

Legend of Symbols & Abbreviations

	Power Pole		Stockade Fence	N.	North
	Light Pole		Chain Link Fence	S.	South
	Transformer		Guard Rail	E.	East
	Utility Pedestal		Auto Sprinkler	W.	West
	Gas Valve		Flared End Section	°	Degrees
	Water Valve		Found Iron Rod	'	Feet or Minutes
	B-Box		Found Iron Pipe	"	Inches or Seconds
	Manhole		Monitoring Well	Sq.	Square
	Catch Basin		Parking Stop	Ft.	Feet
	Fire Hydrant		Bollard	Vol.	Volume
	Electric Meter		Soil Boring Location	Pg.	Page
	Gas Meter		Concrete	Calc.	Calculated
	Ground Light		Buried Utilities	Rec.	Record
	Air Condition		Telephone	Meas.	Measured
	Traffic Signal		Gas	ROW	Right of Way
	Sign		Electric	CL	Centerline
	Flag Pole		OHW Overhead Wires	P.U.E	Public Utility Easement
	Storm Sewer		Sanitary Sewer	(S)	Survey Bearing

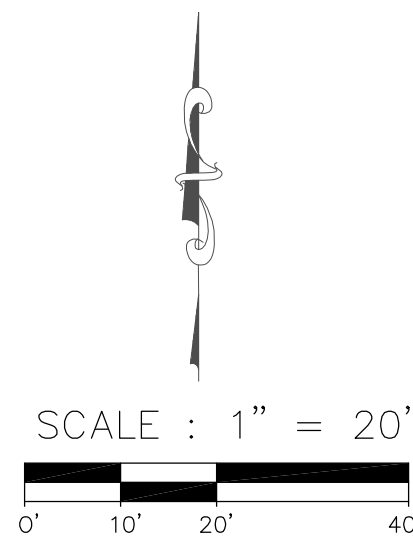
Utility Notes

UN1 The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans to determine the location of any subterranean uses.

Significant Observations

NONE WERE OBSERVED THEREFORE NONE ARE SHOWN.

Vicinity Map



Items Corresponding to Schedule B

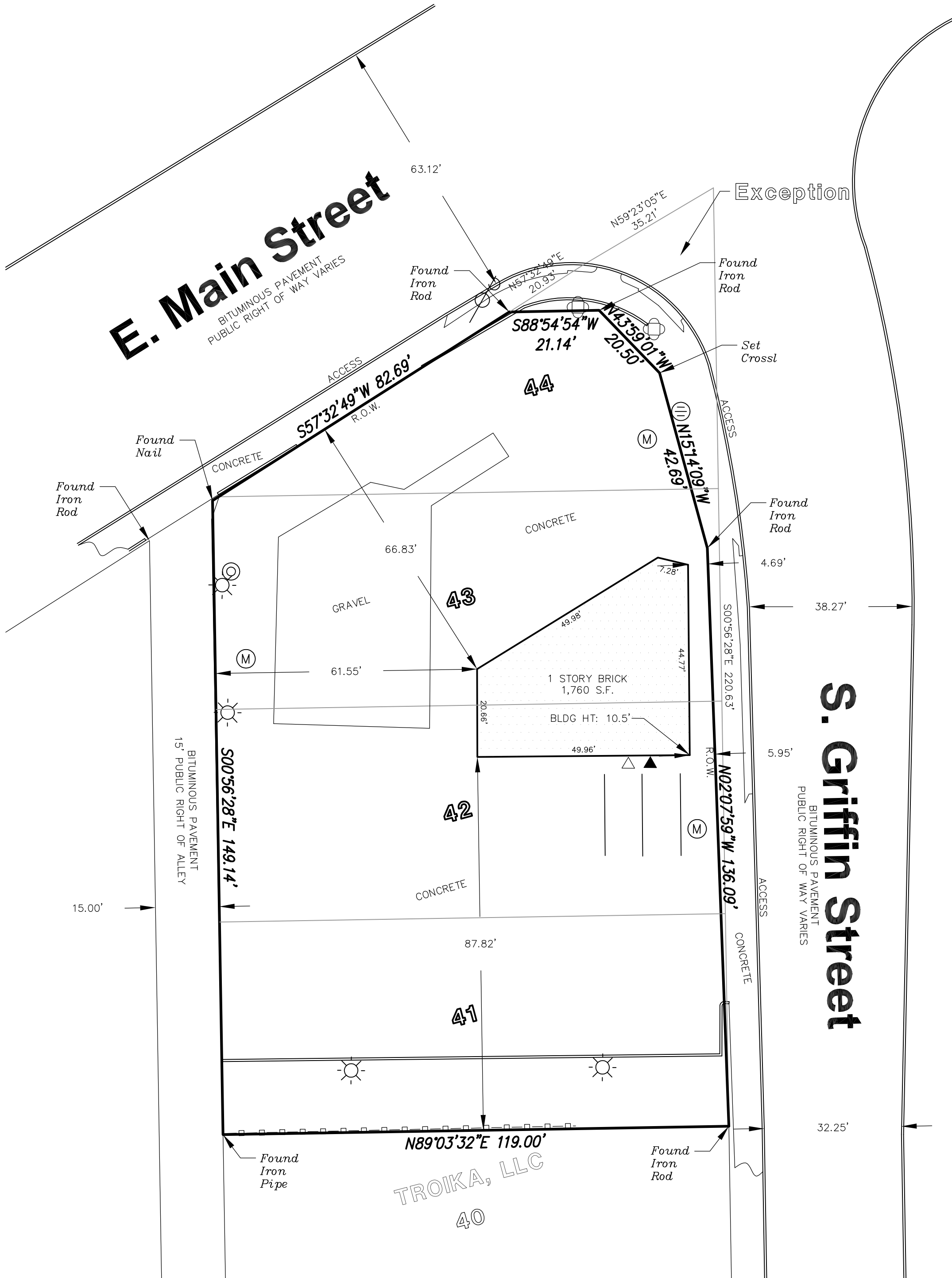
THERE ARE NO SURVEY RELATED ITEM TO REFERENCE.

Miscellaneous Notes

- MN1 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.
- MN2 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN3 ASSUMED BEARING: THE SOUTHERLY RIGHT OF WAY LINE OF E. MAIN STREET TO BE SOUTH 57 DEGREES 32 MINUTES 49 SECONDS EAST.
- MN4 AT THE TIME OF THIS SURVEY THERE IS NO VISIBLE EVIDENCE OF A CEMETERY.
- MN5 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS NOT POSTED.
- MN6 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM E. MAIN STREET AND S. GRIFFIN STREET WHICH ARE GOVERNED BY THE CITY OF DANVILLE.
- MN7 IN REGARDS TO TABLE 'A' ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN8 IN REGARDS TO TABLE 'A' ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- MN9 IN REGARDS TO TABLE 'A' ITEM 18, AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, PUMP OR SANITARY LANDFILL.
- MN10 IN REGARDS TO TABLE 'A' ITEM 21, PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000 IS IN EFFECT.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) _____ OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. _____, WHICH BEARS AN EFFECTIVE DATE OF _____ AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED _____ TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/>. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



AREA: 20,536.30 SF± OR 0.47 ACRES±

Zoning Information

The Surveyor was provided with the following zoning information by the insurer pursuant to Table A item 6b, Bock & Clark Zoning Report #7201400631-058 dated August 28, 2014 was reviewed.

Existing Zoning - (B-2) Highway Business District.

Floor Area Ratio (FAR) - No requirement noted.

Setbacks:
Front - 25' minimum.
Corner Lot - On a corner lot, the minimum required front yard on the 2nd frontage (the side street or less traveled street) may be reduced by up to 40% provided this yard shall always be at least 10' in width.
Side - 10' minimum.
Rear - 25' minimum.

Required Parking - Dependent on use - property currently vacant .

Maximum Building Height - 35'.

Minimum Lot Area - 10,000 sq.ft.

Minimum Lot Width - 75'.

Minimum Lot Depth - No requirement noted.

Maximum Lot Coverage - 35%.

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	2
HANDICAP	0
TOTAL	2

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Record Description

Lots 41, 42, 43 and 44 in Otto Schultz's Subdivision of part of the Northeast Quarter of Section 9 and part of the Northwest Quarter of Section 10, all in Township 19 North, Range 11 West of the Second Principal Meridian, now a part of the City of Danville, EXCEPT that part deeded to the State of Illinois for Highway Purposes by Deed dated December 18, 2002 and recorded February 27, 2003 as Document Number 03-2694, recorded in the Recorder's Office of Vermilion County, Illinois, situated in Vermilion County, Illinois

ABOVE LEGAL DESCRIPTION IS THE PROPERTY DESCRIPTION IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 21402321, BEARING AN EFFECTIVE DATE OF JULY 14, 2014.

ALTA/ACSM Land Title Survey

Project Fuel Project

B&C Project No. 201401174, 058

Store No. 59

1232 E. Main St., Danville, IL 61832-6033

Based on Chicago Title Insurance Company Commitment

No. 21402321

bearing an effective date of July 14, 2014.

Surveyor's Certification

To: Tri Star Marketing, Inc.; Mac's Convenience Stores LLC; Chicago Title Insurance Company and Bock & Clark Corporation
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on May 7, 2014.

James L. Harpole
Illinois Professional Land Surveyor No. 3190
In the State of Illinois, Expires 11-30-2016



Date of First Issue July 24, 2014
Date of Last Revision September 28, 2014

Survey Performed By:
JLH Land Surveying Inc.
7222 Courtwright Drive
Plainfield, IL 60586
Phone: 815-254-2200
www.jlhsurvey.com

Network Project No. 201401174,058

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Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys

3550 West Market Street, Suite 200, Akron, Ohio 44333
Phone: (800) Surveys, Fax: (330) 666-3608 www.bockandclark.com

