

ALTA/NSPS LAND TITLE SURVEY

LEGEND & ABBREVIATIONS:

○ UTILITY POLE	⊙ MANHOLE	P.O.C. POINT OF COMMENCEMENT
☆ LIGHT POLE	⊙ SANITARY MANHOLE	P.O.B. POINT OF BEGINNING
□ TRANSFORMER	⊙ STORM STRUCTURE (CLOSED)	° DEGREES
⊕ UTILITY PEDESTAL	⊙ STORM STRUCTURE (OPEN)	' FEET/MINUTES
⊕ TRAFFIC SIGNAL	⊕ CURB INLET	" INCHES/SECONDS
⊕ SIGNAL VAULT	⊕ VALVE VAULT	S.F. SQUARE FEET
⊕ GAS VALVE	△ FLARED END SECTION	(REC) RECORD BEARING/DISTANCE
⊕ WATER VALVE	—W— WATER LINE	TF TOP OF FOUNDATION
△ ELECTRIC METER	—T— TELEPHONE/CAV LINE	TF FINISHED FLOOR
△ GAS METER	—G— GAS LINE	TP TOP OF PIPE
⊕ FIRE HYDRANT	—E— ELECTRIC LINE	B.S.L. BUILDING SETBACK LINE
⊕ AUTO SPRINKLER	—OH— OVERHEAD WIRES	P.U.E. PUBLIC UTILITY EASEMENT
⊕ MONITORING WELL	—S— SANITARY SEWER	D.E. DRAINAGE EASEMENT
⊕ SOUND LIGHT	—S— SANITARY SEWER	L ARC LENGTH
● BOLLARD	—X— CHAIN LINK FENCE	R RADIUS LENGTH
● B-BOX	—C— STOCKADE FENCE	C CHORD LENGTH
—S— SIGN	—G— GUARD RAIL	CB CHORD BEARING
—F— FLAG POLE	CONCRETE SURFACE	OMP CORRUGATED METAL PIPE

MISCELLANEOUS NOTES:

- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- BASIS OF BEARINGS: THE WEST RIGHT OF WAY LINE OF VETERANS PARKWAY TO BE SOUTH 00 DEGREES 29 MINUTES 22 SECONDS EAST.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM VON MAUR DRIVE WHICH IS A DEDICATED PUBLIC RIGHT OF WAY.
- IN REGARDS TO TABLE "A" ITEM 2, AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 311 S VETERANS PARKWAY.
- IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. ILLINOIS UTILIZES A ONE CALL UTILITY LOCATOR J.U.L.I.E. AT 800-823-0123.

FLOOD NOTE:

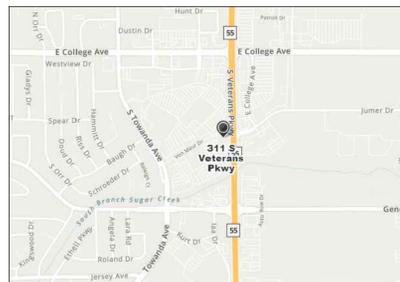
BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE (X) ON FLOOD INSURANCE RATE MAP NUMBER (1713C0314E), WHICH BEARS AN EFFECTIVE DATE OF (07/16/2008) AND (IS NOT) IN A SPECIAL FLOOD HAZARD AREA.

ZONING INFORMATION:

THE SURVEYOR WAS NOT PROVIDED WITH THE ZONING INFORMATION BY THE INSURER PURSUANT TO TABLE A ITEM 6A.

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	39
ADA	2
TOTAL	41

VICINITY MAP:



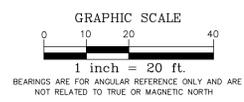
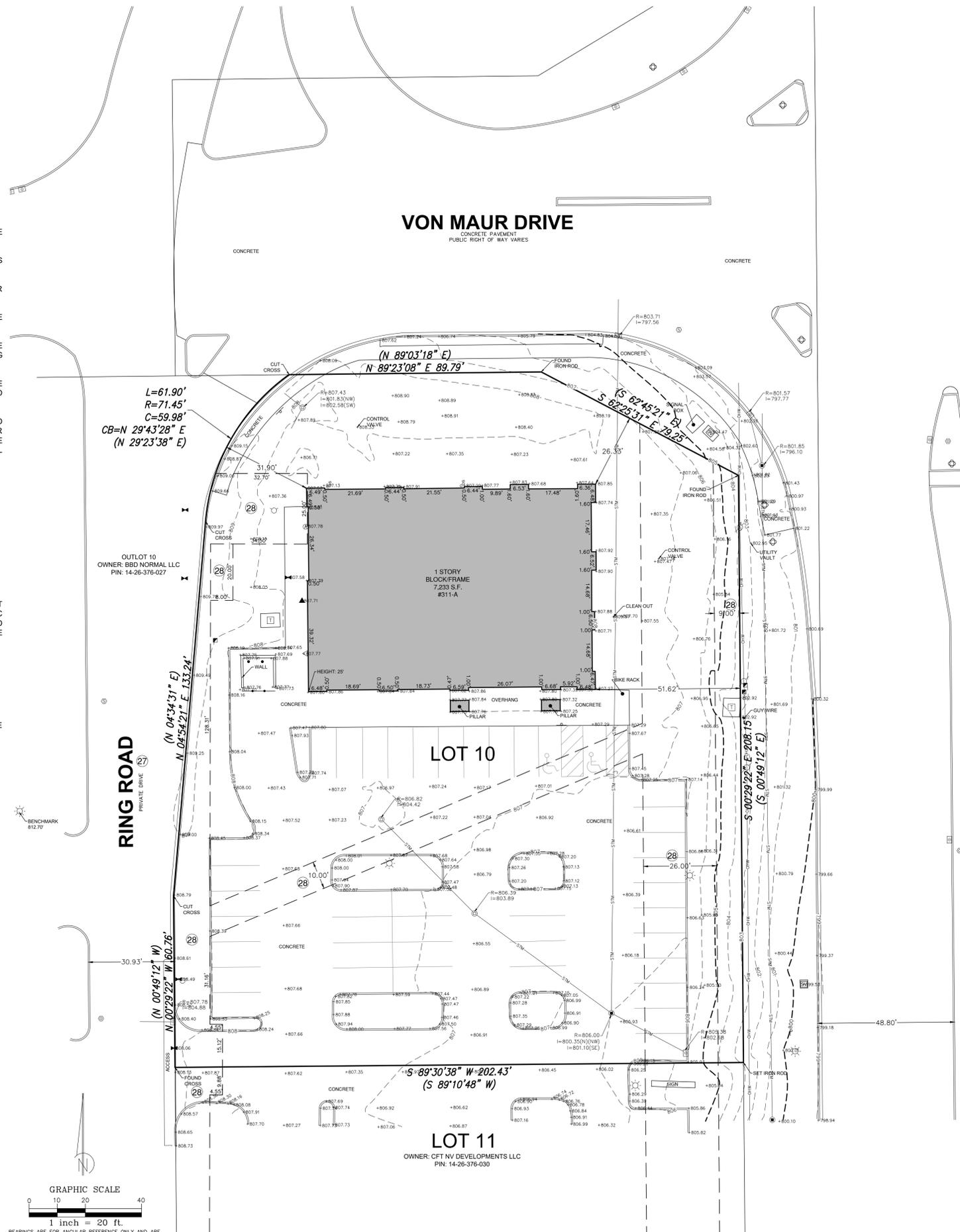
SIGNIFICANT OBSERVATIONS:

NO SIGNIFICANT OBSERVATIONS TO REPORT.

BENCHMARKS:

ON SITE BM: CHISELED SQUARE ON SOUTH EDGE OF LIGHT POLE BASE WEST OF THE PROPERTY.
ELEV: 812.70 (NAVD88)

FEMA BM: PID LC0986
ELEV: 789.04 (NAVD88)



RECORD DESCRIPTION:

LOT 10 IN THE RESUBDIVISION OF LOTS 1, 2 AND PART OF LOTS 3, 4 AND VACATED WARD DRIVE OF SHOPPES AT COLLEGE HILLS SUBDIVISION, MCLEAN COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 22002802WF, DATED FEBRUARY 18, 2022.

SCHEDULE B:

- EASEMENT DATED MARCH 18, 1965 AND RECORDED OCTOBER 22, 1965 AS DOCUMENT NO. 10930 BOOK 765 PAGE 387 MADE BY WAYNE SPARKS AND BERNICE B. HANSON TO ILLINOIS POWER COMPANY. DOCUMENT NOT PROVIDED, ITEM NOT SHOWN.
- RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT DATED JUNE 27, 1979 AND RECORDED JULY 6, 1979 AS DOCUMENT NO. 1979-8366 MADE BY AND BETWEEN COLLEGE HILLS PARTNERSHIP TO COLLEGE HILLS MALL CO. ETAL. FIRST AMENDMENT DATED DECEMBER 15, 1981 AND RECORDED DECEMBER 22, 1981 AS DOCUMENT NO. 1981-11614 MADE B COLLEGE HILLS PARTNERSHIP TO COLLEGE HILLS MALL CO. SECOND AMENDMENT AND PARTIAL RESTATEMENT OF RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT DATED DECEMBER 8, 2004 AND RECORDED JANUARY 19, 2005 AS DOCUMENT NO. 2005-00002073 MADE BY AND BETWEEN TARGET CORPORATION AND SHOPPES AT COLLEGE HILLS, L.L.C. ETAL. THIRD AMENDMENT TO RECIPROCAL CONSTRUCTION AND EASEMENT AGREEMENT DATED APRIL 17, 2006 AND RECORDED APRIL 27, 2006 AS DOCUMENT R2006-00010571 MADE BY AND BETWEEN TARGET CORPORATION AND SHOPPES AT COLLEGE HILLS, L.L.C. ITEM IS BLANKET AND NOT SHOWN.
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED ON JULY 12, 2005 AS DOCUMENT NO. 2005-00020067. ITEM IS BLANKET AND NOT SHOWN.
- EASEMENT AGREEMENT DATED JUNE 30, 2005 AND RECORDED JULY 12, 2005 AS DOCUMENT NO. R2005-00020068 MADE BY AND BETWEEN PLAZA AT COLLEGE HILLS, L.L.C., MICHAEL D. QUAGLIAO AND FIRST BNI, LLC. RING ROAD SHOWN.
- EASEMENT AND BUILDING LINES AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JUNE 28, 2006 AS DOCUMENT NO. 2006-00017166. ITEM IS SHOWN.
- TERMS, AND CONDITIONS CONTAINED IN A RESOLUTION NO. 3878 VACATING WATER MAIN EASEMENT RECORDED NOVEMBER 7, 2006 AS DOCUMENT NO. 2006-00031045 MADE BY TOWN OF NORMAL. ITEM IS NOT ON AND DOES NOT TOUCH THE SUBJECT PROPERTY.
- SUPPLEMENT TO RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT DATED AUGUST 3, 2020 AND RECORDED AUGUST 31, 2020 AS DOCUMENT NO. 2020-00017363 MADE BY AND BETWEEN TARGET CORPORATION AND DRK COLLEGE HILLS, LLC. ITEM IS BLANKET AND NOT SHOWN.
- SIDE AGREEMENT TO RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT DATED JULY 31, 2020 AND RECORDED SEPTEMBER 4, 2020 AS DOCUMENT NO. 2020-0017888 MADE BY AND BETWEEN CHI SHOPPES, LLC AND DRK COLLEGE HILLS, LLC AND BBD-NORMAL. ITEM IS BLANKET AND NOT SHOWN.
- SIDE AGREEMENT TO RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT DATED JULY 31, 2020 AND RECORDED SEPTEMBER 4, 2020 AS DOCUMENT NO. 2020-0019498 MADE BY AND BETWEEN SHOPPES AT COLLEGE HILLS AND CH SHOPPES, LLC AND DRK COLLEGE HILLS, LLC. ITEM IS BLANKET AND NOT SHOWN.

LAND AREA:

46,367.09 SF ± OR 1.06 ACRES ±

SURVEYOR'S CERTIFICATE:

TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 12, 2022.

PRO FORMA SURVEY

James L. Harpole, PLS XXXX/2022
Illinois Professional Land Surveyor No. 035-4046
Expires 11-30-2022
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

JLH LAND SURVEYING INC.
Illinois Professional Design Firm No. 184.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com



SURVEY PREPARED FOR:
FIRSEL ROSS
10 PARKWAY BLVD, SUITE 110
DEERFIELD, IL 60015

BY:	REVISIONS	DATE

ALTA/NSPS LAND TITLE SURVEY
311 SOUTH VETERANS PARKWAY
NORMAL, ILLINOIS

PROJ. MGR.: JLH
DRAWN BY: JLH
CHECK BY: SR
FIELD DATE: 04/22/22
SCALE: 1"=20'
SHEET
1 OF 1
22-620-102