

SURVEY



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



PROJECT
LOCATION

VICINITY MAP
NOT TO SCALE

SURVEY LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE SOUTH RIGHT-OF-WAY LINE OF WABASH AVENUE, 70 FEET EAST OF THE WEST LINE OF CORBIN STREET EXTENDED SOUTH, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF WABASH AVENUE A DISTANCE OF 174.90 FEET MEASURED (175.00 FEET DEED) TO AN IRON PIN, THENCE SOUTH 00 DEGREES 27 MINUTES 27 SECONDS WEST A DISTANCE OF 175.02 FEET MEASURED (175.00 FEET DEED) TO AN IRON PIN, THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST A DISTANCE OF 175.03 FEET MEASURED (175.00 FEET DEED) TO AN IRON PIN, THENCE NORTH 00 DEGREES 30 MINUTES 01 SECONDS EAST A DISTANCE OF 174.95 FEET MEASURED (175.00 FEET DEED) TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS.

SURVEY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO: MR. ILLINOIS OPERATIONS I, LLC, A HAWAII LIMITED LIABILITY COMPANY; PARADIGM INVESTMENT GROUP, LLC, A NEVADA LIMITED LIABILITY COMPANY; CP EQUITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY; BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, AS ADMINISTRATIVE AGENT FOR CERTAIN LENDERS.

THAT (A) THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 13 AND A TABLE A, THEREOF; AND (2) PURSUANT TO THE ACCURACY STANDARDS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION; THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE AND THAT THIS SURVEY WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN HEREON AND SHOWS THE BOUNDARY LINES AND DIMENSIONS AND AREA OF THE LAND INDICATED HEREON ACCORDING TO SAID ALTA/ACSM STANDARDS; (B) THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PROPERTIES, EASEMENTS, STREETS OR ALLEYS BY ANY OF THE BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED UPON THE SUBJECT PROPERTY; AND THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTIES; AND THE DISTANCE FROM THE NEAREST INTERSECTING STREET AND ROAD AS SHOWN HEREON; (C) ALL SETBACK, HEIGHT AND SIZE RESTRICTIONS OF RECORD OR IMPOSED BY ANY APPLICABLE LAWS, CODES OR ORDINANCES WHICH ARE APPLICABLE TO THE SUBJECT PROPERTY ARE SHOWN HEREON; AND (D) NO PART OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD PLAIN OR FLOOD PRONE AREA OR A FLOOD WAY OF ANY BODY OF WATER; AND THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP NO. 17167C02435E FOR THE CITY OF SPRINGFIELD COUNTY, SANGAMON, THE SUBJECT PROPERTY ADJOINS A DEDICATED PUBLIC STREET OR ROAD AS SHOWN HEREON.



EXPIRES: 11/30/06

(RICHARD TONELLATO, REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS NO. 2590)

ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION

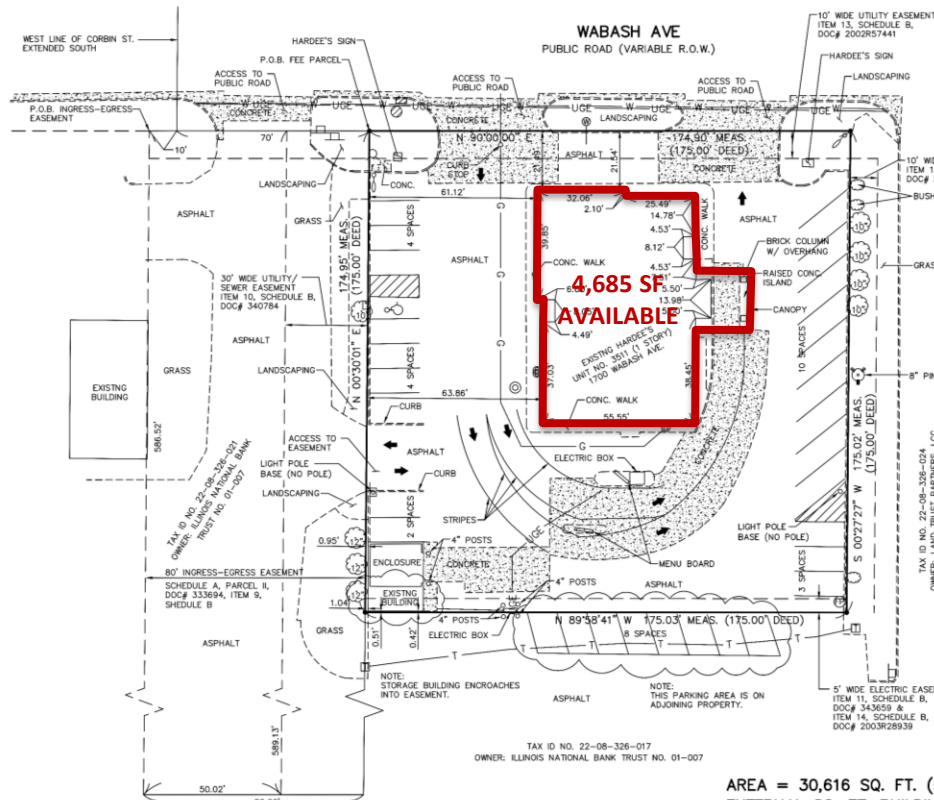
PARCEL 1

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS BEGINNING AT A PIN ON THE SOUTH RIGHT-OF-WAY LINE OF WABASH AVENUE (ALSO KNOWN AS ROUTES 36 AND 54) 70 FEET EAST OF THE WEST LINE OF CORBIN STREET EXTENDED SOUTH; THENCE EAST 175 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WABASH AVENUE; THENCE SOUTH 175 FEET PARALLEL TO THE WEST LINE OF CORBIN STREET EXTENDED SOUTH; THENCE WEST 175 FEET PARALLEL TO THE SOUTH LINE OF WABASH AVENUE; THENCE NORTH 175 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER THE 80 FEET LYING IMMEDIATELY WEST OF AND ADJACENT TO THE ABOVE DESCRIBED PROPERTY FOR THE USE OF GRANTEE, ITS SUCCESSORS, TENANTS, INVITEES AND ASSIGNS, SITUATED IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, CONVEYED BY 1700 WABASH AVENUE, INC. TO HR ILLINOIS OPERATIONS I, LLC IN WARRANTY DEED RECORDED DECEMBER 23, 1999, AS DOCUMENT 1999R60866 OVER THE 80 FEET LYING IMMEDIATELY WEST OF AND ADJACENT TO THE ABOVE DESCRIBED PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WABASH AVENUE, 10 FEET WEST OF THE INTERSECTION OF THE WEST LINE OF CORBIN AVENUE PROJECTED SOUTH; THENCE SOUTH PARALLEL WITH AFORESAID WEST STREET LINE 586.52 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 80.02 FEET; THENCE NORTH PARALLEL TO THE FIRST DESCRIBED COURSE 589.13 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WABASH AVENUE; THENCE WESTERLY 80.00 FEET TO THE POINT OF BEGINNING. SITUATED IN SANGAMON COUNTY, ILLINOIS.



TAX ID NO. 22-08-326-017
OWNER: ILLINOIS NATIONAL BANK TRUST NO. 01-007

AREA = 30,616 SQ. FT. (±0.703 ACRES)
EXTERNAL SQ. FT. BUILDING
= 4,762 SQ. FT.
BUILDING HEIGHT = 16.20'

FLOOD NOTE

PROPERTY IS IN ZONE X AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN ON FIRM MAP 17167C02435E.

UTILITY NOTE

"UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE. ONLY THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN."

ZONING INFORMATION

CITY OF SPRINGFIELD, ILLINOIS
BUILDING AND ZONING DEPARTMENT
MUNICIPAL CENTER WEST
300 SOUTH SEVENTH STREET
SPRINGFIELD, ILLINOIS 62701
(217) 789-2171
CONTACT PERSON : SUSIE WEISBERG
ZONING : B-2 (GENERAL BUSINESS
SERVICE DISTRICT)
SETBACKS : FRONT = 15'
REAR = 10'
SIDE = NONE
HEIGHT RESTRICTION = 60'
MINIMUM LOT AREA = N.A.
MINIMUM LOT WIDTH = N.A.
MAXIMUM BUILDING COVERAGE = N.A.

PARKING SPACES

REGULAR 23
HANDICAP 1
TOTAL REQUIRED 24

8 SPACES OFF PROPERTY CURRENTLY USED.

REQUIRED 1 SPACE PER 100 SQ. FT. FLOOR AREA INTENDED FOR PUBLIC AND 5 SPACES PER DRIVE UP WINDOW.

SCHEDULE B NOTES

ITEMS 1-8, 12, 15-17 ARE NOT SURVEY RELATED AND ARE NOT PLOTTED.

ITEM 9 DOC# 333694 80' WIDE INGRESS-EGRESS EASEMENT PLOTTED.

ITEM 10 DOC# 340784 PLOTTED

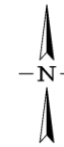
ITEM 11 DOC# 343659 PLOTTED

ITEM 13 DOC# 2002R57441 PLOTTED

ITEM 14 DOC# 2003R28939 PLOTTED

LEGEND

IRON PIN
WATER METER
FIRE HYDRANT
SANITARY MANHOLE
STORM INLET/MANHOLE
LIGHT POLE
SIGN
CLEANOUT
GAS METER
TELEPHONE PEDESTAL
TREE
FLAG POLE
EXISTING FENCE
GAS LINE
12" WATER LINE
WATER LINE
UNDERGROUND ELECTRIC



0 20 40
SCALE IN FEET

DATE	BY	DATE	BY	DATE	BY
05/31/06	TONELLATO	05/31/06	BISHOP	05/31/06	TONELLATO
06/01/06	TONELLATO	06/01/06	TONELLATO	06/01/06	TONELLATO
06/01/06	TONELLATO	06/01/06	TONELLATO	06/01/06	TONELLATO
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06/01/06	TONELLATO	06/01/06	TONELLATO	06/01/06	TONELLATO
06/01/06	TONELLATO	06/01/06	TONELLATO	06/01/06	TONELLATO

GREENE & BRADFORD, INC.
CONSULTING ENGINEERS
SPRINGFIELD, ILLINOIS 62711
PROFESSIONAL LAND SURVEYING FIRM NO. 048-000698
(217) 793-8844, 793-5227, E-MAIL: eng@greenandbradford.com

ALTA/ACSM LAND TITLE SURVEY
HARDEE'S PROPERTY
1700 WABASH AVENUE
SPRINGFIELD, ILLINOIS
PROJ. NO. 06-116
FIELD BOOK HB 269
COMPUTER FILE NO. 0516ALTA_LW.dwg
SHEET NO. 1
OF 1 SHEETS