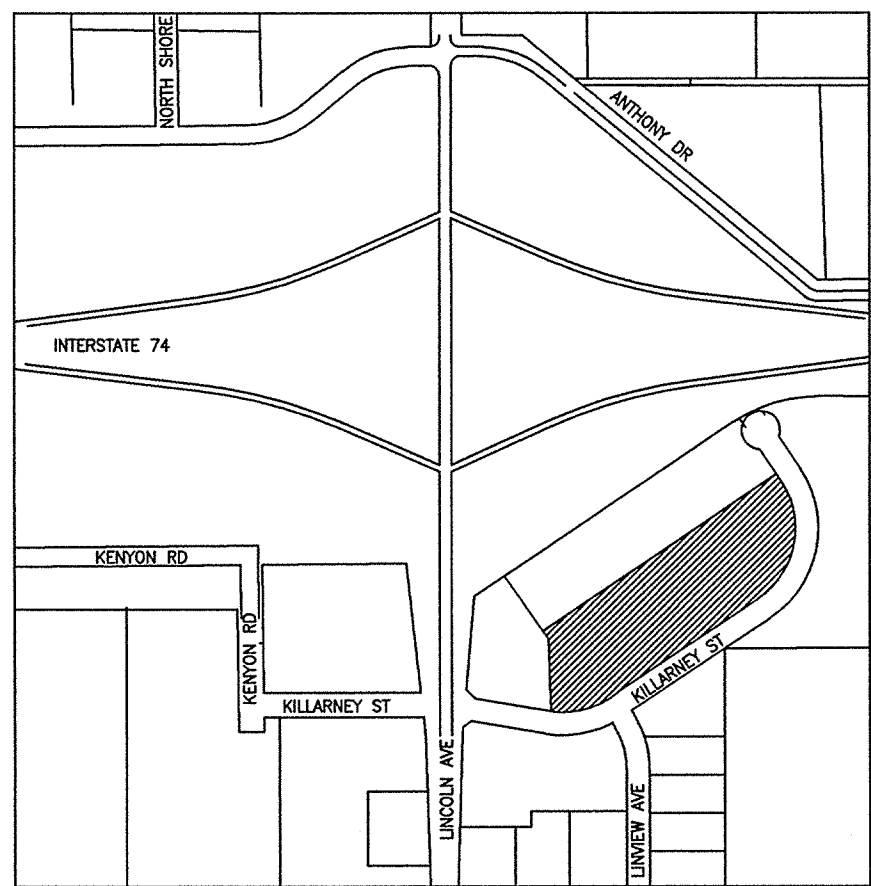


ALTA/ACSM LAND TITLE SURVEY
LOT 2 OF REPLAT LOT 2 LINCOLN CENTRE
URBANA, ILLINOIS

FB# 1778



LOCATION MAP

CHICAGO TITLE INSURANCE COMPANY
SCHEDULE B EXCEPTIONS
TITLE COMMITMENT NO. 000818733

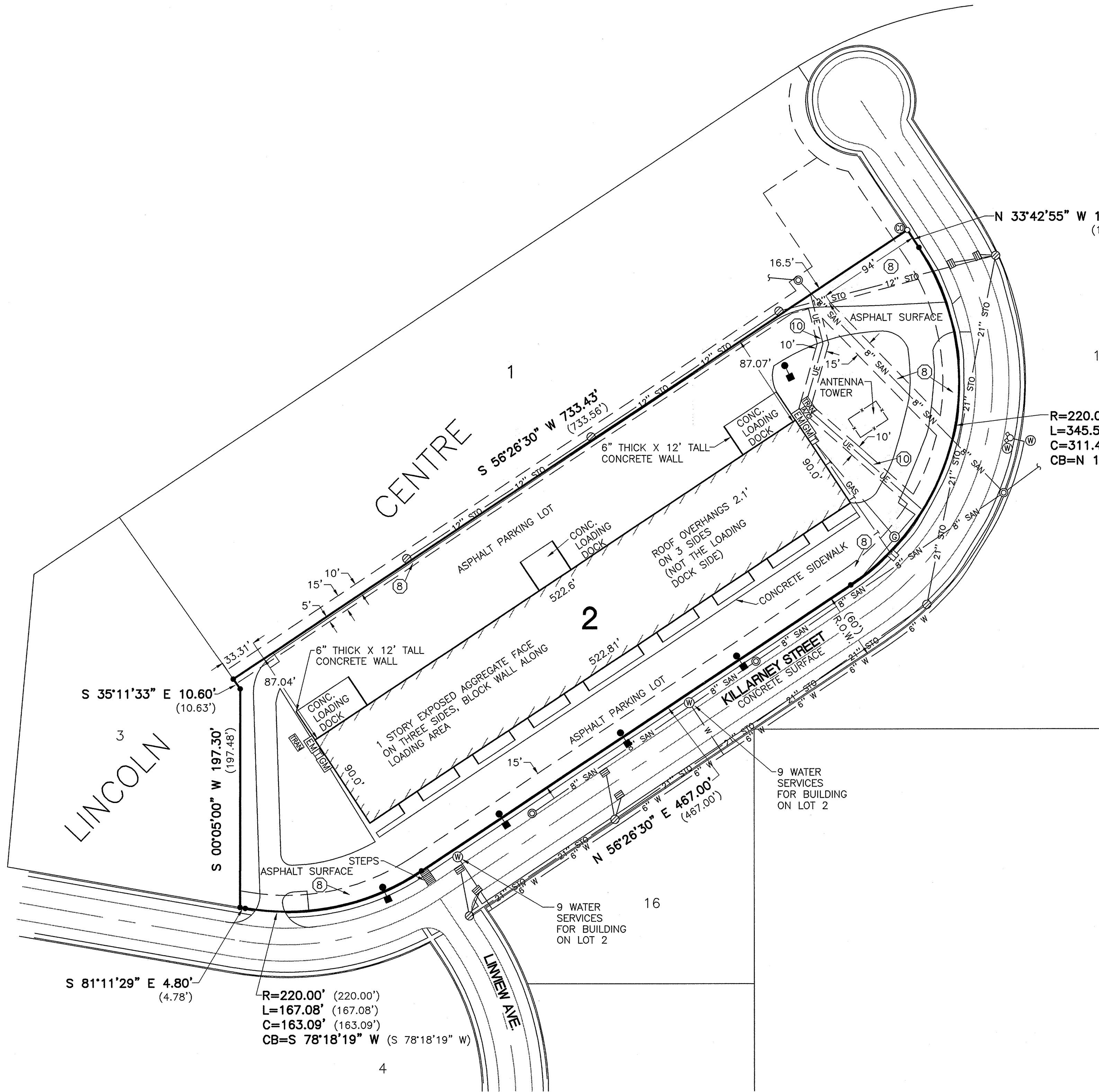
- (8) Easement for public utilities as shown on the Replat of Lot 2 of Lincoln Centre recorded as document no. 97R 23323.
- (10) Easement in favor of Illinois Power Company, and its successors and assigns, and the provisions related thereto contained in the grant recorded August 1, 2000 as document no. 2000R 17501, affecting a strip of land 10 feet in width over part of Lot 2.

SURVEYOR'S NOTES

1. PROPERTY IS 4.076 AC
2. AREA LIES WITHIN FLOOD ZONE "C" AS PER FEMA FLOOD RATE MAP PANEL NUMBER 170035 0009B DATED JAN. 16, 1981
3. UTILITIES SHOWN ARE FROM FIELD SURVEY, UTILITY MAPS AND OTHER SUPPLIED INFORMATION.

ZONING REQUIREMENTS

- 1 THE PROPERTY IS ZONED (B-3) GENERAL BUSINESS
- 2 MINIMUM FRONT BUILDING SETBACK - 15'
MINIMUM REAR BUILDING SETBACK - 10'
MINIMUM SIDE BUILDING SETBACK - 10'
- 3 MAXIMUM BUILDING HEIGHT - NONE



LEGEND

- FOUND IRON PIPE
- SET 1/2" X 30" IRON ROD W/ PLASTIC CAP "HDC FIRM #3223"
- (129') RECORDED DISTANCE
- 129' MEASURED DISTANCE
- BOUNDARY OF SURVEY
- EASEMENT FOR DRAINAGE/UTILITIES
- FIRE HYDRANT & WATER VALVE
- STREET LIGHT
- GAS REGULATOR
- GAS METER(S)
- GAS VALVE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- AIR CONDITIONING UNIT
- STORM MANHOLE
- STORM INLET
- FENCE LINE
- STO STORM LINE
- SAN SANITARY LINE
- W WATER LINE
- GAS GAS LINE
- T TELEPHONE LINE
- UE UNDERGROUND ELECTRIC LINE

0' 15' 30' 60'

LEGAL DESCRIPTION

Lot 2 of Replat Lot 2 Lincoln Centre, Champaign County, Illinois, as per plat recorded as Document 97R 23323, situated in Champaign county, Illinois.

SURVEYOR'S CERTIFICATE

TO: BANKILLINOIS, AS TRUSTEE UNDER TRUST NO. 031-413-271

This is to certify that this plat represents a survey made on the ground under my direct supervision on September 9, 2003; this survey has been prepared (i) in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999, including Table A Items 1-4, 6, 7(a), 8, 11(a) and (ii) pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification and the survey measurements were made in accordance with the Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys. None of these buildings shown hereon encroach on any street, title or building lines, nor are there encroachments from adjoining properties.

DATE: SEPTEMBER 19, 2003

WILLIAM E. SHERIDAN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2037
LICENSE EXPIRES 11/30/04



ALTA/ACSM LAND TITLE SURVEY
LOT 2 OF REPLAT LOT 2 LINCOLN CENTRE
URBANA, ILLINOIS

PROJECT NO. 03280

DATE: 9/19/03

DRAWN BY: BDB

CHECKED: WES

REVISIONS

NO. DATE BY REMARKS