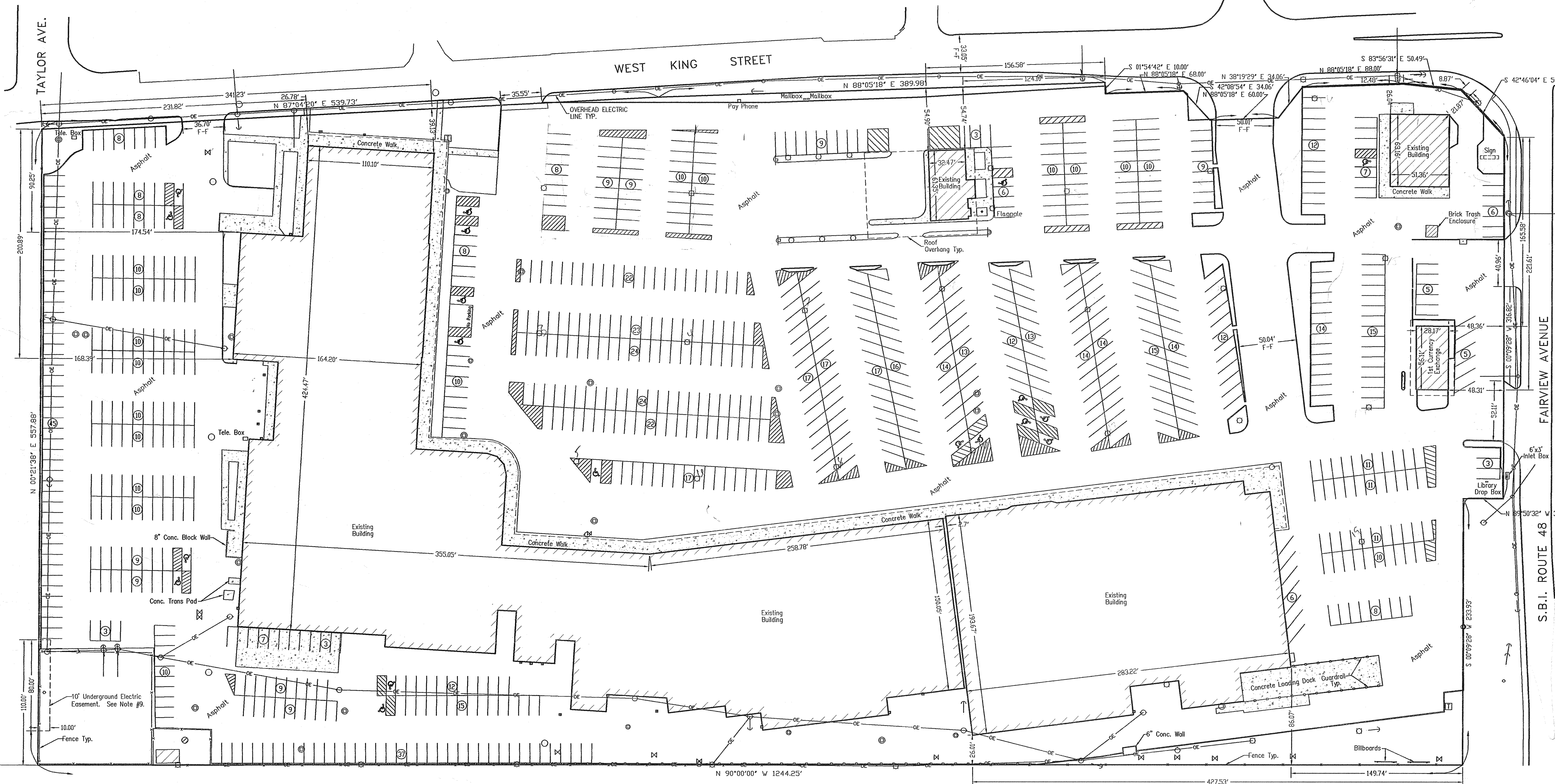


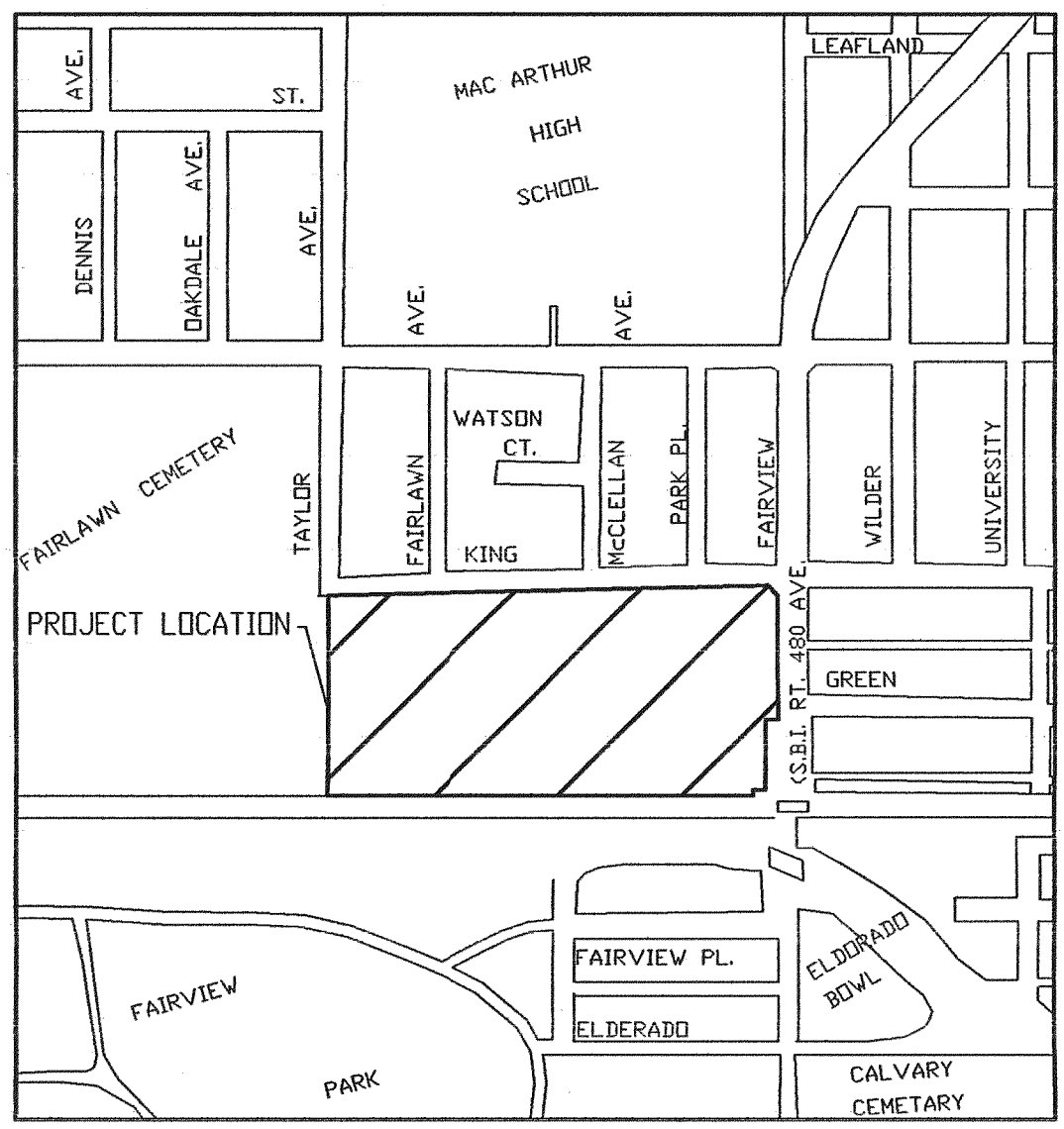
LEGAL DESCRIPTION

Part of the Southwest 1/4, Southeast 1/4, Section 9, Township 16 North, Range 2 East of the 3rd P.M. and more particularly described as follows: Beginning at the point of intersection of the North right of way line of the Norfolk and Western Railroad (formerly Wabash Railroad) with the present West right of way line of S.B.I. Rt. 48 (Fairview Ave.), said point being approximately 59.2 feet North of and 80.2 feet West of the Southeast corner of said Southwest 1/4, Southeast 1/4, Section 9; thence North 90° W (Assumed Bearing) 1244.25 feet along said railroad right of way line to the West line of said Southwest 1/4, Southeast 1/4, Section 9; thence N 0°21'38" E, 557.88 feet along the West line of said Southwest 1/4, Southeast 1/4, Section 9 to its intersection with the South right of way line of King Street, thence North 87°04'20" E, 539.73 feet along said right of way line; thence N 88°05'18" E, 389.98 feet; thence S 01°54'42" E, 10.00 feet; thence N 88°05'18" E, 68.00 feet; thence S 42°08'53" E, 34.06 feet; thence N 88°05'18" E, 60.00 feet; thence N 38°19'29" E, 34.06 feet; thence N 88°05'18" E, 88.00 feet; thence S 83°56'31" E, 50.49 feet; thence S 42°46'04" E, 56.08 feet to a point on the West right of way line of Fairview Avenue; thence S 00°09'28" W, 316.82 feet along said right of way line; thence N 89°50'32" W, 35.03 feet; thence S 00°09'28" W, 233.93 feet to the point of beginning. Situated in Macon County, Illinois.

SCALE: 1" = 50'

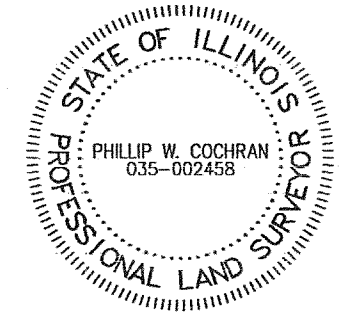


LOCATION MAP



SURVEYOR'S REPORT
 I HEREBY REPORT TO MDA PROPERTIES, LLC, CHICAGO TITLE INSURANCE COMPANY AND FAIRVIEW PARK PLAZA, LLC, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," SOLELY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED) BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THE CERTIFICATION) OF AN URBAN SURVEY.

DATE: _____



Illinois Professional Land Surveyor No. 2458
 License Expiration - 11/30/2006

Reference Project No. 0261

ALTA SURVEY
FAIRVIEW PLAZA
WEST KING STREET
Decatur, Illinois



phillip w. cochran consulting engineer
 5130 hickory point frontage road suite #2
 decatur, il 62526
 phone (217) 875-3333 fax 875-3371

drawn by mso date 3/31/06	plan by date	checked by date	REVISIONS No. BY DATE DESCRIPTION	project no. 639
				field book no. 238
				sheet no. A-1

LEGEND

- MAILBOX
- SIGN (unless noted)
- LIGHT POLE
- TRANSFORMER (unless noted)
- ELEC. SERVICE PANEL (unless noted)
- STORM CATCH BASIN
- SANITARY MANHOLE
- CATV RISER
- FIRE HYDRANT
- SANITARY CLEANOUT
- GAS METER (unless noted)
- STORM MANHOLE
- UTILITY POLE
- WATER VALVE (unless noted)
- TELEPHONE RISER
- CUYWIRE
- DOWNSPOUT
- TREE - VARIES FROM 6" to 30" DIA.
- BUSH
- POST
- WATER METER (unless noted)

NOTES

- PROPERTY IS LOCATED IN FLOOD ZONE C, AREAS OF MINIMAL FLOODING, AS PER FEMA MAP PANEL NO. 170429 0015 C ISSUED FOR THE CITY OF DECATUR, MACON COUNTY, ILLINOIS. EFFECTIVE DATE AUGUST 1, 1979
- AREA OF PROPERTY = 16.872 ACRES
- PROPERTY IS ZONED B-3 PLANNED SHOPPING CENTER
- BASIS OF BEARINGS SHOWN ON PLAT ARE ASSUMED.
- FAIRVIEW AVENUE AND WEST KING STREET ARE PUBLIC ROADWAYS.
- THERE ARE NO ENCROACHMENTS FROM THE SUBJECT PREMISES ONTO ADJOINING LANDS, NOR FROM ADJOINING LANDS ONTO THE SUBJECT PREMISES, EXCEPT AS SHOWN HEREON.
- THERE ARE 847 PARKING STALLS INCLUDING 18 HANDICAP STALLS.
- CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1612 120106362 DATED MARCH 7, 2006.
- EASEMENT GRANTED TO ILLINOIS POWER IN BOOK 3330, PAGE 847 AS PER ITEM #13 IN SCHEDULE B CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1612 120106362 DATED MARCH 7, 2006.

Denotes Concrete Surface