

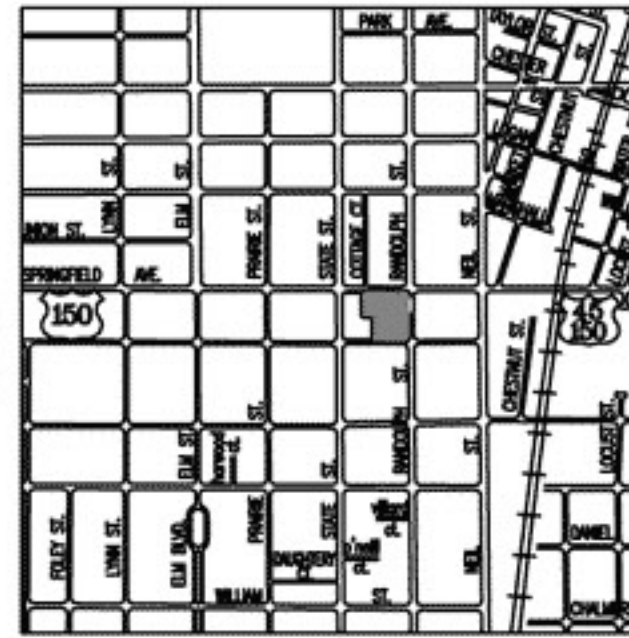
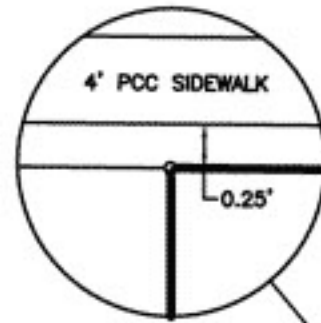
# ALTA/ACSM LAND TITLE SURVEY

## HUNTINGTON TOWER

### 201 WEST SPRINGFIELD AVENUE CHAMPAIGN, ILLINOIS

#### LEGEND

- ✕ CHISELED "X" SET
- FOUND IRON PIPE
- ½" X 30" IRON ROD MONUMENT SET W/  
PLASTIC CAP STAMPED "HDC FIRM 3223"
- (345) RECORDED DISTANCE
- 345** MEASURED DISTANCE
- BOUNDARY OF SURVEY
- X- FENCE LINE
- ⊗ LIGHT POLE
- ⊞ TELEPHONE PEDESTAL
- ⊞ ELECTRIC PEDESTAL
- ⊞ CABLE TV CABINET



**LOCATION MAP**

**CHICAGO TITLE INSURANCE COMPANY  
SCHEDULE B EXCEPTIONS  
TITLE COMMITMENT NO. 000813506**

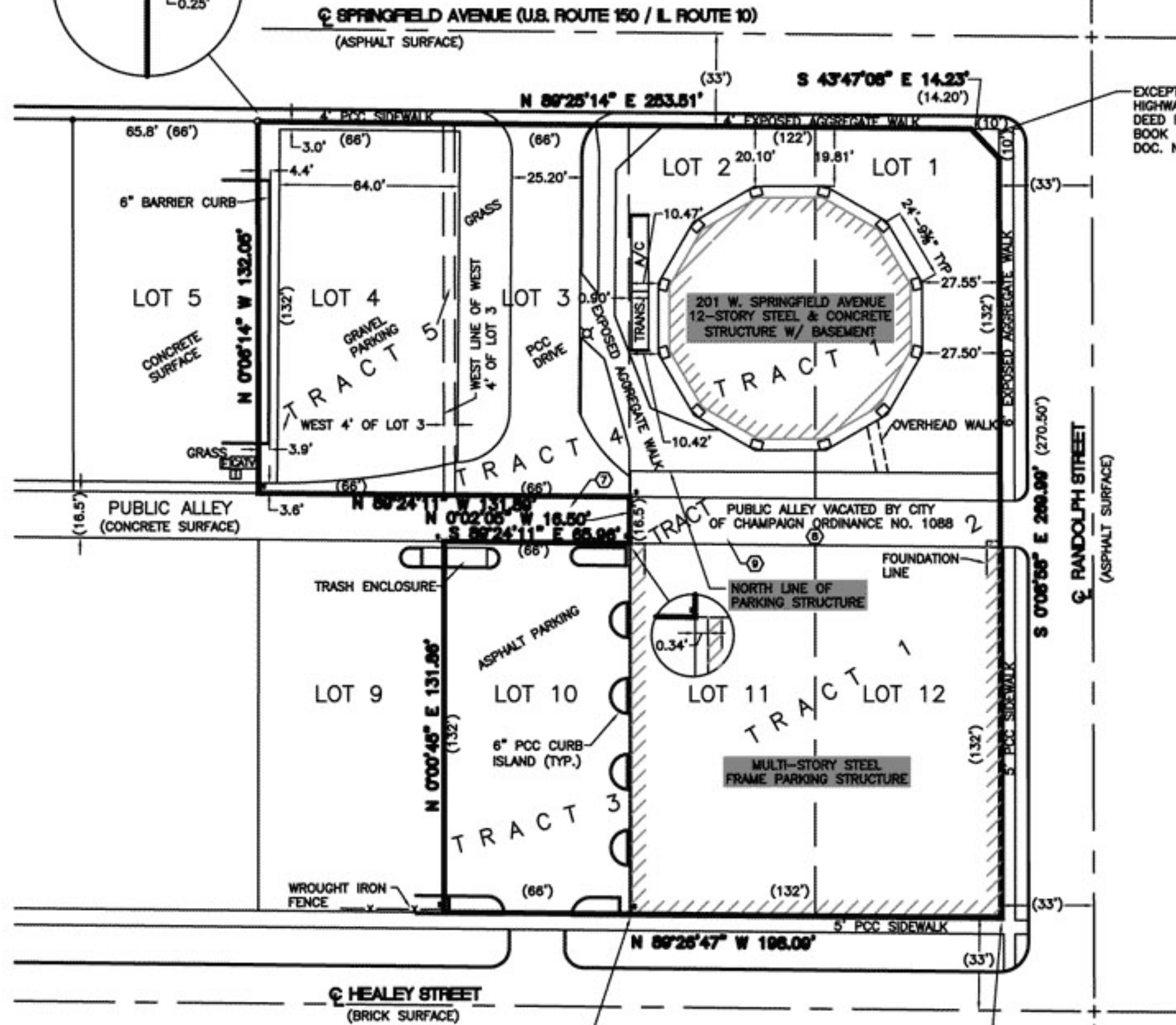
- ⑦ Easement in favor of the owners of Lots 3-10 in Block 2 of John H. Thomas' Addition for ingress and egress over the alley lying between Lots 1, 2, 11 and 12 of said Addition, granted in document recorded December 15, 1971 in book 971 at page 678 as document no. 71R 16428. (Tract 2)
- ⑧ Rights of the municipality, the State of Illinois, the public and adjoining owners in and to the vacated alley lying between Lots 1, 2, 11 and 12. (Tract 2)
- ⑨ Rights of the public and quasi-public utilities, if any, in said vacated alley for maintenance of poles, conduits, sewers and other facilities reserved in ordinance recorded January 19, 1972 in book 973 at page 504 as document no. 72R 756. (Tract 2)

**SURVEYOR'S NOTES**

1. PROPERTY IS 1.447 AC
2. AREA LIES WITHIN FLOOD ZONE "C" AS PER FEMA FLOOD RATE MAP PANEL NUMBER 170026 0008B DATED JAN. 16, 1981
3. A SEARCH OF THE RECORDS FOR EASEMENTS OR OTHER ENCUMBRANCES BY THE SURVEYOR IS NOT TO BE IMPLIED BY THIS PLAT OR MAP.
4. UTILITIES SHOWN ARE FROM FIELD SURVEY, UTILITY MAPS AND OTHER SUPPLIED INFORMATION.
5. ALL WALLS AND PLANTER AREA AROUND BUILDING NOT SHOWN.

**ZONING REQUIREMENTS**

- 1 THE PROPERTY IS ZONED CG (COMMERCIAL GENERAL)
- 2 MINIMUM FRONT BUILDING SETBACK - 0'  
MINIMUM REAR BUILDING SETBACK - 10'  
MINIMUM SIDE BUILDING SETBACK - 0'
- 3 MAXIMUM BUILDING HEIGHT - NONE



EXCEPTION FOR HIGHWAY PURPOSES DEED RECORD IN BOOK 1183, PAGE 664, DOC. NO. 79R 1230

**LEGAL DESCRIPTION**

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

- Tract 1:  
Lots 1, 2, 11 and 12 in Block 2 of John H. Thomas' Addition to the City of Champaign, as per Plat recorded in Deed Record 14 at Page 358, except that part of Lot 1 conveyed to the State of Illinois by Deed recorded in Book 1183 at Page 664 as Document 79R 1230, in Champaign County, Illinois.
- Tract 2:  
The vacated alley lying between Lots 1 and 2 on the North and Lots 11 and 12 on the South as vacated by Ordinance No. 1088 of the City of Champaign, Champaign County, Illinois.
- Tract 3:  
Lot 10 in Block 2 of John H. Thomas' Addition to the City of Champaign, as per Plat recorded in Deed Record 14 at Page 358, in Champaign County, Illinois.
- Tract 4:  
Lot 3 in Block 2 of John H. Thomas' Addition to Champaign, except the West 4 feet thereof, as per Plat recorded in Deed Record 14 at Page 358, in Champaign County, Illinois.
- Tract 5:  
The West 4 feet of Lot 3 and all of Lot 4 in Block 2 of John H. Thomas' Addition to Champaign, as per Plat recorded in Deed Record 14 at Page 358, in Champaign County, Illinois.

**SURVEYOR'S CERTIFICATE**

TO: SHAR, LLC  
BANKILLINOIS, TRUSTEE UNDER TRUST NO. 032-732-005  
CHICAGO TITLE LAND TRUST COMPANY, TRUSTEE UNDER TRUST NO. 131-1456

This is to certify that this plat represents a survey made on the ground under my direct supervision on September 2, 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, 10, 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.

DATE: SEPTEMBER 19, 2003

WILLIAM E. SHERIDAN  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2031  
LICENSE EXPIRES 11/30/04

