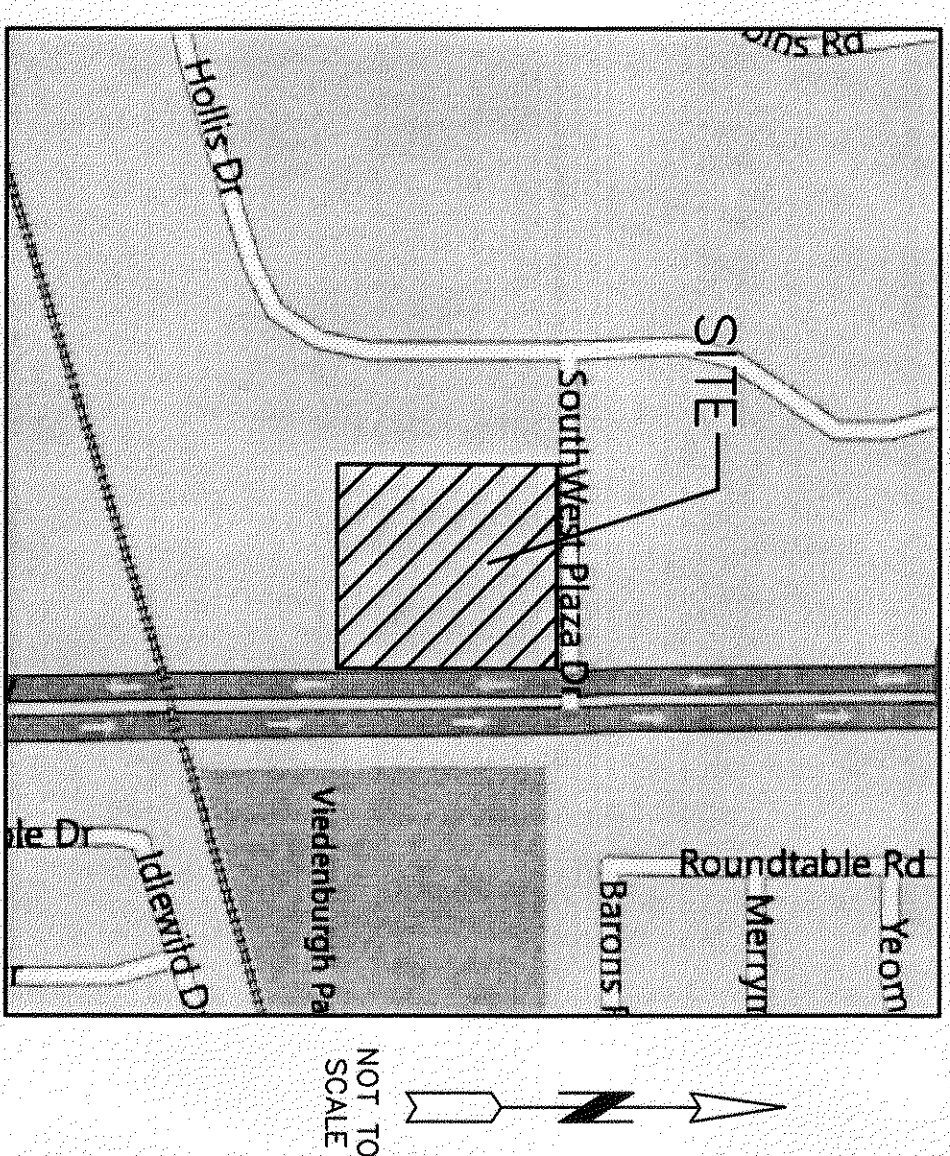
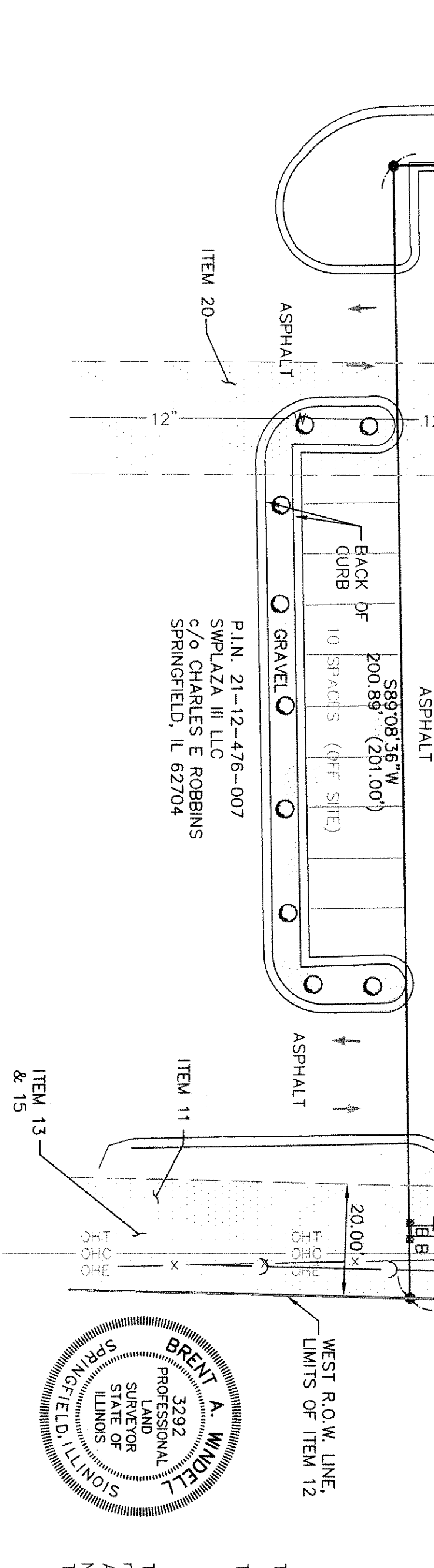
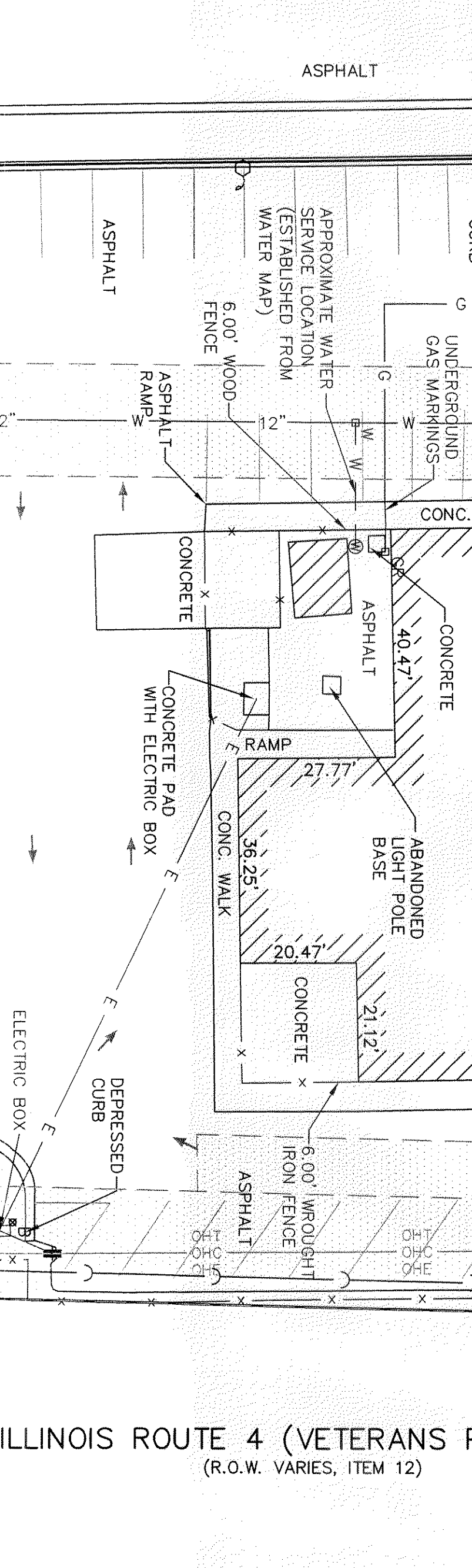
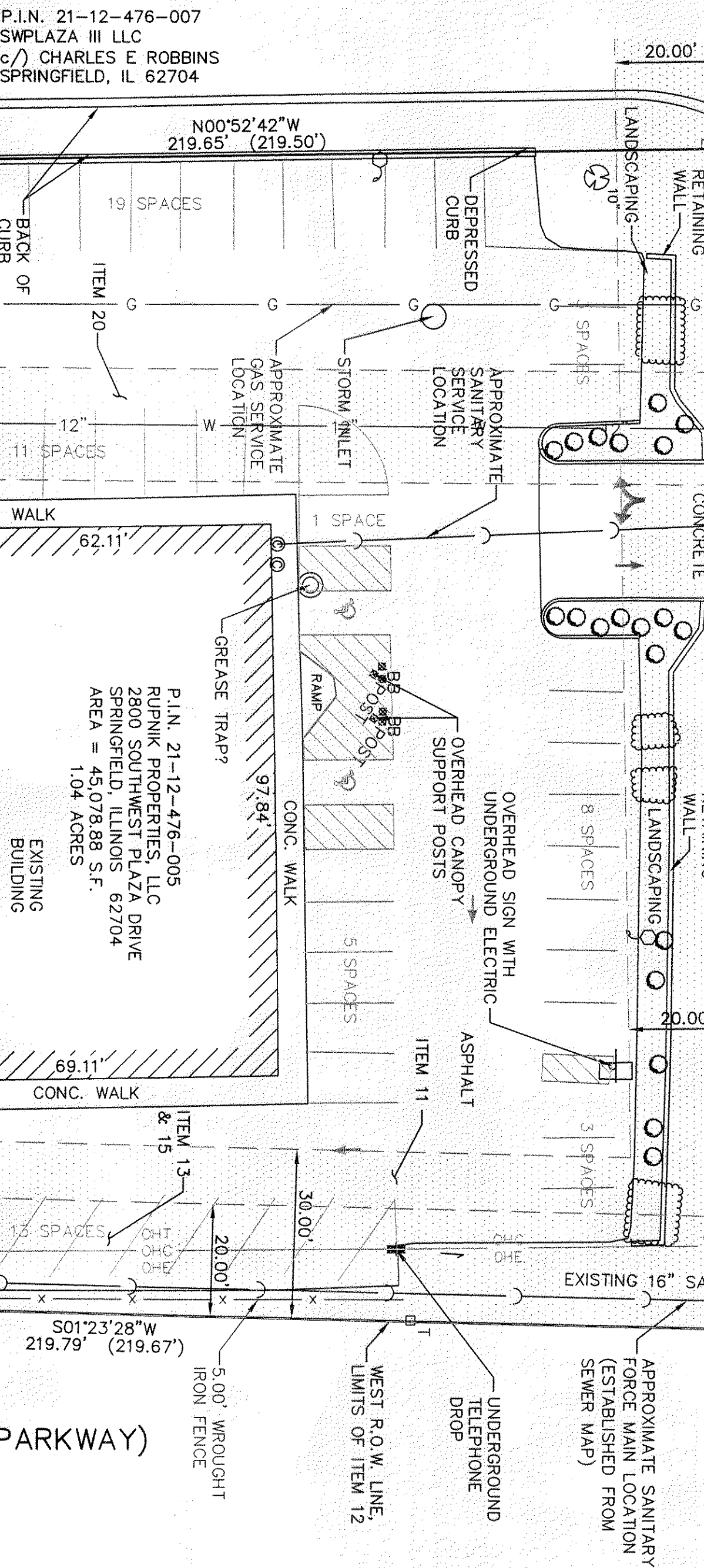
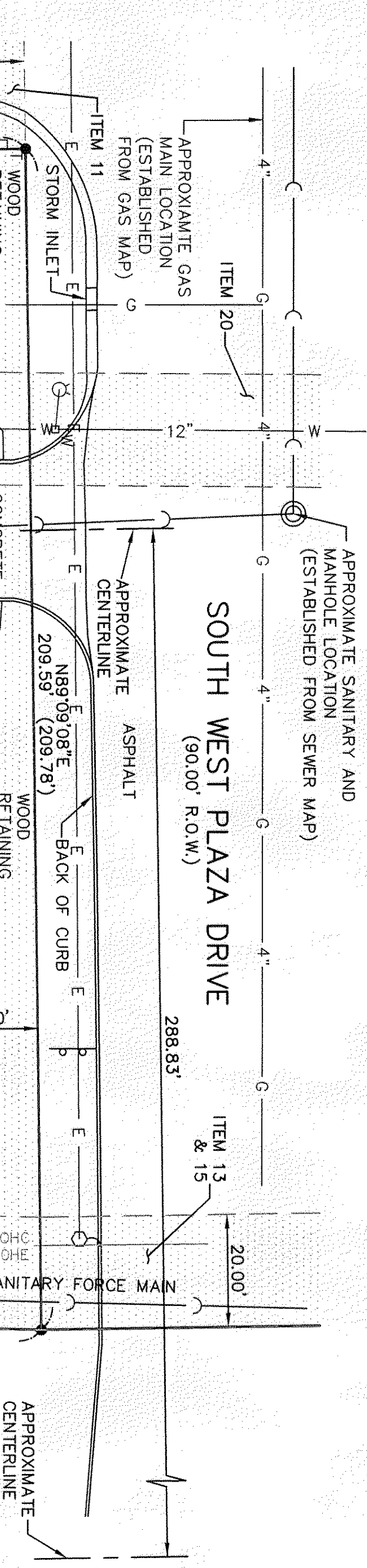


ALTA/ACSM LAND TITLE SURVEY

LOT 6 AND PART OF LOT 7, SOUTH WEST PLAZA - PLAT 3, SPRINGFIELD, SANGAMON COUNTY, ILLINOIS



NOT TO SCALE



ILLINOIS ROUTE 4 (VETERANS PARKWAY)
(R.O.W. VARIES, ITEM 12)

LEGAL DESCRIPTION

(PER TITLE COMMITMENT NO. GN 1201-00306)
THE LAND REFERRED TO HEREIN BELOW IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:
LOT 6 AND PART OF LOT 7 OF SOUTH WEST PLAZA PLAT 3, ENRIEHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 00 DEGREES 35 MINUTES 00 SECONDS EAST, 180.00 FEET ALONG THE WEST LINE OF SAID LOT 6 TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89 DEGREES 25 MINUTES 00 SECONDS EAST, 167.00 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO AN IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 01 DEGREES 42 MINUTES 28 SECONDS WEST, 39.53 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO AN IRON PIN WITH THE 99 DEGREES 25 MINUTES 00 SECONDS WEST, 201.00 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 6 TO AN IRON PIN ON THE NORTH LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 25 MINUTES 00 SECONDS EAST, 35.59 FEET ALONG SAID NORTH LINE OF LOT 7 TO THE POINT OF BEGINNING.
REFERENCE BEING MADE TO SOUTH WEST PLAZA - PLAT 3, PART OF THE SOUTHWEST QUARTER OF SECTION 12, AND PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED IN SANGAMON COUNTY RECORDERS OFFICE, MAY 16, 1988 AS DOCUMENT NUMBER E02891.

TABLE "A"

- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY EXIST. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- TOPOGRAPHY SHOWN PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE.
- NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER MAP NUMBER 176167C02397, (EFFECTIVE DATE: AUGUST 8, 2007).
- THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
- THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
- THERE ARE NO WETLAND AREAS AFFECTING THIS PARCEL AS DETERMINED BY THE U.S. FISH AND WILDLIFE SERVICE.

ZONING

ZONING IS B1
BUILDING HEIGHT = 50 MAXIMUM
FRONT YARD SETBACK = 15 FEET
REAR YARD SETBACK = 10 FEET
LEAK YARD SETBACK = 10 FEET
CONTACT: SPRINGFIELD BUILDING AND ZONING DEPARTMENT ROOM 304, MUNICIPAL CENTER WEST SPRINGFIELD, ILLINOIS 62701 (217) 789-2176

OWNER

RUPNIK PROPERTIES, LLC
2800 SOUTHWEST PLAZA DRIVE
SPRINGFIELD, ILLINOIS 62704

PARCEL AREA

AREA = 45,078.88 S.F.
1.04 ACRES

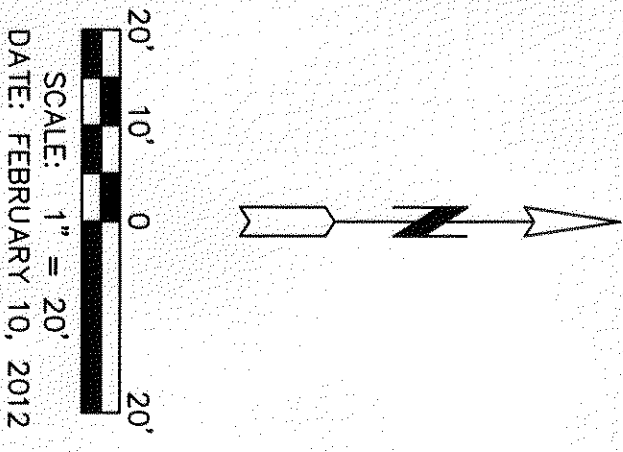
PARKING

63 REGULAR SPACES
2 HANDICAP SPACES
TOTAL SPACES
NOTE: 10 REGULAR SPACE OFF-SITE

TITLE COMMITMENT NO. GN-1201-00306, DATED, JANUARY 25, 2012

To: GUARANTY NATIONAL, TITLE COMPANY
QUATTRO DEVELOPMENT, LLC
RUPNIK PROPERTIES, LLC
PRAIRIE TITLE SERVICES, INC.

This is to certify that this map of plot 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 1,2,3,4,8,9,10,11,12,13,14,15,16,17,18, & 19 of Table A thereof. The field work was completed February, 2012.



SCALE: 1" = 20'
DATE: FEBRUARY 10, 2012

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3292
DATE: LICENSE EXPIRES NOV. 30, 2012

PROJECT: PASTA HOUSE COMPANY	
DRAWN BY: JLS	
CHECKED BY: JLS	
DATE: FEB. 2012	
SCALE: 1" = 20'	
SHEET NO. 1	
PROJECT TITLE: ALTA/ACSM LAND TITLE SURVEY	
BY: MARTIN ENGINEERING COMPANY of Illinois	
CONSULTING ENGINEERING AND SURVEYING	
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-064589	
4300 W. MONROE STREET, SUITE 200, SPRINGFIELD, IL 62704-4000	
PHONE: (217) 888-8800 FAX: (217) 888-8802	
WWW.MARTINENGINEERING.COM	

OF 1 SHEETS