ALTA/ACSM LAND TITLE SURVEY

NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. 1401 008861024 D1 DATED JUNE 10, 2011

(9) EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT No. R94-98114, AFFECTING THE LAND. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

(14) EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. R89-59689, AFFECTING THE LAND AS FOLLOWS: A STRIP OF LAND 10 FEET IN WIDTH AND 1750 FEET IN LENGTH EXTENDING SOUTH FROM THE SOUTH RIGHT OF WAY OF RTE 113, WHICH EXTENDS ALONG THE NORTH SIDE OF SAID SECTION 6 AND LYING EAST OF ADJACENT TO, AND RUNNING PARALLEL WITH THE EAST RIGHT OF WAY LINE OF A TOWNSHIP ROAD, WHICH EXTENDS ALONG THE WEST SIDE OF SECTION 6. (AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

LEGAL DESCRIPTION

PARCEL 1:
LOT 5 OF TBS-DIAMOND RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2, 3 AND 4 IN HAUCK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED DECEMBER 7, 2005, AS DOCUMENT R2005-215007, (EXCEPTING THEREFROM THE COAL AND MINERALS BENEATH THE SURFACE TOGETHER WITH THE RIGHT TO MINE AND REMOVE THE SAME) IN WILL COUNTY, ILLINOIS.

PARCEL 2:
EASEMENTS FOR THE BENEFIT OF PARCEL 1 PURSANT TO THE DECLARATION OF RESTRICTIONS AND EASEMENTS RECORDED JANUARY 13, 2006 AS DOCUMENT # R2006-8813 BY AND BETWEEN TBS-DIAMOND, L.L.C. AND JEWEL FOOD STORES, INC.

GENERAL NOTES

1. THIS PROPERTY HAS AN AREA OF 50,180.2 SQUARE FEET OR 1.152 ACRES OF LAND.
2. THIS PROPERTY IS DESIGNATED BY WILL COUNTY, IL AS TAX MAP ID #02-24-06-101-005-0000.
3. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.
4. THE PROPERTY HAS ACCESS VIA ILLINOIS 131 AND S. WILL ROAD, WHICH ARE PUBLIC RIGHT-OF-WAYS.
5. INTERIOR ROADWAYS APPEAR TO BE PRIVATE, VARIABLE IN WIDTH AND UNAMED.

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

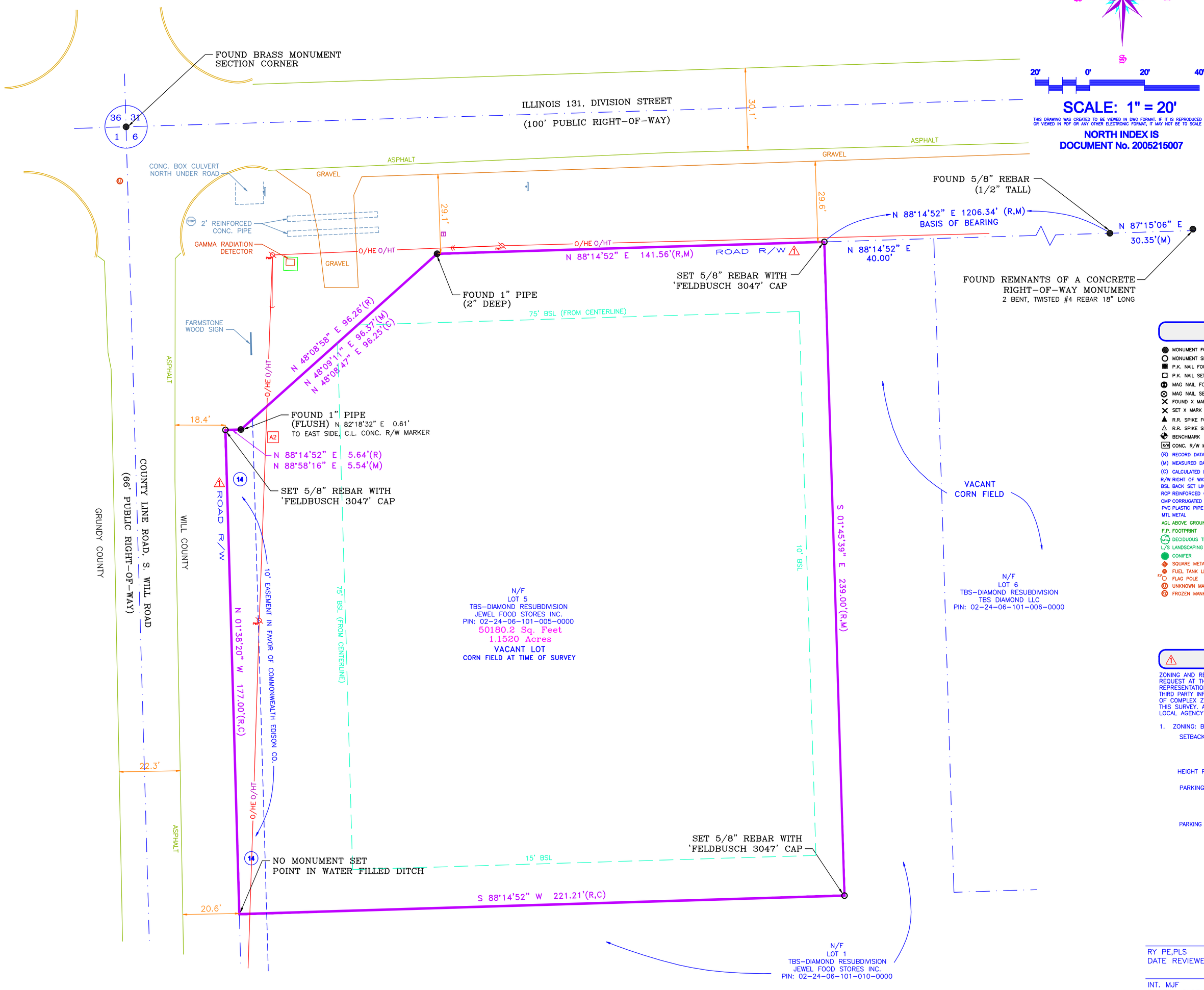
(A1) NONE NOTED

SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.

ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS

(A2) AERIAL ELECTRIC LINES CROSS NORTHWEST CORNER OF THE PROPERTY.



N

W E

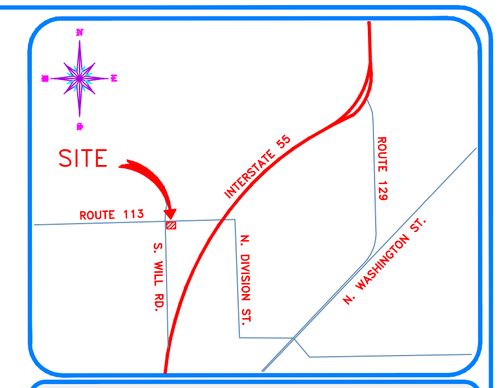
S

20' 0' 20' 40'

SCALE: 1" = 20'

THIS DRAWING WAS CREATED TO BE VIEWED IN DWG FORMAT. IF IT IS REPRODUCED OR VIEWED IN PDF OR ANY OTHER ELECTRONIC FORMAT, IT MAY NOT BE TO SCALE

NORTH INDEX IS DOCUMENT No. 2005215007



VICINITY MAP

NOT TO SCALE

STANDARD LEGEND

MONUMENT FOUND	POWERPOLE	SAN.SEWER LINE
MONUMENT SET	GUY WIRE	SEWER MANHOLE
P.K. NAIL FOUND	LIGHT POLE	GREASE TRAP
P.K. NAIL SET	GROUND LIGHT	CLEAN OUT
MAG NAIL FOUND	STREET LIGHT POLE	STORM DRAIN LINE
MAG NAIL SET	ELEC. TRANSFORMER	STORM DRAIN MANHOLE
FOUND X MARK	AIR CONDITIONER	STORM INLET
SET X MARK	BURIED ELECTRIC	CURB INLET
R.R. SPIKE FOUND	OVERHEAD ELECTRIC	PAY PHONE
R.R. SPIKE SET	ELECTRIC MANHOLE	TELEPHONE BOX
BENCHMARK	ELECTRIC METER	TELEPHONE MANHOLE
CONC. R/W MARKER	ELECTRIC BOX	TELEPHONE POLE
(R) RECORD DATA	WATER LINE	TELEPHONE LINE
(M) MEASURED DATA	WATER MANHOLE	OVERHEAD TELEPHONE
(C) CALCULATED DATA	WATER METER	UNDERGROUND TELEPHONE MARKER
R/W RIGHT OF WAY	HYDRANT	CABLE TELEVISION
BSL BACK SET LINE	BACK FLOW PREVENTOR	FIBER OPTIC CABLE
RCP REINFORCED CONC PIPE	FIRE DEPARTMENT CONNECTION	OVERHEAD CABLE
CMP CORRUGATED METAL PIPE	FIRE PROTECTION VALVE	CABLE BOX
PVC PLASTIC PIPE	HOSE BIBB	UNDERGROUND CABLE MARKER
MTL METAL	GAS VALVE	TELECOMMUNICATIONS MANHOLE
AGL ABOVE GROUND LEVEL	GAS METER	TELECOMMUNICATIONS PEDESTAL
F.P. FOOTPRINT	UNDERGROUND GAS MARKER	TRAFFIC POLE
DECIDUOUS TREE	GAS MANHOLE	TRAFFIC SIGNAL
L/S LANDSCAPING	GAS LINE	TRAFFIC MANHOLE
CONIFER	BOLLARD	TRAFFIC SIGNAL BOX
SQUARE METAL LID	BORE HOLE	STOP SIGN
FUEL TANK LID	MONITORING WELL	SIGN
FLAG POLE	MAIL BOX	
UNKNOWN MANHOLE	GUARD RAIL	
FROZEN MANHOLE	FENCE	

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPREATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

1. ZONING: B-2 RETAIL AND SERVICE BUSINESS DISTRICT

SETBACKS-
- -FRONT= 75' FROM THE CENTERLINE OF ANY ROAD
- -SIDE= 10'
- -REAR= 15'

HEIGHT RESTRICTIONS- NOT TO EXCEED 3 STORIES OR 45'

PARKING PROVIDED-
- -REGULAR= SPACES
- -HANDICAP= SPACES
- TOTAL SPACES PROVIDED= NONE

PARKING REQUIRED= 1 SPACE FOR EACH 2 EMPLOYEES

NOTE:
THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, MORTGAGES, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC. IT IS A VIOLATION OF THIS COPYRIGHT FOR ANYONE TO REUSE THIS SURVEY. ANY PERSON WHO WILL REUSE THIS SURVEY BEYOND THE DATE AND SCOPE U.S. SURVEYOR, ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE ORIGINAL DATE, SCOPE.

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY, BAKER & DANIELS LLP, MAC'S CONVENIENCE STORES LLC, RDK VENTURES LLC AND JEWEL FOOD STORES, INC.
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, 6(a)(b), 7(a)(b1)(c), 8, 9, 10(a), 11(a), 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 24, 2011.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD SURVEY: MICHAEL F. FELDBUSCH, PLS

For inquiries, questions or concerns about this survey contact Inquiries@ussurveyor.com or call 1-800-867-8783 ext. 209

U.S. SURVEYOR®
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
"America's Land Surveyor"
1-800- TO SURVEY

PREPARED FOR:
BAKER & DANIELS

PROJECT LOCATION:
WILL COUNTY, STATE OF ILLINOIS
STORE# 3781

PROJECT ADDRESS:
ILL. ROUTE 113 & SOUTH WILL ROAD
DIAMOND, IL

PROJECT TYPE:
ALTA/ACSM LAND TITLE SURVEY

MICHAEL F. FELDBUSCH 3047 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS NEWBURGH, IND.

MICHAEL F. FELDBUSCH R.L.S.
ILLINOIS REGISTRATION NO. 3047
DATE OF CERTIFICATION 10/14/11
LICENSE EXPIRATION DATE 11/30/12

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SHEET 1 OF 1

JOB NUMBER:
SS48097.DWG_MJF

FLOOD DATA This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 17197C0415 E which has an effective date of 9/6/1995 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

CALL JULIE TOLL FREE 1 800 892 0123

RY PE,PLS
DATE REVIEWED: _____

INT. MJF
RECORD CLOSURE 1:95,620.26
MEASURED CLOSURE 1:500,000

INT. MF
DATE: 9/24/11
FIELD REVIEWED

LEGAL DESCRIPTION REVIEWED BY:
INT. MF
INT. MJF

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED.
THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: OCTOBER 14, 2011
REVISION: (A) CLIENT COMMENTS **DATE:** NOVEMBER 4, 2011
REVISION: _____ **DATE:** _____, 2011
REVISION: _____ **DATE:** _____, 2011