

**BASIS OF BEARING**

BEARINGS AND DISTANCES ARE BASED ON THE WEST LINE OF HODGE STREET BEING, S02°24'13"E, PER ILLINOIS SPC83(EAST).

**OBSERVED SIGNIFICANT OBSERVATIONS**

**A** FENCE EXTENDS UP TO 8.0' SOUTH OF THE SOUTHERLY PROPERTY LINE

**ZONING INFORMATION**

ZONE: C-2 HIGHWAY COMMERCIAL

MINIMUM FRONT YARD SETBACK: 10 FEET

MINIMUM SIDE /REAR YARD SETBACK: 10 FEET

MINIMUM PARKING SETBACK: 10 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET

MINIMUM LOT AREA: 10,000 SQUARE FEET

MINIMUM LOT WIDTH: 80 FEET

MINIMUM OPEN SPACE: 10%

**PARKING:**  
FORMULA: INDOOR SALES AND SERVICE: 1 SPACE PER 300 SQUARE FEET [7,166 / 300 = 24]  
REQUIRED SPACES: 24

**INFORMATION PROVIDED BY:**  
PARTNER ENGINEERING AND SCIENCE, INC.  
2154 TORRANCE BLVD.  
TORRANCE, CA 90501

REPORT #: 25-220798.1  
DATE: NOVEMBER 17, 2025

**FLOOD INFORMATION**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 17183C03600, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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**NOTES CORRESPONDING TO SCHEDULE "B" ITEMS**

7 RESERVATION AS CONTAINED IN DEED DATED AUGUST 1, 1969 AND RECORDED SEPTEMBER 10, 1969 IN BOOK 783 PAGE 199 AS DOCUMENT 812302, FROM NIELS C. NIELSEN ARID JANE M. NIELSEN, HUSBAND AND WIFE, TO DELIVERY INC., AN ILLINOIS CORPORATION, OF ALL MINERAL, OIL AND GAS RIGHTS IN AND UNDER THE PREMISES PROVIDED THAT SAID RESERVATION DOES NOT GIVE OR ENTITLE THE GRANTORS, THE RIGHT OF INGRESS AND EGRESS OR THE RIGHT TO USE ALL OR ANY PORTION OF THE SURFACE OF THE PREMISES IN QUESTION FOR THE PURPOSE OF RECOVERING SAID MINERALS, OIL, OR GAS OR FOR ANY PURPOSE WHATSOEVER; AND PROVIDED FURTHER, GRANTORS, AGREE TO INDEMNIFY AND SAVE HARMLESS THE GRANTEEES FROM ANY LOSS, LIABILITY OR DAMAGE TO THE SURFACE OF THE PREMISES, OR TO ANY BUILDINGS OR IMPROVEMENTS NOW OR HEREAFTER ERRECTED THEREON, CAUSED BY OR RESULTING FROM THE RECOVERY OR ATTEMPTED RECOVERY IN ANY MANNER OF SAID MINERALS, OIL OR GAS FROM THE PREMISES. REFERS TO SUBJECT PROPERTY - NOTHING TO PLOT

8 EASEMENT MADE BY COUNTY OF VERMILION TO ILLINOIS POWER COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS, ASSIGNS AND LESSEES RECORDED SEPTEMBER 30, 193 AS DOCUMENT NUMBER 93-0010197, LIES ON SUBJECT PROPERTY - AS SHOWN

9 ORDINANCE ANNEXING TERRITORY TO THE VILLAGE OF TILTON RECORDED JUNE 22, 2000 AS DOCUMENT NUMBER 00-0007773, REFERS TO SUBJECT PROPERTY - NOTHING TO PLOT

10 SEWER EASEMENT FROM THE VILLAGE OF TILTON, ILLINOIS, A MUNICIPAL CORPORATION, TO BT-OH, LLC, A DELAWARE LIMITED LIABILITY COMPANY RCORDED MARCH 15, 2001 AS DOCUMENT NUMBER 01-0002540, LIES ON ADJACENT PROPERTY - AS SHOWN

11 NON-EXCLUSIVE EASEMENT (ELECTRIC LINE OVERHANG) MADE BY BT-OH, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS TO AMEREN ILLINOIS COMPANY, AN ILLINOIS CORPORATION D/B/A AMEREN ILLINOIS, ITS SUCCESSORS, ASSIGNS, LICENSEES, AGENTS, LESSEES, CONTRACTORS, SUB-CONTRACTORS AND TENANTS RECORDED OCTOBER 21, 2013 AS DOCUMENT NUMBER 13-09113, LIES ON SUBJECT PROPERTY - AS SHOWN

12 NON-EXCLUSIVE PUBLIC UTILITY EASEMENT MADE BY BT-OH, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO THE VILLAGE OF TILTON, ILLINOIS, A MUNICIPAL CORPORATION RECORDED MARCH 24, 2015 AS DOCUMENT NUMBER DOCUMENT NOT PROVIDED

**BUILDING AREA**

7,824 S.F.

**BUILDING HEIGHT**

20.0'

**LAND AREA**

69,396 SQ. FT.  
1.59 ACRES

**PARKING**

REGULAR: 49  
HANDICAP: 1  
TOTAL PARKING: 50

**UTILITY NOTE**

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

**TITLE DESCRIPTION**

THE LAND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 14TH STREET AND THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 11 WEST OF THE SECOND PRINCIPAL MERIDIAN, THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 44.6 FEET FOR A PLACE OF BEGINNING, THENCE SOUTH 350 FEET, THENCE EAST 200 FEET, THENCE NORTH 350 FEET TO SAID SOUTH RIGHT-OF-WAY LINE, THENCE WEST 200 FEET TO THE PLACE OF BEGINNING, IN VERMILION COUNTY, ILLINOIS.

EXCEPT THAT PART DESCRIBED AS FOLLOWS IN:  
COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 11, WEST OF THE SECOND PRINCIPAL MERIDIAN, VERMILION COUNTY, ILLINOIS, AND THE SOUTH RIGHT OF WAY OF 14TH STREET, IN THE VILLAGE OF TILTON; THENCE NORTH 89 DEGREES 31 MINUTES 53 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 14TH STREET, 44.50 FEET TO THE WEST RIGHT OF WAY LINE OF HODGE STREET FOR THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 13 MINUTES 01 SECONDS EAST ALONG THE EXISTING WEST RIGHT OF WAY LINE OF SAID HODGE STREET, 55.00 TO AN IRON PIPE SURVEY MONUMENT SET; THENCE NORTH 30 DEGREES 39 MINUTES 17 SECONDS WEST, 62.89 FEET TO AN IRON PIPE SURVEY MONUMENT SET ON THE EXISTING SOUTH RIGHT OF WAY LINE OF SAID 14TH STREET; THENCE NORTH 88 DEGREES 31 MINUTES 53 SECONDS EAST ALONG THE EXISTING SOUTH RIGHT OF WAY LINE OF SAID 14TH STREET, 30.00 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF TILTON, VERMILION COUNTY, ILLINOIS.

THE PROPERTY SURVEYED IS THE SAME AS DESCRIBED ABOVE AND SHOWN IN THE TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY, COMMITMENT 25000110402IL1, WITH AN EFFECTIVE DATE OF JUNE 06, 2025 AT 8:00 AM.

**TITLE COMMITMENT INFORMATION**

THE TITLE DESCRIPTION AND SCHEDULE 'B' ITEMS ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 25000110402IL1, WITH AN EFFECTIVE DATE OF JUNE 06, 2025 AT 8:00 AM.

**SURVEYOR'S CERTIFICATE**

TO: STEWART TITLE GUARANTY 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 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18 (GRAPHICALLY DEPICTED ONLY), AND 19 + CAD FILE OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 15, 2025.

DATE OF PLAT OR MAP: \*\*\*/\*\*/\*\*\*\*

**PRELIMINARY**

JAMES A. FAETANINI, PLS  
REGISTRATION NUMBER 035-003494  
STATE OF ILLINOIS  
EXPIRATION NOVEMBER 30, 2026

**SURVEYOR'S NOTES**

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO EAST 14TH STREET AND HODGE STREET, BOTH DEDICATED PUBLIC RIGHTS-OF-WAY.
- THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
- NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
- THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE SURVEYED BOUNDARY SHOWN HEREON CREATES A MATHEMATICALLY CLOSED FIGURE.
- NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
- PER TABLE "A" ITEM 10: THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY EVIDENCE OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- AT THE TIME OF THIS SURVEY AND TITLE REVIEW, THERE WERE EITHER OFFSITE EASEMENTS OR SERVITUDES THAT BENEFIT THIS PROPERTY DISCLOSED ON RECORD NOR ARE OTHERWISE KNOWN TO THE SURVEYOR, SHOWN HEREON AS SCHEDULE 'B' ITEM 10.

**2021 ALTA/NSPS LAND TITLE SURVEY**

**UPS VALUE ADD PORTFOLIO**  
SITE ADDRESS

200 EAST 14TH STREET  
DANVILLE IL, 61832  
VERMILION COUNTY

PARTNER PROJECT NUMBER: 25-550798.1

**COORDINATED BY**

**PARTNER**

CORPORATE OFFICE  
2154 Torrance Boulevard  
Torrance, CA 90501  
Phone: 388-213-7479  
ALTA@partneresi.com  
www.partneresi.com

DATE	REVISIONS	DRAWN BY: AMP	DRAWING SCALE: 1"= 30'
11/18/25	ADD ZONING REPORT	CHECKED BY: BCH	JOB NO.: 256097
		FILENAME:	

**SURVEYED BY**

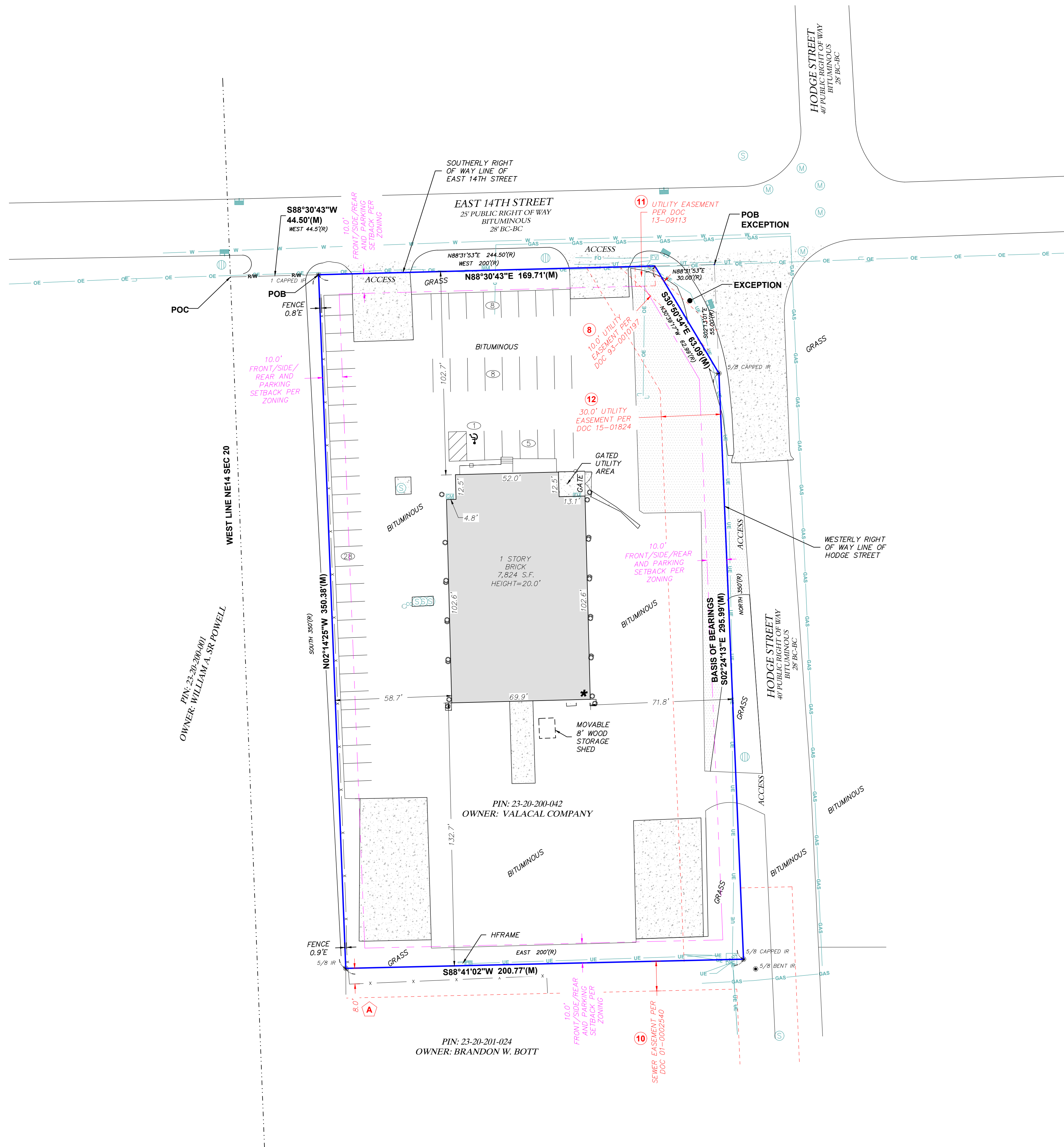
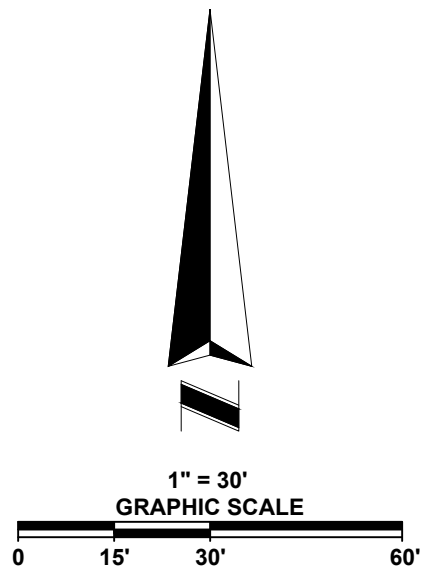
**XCEL** Consultants

120 10TH AVENUE EAST, SUITE 3  
MILAN, IL 61264  
(O) 309-787-9988  
(F) 309-758-9540  
XCEL@XCELCONSULTANTSINC.COM

**SHEET 1  
OF 2**

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED





- PROPERTY LINE
- ADJACENT PROPERTY LINE
- INTERNAL LOT LINE
- PARCEL LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SURVEY TIE LINE
- BUILDING
- MISC. FENCE
- CHAINLINK FENCE
- GUARDRAIL
- CURB LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- WATER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- FIBER OPTIC LINE
- FOUND MONUMENT (AS NOTED)
- TITLE EXCEPTION NUMBER
- SIGNIFICANT OBSERVATION LETTER
- PARKING COUNT
- MANHOLE (SANITARY, MISC.)
- HANDICAP PARKING
- DRAINAGE INLETS
- METER (ELECTRIC, WATER, GAS)
- FIBER OPTIC VAULT
- CLEAN OUT
- UTILITY POLE
- CONCRETE BOLLARD
- TRANSFORMER
- IRON ROD
- IRON PIPE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- BUILDING HEIGHT LOCATION
- MEASURED & RECORD
- S.F.
- BC
- CONCRETE SURFACE
- GRAVEL SURFACE

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