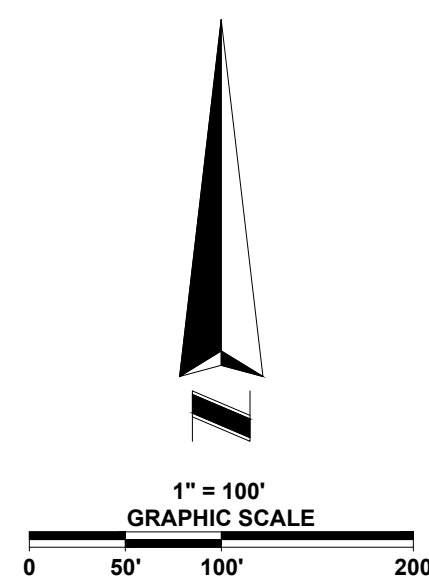


BASIS OF BEARING
 BEARINGS AND DISTANCES ARE BASED ON ILLINOIS STATE PLANE WEST NAD 1983 COORDINATES, S89°40'18"E AS THE SOUTHERLY RIGHT OF WAY LINE OF EAST JACKSON STREET

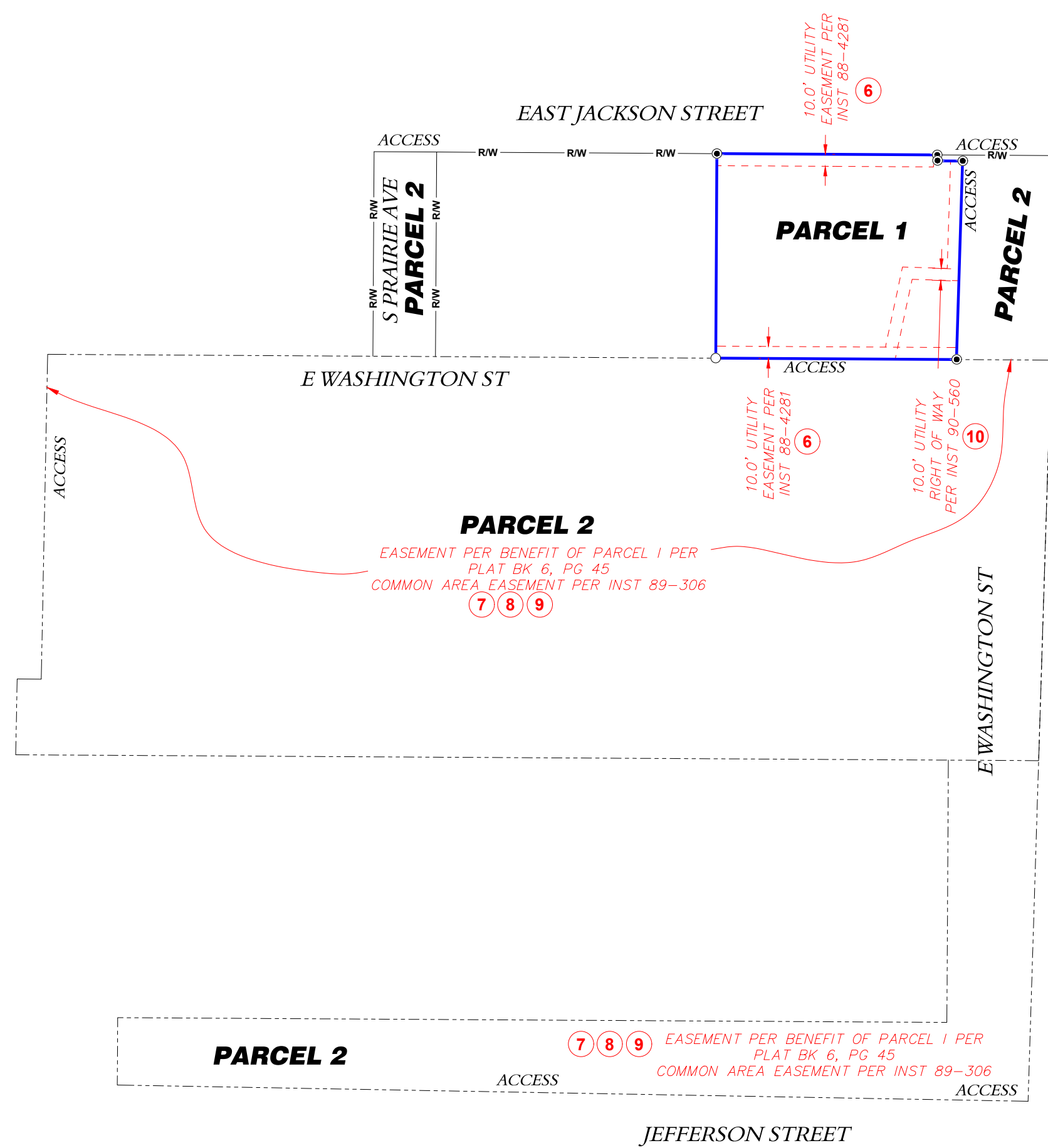


OBSERVED SIGNIFICANT OBSERVATIONS
 NO SIGNIFICANT OBSERVATIONS WERE NOTED AT THE TIME OF SURVEY

ZONING INFORMATION
 ZONING NOT YET PROVIDED

FLOOD INFORMATION
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN AN AREA THAT IS UNMAPPED, AS SHOWN ON THE FLOOD INSURANCE RATE MAP AND IS THEREFORE NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

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BUILDING AREA
 3,975 SQ. FT.

BUILDING HEIGHT
 21.4'

LAND AREA
 34,262 S.F.
 0.79 ACRES

PARKING
 REGULAR: 50
 HANDICAP: 2
 TOTAL PARKING: 52

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:
 PARCEL I
 A PART OF THE SOUTHWEST QUARTER OF SECTION THIRTY-TWO (32) IN TOWNSHIP SIX (6) NORTH, RANGE TWO (2) WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS, AND BEING ALSO A PART OF THE "KILJORDAN CREEK SHOPPING CENTER ADDITION" TO THE CITY OF MACOMB AS SHOWN BY A PLAT THEREOF RECORDED IN PLAT BOOK 6, AT PAGE 45, IN THE RECORDER'S OFFICE OF SAID COUNTY AS APPROVED BY THE CITY COUNCIL OF THE CITY OF MACOMB ON NOVEMBER 21, 1977, AND FILED OF RECORD DECEMBER 5, 1977, AND SAID ADDITION BEING ANNEXED TO THE CITY OF MACOMB BY ORDINANCE 1789 AND SAID TRACT SURVEYED TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 SUB-LOT 3 OF KILJORDAN CREEK SHOPPING CENTER ADDITION ACCORDING TO A PLAT OF SURVEY THEREOF, RECORDED NOVEMBER 2, 1988, IN SURVEYOR'S RECORD "J", PAGE 272, IN THE RECORDER'S OFFICE OF MCDONOUGH COUNTY, ILLINOIS, SITUATED IN THE COUNTY OF MCDONOUGH, IN THE STATE OF ILLINOIS.
 PARCEL II
 EASEMENT FOR THE BENEFIT OF PARCEL I OVER THE FOLLOWING DESCRIBED LAND: A PART OF THE KILJORDAN CREEK SHOPPING CENTER ADDITION TO THE CITY OF MACOMB, ILLINOIS, AS SHOWN BY A PLAT THEREOF RECORDED IN PLAT BOOK 6, AT PAGE 45, IN THE RECORDER'S OFFICE, MCDONOUGH COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT ON THE EAST LINE OF SAID ADDITION, SAID POINT BEING 151.06 FEET SOUTH OF THE NEW SOUTH RIGHT-OF-WAY LINE OF EAST JACKSON STREET FOR A POINT OF BEGINNING AND RUN THENCE NORTH 88 DEGREES 20 MINUTES WEST AND PARALLEL TO SAID RIGHT-OF-WAY LINE 830 FEET MORE OR LESS TO THE WEST LINE OF SAID ADDITION; THENCE SOUTH 2 DEGREES 28 MINUTES WEST ALONG SAID WEST LINE AND SAID LINE EXTENDED 270 FEET; THENCE NORTH 88 DEGREES 20 MINUTES WEST PARALLEL TO THE NORTH LINE 20 FEET; THENCE SOUTH 2 DEGREES 28 MINUTES WEST PARALLEL TO THE WEST LINE IF EXTENDED 63 FEET MORE OR LESS TO A POINT WHERE THE NORTH LINE OF THE PROPOSED SHOPPING CENTER SIDEWALK WOULD INTERSECT SAID WEST LINE IF EXTENDED SOUTH; THENCE SOUTH 88 DEGREES 20 MINUTES EAST ALONG THE NORTH LINE OF SAID SIDEWALK 850 FEET MORE OR LESS TO THE EAST LINE OF KILJORDAN CREEK SHOPPING CENTER ADDITION; THENCE NORTH 3 DEGREES 07 MINUTES EAST 333 FEET MORE OR LESS TO THE POINT OF BEGINNING AND INTENDING TO DESCRIBE THAT AREA THAT LIES BETWEEN THE NORTH SIDEWALK LINE OF THE SHOPPING CENTER AND THE SOUTH LINE OF MACOMB BURGERS, INC., SITE AND THE UNIMPROVED AREA THAT LIES EAST OF THE MACOMB BURGERS, INC., SITE;
 ALSO, COMMENCING AT THE SOUTHEAST CORNER OF THE KILJORDAN CREEK SHOPPING CENTER ADDITION FOR A POINT OF BEGINNING AND RUN THENCE NORTH 87 DEGREES 38 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF SAID ADDITION 764 FEET; THENCE NORTH 11 DEGREES 40 MINUTES EAST 58 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES EAST 689 FEET TO A POINT 30 FEET SOUTH OF THE SOUTHEAST CORNER OF THE EAGLE DISCOUNT CENTER BUILDING; THENCE NORTH 1 DEGREE 40 MINUTES EAST ALONG THE EAST LINE OF SAID BUILDING 218 FEET TO THE NORTH LINE OF THE EAST-WEST SIDEWALK THAT LIES ALONG THE NORTH LINE OF SAID BUILDING; THENCE SOUTH 88 DEGREES 20 MINUTES EAST ON SAID SIDEWALK LINE IF EXTENDED EAST 75 FEET MORE OR LESS TO THE EAST LINE OF SAID ADDITION; THENCE SOUTH 3 DEGREES 07 MINUTES WEST ALONG SAID EAST LINE 292.9 FEET TO THE POINT OF BEGINNING AND INTENDING TO DESCRIBE THE AREA THAT LIES SOUTH OF AND EAST OF THE BUILDINGS AS PROPOSED ON THE SITE PLAN OF THE SHOPPING CENTER THAT IS DESIGNATED A-2 AND DATED SEPTEMBER 12, 1977;
 ALSO TO BE INCLUDED AS PART OF THIS COMMON AREA IS THE PRAIRIE AVENUE ENTRANCE AREA AND THE EAST ENTRANCE AREA, AS DESCRIBED AS EASEMENTS OR ACCESS ON SURVEY DATED SEPTEMBER 7, 1978, AS FILED OF RECORD AS DOCUMENT 78-5765A IN THE RECORDER'S OFFICE, MCDONOUGH COUNTY, ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS AND PARKING AS CREATED BY RECIPROCAL EASEMENT AGREEMENT DATED SEPTEMBER 13, 1978, AND RECORDED SEPTEMBER 25, 1978, AS DOCUMENT 78-5759.
 THE PROPERTY SURVEYED IS THE SAME AS DESCRIBED ABOVE AND SHOWN IN THE TITLE COMMITMENT FROM ADVOCUS NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 230040603685, WITH AN EFFECTIVE DATE OF AUGUST 30, 2023 AT 2:00 PM.

TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY ADVOCUS NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 230040603685, WITH AN EFFECTIVE DATE OF AUGUST 30, 2023 AT 2:00 PM.

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

- 6 RESTRICTIONS CONTAINED IN PLAT OF SURVEY FILED NOVEMBER 2, 1988, IN SURVEY BOOK J, PAGE 272, RECORDED IN THE RECORDER'S OFFICE OF MCDONOUGH COUNTY, ILLINOIS, AS INSTRUMENT 83-4281, EASEMENTS LIE ON SUBJECT PROPERTY - AS SHOWN
- 7 RIGHTS OF ADJOINING OWNERS TO THE CONCURRENT USE OF THE EASEMENT DESCRIBED AS PARCEL II. AREA IS THE SAME AS PARCEL II OF SUBJECT PROPERTY - AS SHOWN
- 8 TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL II CONTAINED IN THE INSTRUMENTS REFERENCED THEREIN RECORDED IN THE RECORDER'S OFFICE OF MCDONOUGH COUNTY, ILLINOIS, EASEMENT LIES ON PARCEL II OF SUBJECT PROPERTY - AS SHOWN
- 9 COMMON AREA MAINTENANCE AGREEMENT DATED NOVEMBER 30, 1998, AND RECORDED JANUARY 23, 1989, IN THE RECORDER'S OFFICE OF MCDONOUGH COUNTY, ILLINOIS, AS INSTRUMENT 83-308, EASEMENT LIES ON PARCEL II OF SUBJECT PROPERTY - AS SHOWN
- 10 RIGHT-OF-WAY GRANT GRANTED CENTRAL ILLINOIS PUBLIC SERVICE COMPANY DATED SEPTEMBER 11, 1989, AND RECORDED FEBRUARY 15, 1990, IN THE RECORDER'S OFFICE OF MCDONOUGH COUNTY, ILLINOIS, AS INSTRUMENT 90-560, EASEMENT LIES ON SUBJECT PROPERTY - AS SHOWN

SURVEYOR'S CERTIFICATE

TO: ADVOCUS NATIONAL 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 DETAILED REQUIREMENTS FOR ALTANS'PS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 23, 2024.
 DATE OF PLAT OR MAP: **/**/****
 PRELIMINARY
 JAMES A. FAETANNI
 REGISTRATION NUMBER: 035-003494
 STATE OF ILLINOIS
 EXPIRATION: NOVEMBER 30, 2024

SURVEYOR'S NOTES

1. 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.
2. SUBJECT TRACT HAS INDIRECT PHYSICAL DRIVEWAY ACCESS TO EAST JACKSON STREET, EAST WASHINGTON STREET, SOUTH PRAIRIE AVENUE, AND JEFFERSON STREET. ALL DEDICATED PUBLIC RIGHTS-OF-WAY VIA PARCEL 2 AS SHOWN HEREON ON SHEET 1.
3. THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
4. 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.
5. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
7. THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
9. 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.
10. 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.
11. THE SURVEYED BOUNDARY SHOWN HEREON CREATES A MATHEMATICALLY CLOSED FIGURE.
12. NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

2021 ALTA/NSPS LAND TITLE SURVEY

FORMER PIZZA HUT
 SITE ADDRESS
 1435 EAST JACKSON STREET
 MACOMB, IL 61455
 MCDONOUGH COUNTY
 PARTNER PROJECT NUMBER: 24-448999.1

COORDINATED BY

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

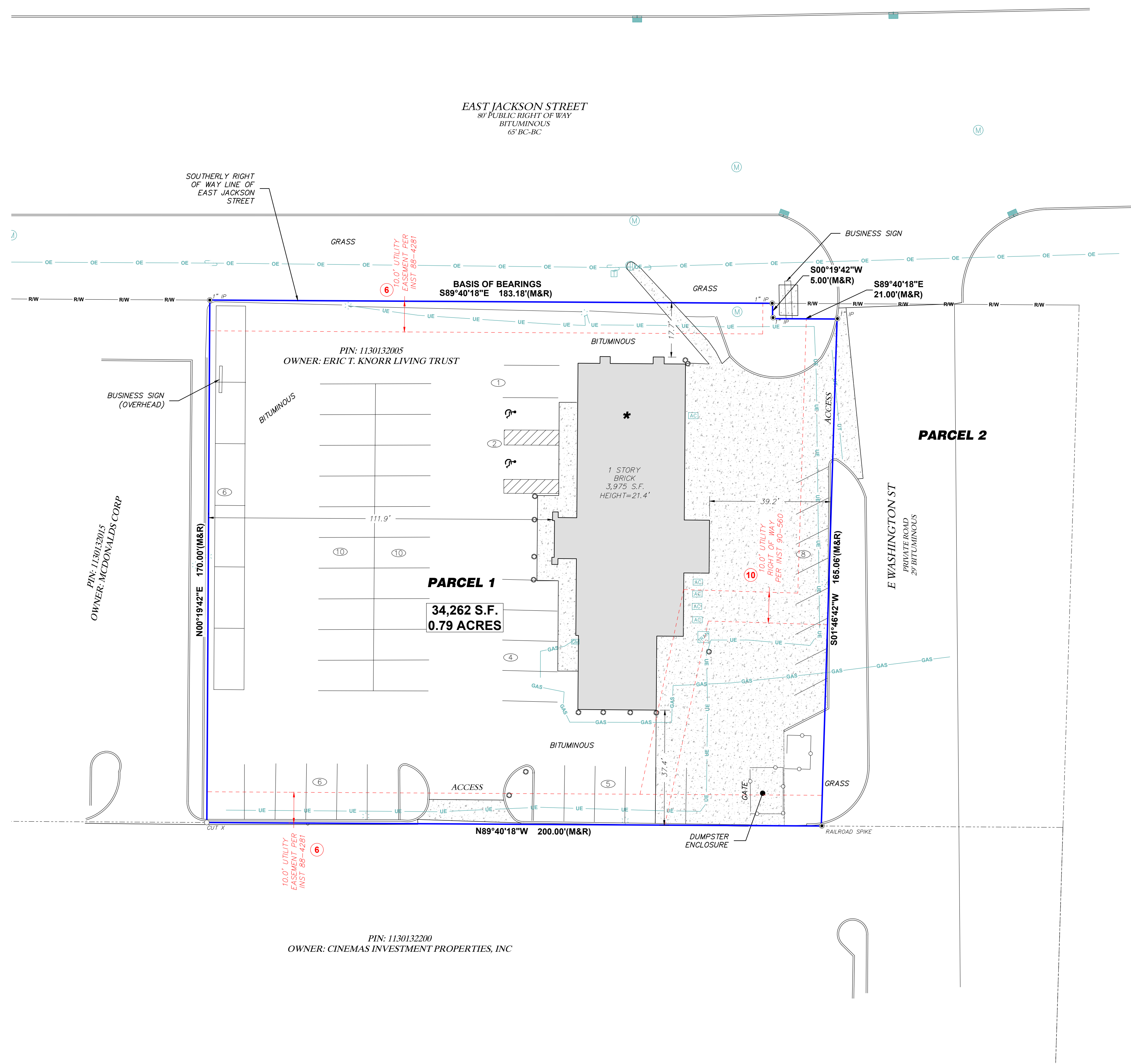
DATE	REVISIONS	DRAWN BY: KJM	DRAWING SCALE: 1"= 100'
5/29/24	REVIEW COMMENTS	CHECKED BY: BCH	JOB NO.: 245165
		FILENAME:	

SURVEYED BY

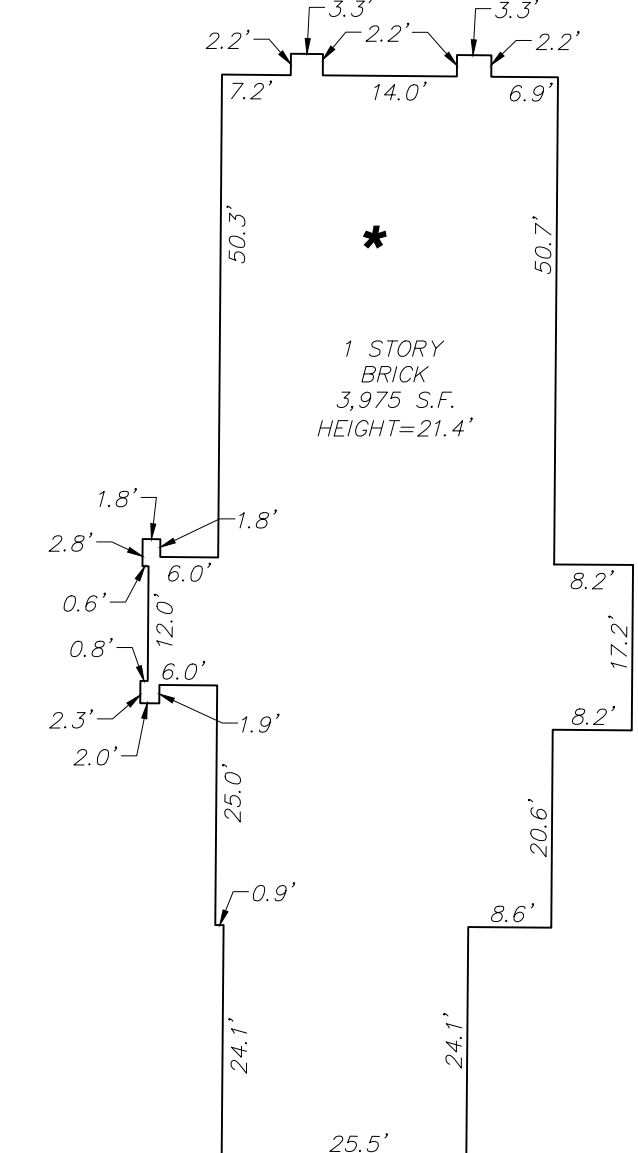
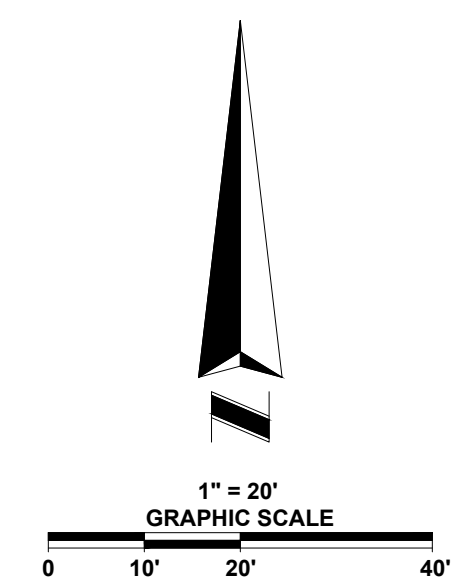
XCEL Consultants
 120 10TH AVENUE EAST, SUITE 3
 MILAN, IL 61264
 (O) 309-787-9988
 (F) 309-756-9540
 XCEL@XCELCONSULTANTSINC.COM

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
- PARCEL LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SURVEY TIE LINE
- BUILDING
- WOOD FENCE
- CURB LINE
- DEPRESSED CURB LINE
- GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- FOUND MONUMENT (AS NOTED)
- SET 5/8" XCEL CAPPED IR
- TITLE EXCEPTION NUMBER
- SIGNIFICANT OBSERVATION LETTER
- PARKING COUNT
- MANHOLE
- HANDICAP PARKING
- DRAINAGE INLETS
- AREA LIGHT
- TELEPHONE PEDESTAL
- GAS METER
- UTILITY POLE
- GUY WIRE
- CONCRETE BOLLARD
- TRANSFORMER
- AIR CONDITIONER
- IRON ROD
- IRON PIPE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- BUILDING HEIGHT LOCATION
- MEASURED & RECORD
- SQUARE FEET
- BACK OF CURB
- CONCRETE SURFACE



2021 ALTA/NSPS LAND TITLE SURVEY

FORMER PIZZA HUT
SITE ADDRESS

1435 EAST JACKSON STREET
MACOMB, IL 61455
MCDONOUGH COUNTY

PARTNER PROJECT NUMBER: 24-448999.1

COORDINATED BY

PARTNER

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

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SHEET 2 OF 2