

**LEGAL DESCRIPTION**

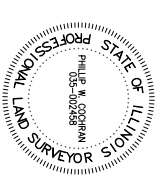
TRACT I: ALL OF LOT TEN (10) OF OLDWEILER AND WALTER'S HIGHLAND PLACE, AS PER PLAT RECORDED IN BOOK 536, PAGE 64 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, EXCEPT THE NORTH 13.00 FEET THEREOF, SITUATED IN MACON COUNTY, ILLINOIS.

TRACT II: A PART OF LOT NINE (9) OF OLDWEILER AND WALTER'S HIGHLAND PLACE, AS PER PLAT RECORDED IN BOOK 536, PAGE 64 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, SAID PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 9; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 9, 1.82 FEET; THENCE NORTHWESTERLY 123.81 FEET TO A POINT ON A LINE WHICH IS 13.00 FEET SOUTH OF THE NORTH LINE OF LOT 9; SAID POINT IS ALSO 5.12 FEET WEST OF THE EAST LINE OF LOT 9; THENCE EASTERLY 5.12 FEET ON A LINE WHICH IS 13.00 FEET SOUTH AND PARALLEL TO THE SAID NORTH LINE OF LOT 9 TO A POINT ON THE EAST LINE OF SAID LOT 9; THENCE SOUTH 123.84 FEET ALONG THE SAID EAST LINE OF LOT 9 TO THE POINT OF BEGINNING, SITUATED IN MACON COUNTY, ILLINOIS.

**SURVEYOR'S REPORT**

I PHILIP W. COCHRAN, BEING A REGISTERED SURVEYOR OF THE STATE OF ILLINOIS, HEREBY REPORT TO (1) CENTRAL ILLINOIS TITLE COMPANY AND QUATRO FORSYTH, L.L.C. AS FOLLOWS:

- THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 2005 AND MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED THEREIN.
- THE SURVEY WAS MADE ON THE DAY OF JUNE 14, 2010 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE METES AND BOUNDS DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS, PARKING AREAS AND FENCES) SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
- (EXCEPT AS SHOWN ON THE SURVEY) THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- (EXCEPT AS SHOWN ON THE SURVEY) THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS, OR RIGHTS OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT PROPERTY.
- THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. 1612 120114375 DATED MAY 27, 2010, ISSUED BY CENTRAL ILLINOIS TITLE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK, SIDE YARD AND REAR YARD LINES, PROVISIONS AND RESTRICTION OF RECORD FOR THE SUBJECT PROPERTY REFERENCED IN SUCH TITLE REPORT.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
- EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- THE CURRENT ZONING ORDINANCE OF THE VILLAGE OF FORSYTH IS C-1 COMMERCIAL. THE SUBJECT PROPERTY MEETS THE CURRENT ZONING ORDINANCE REQUIREMENTS.
- EXCEPT AS SHOWN ON THE SURVEY NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY WHICH THE SUBJECT PROPERTY IS LOCATED.
- THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS REPORT AS BEING TRUE AND ACCURATE.

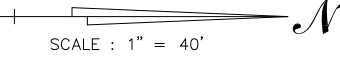
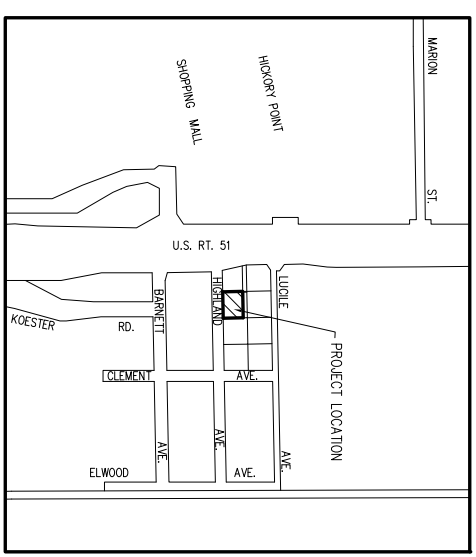


**PRELIMINARY ONLY**  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2458  
 LICENSE EXPIRATION - 11/30/2010

**ALTA/ACSM LAND TITLE SURVEY**

**138 E. HIGHLAND DRIVE  
 FORSYTH, ILLINOIS**

		philip w. cochran consulting engineer 5130 hickory point road suite #2 decatur, il 62528 phone (217) 875-5333 fax 875-5371	
drawn by	date	revisions	project no
gms/hrs	6-15-10		1055
plan by	date	description	field book no.
			253
checked by	date		sheet no.
			C-1

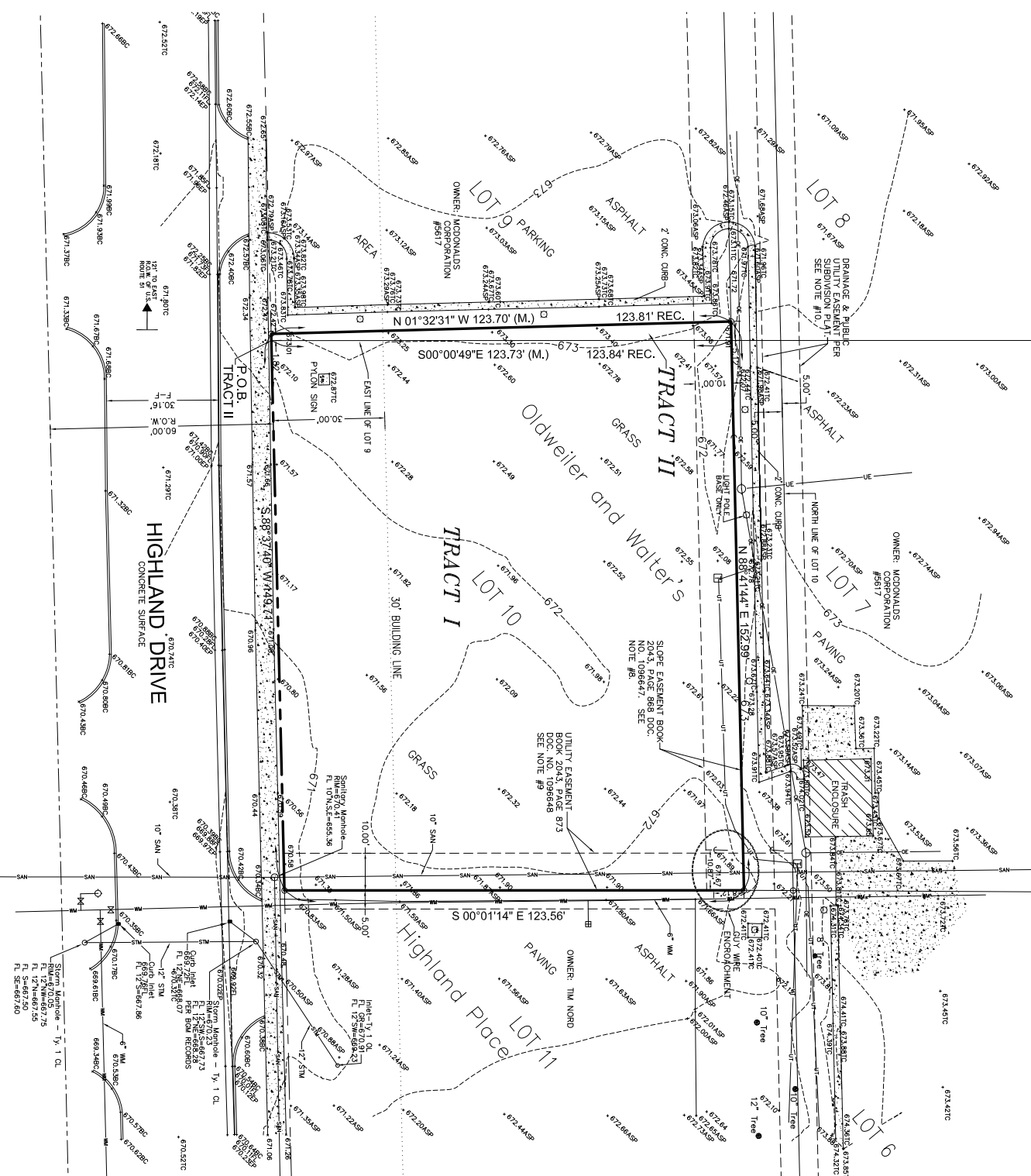


**STANDARD LINETYPE LEGEND**

---	DRAINAGE/PUBLIC UTILITY EASEMENT LINE	
- - -	FENCE LINE	
---	EXISTING LOT LINES	
---	BUILDING SETBACK LINE	
---	CENTERLINE	
---	SECTION LINE	
---	PROPERTY LINE	
---	OVERHEAD ELECTRIC	
---	UNDERGROUND ELECTRIC	
---	SANITARY SEWER	
---	STORM SEWER	
---	COMBINATION SEWER	
---	WATERMAIN	
---	WATER SERVICE	
---	W	WATER VALVE
---	W	RAILROAD TRACKS

**STANDARD SYMBOL LEGEND**

□	MALIBOX
○	SIGN (unless noted)
○	LIGHT POLE
□	TRANSFORMER (unless noted)
□	ELEC. SERVICE PANEL (unless noted)
○	STORM CATCH BASIN
○	SANITARY MANHOLE
○	CATV RISER
○	FIRE HYDRANT
○	SANITARY CLEANOUT
○	GAS REGULATOR
○	GAS METER (unless noted)
○	STORM MANHOLE
○	UTILITY POLE
○	WATER VALVE (unless noted)
○	TELEPHONE RISER
○	GLYME
○	DOWNSPOUT
○	TREE - VARIES FROM 6" TO 30" DIA.
○	BUSH
○	POST
○	WATER BOX (unless noted)
○	IRON PIN FOUND
○	IRON PIN SET (5/8" x 30")
○	GALVANIZED BOLT FOUND
○	IRON PIPE FOUND



**SURVEY NOTES**

- PROPERTY IS LOCATED IN FLOOD ZONE C, AREAS OF MINIMAL FLOODING, AS PER FEMA MAP PANEL NO. 171017 0010-A ISSUED FOR THE VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS. EFFECTIVE DATE JANUARY 6, 1988.
- AREA OF PROPERTY = 0.429 ACRES, MORE OR LESS.
- PROPERTY IS ZONED C-1 - COMMERCIAL.
- BASIS OF BEARINGS SHOWN ON PLAT ARE ASSUMED.
- HIGHLAND DRIVE IS A PUBLIC ROADWAY.
- THERE ARE NO ENCROACHMENTS FROM THE SUBJECT PREMISES ONTO ADJOINING LANDS, NOR FROM ADJOINING LANDS ONTO THE SUBJECT PREMISES, EXCEPT AS SHOWN HEREON.
- CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1612 120114375, EFFECTIVE DATE MAY 27, 2010.
- PERPETUAL EASEMENT AGREEMENT DATED APRIL 24, 1980 AND RECORDED MAY 29, 1980 IN BOOK 2043, PAGE 868 AS DOCUMENT NO. 1096647 MADE BY AND BETWEEN MILLIKIN NATIONAL BANK OF DECATUR AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 27, 1975 KNOWN AS TRUST NO. 2395, et al, AS PER ITEM #6 MCDONALD'S CORPORATION AS PER ITEM #5 IN SCHEDULE B IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1612 120114375 DATED MAY 27, 2010.
- EASEMENT AGREEMENT DATED MAY 16, 1980 AND RECORDED MAY 29, 1980 IN BOOK 2043, PAGE 873 AS DOCUMENT NO. 1096648 MADE BY AND BETWEEN MILLIKIN NATIONAL BANK OF DECATUR, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 27, 1975, KNOWN AS TRUST NO. 2395, et al, AS PER ITEM #6 IN SCHEDULE B IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1612 120114375 DATED MAY 27, 2010.
- UTILITY AND DRAINAGE EASEMENTS AS SHOWN BY PLAT OF SUBDIVISION AS PER ITEM #7 IN SCHEDULE B IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1612 120114375 DATED MAY 27, 2010.
- FIELD WORK COMPLETED JUNE 14, 2010.
- SITE BENCHMARK: NORTH RIM OF A SANITARY MANHOLE LOCATED 4.3 FEET SOUTHWEST OF THE SOUTHEAST PROPERTY CORNER. ELEVATION = 670.41.

NOTE: (M) - MEASURED DISTANCE

NOTE: REC. - RECORD DISTANCE

NOTE: ALL UTILITY LOCATIONS ARE PER UTILITY AND VILLAGE OF FORSYTH RECORD DRAWINGS. SPECIFIC LOCATIONS WERE NOT DUG UP FOR FIELD VERIFICATION.

NOTE: CONTRACTOR TO CONTACT UTILITY (1-800-892-0123) BEFORE DIGGING TO LOCATE UNDERGROUND UTILITIES.



DESIGNATES CONCRETE SURFACE