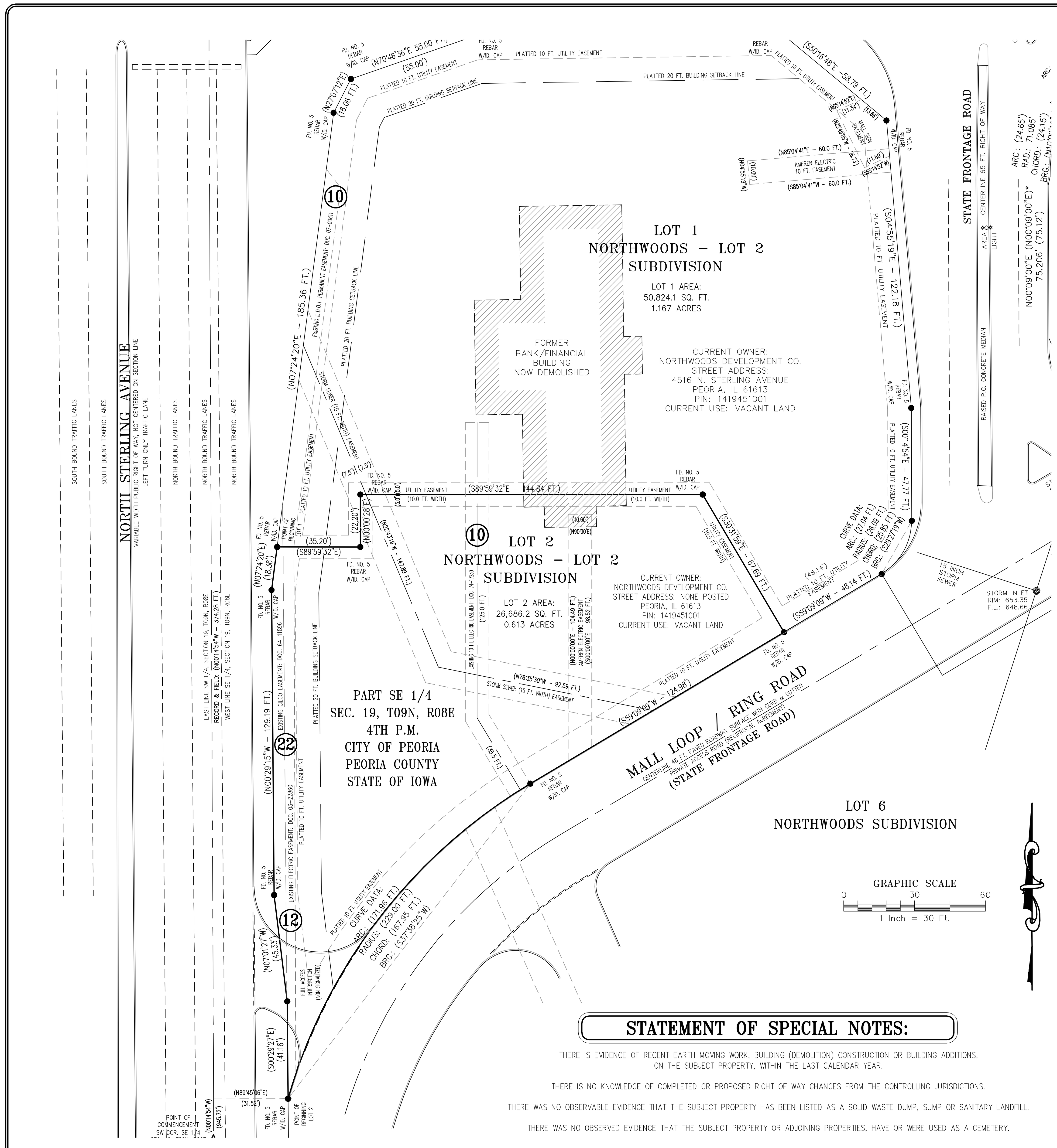
ALTA/ACSM LAND TITLE SURVEY
QUATTRO DEVELOPMENT, L.L.C. & CHIPOTLE MEXICAN GRILL
4516 NORTH STERLING AVENUE, PEORIA, ILLINOIS 61613

THIS PLAT OF SURVEY IS BASED UPON TITLE COMMITMENT NO. 450171951, WITH AN EFFECTIVE DATE OF AUGUST 22, 2011, WITH A REVISION DATE OF SEPTEMBER 08, 2011, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.



NOTES CORRESPONDING TO SCHEDULE "B", II:

THIS SURVEY IS BASED ON A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 450171951 AND FILE NO. 11-042184 / 13019833, WITH AN EFFECTIVE DATE: AUGUST 22, 2011, REVISED DATE: SEPTEMBER 08, 2011.

ITEMS NOT LISTED BELOW ARE STANDARD TITLE EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

(8) EASEMENTS, SETBACK LINES, AND COVENANTS AND RESTRICTIONS, (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) CONTAINED IN THE OWNERS CERTIFICATE ATTACHED TO AND AS SHOWN ON THE RECORDED PLAT OF NORTHWOODS SUBDIVISION, RECORDED MARCH 20, 1972 IN PLAT BOOK 1, PAGE 9 (SEE TAB 3), IN THE OFFICE OF PEORIA COUNTY, ILLINOIS, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. (CT EX. 7) THIS ITEM AFFECTS THE SUBJECT PROPERTY, THOUGH BLANKET IN NATURE AND AFFECTED BY THE NORTHWOODS LOT 2 SUBDIVISION FINAL PLAT THEREFORE HAS NOT BEEN PLOTTED HEREON.

(9) RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE TERMS OF TRUST AGREEMENT DATED OCTOBER 13, 1970 AND KNOWN AS TRUST NUMBER 55932, CARSON PIRIE SCOTT & COMPANY, A DELAWARE CORPORATION, J.C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION, AND MONTGOMERY WARD DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), DATED MARCH 20, 1972 AND RECORDED APRIL 6, 1972 AS DOCUMENT NO. 72-05229 (SEE TAB 4); EASEMENT LOCATION AGREEMENT BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE TERMS OF TRUST AGREEMENT DATED OCTOBER 13, 1970 AND KNOWN AS TRUST NUMBER 55932, STERLING AVENUE CORPORATION, A DELAWARE CORPORATION, J.C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION, PENNORIA ASSOCIATES, A CONNECTICUT LIMITED PARTNERSHIP, MONTGOMERY WARD DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, AND THIRTEENTH MONT ASSOCIATES, A NEW YORK LIMITED PARTNERSHIP, DATED MAY 28, 1976 AND RECORDED FEBRUARY 15, 1977 AS DOCUMENT NO. 77-03225 (SEE TAB 5); FIRST AMENDMENT TO RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE TERMS OF TRUST AGREEMENT DATED OCTOBER 13, 1970 AND KNOWN AS TRUST NUMBER 55932, J.C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION, PENNORIA ASSOCIATES, A CONNECTICUT LIMITED PARTNERSHIP, MONTGOMERY WARD DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, AND THIRTEENTH MONT ASSOCIATES, A NEW YORK LIMITED PARTNERSHIP, THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION, CARSON PIRIE SCOTT & COMPANY, A DELAWARE CORPORATION, AND STERLING AVENUE CORPORATION, A DELAWARE CORPORATION, DATED JANUARY 31, 1985 AND RECORDED JANUARY 31, 1985 AS DOCUMENT NO. 85-01690 (SEE TAB 6), AND RE-RECORDED SEPTEMBER 21, 1987 AS DOCUMENT NO. 87-20680 (SEE TAB 7); AND FURTHER AMENDED BY SECOND AMENDMENT TO RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE TERMS OF TRUST AGREEMENT DATED OCTOBER 13, 1970 AND KNOWN AS TRUST NUMBER 55932, J.C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION, MONTGOMERY WARD DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, AND THIRTEENTH MONT ASSOCIATES, A NEW YORK LIMITED PARTNERSHIP, THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION, DATED AUGUST 19, 1987 AND RECORDED SEPTEMBER 21, 1987 AS DOCUMENT NO. 87-20681 (SEE TAB 8); ALL IN THE OFFICE OF PEORIA COUNTY, ILLINOIS, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. (CT EX. 8) THIS ITEM AFFECTS THE SUBJECT PROPERTY, THOUGH BLANKET IN NATURE AND AFFECTED BY THE NORTHWOODS LOT 2 SUBDIVISION FINAL PLAT THEREFORE HAS NOT BEEN PLOTTED HEREON.

(10) ELECTRIC UNDERGROUND EASEMENT IN FAVOR OF CENTRAL ILLINOIS LIGHT 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, DATED JANUARY 7, 1974 AND RECORDED OCTOBER 24, 1974 IN DOCUMENT NO. 74-17250 (SEE TAB 9), AS AFFECTED BY THAT CERTAIN SUBORDINATION OF SURFACE RIGHTS FOR PUBLIC ROAD PURPOSES BY AND BETWEEN CENTRAL ILLINOIS LIGHT COMPANY AND STATE OF ILLINOIS, RECORDED NOVEMBER 5, 2001 AS DOCUMENT NO. 01-40557 (SEE TAB 10), BOTH IN THE OFFICE OF PEORIA COUNTY, ILLINOIS. (CT EX. 10) THIS ITEM AFFECTS THE SUBJECT PROPERTY, AND HAS BEEN PLOTTED HEREON.

(11) COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN AGREEMENT BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE TERMS OF TRUST AGREEMENT DATED OCTOBER 13, 1970 AND KNOWN AS TRUST NUMBER 55932, THIRTEENTH MONT ASSOCIATES, A NEW YORK LIMITED PARTNERSHIP, STERLING AVENUE CORPORATION, A DELAWARE CORPORATION, PENNORIA ASSOCIATES, A CONNECTICUT LIMITED PARTNERSHIP, MONTGOMERY WARD DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, J.C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION, AND THE CITY OF PEORIA ILLINOIS, DATED NOVEMBER 4, 1974 AND RECORDED OCTOBER 12, 1976 AS DOCUMENT NO. 76-23100 (SEE TAB 11), IN THE OFFICE OF PEORIA COUNTY, ILLINOIS, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. (CT EX. 9) THIS ITEM AFFECTS THE SUBJECT PROPERTY, THOUGH BLANKET IN NATURE AND AFFECTED BY THE NORTHWOODS LOT 2 SUBDIVISION FINAL PLAT THEREFORE HAS NOT BEEN PLOTTED HEREON.

(12) ELECTRIC EASEMENT AGREEMENT IN FAVOR OF CENTRAL ILLINOIS LIGHT COMPANY D/B/A/ AMERENCILCO, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO, DATED APRIL 1, 2003 AND RECORDED MAY 13, 2003 AS DOCUMENT NO. 03-22860 (SEE TAB 12), IN THE OFFICE OF PEORIA COUNTY, ILLINOIS. (CT EX. 11) THIS ITEM AFFECTS THE SUBJECT PROPERTY, AND HAS BEEN PLOTTED HEREON.

(13) EASEMENT AGREEMENT BY NORTHWOODS DEVELOPMENT COMPANY, AN ILLINOIS GENERAL PARTNERSHIP IN FAVOR OF MCLEOD USA TELECOMMUNICATIONS SERVICES, INC., AN IOWA CORPORATION, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO, DATED AUGUST 29, 2003 AND RECORDED OCTOBER 3, 2003 AS DOCUMENT NO. 03-50112 (SEE TAB 13), IN THE OFFICE OF PEORIA COUNTY, ILLINOIS. (CT EX. 12) THIS ITEM AFFECTS THE SUBJECT PROPERTY, AND HAS BEEN PLOTTED HEREON.

(17) EASEMENTS, SETBACK LINES, AND RESTRICTIONS IF ANY SHOWN OR DESCRIBED ON THE CONTEMPLATED PLAT TO RESUBDIVIDE LOT 2 OF NORTHWOODS, THIS COMMITMENT/POLICY IS SUBJECT TO ANY FURTHER EXCEPTIONS AS MAY THEN BE DEEMED NECESSARY. THIS ITEM AFFECTS THE SUBJECT PROPERTY, THOUGH BLANKET IN NATURE AND AFFECTED BY THE NORTHWOODS LOT 2 SUBDIVISION FINAL PLAT THEREFORE HAS NOT BEEN PLOTTED HEREON.

(22) EASEMENT ELECTRIC BY AND BETWEEN WILBUR C. DELP, JR. AND PATRICIA V. DELP, HIS WIFE AND CENTRAL ILLINOIS LIGHT COMPANY, A CORPORATION, DATED JULY 7, 1964 AND RECORDED AUGUST 21, 1964 AS DOCUMENT NO. 64-11896 (SEE TAB 29), IN THE OFFICE OF PEORIA COUNTY, ILLINOIS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, AND HAS BEEN PLOTTED HEREON.

STATEMENT OF ENCROACHMENTS:

THERE WERE NO ENCROACHMENTS NOTED AT THE TIME OF THE FIELD SURVEY.

ZONING DATA:

CURRENT CITY OF PEORIA, ILLINOIS ZONING REQUIRMENTS: "C-2" LARGE SCALE COMMERCIAL DISTRICT

BULK DISTRICT SETBACK RESTRICTIONS: SECTION 9.7 C.:

MINIMUM LOT SIZE:	50,000 SQ. FT.	FRONT & CORNER YARD SET BACK:	PLATTED 20 FT.
MINIMUM LOT WIDTH:	NONE	SIDE YARD SETBACK:	MINIMUM 5% NOT TO EXCEED 10 FT.
MAXIMUM BULDING HEIGHT:	45 FEET	REAR YARD SETBACK:	MINIMUM 5% NOT TO EXCEED 10 FT.

PARKING REQUIREMENTS:
EATING/DRINKING: 12 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA

SOURCE OF ZONING INFORMATION: CITY OF PEORIA, PEORIA COUNTY, ILLINOIS
PLANNING & ZONING DIVISION: CITY HALL
419 FULTON STREET, PEORIA, ILLINOIS 61602

CONTACT NUMBER: 309-494-8600 EMAIL: planning@ci.peoria.il.us

UTILITY CONTACT INFORMATION:

SANITARY SEWER	GREATER PEORIA SANITARY DISTRICT MARIA ZAVALA ENGINEERING TECHNICIAN 2322 S. DARST STREET PEORIA, IL 61607-2093 www.gpsd.dst.il.us PHONE: (309) 272-4844 FAX: (309) 637-6614 EMAIL: mzavala@gpsd.org	TELEPHONE	AT&T CUSTOMER SERVICE: (309) 495-0751 www.att.com MADISON RIVER COMMUNICATIONS CUSTOMER SERVICE: (877) 218-2271 McLEOD USA/DAETEC CUSTOMER SERVICE: (800) 393-1413 www.mcleodusa.com SBC CUSTOMER SERVICE: (800) 660-3000 OR (800) 480-8088 www.sbc.com TALK AMERICA INC. CUSTOMER SERVICE: (800) 291-9699 TRINSIC COMMUNICATIONS CUSTOMER SERVICE: (877) 504-8067 OR (800) 399-2735 www.trinsic.com COMCAST CORP. CONTACT: J. BRUCE VON BRETHORST PHONE: (309) 686-2677
STORM SEWER	CITY OF PEORIA PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION CITY HALL 419 FULTON STREET #307 PEORIA, IL 61602 PHONE: (309) 494-8800 FAX: (309) 494-8658		
WATER	ILLINOIS-AMERICAN WATER CO. 123 SW WASHINGTON STREET PEORIA, IL CONTACT: JEROME MROCZKOWSKI PHONE: (309) 566-4110		
GAS AND ELECTRIC	AMEREN CILCO PHONE: (888) 672-5252 www.ameren.com CONTACT: KENT KOWALSKI, P.E. GAS ENGINEERING PHONE: (309) 693-4839		

GENERAL UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN HEREON.

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STATEMENT OF SPECIAL NOTES:

THERE IS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING (DEMOLITION) CONSTRUCTION OR BUILDING ADDITIONS, ON THE SUBJECT PROPERTY, WITHIN THE LAST CALENDAR YEAR.

THERE IS NO KNOWLEDGE OF COMPLETED OR PROPOSED RIGHT OF WAY CHANGES FROM THE CONTROLLING JURISDICTIONS.

THERE WAS NO OBSERVABLE EVIDENCE THAT THE SUBJECT PROPERTY HAS BEEN LISTED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

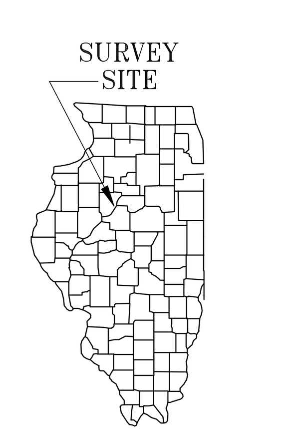
THERE WAS NO OBSERVED EVIDENCE THAT THE SUBJECT PROPERTY OR ADJOINING PROPERTIES, HAVE OR WERE USED AS A CEMETERY.

F.E.M.A. FLOOD ZONE DATA:

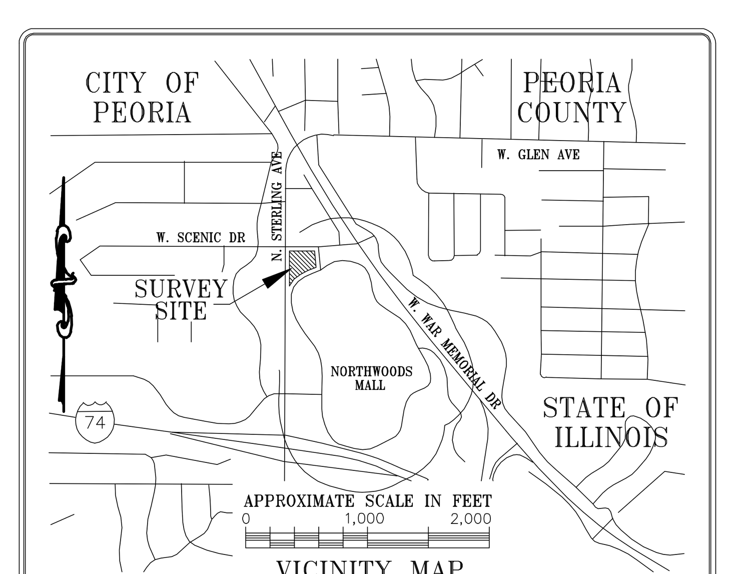
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 1705360015B WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 01, 1980, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM F.E.M.A.

SYMBOL AND ABBREVIATION LEGEND:

"N"	DENOTES: NORTH (DIRECTION)	0.00'	DENOTES: RECORD DIMENSION
"S"	DENOTES: SOUTH (DIRECTION)	(0.00')	DENOTES: FIELD DIMENSION
"E"	DENOTES: EAST (DIRECTION)	"*"	DENOTES: ASSUMED BEARING
"W"	DENOTES: WEST (DIRECTION)	"●"	DENOTES: SURVEY MONUMENT FOUND
"BRG."	DENOTES: BEARING (ANGULAR MEASUREMENT)	"○"	DENOTES: 1/2" IRON PIN & CAP SET
"°"	DENOTES: DEGREES (ANGULAR MEASUREMENT)	"▲"	DENOTES: STONE MONUMENT FOUND
"'"	DENOTES: MINUTES (ANGULAR MEASUREMENT)	"△"	DENOTES: CONCRETE MONUMENT FOUND
"""	DENOTES: SECONDS (ANGULAR MEASUREMENT)	"■"	DENOTES: RAIL ROAD SPIKE FOUND
"Δ"	DENOTES: DELTA (CURVE MEASUREMENT)	"□"	DENOTES: RAIL ROAD SPIKE SET
"R"	DENOTES: RADIUS (CURVE MEASUREMENT)	"×"	DENOTES: P.K. NAIL FOUND
"T"	DENOTES: TANGENT (CURVE MEASUREMENT)	"¤"	DENOTES: P.K. NAIL SET
"L"	DENOTES: LENGTH (CURVE MEASUREMENT)	"⊗"	DENOTES: WATER VALVE
"CHD."	DENOTES: CHORD (CURVE MEASUREMENT)	"☼"	DENOTES: FIRE HYDRANT
"FT."	DENOTES: FOOT OR FEET (LINEAR MEASUREMENT)	"AUX."	DENOTES: AUXILIARY
"'"	DENOTES: FEET or FOOT (LINEAR MEASUREMENT)	"P.L."	DENOTES: PROPERTY LINE
"""	DENOTES: INCHES (LINEAR MEASUREMENT)	"FC."	DENOTES: FENCE
"L.F."	DENOTES: LINEAL FEET (LINEAR MEASUREMENT)	"COR."	DENOTES: CORNER
"SQ."	DENOTES: SQUARE (AREA MEASUREMENT)	"HT."	DENOTES: HEIGHT
"D.I.P."	DENOTES: DUCTILE IRON PIPE (WATER)	"DIA."	DENOTES: DIAMETER
"V.C.P."	DENOTES: VITRIFIED CLAY PIPE (SANITARY)	"A.C.C."	DENOTES: ASPHALTIC CEMENT CONCRETE
"R.C.P."	DENOTES: REINFORCED CONCRETE PIPE (STORM)	"P.C.C."	DENOTES: PORTLAND CEMENT CONCRETE
"NAT."	DENOTES: NATURAL (NATURAL GAS)	"BLDG"	DENOTES: BUILDING
"ELEC."	DENOTES: ELECTRIC	"PKG."	DENOTES: PARKING
"HR."	DENOTES: HOUR		



STATE OF ILLINOIS



VICINITY MAP

TITLE COMMITMENT DESCRIPTION:

A PORTION OF THE FOLLOWING, LEGAL TO BE PROVIDED:

LOT 2 OF NORTHWOODS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN PEORIA COUNTY, ILLINOIS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 9 (SEE TAB 3);

EXCEPTING THEREFROM THAT STRIP OF LAND, 12 FEET IN WIDTH, LYING ALONG NORTH STERLING AVENUE AND WEST SCENIC DRIVE IN PEORIA COUNTY, ILLINOIS, ADJACENT TO LOTS 6, 2 AND 3 IN SAID NORTHWOODS;

EXCEPTING THEREFROM COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 71 DEGREES 10 MINUTES 30 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 63.445 FEET TO THE ANGLE CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 33 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 15.00 FEET; THENCE SOUTH 71 DEGREES 10 MINUTES 30 SECONDS WEST 55.00 FEET ALONG A LINE PARALLEL WITH THE AFORESAID NORTHWESTERLY LINE; THENCE SOUTH 27 DEGREES 31 MINUTES 06 SECONDS WEST, 50.00 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID LOT, SAID POINT BEING 41.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 0 DEGREES 09 MINUTES 00 SECONDS EAST, 41.50 FEET TO THE HEREINABOVE DESIGNATED PLACE OF BEGINNING, IN PEORIA COUNTY, ILLINOIS;

EXCEPTING THEREFROM BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING 14.669 METERS (18.13 FEET) NORMALLY DISTANT SOUTHERLY FROM THE PROPOSED BASELINE OF SCENIC DRIVE; THENCE 10.189 METERS (33.43 FEET) ON THE EASTERLY LINE OF SAID LOT 2, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 14.021 METERS (46.00 FEET), A CENTRAL ANGLE OF 41 DEGREES 38 MINUTES 13 SECONDS ALONG THE LONG CHORD OF SAID CURVE BEARS SOUTH 32 DEGREES 49 MINUTES 59 SECONDS EAST, A CHORD DISTANCE OF 9.966 METERS (32.70 FEET) TO A POINT BEING 23.130 METERS (75.89 FEET) NORMALLY DISTANT SOUTHERLY FROM SAID BASELINE; THENCE 9.137 METERS (29.98 FEET) ON SAID EASTERLY LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 44.501 METERS (146.00 FEET), A CENTRAL ANGLE OF 11 DEGREES 45 MINUTES 49 SECONDS AND THE LONG CHORD OF SAID CURVE BEARS SOUTH 6 DEGREES 07 MINUTES 58 SECONDS EAST, A CHORD DISTANCE OF 9.121 METERS (29.92 FEET) TO A POINT BEING 32.213 METERS (105.69 FEET) NORMALLY DISTANT SOUTHERLY FROM SAID BASELINE; THENCE SOUTH 0 DEGREES 16 MINUTES 00 SECONDS EAST, ON SAID EASTER LINE 31.211 METERS (102.40 FEET) TO A POINT BEING 63.421 METERS (208.07 FEET) NORMALLY DISTANT SOUTHERLY FROM SAID BASELINE; THENCE NORTH 4 DEGREES 56 MINUTES 49 SECONDS WEST 37.195 METERS (122.03 FEET) TO A POINT BEING 26.317 METERS (86.34 FEET), NORMALLY DISTANT SOUTHERLY FROM SAID BASELINE; THENCE NORTH 50 DEGREES 18 MINUTES 18 SECONDS WEST, 17.920 METERS (58.79 FEET) TO THE NORTHERLY LINE OF SAID LOT 2, SAID POINT BEING 14.649 METERS (48.06 FEET) NORMALLY DISTANT SOUTHERLY FROM SAID BASELINE; THENCE NORTH 89 DEGREES 10 MINUTES 36 SECONDS EAST, ON SAID NORTHERLY LINE 10.474 METERS (34.36 FEET) TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ALL THAT PART CONVEYED BY FINAL JUDGMENT ORDER FROM CASE NO. 02-ED-18 TO THE STATE OF ILLINOIS BY INSTRUMENT RECORDED JANUARY 8, 2007 AS DOCUMENT NO. 07-00811 (SEE TAB 28).

BASIS OF BEARINGS:

THE BEARING OF N00°14'54"W ALONG THE WEST LINE OF THE SE 1/4, SECTION 19, T09N, R08E OF THE 4TH P.M., AND ALIGNED WITH NORTH STERLING ROAD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, IN THE CITY OF PEORIA, PEORIA COUNTY, STATE OF ILLINOIS, AS SHOWN ON THIS PLAT, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

ACCESS STATEMENT:

ACCESS TO THE SUBJECT PROPERTY IS GAINED FROM THE SOUTH VIA ACCESS AGREEMENTS OVER AND ACROSS LOT 1 AND LOT 2 OF SAID SUBDIVISION TO THE MALL LOOP ROAD COVERED UNDER RECIPROCAL ACCESS AGREEMENT TO THE MALL ENTRANCE DRIVE AND WEST SCENIC DRIVE, A VARIABLE WIDTH PUBLIC RIGHT OF WAY NORTH OF THE SUBJECT PROPERTY, SAID RIGHT OF WAY SUBJECT TO CONTROLLED ACCESS, AND NORTH STERLING AVENUE, A VARIABLE WIDTH PUBLIC RIGHT OF WAY NORTH OF THE SUBJECT PROPERTY, SAID RIGHT OF WAY SUBJECT TO CONTROLLED ACCESS, ALL IN THE CITY OF PEORIA, PEORIA COUNTY, STATE OF ILLINOIS.

SURVEY METES & BOUNDS DESCRIPTION:

A SURVEY OF LOT 2 OF THE NORTHWOODS - LOT 2 SUBDIVISION, A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 9 NORTH (T09N), RANGE 8 EAST (R08E) OF THE FOURTH PRINCIPAL MERIDIAN (4TH P.M.), IN THE CITY OF PEORIA, PEORIA COUNTY, STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 9 NORTH (T09N), RANGE 8 EAST (R08E) OF THE FOURTH PRINCIPAL MERIDIAN (4TH P.M.), IN THE CITY OF PEORIA, PEORIA COUNTY, STATE OF ILLINOIS; THENCE NORTH 00 DEGREES 14 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 19 A DISTANCE OF 945.72 FEET TO A POINT; THENCE NORTH 89 DEGREES 45 MINUTES 06 SECONDS EAST A DISTANCE OF 31.52 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH STERLING AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 29 MINUTES 27 SECONDS WEST A DISTANCE OF 40.89 FEET ALONG THE EAST RIGHT OF WAY LINE OF NORTH STERLING AVENUE TO A POINT; THENCE NORTH 07 DEGREES 01 MINUTES 27 SECONDS WEST A DISTANCE OF 45.33 FEET CONTINUING ALONG THE EAST RIGHT OF WAY LINE OF NORTH STERLING AVENUE TO A POINT; THENCE NORTH 00 DEGREES 29 MINUTES 15 SECONDS WEST A DISTANCE OF 129.19 FEET CONTINUING ALONG THE EAST RIGHT OF WAY LINE OF NORTH STERLING AVENUE TO A POINT; THENCE NORTH 07 DEGREES 24 MINUTES 20 SECONDS EAST A DISTANCE OF 18.36 FEET CONTINUING ALONG THE EAST RIGHT OF WAY LINE OF NORTH STERLING AVENUE TO A POINT, SAID POINT COMMON TO LOT 1 AND LOT 2 OF SAID NORTHWOODS - LOT 2 SUBDIVISION; THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST A DISTANCE OF 35.20 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 28 SECONDS EAST A DISTANCE OF 22.20 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST A DISTANCE OF 144.84 FEET TO A POINT; THENCE SOUTH 30 DEGREES 31 MINUTES 59 SECONDS EAST A DISTANCE OF 67.78 FEET TO A POINT; THENCE SOUTH 59 DEGREES 09 MINUTES 09 SECONDS WEST A DISTANCE OF 124.96 FEET TO A POINT; THENCE SOUTHWESTERLY 171.96 FEET ALONG A 229.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY WITH A LONG CHORD BEARING SOUTH 37 DEGREES 38 MINUTES 25 SECONDS WEST A DISTANCE OF 167.95 FEET TO THE POINT OF BEGINNING, CONTAINING 26,686.2 SQUARE FEET, OR 0.613 ACRES, SUBJECT TO EASEMENTS OF RECORD.

SURVEYOR'S ALTA/ACSM LAND TITLE CERTIFICATION:

TO: QUATTRO DEVELOPMENT, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY; CHIPOTLE MEXICAN GRILL, THEIR SUCCESSORS AND ASSIGNS:

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, 5, 6B, 7A, 7B, 7C, 8, 9, 11A, 11B, 13, 14, 16, 17, & 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 23, 2012.

04/26/2012

KIRK D. ESCHLIMAN, P.L.S. ILLINOIS LICENSE NO. 035-3089
MY LICENSE RENEWAL DATE IS: NOVEMBER 30, 2012
SHEETS COVERED BY THIS SIGNATURE & SEAL: SHEET 1 OF 1
DATE OF FIELD SURVEY: APRIL 23, 2012
DATE OF LAST REVISION: 12A43AS0-L2.DWG, ORIGINAL SUBMISSION

KIRK D. ESCHLIMAN REGISTERED NO. 35-3089 ILLINOIS RESIDENT OF IOWA LAND SURVEYOR

CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED. *PER SECTION 6735.5 OF THE BUSINESS AND PROFESSIONAL CODE.

ALTA/ACSM LAND TITLE & DESIGN SURVEY
QUATTRO DEVELOPMENT, L.L.C. & CHIPOTLE MEXICAN GRILL
4516 NORTH STERLING AVENUE, PEORIA, ILLINOIS 61613

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

04/26/2012
DATE:
KIRK D. ESCHLIMAN, P.L.S. ILLINOIS LICENSE NO. 035-003089
MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2012
PAGES OR SHEETS COVERED BY THIS SIGNATURE & SEAL: SHEET 1 OF 1

KIRK D. ESCHLIMAN REGISTERED NO. 35-3089 ILLINOIS RESIDENT OF IOWA LAND SURVEYOR
THIS PLAT IS NOT CERTIFIED UNLESS AN EMBOSSED SEAL IS AFFIXED HEREON

PREPARED FOR:
LOT 1 OF NORTHWOODS LOT 2 SUBD.
4516 NORTH STERLIN AVENUE
PEORIA, ILLINOIS 61613

REQUESTED BY: KEVIN BARNES
DEVELPOMENT & CONSTRUCTION, V.P.
OAK BROOK, ILLINOIS 60523

DATE OF FIELD WORK: 04/23
DWG. DATE: 04/26/2012
CADD FILE: 12A43AS0-L2.DWG
DRAWN BY: K.D.E.
PROJECT NO.: 12A43

SHEET NO. 1 OF 1

KESS & ASSOCIATES, INC.
819 SYCAMORE ST., WATERLOO, IOWA 50703-4729 PHONE: (319) 234-0509