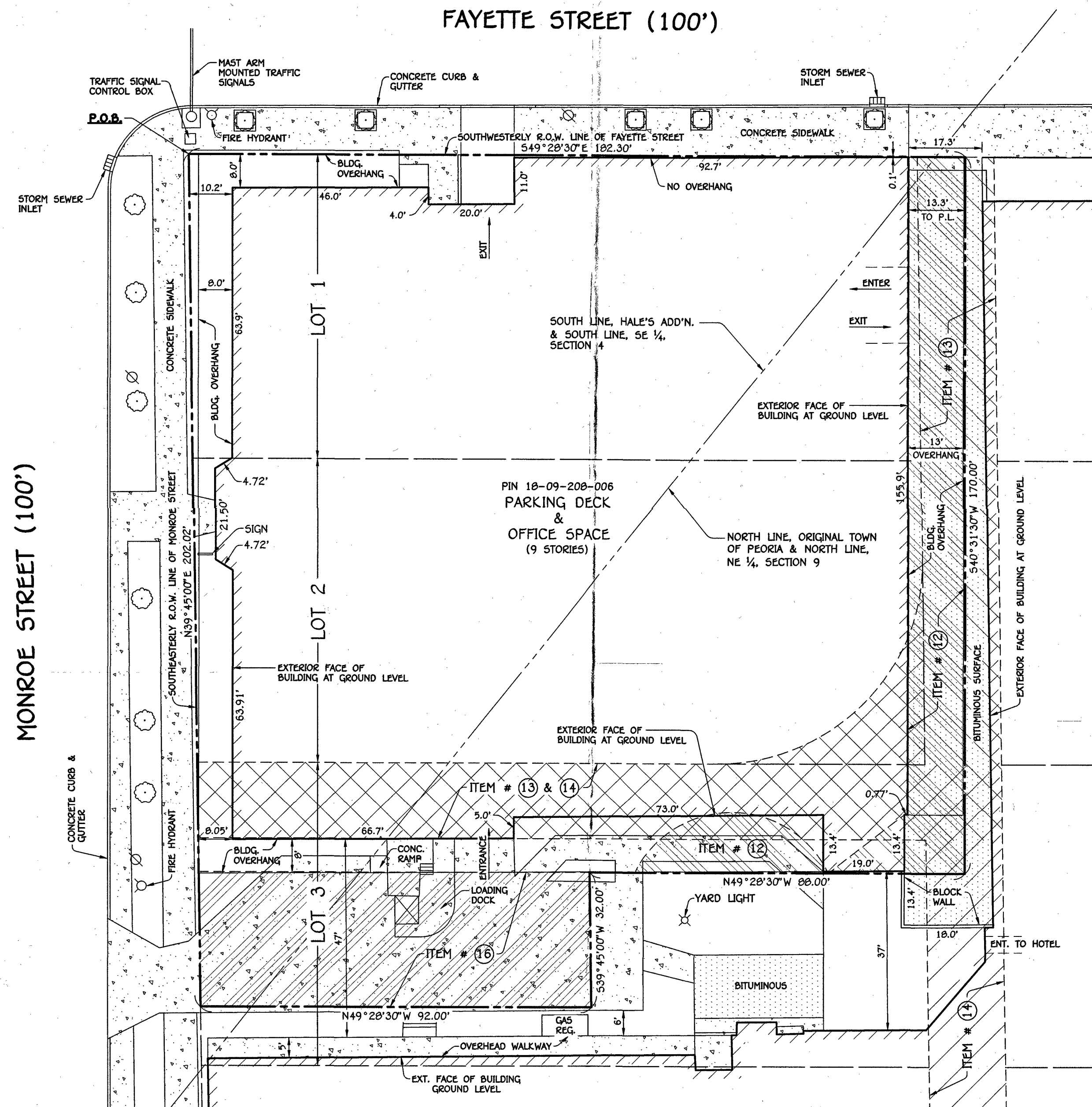


FILE NAME: S:\ALTA\SUBPLATS\ORIGINAL TOWN OF PEORIA\BLOCK 26\REGENCY PLAZA\ALTA_2007.DWG



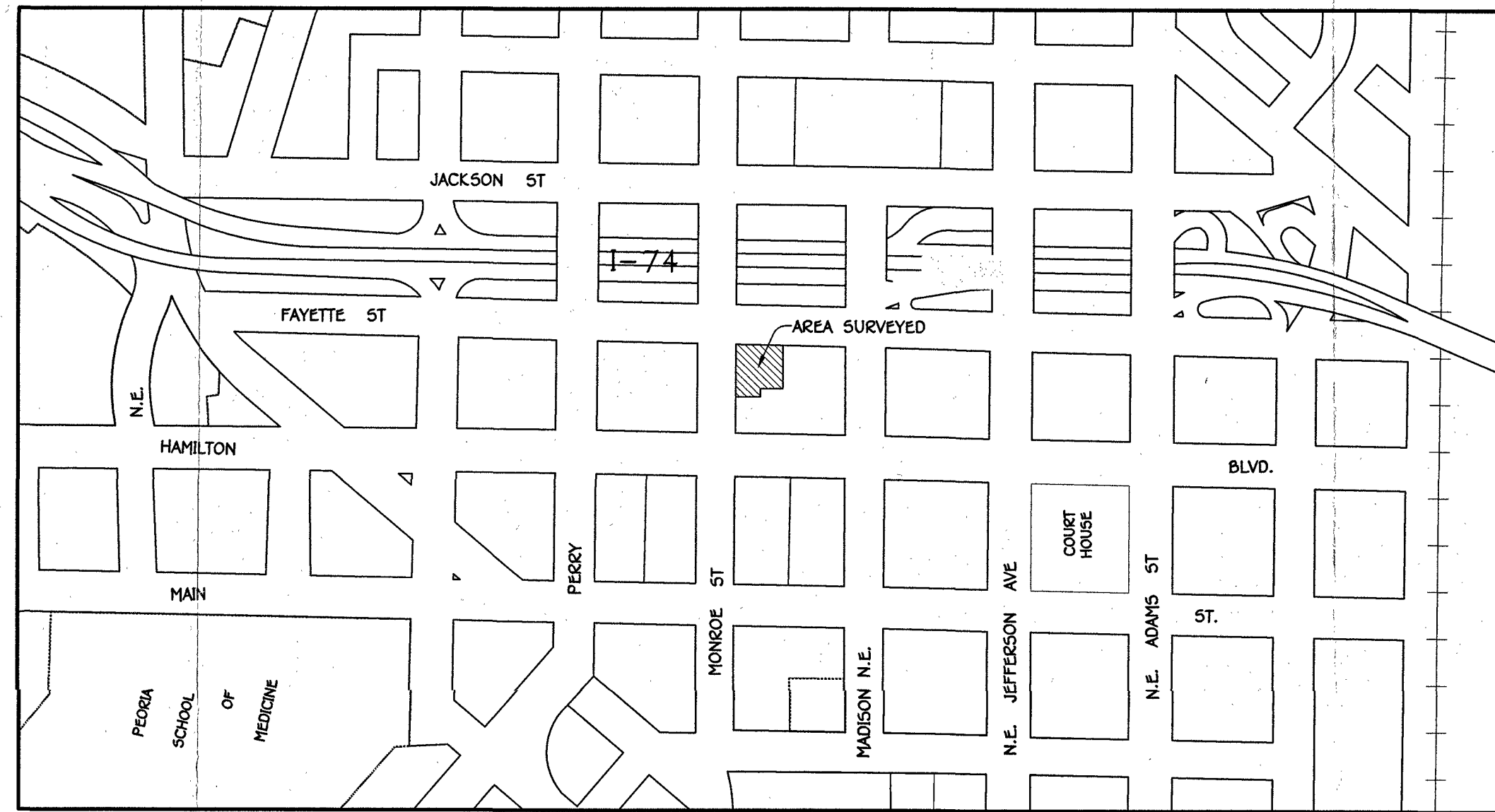
LEGAL DESCRIPTION TAKEN FROM SCHEDULE "A" OF CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. 450158959, DATED AUGUST 6, 2007.

LOTS 1, 2, AND PART OF LOT 3, IN BLOCK 26, IN HALE'S ADDITION TO THE CITY OF PEORIA, IN SOUTHEAST QUARTER OF SECTION FOUR (4); AND A PART OF LOTS 1, 2 AND 3 AND A PART OF THE VACATED ALLEY IN BLOCK 26 OF THE ORIGINAL TOWN OF PEORIA, IN THE NORTHEAST QUARTER OF SECTION NINE (9); ALL IN TOWNSHIP EIGHT (8) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

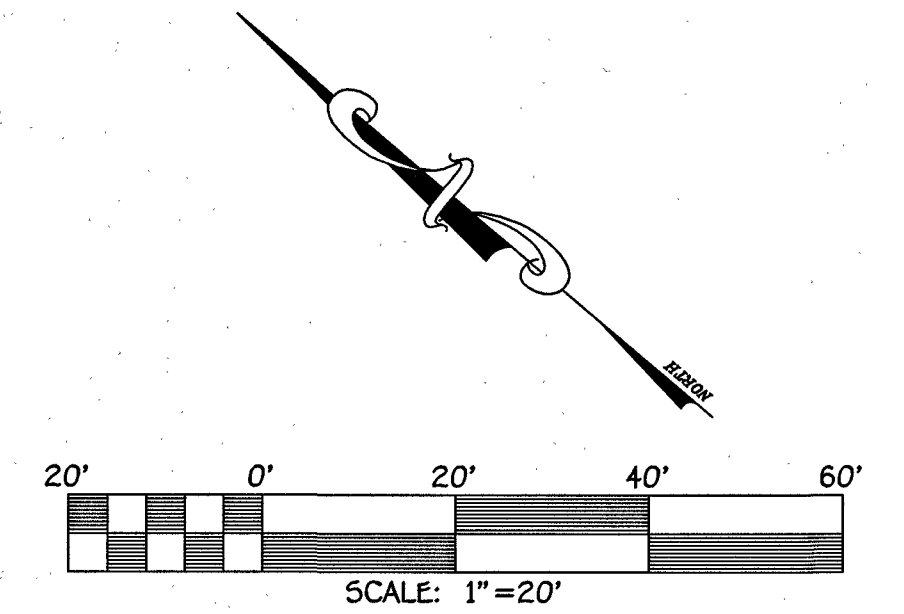
COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 1, IN BLOCK 26, IN HALE'S ADDITION TO THE CITY OF PEORIA, BEING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF MONROE STREET AND THE SOUTHWESTERLY LINE OF FAYETTE STREET, BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF FAYETTE STREET, 182.30 FEET; THENCE SOUTHWESTERLY, PERPENDICULAR TO THE SOUTHWESTERLY LINE OF FAYETTE STREET, 170.00 FEET; THENCE NORTHWESTERLY, PARALLEL TO THE SOUTHWESTERLY LINE OF FAYETTE STREET, 28.00 FEET; THENCE SOUTHWESTERLY, PARALLEL TO THE SOUTHEASTERLY LINE OF MONROE STREET, 32.00 FEET; THENCE NORTHWESTERLY, PARALLEL TO THE SOUTHWESTERLY LINE OF FAYETTE STREET, 92.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF MONROE STREET, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "C"; THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF MONROE STREET, 202.02 FEET TO THE POINT OF BEGINNING, SITUATED IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

INFORMATION TAKEN FROM SCHEDULE "B" OF CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. 450158959, DATED AUGUST 6, 2007.

- ITEM # 10 SETBACK ENCROACHMENT AGREEMENT DATED SEPTEMBER 25, 1985 AND RECORDED SEPTEMBER 25, 1985 AS DOCUMENT #95-16811.
NOTE: SAID AGREEMENT APPEARS TO AFFECT A SIGN ON THE PREMISES. (CANNOT BE PLOTTED)
- ITEM # 11 SETBACK ENCROACHMENT AGREEMENT RECORDED AUGUST 12, 1982 AS DOCUMENT #92-23923.
NOTE: SAID AGREEMENT APPEARS TO AFFECT A SIGN ON THE PREMISES. (CANNOT BE PLOTTED)
- ITEM # 12 TWO EASEMENTS IN FAVOR OF ADJOINING PROPERTY FOR THE PURPOSE OF INGRESS AND EGRESS RECORDED/FILED MAY 16, 1986 AS DOCUMENT NO. 86-08486 AND AS CLARIFIED BY AFFIDAVIT RECORDED AUGUST 31, 1992 AS DOCUMENT #92-25898, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
- ITEM # 13 RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES. VACATED BY ORDINANCE RECORDED AUGUST 13, 1975 AS DOCUMENT #75-14164.
- ITEM # 14 RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES. VACATED BY ORDINANCE RECORDED APRIL 23, 1985 AS DOCUMENT #85-05982.
- ITEM # 16 EASEMENT IN FAVOR OF PEORIA HOTEL ASSOCIATES, L.C., AN IOWA CORPORATION FOR THE PURPOSE OF INGRESS AND EGRESS, DESCRIBED AS PARCEL 4 OF THE WARRANTY DEED RECORDED/FILED OCTOBER 8, 1998 AS DOCUMENT NO. 98-37871, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.



LOCATION MAP



LEGEND

- BOUNDARY OF SURVEY
- UTILITY EASEMENTS
- UTILITY POLE
- YARD LIGHT
- FIRE HYDRANT
- TREE
- ▨ ITEM #13 FROM SCHEDULE "B"
- ▨ ITEM #14 FROM SCHEDULE "B"
- ▨ ITEM #16 FROM SCHEDULE "B"
- ▨ ITEM #12 FROM SCHEDULE "B"

GENERAL NOTES:

1. AREA SURVEYED = 0.775 ± ACRES.
2. BEARINGS BASED ON AN ASSUMED DATUM.
3. THIS PROPERTY BEING SURVEYED IS CURRENTLY ZONED B1, CENTRAL BUSINESS DISTRICT.
4. THE ADDRESS OF THE PROPERTY SURVEYED IS 222 NE MONROE ST., PEORIA, IL 61602.
5. THIS PROPERTY IS LOCATED IN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING), AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 170536 0020 B WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 1, 1980.
6. THE PROPERTY SURVEYED IS P.L.N. 18-09-208-006.

ALTA CERTIFICATE

CERTIFICATE TO:

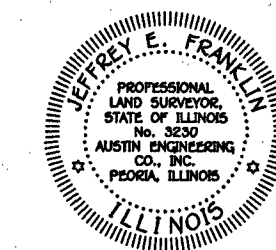
PRINCIPAL SECURITIES, LLC., KLISE & BIEL, MATTHEWS PROGRESS GROUP, INC., ALLEN & KORKOWSKI & ASSOCIATES, AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2005. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, I FURTHER CERTIFY 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.

DATED AT PEORIA, ILLINOIS THIS 14TH DAY OF AUGUST, 2007.

AUSTIN ENGINEERING CO., INC.

BY: *Jeffrey E. Franklin*
JEFFREY E. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3230



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) 55
COUNTY OF PEORIA)

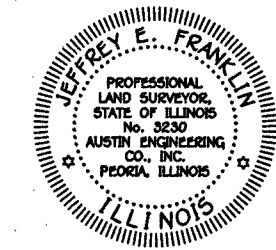
WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED LOTS 1, 2, AND PART OF LOT 3, IN BLOCK 26, IN HALE'S ADDITION TO THE CITY OF PEORIA, IN SOUTHEAST QUARTER OF SECTION FOUR (4); AND A PART OF LOTS 1, 2 AND 3 AND A PART OF THE VACATED ALLEY IN BLOCK 26 OF THE ORIGINAL TOWN OF HALE'S ADDITION TO THE CITY OF PEORIA, IN THE NORTHEAST QUARTER OF SECTION NINE (9); ALL IN TOWNSHIP EIGHT (8) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS TWENTY (20) FEET.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT PEORIA, ILLINOIS THIS 14TH DAY OF AUGUST, 2007.

AUSTIN ENGINEERING CO., INC.

BY: *Jeffrey E. Franklin*
JEFFREY E. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3230
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
8100 N. UNIVERSITY ST., PEORIA, IL 61615



ALTA/ACSM LAND TITLE SURVEY

ALTA/ACSM LAND TITLE SURVEY				AUSTIN ENGINEERING CO., INC.			
LOTS 1, 2, PART OF LOT 3, & PART OF THE VACATED ALLEY IN BLOCK 26 OF HALE'S ADDITION TO THE CITY OF PEORIA, IN THE NORTHEAST QUARTER OF SECTION NINE (9); ALL IN TOWNSHIP EIGHT (8) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN				PEORIA			
FOR: REGENCY PLAZA				CIVIL ENGINEERS			
DATE 8/14/07				LICENSE No. 184-001143			
SCALE 1" = 20'				ILLINOIS			
BOOK				PROJECT NUMBER 40-07-127			
				SHEET NO. 1 OF 1			