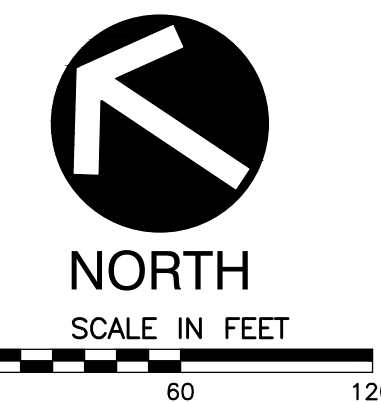
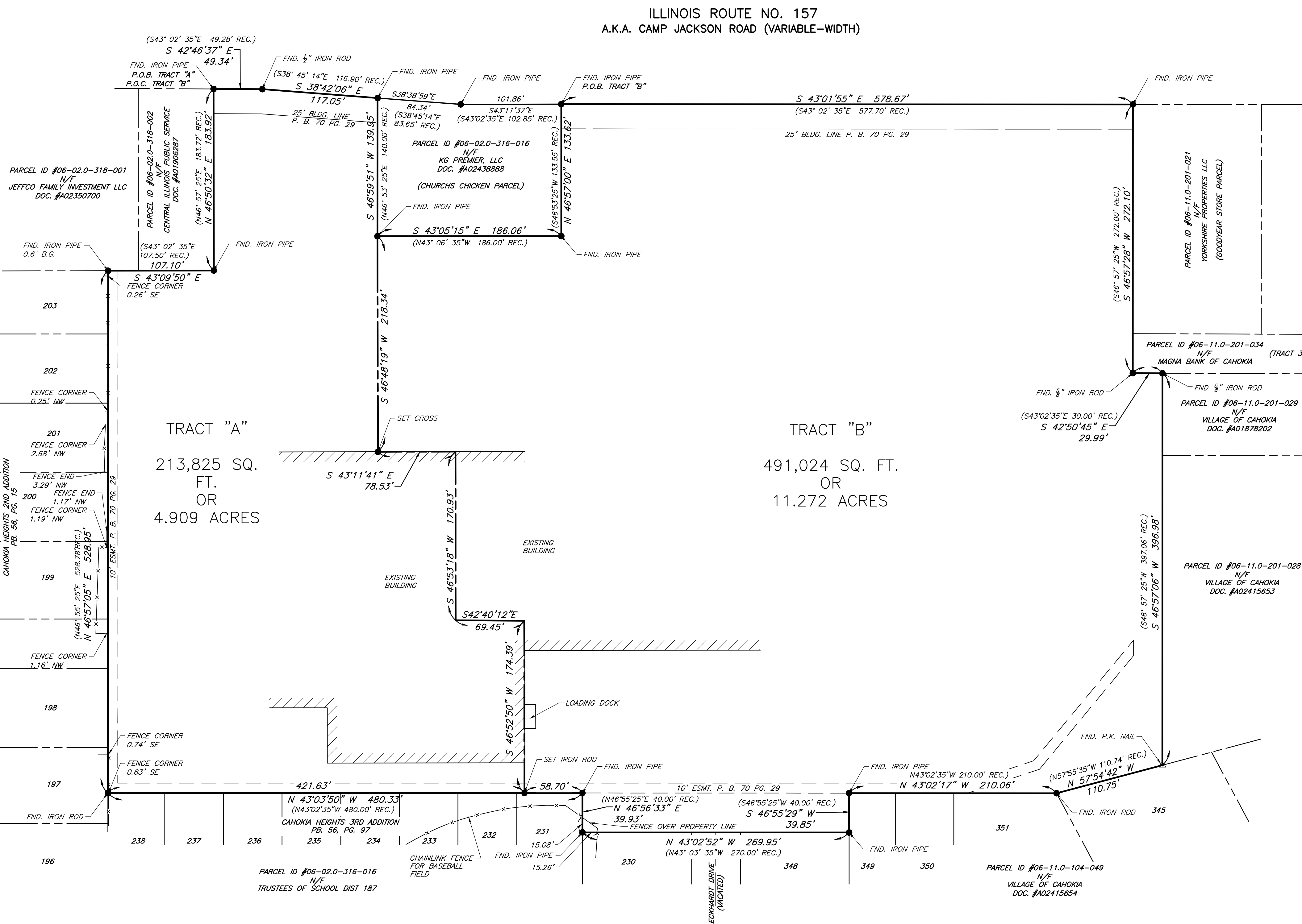


PLAT OF SURVEY

PART OF "NOVA PLAZA",
LOT 181 OF CAHOKIA COMMONFIELDS,
CITY OF CAHOKIA HEIGHTS, ST. CLAIR COUNTY ILLINOIS



SCALE IN FEET



TRACT LEGAL DESCRIPTIONS:

TRACT A:

PART OF NOVA PLAZA AS RECORDED IN PLAT BOOK 70 PAGE 29 OF THE ST. CLAIR COUNTY RECORDS, CITY OF CAHOKIA HEIGHTS, ST. CLAIR COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERN MOST CORNER OF SAID NOVA PLAZA ON THE SOUTHWESTERLY LINE OF ILLINOIS ROUTE 157;
THENCE ALONG SAID SOUTHWESTERLY LINE OF ILLINOIS ROUTE 157 THE FOLLOWING COURSES AND DISTANCES:
SOUTH 42 DEGREES 46 MINUTES 37 SECONDS EAST, A DISTANCE OF 49.34 FEET;

SOUTH 38 DEGREES 42 MINUTES 06 SECONDS EAST, A DISTANCE OF 117.05 FEET TO THE NORTHERN MOST CORNER OF KG, PREMIER, LLC AS DESCRIBED IN DOCUMENT NUMBER 02438888 OF THE ST. CLAIR COUNTY RECORDS, DENOTED AS THE CHURCHS CHICKEN PARCEL ON THE AFORESAID NOVA PLAZA;

THENCE ALONG THE NORTHWEST LINE OF SAID CHURCHS CHICKEN PARCEL SOUTH 46 DEGREES 59 MINUTES 51 SECONDS WEST, A DISTANCE OF 139.95 FEET;

THENCE DEPARTING SAID NORTHWEST LINE OF SAID CHURCHS CHICKEN PARCEL SOUTH 46 DEGREES 48 MINUTES 19 SECONDS WEST, A DISTANCE OF 218.34 FEET;

THENCE SOUTH 43 DEGREES 11 MINUTES 41 SECONDS EAST, A DISTANCE OF 78.53 FEET;

THENCE SOUTH 46 DEGREES 53 MINUTES 18 SECONDS WEST, A DISTANCE OF 170.93 FEET;

THENCE SOUTH 42 DEGREES 40 MINUTES 12 SECONDS EAST, A DISTANCE OF 69.45 FEET;

THENCE SOUTH 46 DEGREES 52 MINUTES 50 SECONDS WEST, A DISTANCE OF 174.39 FEET TO THE NORTHEAST LINE OF THE TRUSTEES OF SCHOOL DISTRICT 187;

THENCE ALONG SAID NORTHEAST LINE OF THE TRUSTEES OF SCHOOL DISTRICT 187 NORTH 43 DEGREES 03 MINUTES 50 SECONDS WEST, A DISTANCE OF 421.63 FEET TO THE SOUTHEAST LINE OF CAHOKIA HEIGHTS SECOND ADDITION AS RECORDED IN PLAT BOOK 56 PAGE 15 OF THE ST. CLAIR COUNTY RECORDS;

THENCE ALONG SAID SOUTHEAST LINE OF CAHOKIA HEIGHTS SECOND ADDITION NORTH 46 DEGREES 57 MINUTES 05 SECONDS EAST, A DISTANCE OF 528.95 FEET TO THE SOUTHWEST LINE OF JEFFCO FAMILY INVESTMENTS LLC AS DESCRIBED IN DOCUMENT NUMBER A02350700 AND CENTRAL ILLINOIS PUBLIC SERVICE AS DESCRIBED IN DOCUMENT NUMBER A01906287 ALL OF THE ST. CLAIR COUNTY RECORDS;

THENCE ALONG SAID JEFFCO FAMILY INVESTMENTS LLC AND CENTRAL ILLINOIS PUBLIC SERVICE THE FOLLOWING COURSES AND DISTANCES:

SOUTH 43 DEGREES 09 MINUTES 50 SECONDS EAST, A DISTANCE OF 107.10 FEET;

NORTH 46 DEGREES 50 MINUTES 32 SECONDS EAST, A DISTANCE OF 183.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 213,825 SQUARE FEET OR 4.909 ACRES.

TRACT B

PART OF NOVA PLAZA AS RECORDED IN PLAT BOOK 70 PAGE 29 OF THE ST. CLAIR COUNTY RECORDS, CITY OF CAHOKIA HEIGHTS, ST. CLAIR COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST CORNER OF SAID NOVA PLAZA ON THE SOUTHWESTERLY LINE OF ILLINOIS ROUTE 157;

THENCE ALONG SAID SOUTHWESTERLY LINE OF ILLINOIS ROUTE 157 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42 DEGREES 46 MINUTES 37 SECONDS EAST, A DISTANCE OF 49.34 FEET;

SOUTH 38 DEGREES 42 MINUTES 06 SECONDS EAST, A DISTANCE OF 117.05 FEET;

SOUTH 38 DEGREES 38 MINUTES 59 SECONDS EAST, A DISTANCE OF 84.34 FEET;

SOUTH 43 DEGREES 11 MINUTES 37 SECONDS EAST, A DISTANCE OF 101.86 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF ILLINOIS ROUTE 157 SOUTH 43 DEGREES 01 MINUTES 55 SECONDS EAST, A DISTANCE OF 578.67 FEET TO THE NORTHWEST LINE OF THE GOODYEAR STORE PARCEL AND TRACT 3 OF THE AFORESAID NOVA PLAZA;

THENCE ALONG SAID NORTHWEST LINE OF THE GOODYEAR STORE PARCEL AND TRACT 3 OF THE NOVA PLAZA SOUTH 46 DEGREES 57 MINUTES 28 SECONDS WEST, A DISTANCE OF 272.10 FEET;

THENCE ALONG THE SOUTHWEST LINE OF SAID TRACT 3 SOUTH 42 DEGREES 50 MINUTES 45 SECONDS EAST, A DISTANCE OF 29.99 FEET TO THE NORTHWEST LINE OF THE VILLAGE OF CAHOKIA AS DESCRIBED IN DOCUMENT NUMBERS A01878202 AND A02415653 ALL OF THE ST. CLAIR COUNTY RECORDS;

THENCE ALONG SAID NORTHWEST LINE OF THE VILLAGE OF CAHOKIA SOUTH 46 DEGREES 57 MINUTES 06 SECONDS WEST, A DISTANCE OF 396.98 FEET TO THE NORTHEAST LINE OF THE TRUSTEES OF SCHOOL DISTRICT 187 AND THE VILLAGE OF CAHOKIA AS DESCRIBED IN DOCUMENT NUMBER A02415654;

THENCE ALONG SAID NORTHEAST LINE OF THE TRUSTEES OF SCHOOL DISTRICT 187 AND THE VILLAGE OF CAHOKIA THE FOLLOWING COURSES AND DISTANCES:

NORTH 57 DEGREES 54 MINUTES 42 SECONDS WEST, A DISTANCE OF 110.75 FEET;

NORTH 43 DEGREES 02 MINUTES 17 SECONDS WEST, A DISTANCE OF 210.06 FEET;

SOUTH 46 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF 39.85 FEET;

NORTH 43 DEGREES 02 MINUTES 52 SECONDS WEST, A DISTANCE OF 269.95 FEET;

NORTH 46 DEGREES 56 MINUTES 33 SECONDS EAST, A DISTANCE OF 39.93 FEET;

NORTH 43 DEGREES 03 MINUTES 50 SECONDS WEST, A DISTANCE OF 58.70 FEET;

THENCE DEPARTING SAID NORTHEAST LINE OF THE TRUSTEES OF SCHOOL DISTRICT 187 AND THE VILLAGE OF CAHOKIA NORTH 46 DEGREES 52 MINUTES 50 SECONDS EAST, A DISTANCE OF 174.39 FEET;

THENCE NORTH 42 DEGREES 40 MINUTES 12 SECONDS WEST, A DISTANCE OF 69.45 FEET;

THENCE NORTH 46 DEGREES 53 MINUTES 18 SECONDS EAST, A DISTANCE OF 170.93 FEET;

THENCE NORTH 43 DEGREES 11 MINUTES 41 SECONDS WEST, A DISTANCE OF 78.53 FEET;

THENCE NORTH 46 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF 218.34 FEET TO THE SOUTHWEST LINE KG, PREMIER, LLC AS DESCRIBED IN DOCUMENT NUMBER 02438888 OF THE ST. CLAIR COUNTY RECORDS, DENOTED AS THE CHURCHS CHICKEN PARCEL ON THE AFORESAID NOVA PLAZA;

THENCE ALONG SAID CHURCHS CHICKEN PARCEL THE FOLLOWING COURSES AND DISTANCES:

SOUTH 43 DEGREES 05 MINUTES 15 SECONDS EAST, A DISTANCE OF 186.06 FEET;

NORTH 46 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 133.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 491,024 SQUARE FEET OR 11.272 ACRES.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MAY, 2026, AT THE REQUEST OF ASKLEPIOS PHARMACEUTICAL COMPANY LTD, PERFORMED A SURVEY AND PREPARED A PLAT OF SURVEY FOR PART OF "NOVA PLAZA" AS RECORDED ON PLAT BOOK 70 PAGE 29 OF THE ST. CLAIR COUNTY RECORDS, IN THE CITY OF CAHOKIA HEIGHTS, ST. CLAIR COUNTY ILLINOIS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR A BOUNDARY SURVEY AS SET FORTH BY TITLE 68: PROFESSIONS AND OCCUPATIONS, CHAPTER VII: DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION, PART 1270 ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989, SECTION 1270.56 MINIMUM STANDARDS OF PRACTICE.

BY: Michael S. Blansit
MICHAEL S. BLANSIT,
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003038
LICENSE EXPIRES/RENEWS NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184-004002
EXPIRES/RENEWS APRIL 30, 2027

GENERAL NOTES:

BASIS OF BEARING: GRID BEARINGS, ILLINOIS COORDINATE SYSTEM OF 1983, WEST ZONE

ST. CLAIR COUNTY PARCEL NUMBERS, 1200 & 1296 CAMP JACKSON ROAD: 06-02.0-316-020 & 06-02.0-316-021, ASKLEPIOS PHARMACEUTICAL CO LTD, DOC. #A02772224

TOTAL LAND AREA OF SURVEYED PROPERTY IS 704,848 SQUARE FEET OR 16.181 ACRES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. A TITLE COMMITMENT WAS NOT PROVIDED TO THE LAND SURVEYOR AT THE TIME OF THE SURVEY AND IT IS NOT WARRANTED THAT THIS PLAT DEPICTS EASEMENTS OR OTHER CONDITIONS THAT MAY BE REFERENCED IN A TITLE COMMITMENT.

REVISION RECORD

NO.	DATE	DESCRIPTION

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecin.com



ASKLEPIOS PHARMACEUTICAL CO. LTD.
NOVA PLAZA
CAHOKIA, IL 62206

DATE:	DRAWN BY:	RSB
MAY 2026		
DWG SCALE:	CHECKED BY:	MSB
1"=60'		
PROJECT NO.:	APPROVED BY:	MSB
382-901		

DRAWING NO. **SV01**
SHEET 1 OF 1