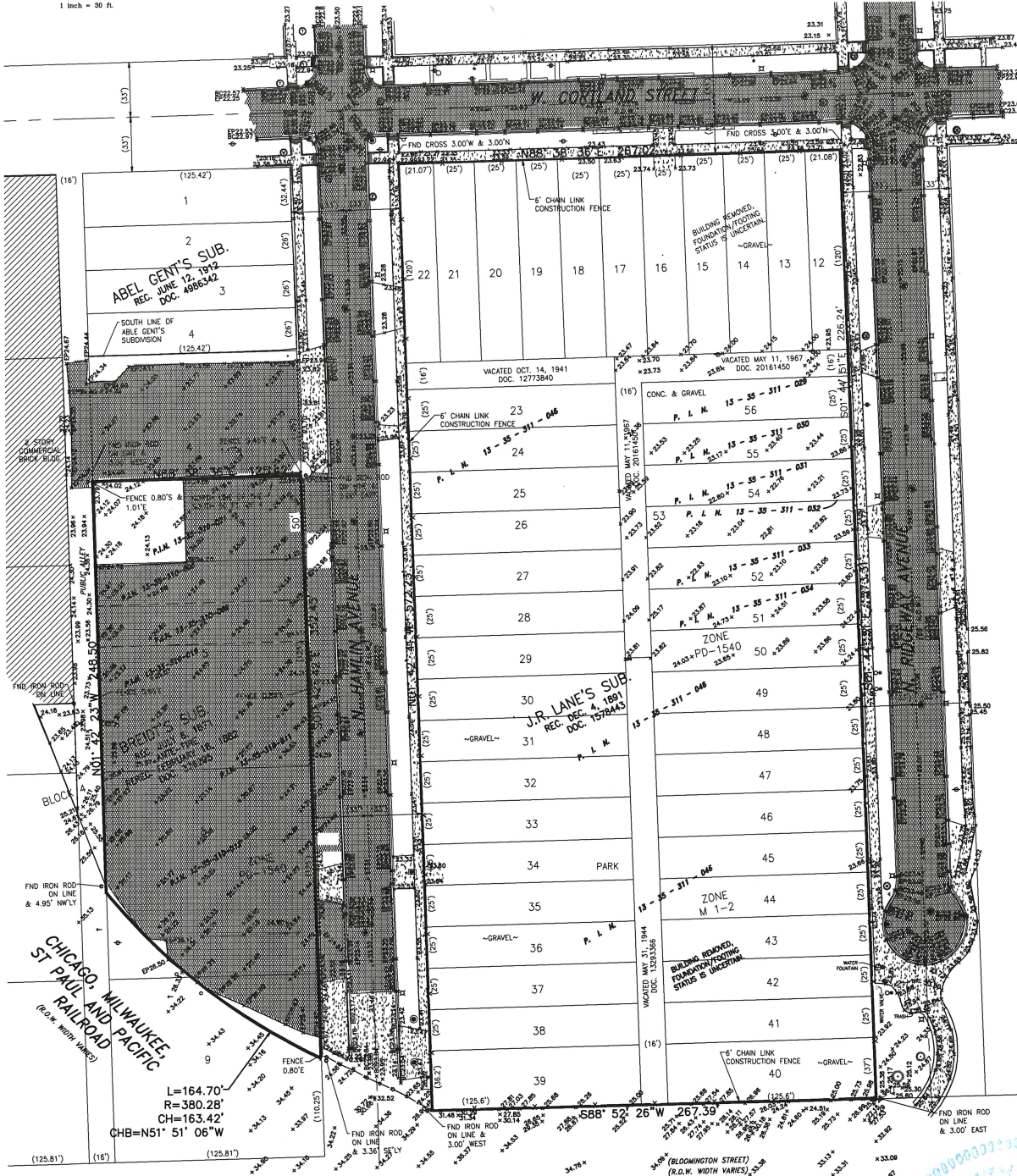


CITY OF CHICAGO BENCHMARK NUMBER 418
87 feet west of the east line of N. Harding Ave., and
72.2 feet south of the south line of W. North Ave.

Elevation = 24.842

Site Benchmark #1
Chain Bolt on the fire hydrant near the South end of
Hamlin Ave.

Elevation = 24.615



CDOT# 35-26-22-4032

Jun 05, 2023 - 2:05pm

General Notes:

- All dimensions are given in feet and decimal parts thereof.
- All bearings and distances are based on Illinois State Plane Coordinate System, East Zone, NAD83 (2011 adjustment), GPS derived.
- No dimensions shall be derived from scale measurement.

Date Description

1 05-26-23 Issued

TERRA
ENGINEERING LTD.

225 W. Ohio Street
4th Floor
Chicago, IL 60654
www.terraengineering.com
ILLINOIS PROFESSIONAL DESIGN FIRM 184-003610

Project Information

PROJECT #: 20-180
DRAWN BY: RZ/LAG
CHECKED BY: LAG
APPROVED BY: TEB
CLIENT:
LUCHA
3841 W. NORTH AVE
CHICAGO, IL 60647

STATE OF ILLINOIS COUNTY OF COOK

We, Terra Engineering, Ltd., Illinois Professional Design Firm 184-003610, hereby certify that the property herein described was surveyed under the direct supervision of an Illinois Professional Land Surveyor and that this Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal in Chicago, Illinois, this 26th day of May, 2023.

Terra Engineering, Ltd.

THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3142
LICENSE EXPIRATION 11-30-2024
DESIGN FIRM EXPIRATION 04-30-2025
Field work completed March 21, 2022.

ENCUENTRO SQUARE - LUCHA
W. CORTLAND ST. & N. HAMLIN AVE.
CHICAGO, IL

1 of 1