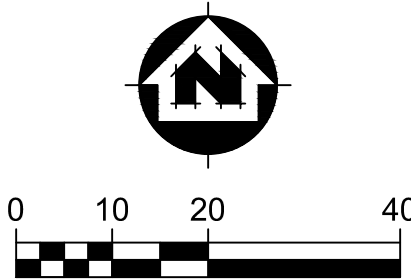


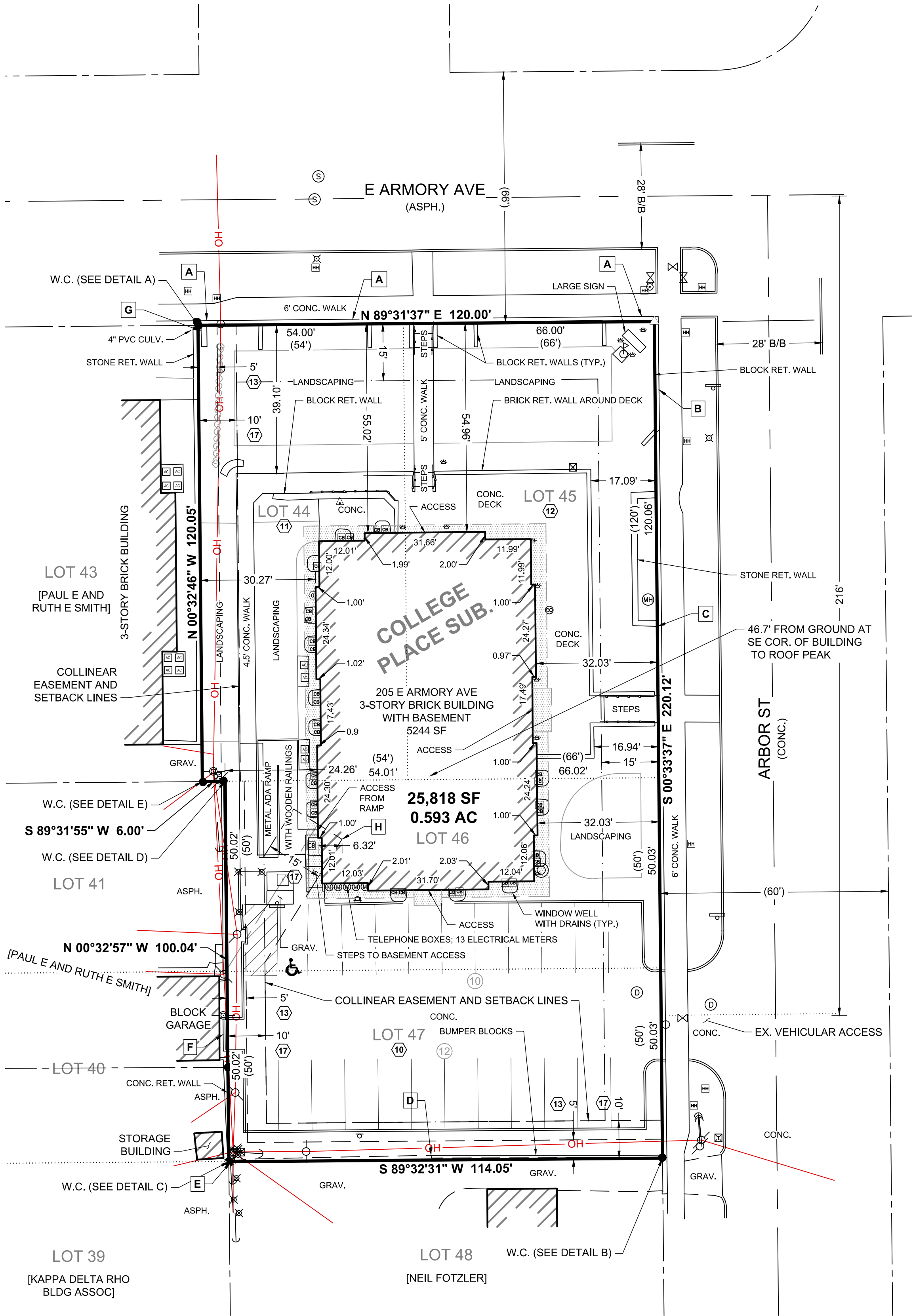
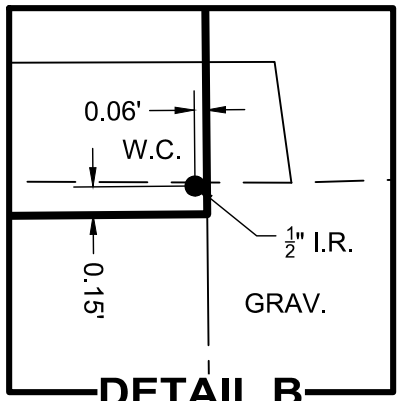
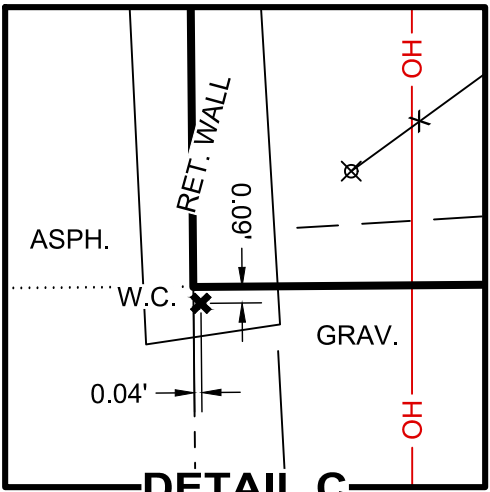
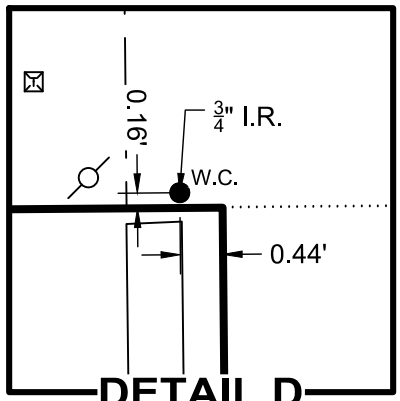
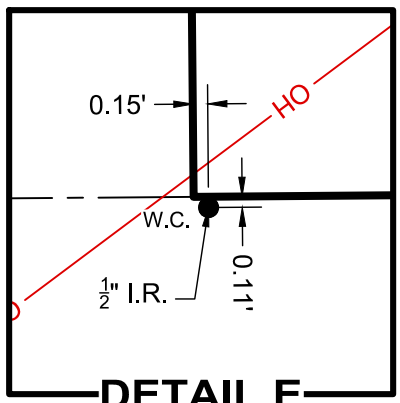
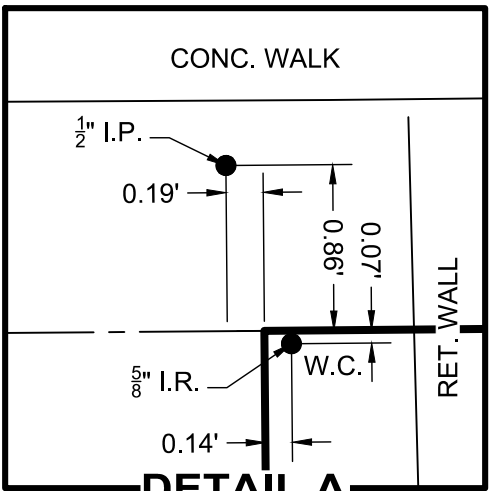
VICINITY MAP

ALTA/NSPS LAND TITLE SURVEY  
205 EAST ARMORY AVENUE  
PART OF THE SOUTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 19 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN  
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS



LEGEND

	PROPERTY BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	RIGHT-OF-WAY CENTERLINE
	CONCRETE CURB AND GUTTER
	EDGE OF CONCRETE PAVEMENT
	EDGE OF ASPHALT PAVEMENT
	EDGE OF GRAVEL
	PAVEMENT MARKING
	EDGE OF CONCRETE SIDEWALK
	OVERHEAD LINE WITH UTILITY POLE
	FENCE WITH FENCE POST / GATE POST
	RETAINING WALL
	HANDRAIL
	EDGE OF BUILDING
	EDGE OF BUILDING OVERHANG
	AREA BENEATH OVERHANG
	EDGE OF LANDSCAPING
	SHRUB LINE
	FOUND IRON ROD OR PIPE
	FOUND CHISELED CROSS IN PAVEMENT
	SET MAG NAIL
	SANITARY SEWER MANHOLE
	CLEAN OUT
	STORM SEWER MANHOLE
	YARD DRAIN
	WATER VALVE
	FIRE HYDRANT
	CURB STOP
	AUTO SPRINKLER
	GAS METER
	GAS VALVE OR RISER
	GUY ANCHOR
	POWER POLE WITH LIGHT
	LIGHT POLE
	YARD LIGHT
	TELEPHONE BOX OR PEDESTAL
	ELECTRICAL BOX, PANEL, RISER, OR PEDESTAL
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	HAND HOLE
	UNKNOWN MANHOLE
	BOLLARD, POST, OR GUARD POST
	AIR CONDITIONING UNIT
	SIGN
	BASKETBALL HOOP
	FLAG POLE
	SCHEDULE B EXCEPTION ITEM
	ENCROACHMENT KEY
	PARKING COUNT
	ASPHALT SURFACE
	CONCRETE SURFACE
	GRAVEL SURFACE
	UNDERGROUND STORM CULVERT
	TYPICAL
	FROM BACK TO BACK OF CURB
	IRON PIPE
	IRON ROD
	BOUNDARY DIMENSION
	MEASURED DIMENSION
	DIMENSION OF RECORD
	ADJACENT PROPERTY OWNER



PROJECT NO.:	14613004	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:	SEP. 2018	DRAWN BY:	CBP	1.1	2018/10/4	VARIOUS REVISIONS AND ADDITIONAL TABLE ITEMS PER REVIEW COMMENTS
F.B.:	2295: 18-27	CHECKED BY:	MEI	.	.	.
PLOT DATE:	10/4/18	\\msa-ps.com\fs\Projects\14600s\14610s\14613\14613004\CADD\C3D\14613004 ALTA.dwg				



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205 EAST ARMORY AVENUE  
JEREMY ADDIS  
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

ALTA NSPS LAND TITLE SURVEY

FILE NO.  
14613004  
SHEET  
1 OF 2



FLOOD ZONE CLASSIFICATION

The surveyed tract is located in Zone "X," areas of minimal flood hazard, as shown on the Federal Emergency Management Agency (FEMA) Flood Map Service Center map number 17019C 0426D with effective date October 2, 2013.

PARKING SUMMARY

The surveyed tract has the following number of striped parking spaces:

Regular Spaces: 22  
Handicap Accessible (H.A.) Spaces: 1  
Total Vehicular Spaces: 23

ZONING CLASSIFICATION

The surveyed tract is zoned MFUniv (Multifamily University District) by the City of Champaign per a zoning report prepared by Jennette Barrios, zoning analyst, dated September 25, 2018. Restrictions and requirements outlined in said zoning report include:

Minimum Front Yard Building Setback: 15'  
Minimum Side Yard Building Setback: 10' \*  
Minimum Rear Yard Building Setback: 10'  
Maximum Building Height: 75'  
Minimum Lot Area: 6500 SF  
Minimum Lot Width: 70'  
Maximum Floor Area Ratio (FAR): (none)  
Minimum Open Space Ratio (OSR): (none)

\* Minimum side yard setbacks for structures containing one or two (2) units shall be six (6) feet.

SURVEYOR'S NOTES

1. Pursuant to Table A item 1, all property boundary corner monuments, as found or set, are shown on this plat of survey.
2. Pursuant to Table A item 2, the address of the surveyed tract is:  
  
205 East Armory Avenue  
Champaign, IL 61820
3. The surveyed tract has direct access to East Armory Avenue and Arbor Street, dedicated public right-of-ways along its north and east sides, respectively, which are used by the public as roadways.
4. Pursuant to Table A item 4, the gross land area of the surveyed tract is 0.593 acres, more or less.
5. Bearings shown on this plat of survey are on the Illinois State Plane, East Zone (NAD 83) coordinate system.
6. Surfaces not otherwise labeled can be assumed to have grass surface covering.
7. The surveyor did not make an examination of or consider environmental or subsurface conditions as part of this survey.
8. With regard to Table A item 13, names of adjoining owners shown on this plat of survey are per taxpayer information maintained by the Champaign County Assessment Office.
9. Pursuant to Table A item 16, in the process of conducting the fieldwork for this plat of survey, the surveyor did NOT observe evidence of recent earth moving work, building construction, or building additions.
10. Pursuant to Table A item 17, the surveyor is NOT aware of proposed changes in street right-of-way lines. In the process of conducting the fieldwork for this plat of survey, the surveyor did NOT observe evidence of recent street or sidewalk construction or repairs.
11. Pursuant to Table A item 18, in the process of conducting fieldwork for this plat of survey, the surveyor did NOT observe any wetland delineation markers on the surveyed tract. No part of the surveyed tract of land is located within a wetland area as delineated by the U.S. Fish and Wildlife Service National Wetlands Inventory found online at <https://www.FWS.Gov/Wetlands/Data/Mapper.html> . In making this statement, the surveyor purports no authority or knowledge in delineating wetlands.
12. With regard to Table A item 19, the surveyor was not provided with any documents pertaining to any offsite (i.e., appurtenant) easements or servitudes affecting the surveyed tract.
13. The surveyor has not made a search of the records for exceptions to this tract of land. All exceptions shown are from title insurance commitment noted on this plat of survey.
14. Building overhangs were not measured as part of this survey.

LIST OF ENCROACHMENTS

- A. Encroachment of block retaining walls across the north line of they surveyed tract into the East Armory Avenue right-of-way by at most 1.39'.
- B. Encroachment of a block retaining wall across the east line of they surveyed tract into the Arbor Street right-of-way by at most 1.30'.
- C. Encroachment of a stone retaining wall across the east line of they surveyed tract into the Arbor Street right-of-way by at most 0.08'.
- D. Encroachment of bumper blocks and a gravel driveway onto the surveyed tract across its south line by at most 1.25'.
- E. Encroachment of a concrete retaining wall onto the surveyed tract across its west line by at most 0.44'.
- F. Encroachment of concrete curb across the west line of they surveyed tract onto the adjacent property by at most 1.16'.
- G. Encroachment of a stone retaining wall onto the surveyed tract across its west line by at most 0.57'.
- H. Encroachment of a building into an easement described by Schedule B Exception 17 on this plat of survey by at most 6.32'.

LEGAL DESCRIPTION

Lots 44, 45, 46 and 47 in College Place, an Addition to the City of Champaign, as per Plat recorded in Plat Book "B" at Page 241, situated in Champaign County, Illinois.

**Surveyor's Note:** The lands surveyed, shown, and described are the same lands described in Chicago Title Insurance Commitment No. CCHI1801445NT with effective date August 3, 2018.

SCHEDULE B EXCEPTION ITEMS

Per Chicago Title Insurance Commitment No. CCHI1801445NT, effective date August 3, 2018, Schedule B of the policy or policies to be issued will contain the following Standard Exceptions and Special Exceptions:

1. Rights or claims of parties in possession not shown by Public Records.  
  
**Surveyor's Note:** Not survey related.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.  
  
**Surveyor's Note:** Not survey related.
3. Easements, or claims of easements, not shown by the Public Records.  
  
**Surveyor's Note:** Not survey related.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.  
  
**Surveyor's Note:** Not survey related.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.  
  
**Surveyor's Note:** Not survey related.
6. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.  
  
**Surveyor's Note:** Not survey related.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I--Requirements are met.  
  
**Surveyor's Note:** Not survey related.
8. Taxes for the year 2018, which are a lien although not yet due and payable.  
  
Taxes for the year 2017, in the following total amounts shown paid in full.  
  
\$74,049.12, City of Champaign Township, 46-21-18-302-003.  
  
\$7,199.90, City of Champaign Township, 46-21-18-302-007.  
  
**Surveyor's Note:** Not survey related.
9. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.  
  
**Surveyor's Note:** Not survey related.
10. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
  
Recording Date: December 2, 1905  
Recording No: Book 138, Page 392  
  
**Surveyor's Note:** Blanket easement affecting the surveyed tract and stipulating that no old buildings be put on Lot 47.
11. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
  
Recording Date: April 18, 1906  
Recording No: Book 141, Page 135  
  
**Surveyor's Note:** Blanket easement affecting the surveyed tract and stipulating that no part of a building be put nearer than 24 feet to a sidewalk line. The surveyor is unable to depict the exact location of the sidewalk as it existed in 1906 and assumes it was in approximately the same location as the currently existing sidewalk.
12. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
  
Recording Date: December 22, 1906  
Recording No: Book 141, Page 579  
  
**Surveyor's Note:** Blanket easement affecting the surveyed tract and stipulating that no old buildings be put on Lot 45.
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Illinois Bell Telephone Company  
Purpose: telephone service  
Recording No: Book 705, Page 534 as Document No. 684039  
  
**Surveyor's Note:** Plottable and plotted easement affecting the surveyed tract and consisting of a 5 foot wide telephone easement along its west and south sides.
14. A leasehold as created by that certain lease dated July 2, 2008, executed by Armory LLC, as lessor, and Alpha Beta Association of Theta Xi Fraternity, as lessee, and recorded July 9, 2008 as Document No. 2008R17725, for its term, upon and subject to all of the provisions contained therein.  
  
Subordination, Nondisturbance and Attornment Agreement, and the terms and conditions thereof: Lender: Farmer City State Bank  
  
Tenant: Alpha Beta Association of Theta Xi Fraternity  
Landlord: Armory LLC  
Recording Date: November 19, 2008  
Recording No: 2008R28898  
  
**Surveyor's Note:** Not survey related.

15. A mortgage to secure an indebtedness as shown below

Amount: \$2,480,830.00  
Dated: October 24, 2008  
Mortgagor: Armory LLC  
Mortgagee: Farmer City State Bank  
Recording Date: November 19, 2008  
Recording No: 2008R28896

An agreement to modify the terms and provisions of said mortgage as therein provided

Executed by: Armory LLC  
Recording Date: January 9, 2013  
Recording No: 2013R00924

An agreement to modify the terms and provisions of said mortgage as therein provided

Executed by: Armory LLC  
Recording Date: February 9, 2018  
Recording No: 2018R02089

**Surveyor's Note:** Not survey related.

16. Assignment of Rents and Leases

Assigned to: Farmer City State Bank  
Assigned by: Armory LLC  
Recording Date: November 19, 2008  
Recording No.: 2008R28897

**Surveyor's Note:** Not survey related.

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Illinois Power Company dba AmerenIP  
Purpose: electric service  
Recording Date: April 2, 2009  
Recording No: 2009R08867

**Surveyor's Note:** Plottable and plotted easement affecting the surveyed tract and consisting of a 10 foot wide and 15 foot wide electrical easement. Easement has some encroachment into building.

18. In order to delete General Exceptions 1 through 5 on any Policy of Title Insurance, the Company must be furnished with an ALTA Statement executed by the Seller and Purchaser, and an accurate and complete land survey of the land from which it can be determined if any encroachments, encumbrances, violations, variations, or adverse circumstances affecting the Title exist.

Note: There will be an additional charge if such coverage is desired.

**Surveyor's Note:** Not survey related.

19. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Armory LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

**Surveyor's Note:** Not survey related.

ALTA/NSPS CERTIFICATION

To: Armory LLC  
Club TX, LLC and its successors and/or assigns  
Chicago 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS 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, 18, 19, and 20 of Table A thereof. This professional service also conforms to the current Illinois minimum standards for ALTA/NSPS Land Title Surveys. The field work was completed on August 28 and October 1, 2018.

Date of Plat or Map: October 4, 2018

*Merle E. Ingersoll, Jr.*  
Merle E. Ingersoll Jr.  
Illinois Professional Land Surveyor No. 035.003202  
License Expires November 30, 2020



PROJECT NO.:	14613004	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:	SEP. 2018	DRAWN BY: CBP	1.1	2018/10/04	VARIOUS REVISIONS AND ADDITIONAL TABLE A ITEMS PER REVIEW COMMENTS	CBP
F.B.:	2295: 18-27	CHECKED BY: MEI	-	-	-	-
PLOT DATE:	10/4/18	\\msa-ps.com\fs1\Projects\14600s\14610s\14613\14613004\CADD\C3D\14613004 ALTA.dwg				



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205 EAST ARMORY AVENUE  
JEREMY ADDIS  
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

ALTA NSPS LAND TITLE SURVEY

FILE NO.  
14613004  
SHEET  
2 OF 2