

### Utility Notes

UN1 THE LOCATION OF UTILITIES SHOWN HEREON IS FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

### Zoning Information

STATUS	ZONING : CG GENERAL COMMERCIAL	STATUS	PLANNING DEPT.
PERMITTED USE	RESTAURANT	RESTAURANT	102 N. NEIL ST.
MINIMUM LOT AREA	6,500 s.f.	±52,432 SQ. FT.	BRUCE KNIGHT
MINIMUM FRONTAGE	60'	226.48'	DATE CONDUCTED
MINIMUM LOT WIDTH	NONE	228.16'	PHONE/FAX NUMBER
MAX. BUILDING COVERAGE	4.00	10.53%	EMAIL ADDRESS
MINIMUM SETBACKS FRONT	5'	70.61'	NOTES:
MINIMUM SETBACKS SIDE	5'	76.00'	PARKING: 1 PER 100 SQUARE FEET
MINIMUM SETBACKS REAR	10'	75.00'	
MAX. BUILDING HEIGHT	NONE	±19.0'	
PARKING REGULAR	56	108	
PARKING HANDICAP	NONE GIVEN	5	
PARKING TOTAL	56	113	

### Items Corresponding to Schedule B

- COVENANTS, RESTRICTIONS, AND UTILITY EASEMENTS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (a) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (b) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) CONTAINED IN OWNER'S CERTIFICATE ATTACHED TO AND SHOWN ON THE RECORDED PLAT OF DRURY INN SUBDIVISION, RECORDED JANUARY 22, 1996 AS DOCUMENT NO. 96R 1486, WHICH DOES NOT CONTAIN A REVERSIONARY FORFEITURE CLAUSE, AFFECTS AND APPLIES AS SHOWN.
- TERMS AND CONDITIONS OF AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT INCORPORATING THE PRELIMINARY AND FINAL PLANS FOR A PLANNED DEVELOPMENT FOR THE TBA SITE/DRURY INN RECORDED DECEMBER 8, 1995 IN BOOK 2355 AT PAGE 653 AS DOCUMENT NO. 95R 26828. AFFECTS AND APPLIES AS SHOWN.
- TERMS AND CONDITIONS OF AN EASEMENT AND RESTRICTION AGREEMENT BETWEEN DRURY INNS, INC. AND LONE STAR STEAKHOUSE & SALOON OF SPRINGFIELD, INC. RECORDED JANUARY 22, 1996 IN BOOK 2366 AT PAGE 498 AS DOCUMENT NO. 96R 1565. APPLIES AND AFFECTS AS SHOWN. AMENDED BY AMENDMENT TO EASEMENT RESTRICTION AGREEMENT RECORDED JANUARY 16, 1998 AS DOCUMENT NO. 98R 1261. APPLIES AND AFFECTS AS SHOWN.
- EASEMENT AGREEMENT BETWEEN LONE STAR STEAKHOUSE & SALOON OF SPRINGFIELD, INC. AND NORTHERN ILLINOIS WATER CORPORATION RECORDED FEBRUARY 15, 1996 AS DOCUMENT NO. 96R 3436, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, AFFECTS AND APPLIES AS SHOWN.

### Legend of Symbols & Abbreviations

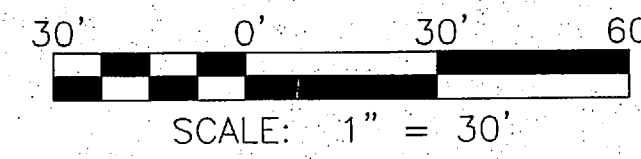
	GAS SERVICE		CONC MON FOUND
	POWER POLE		IRON PIN SET
	GUY WIRE		IRON PIN FOUND
	WATER METER		PK NAIL SET
	WATER VALVE	<b>ABBREVIATIONS</b>	
	FIRE HYDRANT	CMP	CORRUGATED METAL PIPE
	GAS METER	ROW	RIGHT OF WAY
	GRATED INLET	TRANS	TRANSFORMER
	MANHOLE	CONC	CONCRETE
	SIGN	CL	CENTER LINE
	HANDICAP	PL	PROPERTY LINE
	PIPE BOLLARD	(TYP)	TYPICAL
		(R)	RECORD
		(M)	MEASURED

### Statement of Encroachments

NONE APPARENT AT TIME OF SURVEY

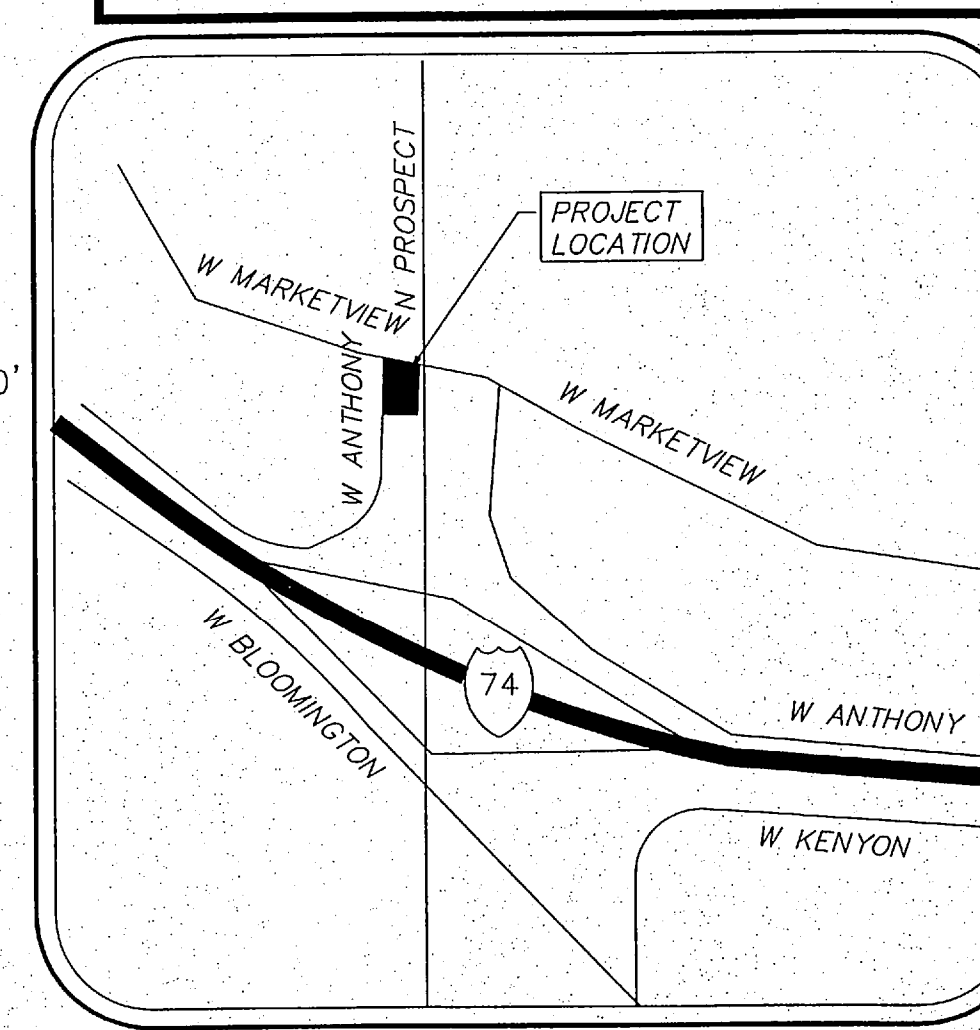
### Miscellaneous Notes

- BEARINGS ARE BASED ON THE NORTH LINE OF LOT 2 OF DRURY INN SUBDIVISION AS RECORDED AS DOCUMENT NO. 96R 1486, CHAMPAIGN COUNTY, ILLINOIS; SAID BEARING BEING NORTH 00 DEGREES 17 MINUTES 00 SECONDS EAST.
- THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.
- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR REPAIRS.
- THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE WAS NO OBSERVABLE EVIDENCE OF STREET WIDENING.



N. North  
S. South  
E. East  
W. West  
° Degrees  
' Feet or Minutes  
" Inches or Seconds  
Sq. Square  
Ft. Feet  
Vol. Volume  
Pg. Page  
O.R. Official Record  
Calc. Calculated  
Rec. Record  
R/W Right of Way  
C Centerline

### Vicinity Map



### LEGAL DESCRIPTION

TRACT 1: LOT 2 OF DRURY INN SUBDIVISION, AS PER PLAT RECORDED JANUARY 22, 1996 IN BOOK "CC" OF PLATS AT PAGE 150 AS DOCUMENT NO. 96R 1486, IN CHAMPAIGN COUNTY, ILLINOIS.  
TRACT 2: TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF VEHICULAR INGRESS AND EGRESS TO SAID LOT 2 IN DRURY INN SUBDIVISION OVER AND ACROSS THAT PORTION OF THE ACCESS EASEMENT AREA LOCATED ON LOT 1 OF DRURY INN SUBDIVISION AND DEPICTED ON EXHIBIT C AND DEFINED BY SECTION 2(c) OF EASEMENT AND RESTRICTION AGREEMENT, RECORDED JANUARY 22, 1996 IN BOOK 2366 AT PAGE 488, AS DOCUMENT NO. 96R 1565.  
THE ABOVE DESCRIPTION DESCRIBES THAT PROPERTY IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1253 000842768 CHA, DATED FEBRUARY 28, 2007.

### ALTA/ACSM Land Title Survey

EMG 165 PORTFOLIO PROJECT  
CHAMPAIGN  
B&C PROJECT NO. 20070269, 47  
901 W. ANTHONY DRIVE, CHAMPAIGN, IL 61821

SURVEYOR'S CERTIFICATION  
THIS SURVEY IS MADE FOR THE BENEFIT OF:

GREGORY S. McVICAR, A PROFESSIONAL LAND SURVEYOR, LICENSE NO. 3512, IN AND FOR THE STATE OF ILLINOIS, DO HEREBY CERTIFY TO LONE STAR STEAKHOUSE & SALOON OF SPRINGFIELD, INC., CHICAGO TITLE INSURANCE COMPANY, GRAMERCY INVESTMENT TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS; LSF5 COI HOLDINGS, LLC; LSF5 COWBOY HOLDINGS, LLC; LSF5 CACTUS, LLC; LSF5 SPUR, LLC ("PARENT"); AND BOCK & CLARK CORPORATION, AS OF THE DATE SET FORTH BELOW THAT I HAVE MADE A CAREFUL SURVEY OF LAND DESCRIBED AS FOLLOWS:

901 W. ANTHONY DRIVE, CHAMPAIGN, ILLINOIS

THE UNDERSIGNED CERTIFIES THAT TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON THE DATE SHOWN BELOW OF THE PREMISES SPECIFICALLY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1253 000842768 CHA DATED FEBRUARY 28, 2007 AND WERE MADE: (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005; (ii) IN ACCORDANCE WITH THE "SURVEY REQUIREMENTS FOR EMG 165 PORTFOLIO SURVEYS DATED 3/29/2007, AND" INCLUDES ITEMS 2, 3, 4, 6, 7A, 7B(1), 7C, 8, 9, 10, 11A, 13, 16, 17 & 18 OF TABLE A SPECIFICALLY DEFINED THEREIN, AND (iii) THIS PROPERTY HAS DIRECT ACCESS TO W. ANTHONY DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY. (IV) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

GREGORY S. McVICAR  
REGISTRATION NO. 3512  
IN THE STATE OF ILLINOIS  
DATE OF SURVEY: 4-18-07  
DATE OF LAST REVISION: 6-20-07  
NETWORK PROJECT NO. 20070269-47



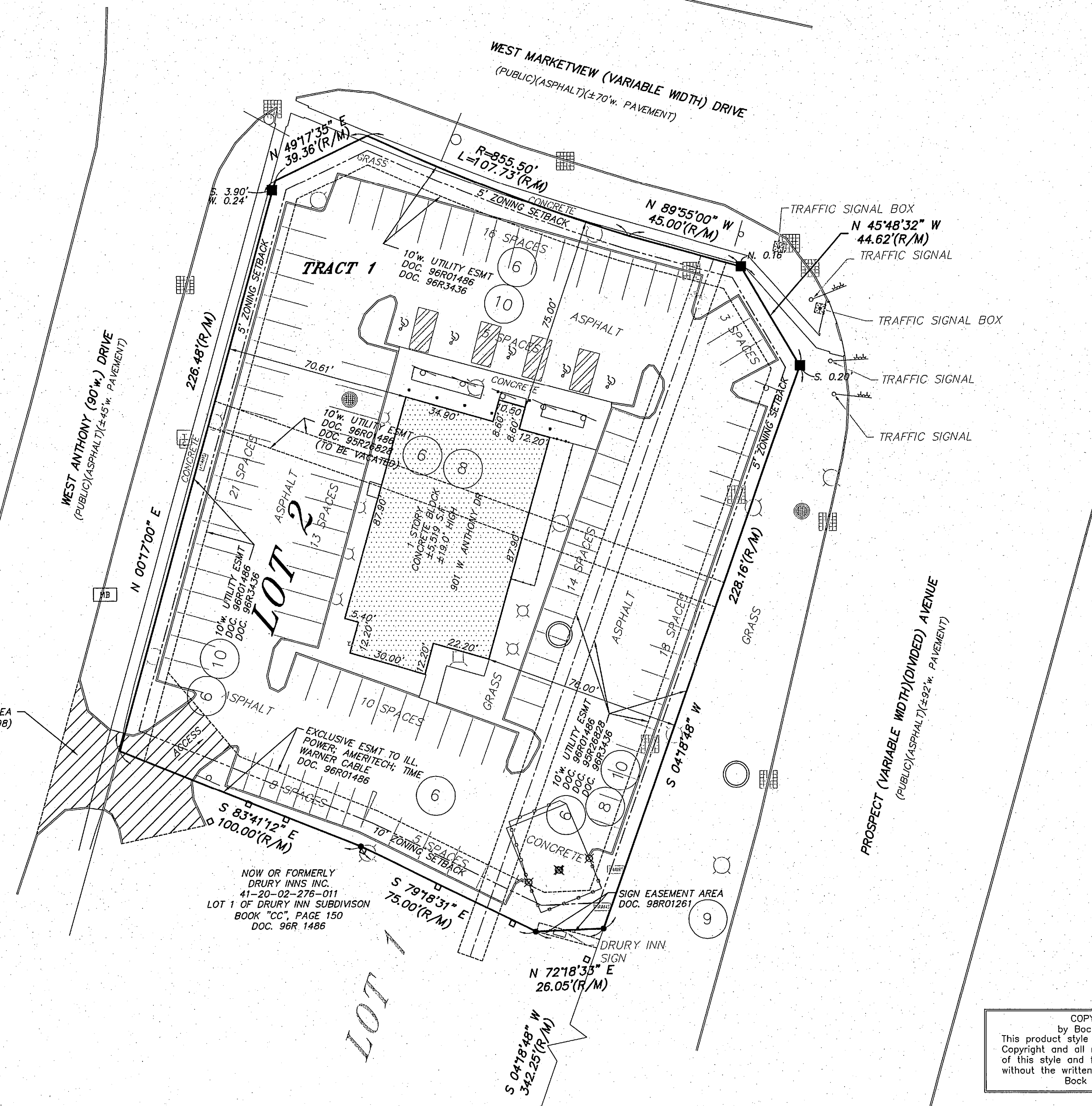
SURVEY PERFORMED BY:  
SHERRILL & ASSOCIATES  
115 WEST STREET  
EDWARDSVILLE, IL 62025  
PHONE: 618-656-9251  
FAX: 618-656-9496  
EMAIL: DJS@SHERRILLASSOC.COM

**SA SHERRILL ASSOCIATES, INC.**  
Surveyors - Engineers - Planners

116 West Street  
Edwardsville, IL 62025  
618-656-9251 Phone  
618-656-9496 Fax

2727 Telegraph Road  
St. Louis, MO 63125  
314-487-5900 Phone  
314-487-3365 Fax

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 170026 00058 WHICH BEARS AN EFFECTIVE DATE OF 01/16/1981 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 4-22-07 TO THE NATIONAL FLOOD INSURANCE PROGRAM http://www.fema.gov/ WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.  
ZONE "C" = AREAS OF MINIMAL FLOODING



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