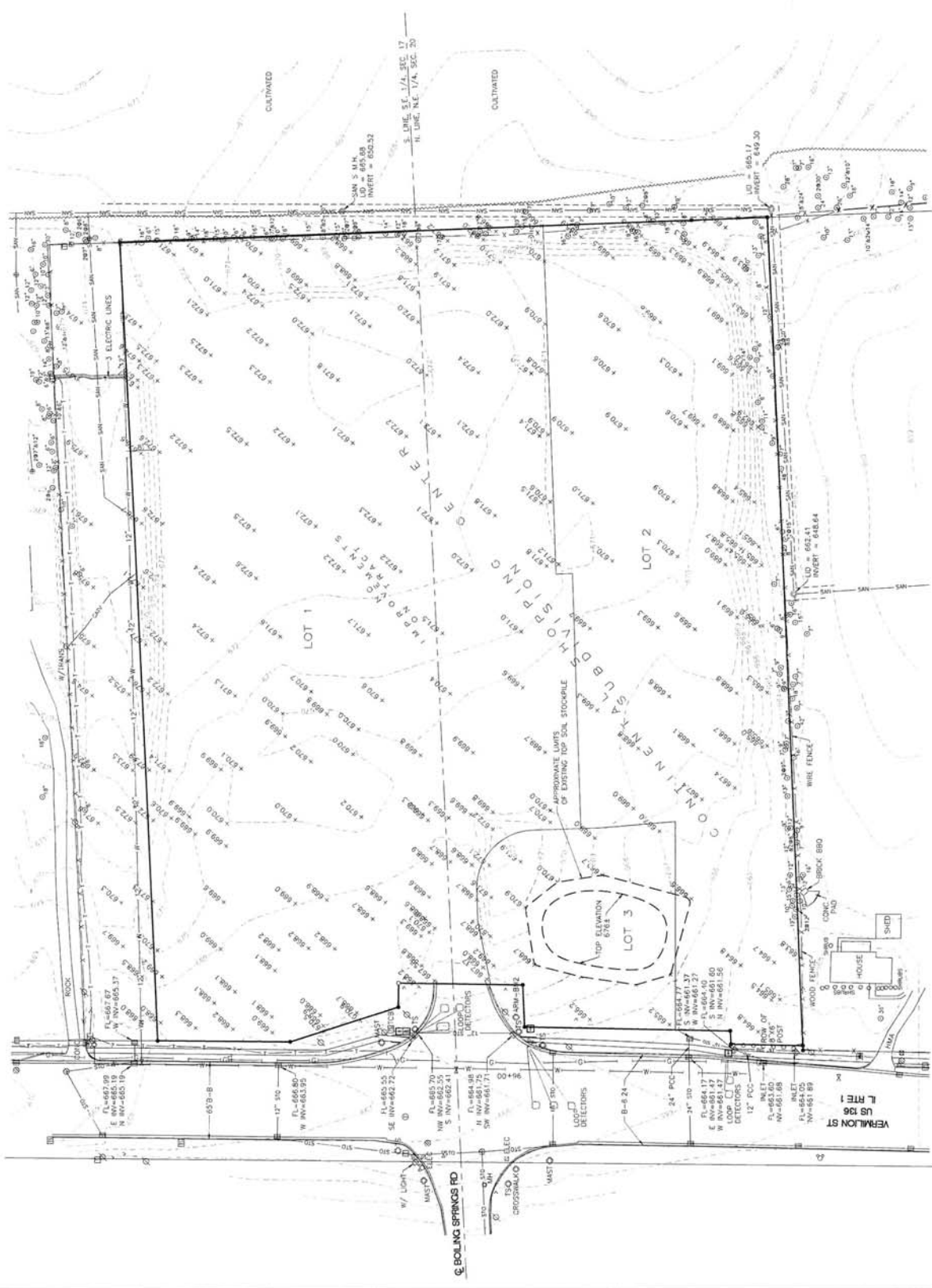

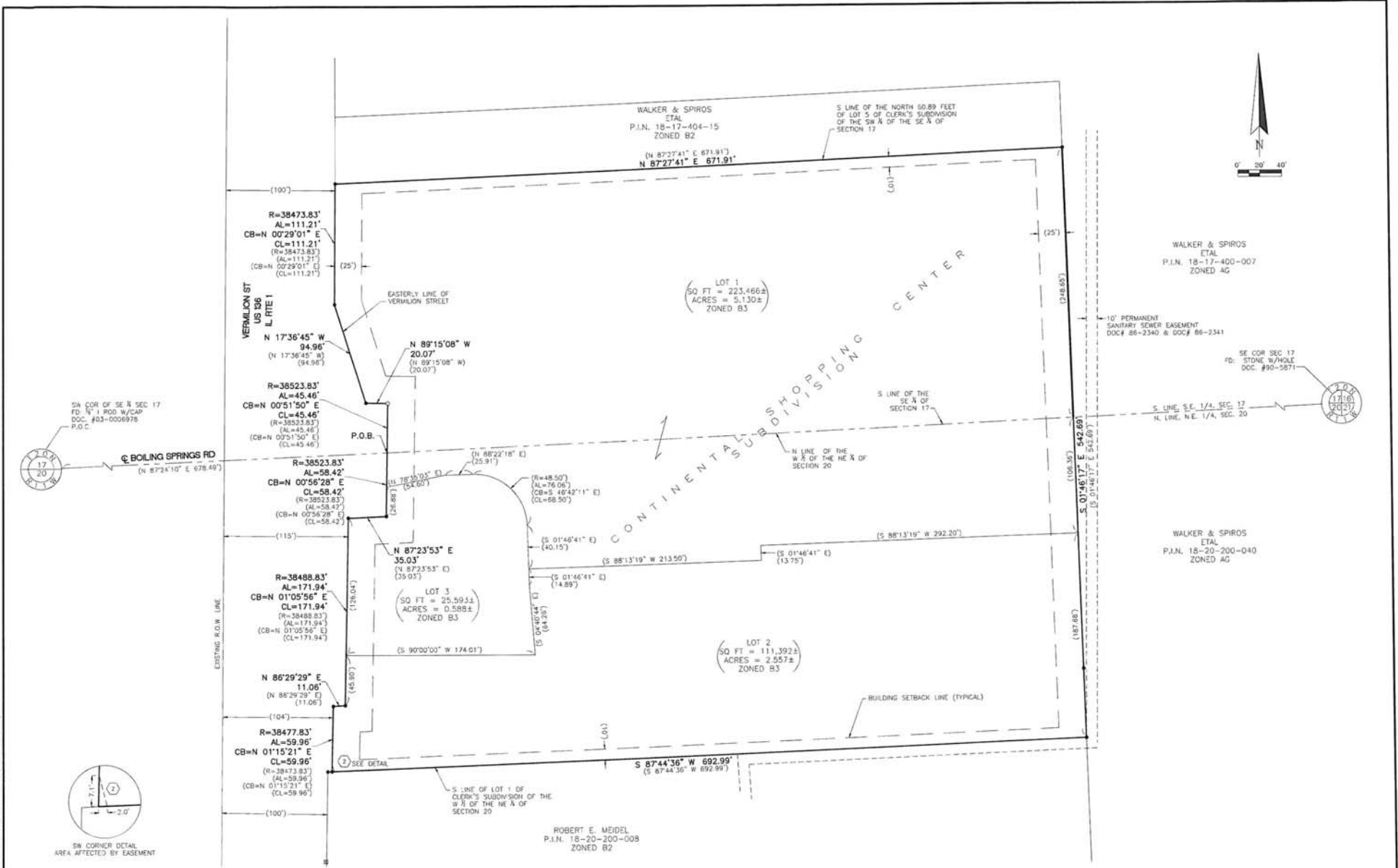


LEGEND

- Iron rod set
  - Found iron rod
  - Survey monument
  - ⊙ Storm monument
  - ⊙ Storm inlet
  - ⊙ Fire hydrant
  - ⊙ Water valve
  - ⊙ Telephone post
  - ⊙ Telephone monument
  - ⊙ Utility pole
  - ⊙ Guy anchor
  - ⊙ Sign
  - ⊙ Iron 1/2" signal control box
  - ⊙ Hand hole
  - ⊙ Boundary of survey
  - Building setback line
  - Easement line
  - Sewer
  - Storm line
  - Water line
  - Gas line
  - Telephone line
  - Cable line
- (753.50') Dimension of record  
 753.45' Measured dimension  
 Exception 3mm per  
 Schedule B



PROJECT NO. 15550000		DATE 10/13/2010	
DRAWN BY J. J. JONES		CHECKED BY J. J. JONES	
SCALE 1" = 40'		SHEET 1 OF 1	
ALTAACSM LAND TITLE SURVEY			
CONTINENTAL 160 FUND LLC DANVILLE, ILLINOIS			
			
MSA PROFESSIONAL SURVEYORS 2017 W. 17th Street, Danville, IL 61820 Phone: 618-233-5208 Fax: 618-233-5207 Web Address: www.msa-ill.com Email: info@msa-ill.com			



File Name: P:\18-17-404-15\18-17-404-15-ALTA-ACSM-LAND-TITLE-SURVEY-DRAWING-1.dwg  
 Date: 09/15/2016 10:00:00 AM  
 User: JMM

NO.	DATE	BY	DESCRIPTION
1	09/15/2016	JMM	ALTA/ACSM LAND TITLE SURVEY
2	09/15/2016	JMM	EASEMENT AT SW CORNER LOT 3

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815-243-8888

ALTA/ACSM LAND TITLE SURVEY

CONTINENTAL 160 FUND LLC DANVILLE, ILLINOIS	P.L. NO. 13550000 SHEET 2 OF 3
--	---

**LEGAL DESCRIPTION**

Lots 1, 2 and 3 in Continental Shopping Center Subdivision as described in Plat and Survey recorded August 18, 2011 in the Office of the County Recorder, Vermilion County, Illinois as Document No. 11-06378, situated in Vermilion County, Illinois.

More particularly described as follows:

A part of the Southwest Quarter of the Southwest Quarter of Section 17, and part of the West Half of the Northeast Quarter of Section 20, Township 20 North, Range 11 West of the Second Principal Meridian, Vermilion, Illinois, described using bearings referenced to the Illinois State Plane Coordinate System - East Zone, NAD83:

Commencing at the southwest corner of the Southwest Quarter of said Section 17, thence North 87 degrees 24 minutes 10 seconds East 678.49 feet along the south line of the Southwest Quarter of said Section 17 to a point on the easterly existing right of way line of Vermilion Street (S.B.I. Route 1), said point being the Point of Beginning, thence northerly 45.46 feet along said easterly existing right of way line, being a curve to the left having a radius of 38523.83 feet, the chord of said curve bears North 00 degrees 51 minutes 50 seconds East 45.46 feet, to an iron rod; thence North 89 degrees 15 minutes 08 seconds West 20.07 feet along said easterly existing right of way line to an iron rod, thence North 17 degrees 36 minutes 45 seconds West 94.96 feet along said easterly existing right of way line to an iron rod, thence northerly along said easterly existing right of way line 111.21 feet, being a curve to the left, having a radius of 38472.83 feet, the chord of said curve bears North 00 degrees 29 minutes 01 seconds East 111.21 feet, to an iron rod; thence North 87 degrees 27 minutes 41 seconds East 671.91 feet to an iron rod, thence South 01 degrees 46 minutes 17 seconds East 542.69 feet to an iron rod, thence South 87 degrees 14 minutes 36 seconds West 692.99 feet to an iron rod on said easterly existing right of way line of Vermilion Street; thence northerly 50.96 feet along said right of way line being a curve to the left, having a radius of 38477.83 feet, the chord of said curve bears North 01 degrees 15 minutes 21 seconds East 50.96 feet, to an iron rod; thence North 86 degrees 29 minutes 29 seconds East 11.06 feet along said easterly existing right of way line to an iron rod, thence northerly 171.94 feet along said easterly existing right of way line, being a curve to the left, having a radius of 36488.83 feet, the chord of said curve bears North 01 degrees 05 minutes 56 seconds East 171.94 feet, to an iron rod; thence North 87 degrees 23 minutes 53 seconds East 35.00 feet along said easterly existing right of way line to an iron rod; thence northerly 58.42 feet along said easterly existing right of way line, being a curve to the left, having a radius of 38523.83 feet, the chord bears North 00 degrees 56 minutes 28 seconds East 58.42 feet, to the Point of Beginning.

The said tract of land contains 360,451 square feet, more or less, or 8.275 acres, more or less.

**TITLE INSURANCE COMMITMENT**

The following Schedule "B" exception items from Chicago Title Insurance Commitment No. 185239, effective date August 29, 2011, are shown or noted on this ALTA/ACSM Plat of Survey.

Title Commitment 185239 exceptions:

- ② Easement dated November 18, 1966 and recorded December 9, 1966 in Book 715 page 463 as Document No. 780948 to Illinois Power Company, to erect, reconstruct, operate, patrol, maintain, renew and remove electric transmission lines. (As plotted on Survey prepared by Hutchinson Engineering, Inc. dated 5/19/11).

AFFECTS SOUTHWEST CORNER OF LOT 2

**GENERAL NOTES**

1. The sum of the individual parcels equals the whole of the entire property being surveyed and each of such parcels as depicted on the survey are contiguous without any gaps, gores, overlaps, or intervening owners.
2. The overall development property surveyed and the Kohl's tract are contiguous to all abutting streets with no gaps, gores, intervening owners, or overlaps. 1007 has jurisdiction over access to the abutting street.
3. There are no reported wetlands on site.
4. The property is zoned B5 per City of Danville.
5. Utility and topographic information outside of the tract surveyed were provided and taken from an ALTA/ACSM Land Title Survey for the City of Danville, Illinois, prepared by Hutchison Engineering Inc., with a last revision date of July 15, 2011.
6. Field survey completed on August 25, 2011.
7. The subject property is not located in an area depicted as a flood area according to the Flood Insurance Rate Map, Community Panel No. 5 of 15, Map No. 1706520005C, effective date July 18, 1983.
8. Measured bearings are based on Illinois State Plane Coordinate System NAD 1983 - East Zone.
9. Pedestrian and vehicular ingress and egress to the property exist from Vermilion Street (R. Route 1) at Boring Springs Road.

**ALTA/ACSM CERTIFICATION**

To: Continental 160 Fund LLC  
Kohl's Illinois, Inc.  
City of Danville  
Vermilion County Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by the American Land Title Association and the National Society of Professional Surveyors in 2005, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(c) (1), 8, 9, 10(a), 11(b), 12, 15, 16, 17, 18, 19, 20(a), and 21 of Table A thereof. The field work was completed on August 25, 2011.

Date of Plat or Map: September 2, 2011  
Revised: September 2, 2011

Surveyor's Signature: *David E. Atchley*

Surveyor's Name: David E. Atchley, PE, PLS

Firm: MSA Professional Services

Registration Number/Illinois Professional Land Surveyor's No. 2950  
License Expires 11/30/2012



14. The name of the person who prepared this document is shown in the bottom left corner.

DATE	BY	REVISION
08/25/11	DA	2
08/25/11	DA	1

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**ALTA/ACSM LAND TITLE SURVEY**

CONTINENTAL 160 FUND LLC  
DANVILLE, ILLINOIS

11-06378  
13559000  
1-SEP  
3 of 3