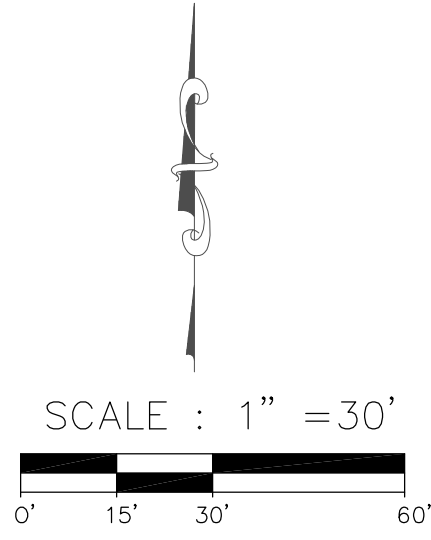


**Legend of Symbols & Abbreviations**

- Power Pole
- Light Pole
- Transformer
- Utility Pedestal
- Gas Valve
- Water Valve
- B-Box
- Manhole
- Catch Basin
- Fire Hydrant
- Electric Meter
- Gas Meter
- Ground Light
- Air Condition
- Traffic Signal
- Sign
- Flag Pole
- Storm Sewer
- Stockade Fence
- Chain Link Fence
- Guard Rail
- Auto Sprinkler
- Flored End Section
- Found Iron Rod
- Found Iron Pipe
- Monitoring Well
- Parking Stop
- Bollard
- Soil Boring Location
- Concrete
- Buried Utilities
- Telephone
- Gas
- Electric
- Overhead Wires
- Sanitary Sewer
- N. North
- S. South
- E. East
- W. West
- Degrees
- Feet or Minutes
- Inches or Seconds
- Sq. Square
- Ft. Feet
- Vol. Volume
- Pg. Page
- Calc. Calculated
- Rec. Record
- Meas. Measured
- ROW Right of Way
- CL Centerline
- P.U.E Public Utility Easement
- (S) Survey Bearing

**Vicinity Map**



**Zoning Information**

The Surveyor was provided with the following zoning information. Commercial Due Diligence Services Report # 14-01-12576 dated January 8, 2014.

Existing Zoning - B-2, Community Shopping District.

Setbacks - Front - 40 Feet. Side - No side yard required; except if an open area is left along an interior side lot line, it shall not be less than 10 ft in width / a side yard adjoining a street shall not be less than 40 ft. Rear - 25 Feet.

Required Parking - Not provided.

Maximum Building Height - 2 stories not to exceed 30 ft.

Minimum Lot Size - No Requirement noted.

Minimum Lot Width - No Requirement noted.

Maximum Floor Area Ratio - 0.5

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	54
HANDICAP	2
TOTAL	56

**Miscellaneous Notes**

- MN1** ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.
- MN2** ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN3** ASSUMED BEARING: THE EAST RIGHT OF WAY LINE OF VENTURE DRIVE TO BE NORTH 00 DEGREES 37 MINUTES 38 SECONDS WEST.
- MN4** AT THE TIME OF THIS SURVEY THERE IS NO VISIBLE EVIDENCE OF A CEMETERY.
- MN5** AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 4361 VENTURE DRIVE.
- MN6** THE SUBJECT PROPERTY HAS ACCESS TO AND FROM VENTURE DRIVE WHICH IS GOVERNED BY THE CITY OF PERU.
- MN7** IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN8** IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY(S) EITHER COMPLETED OR PROPOSED.
- MN9** IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- MN10** IN REGARDS TO TABLE "A" ITEM 21, PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF 1,000,000 IS IN EFFECT.

**Record Description**

Lot 1 in Toedter's Third Addition to the City of Peru, being a part of the East Half of the Northeast Quarter of Section 5, Township 33 North, Range 1, East of the Third Principal Meridian, according to the Plat thereof recorded 20 April, 1993 as document no. 93 05782, in LaSalle County, Illinois.

Except coal and minerals and the right to mine and remove the same.

Together with a Grant of Appurtenant Easement recorded September 2, 1993 as document no. 93 14974.

ABOVE LEGAL DESCRIPTION IS THE PROPERTY DESCRIPTION IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-629162-CHI2, BEARING AN EFFECTIVE DATE OF SEPTEMBER 9, 2013.

**Items Corresponding to Schedule B**

- Restrictive Covenants contained in Agreement recorded 22 April, 1993 as document no. 93-05983 between Peru North Development Company, Water Lamps and Albert Tomaszewski, as Trustee under Trust Agreement dated 21 November, 1989 and known as Trust No. 1 and First National Bank of Ottawa, as Trustee. Item does not apply and is not platted.
- Building set back Lines as shown on the Plat of Toedter's Third Addition recorded as document no. 93 05782. (Affects the West 70 feet and the East 25 feet). Item does apply and is platted.
- Rights and responsibilities to the use and maintenance of a drainage and utility easement by virtue of a Grant of Appurtenant Easement recorded 2 September, 1993, as document no. 93 14974. (Easement located north and adjacent to property in question.) Item does apply and is platted.
- Restrictive covenants dated 15 June, 1994 and recorded 15 June, 1994 as document no. 94 09920. Item does apply. is blanket in nature and not platted.
- Grant of easement to Illinois Bell, D.B.A. Ameritech, its successors and assigns by document no. 94-09889 dated 14 May, 1994 and recorded 15 June, 1994. Item does apply and is platted.

**ALTA/ACSM Land Title Survey**

**Venture Drive Project**  
**B&C Project No. 201302963, 001**  
**4361 Venture Drive, Peru, IL**

Based upon Title Commitment NCS-629162-CHI2 of First American Title Insurance Company bearing an effective date of September 9, 2013

**Surveyor's Certification**

To: Quattro Peru, LLC, an Illinois limited liability company; Associated Bank, National Association, a national banking association, its successors and assigns; First American Title Insurance Company and Book & Clark Corporation.

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, 6b, 7a, 7b, 7c, 8, 9, 11a, 13, 14, 15, 17, 18 and 21 of Table A thereof. The field work was completed on November 27, 2013.

James L. Harpole  
 Illinois Professional Land Surveyor No. 3190  
 In the State of Illinois, Expires 11-30-2014  
 Date of Plat



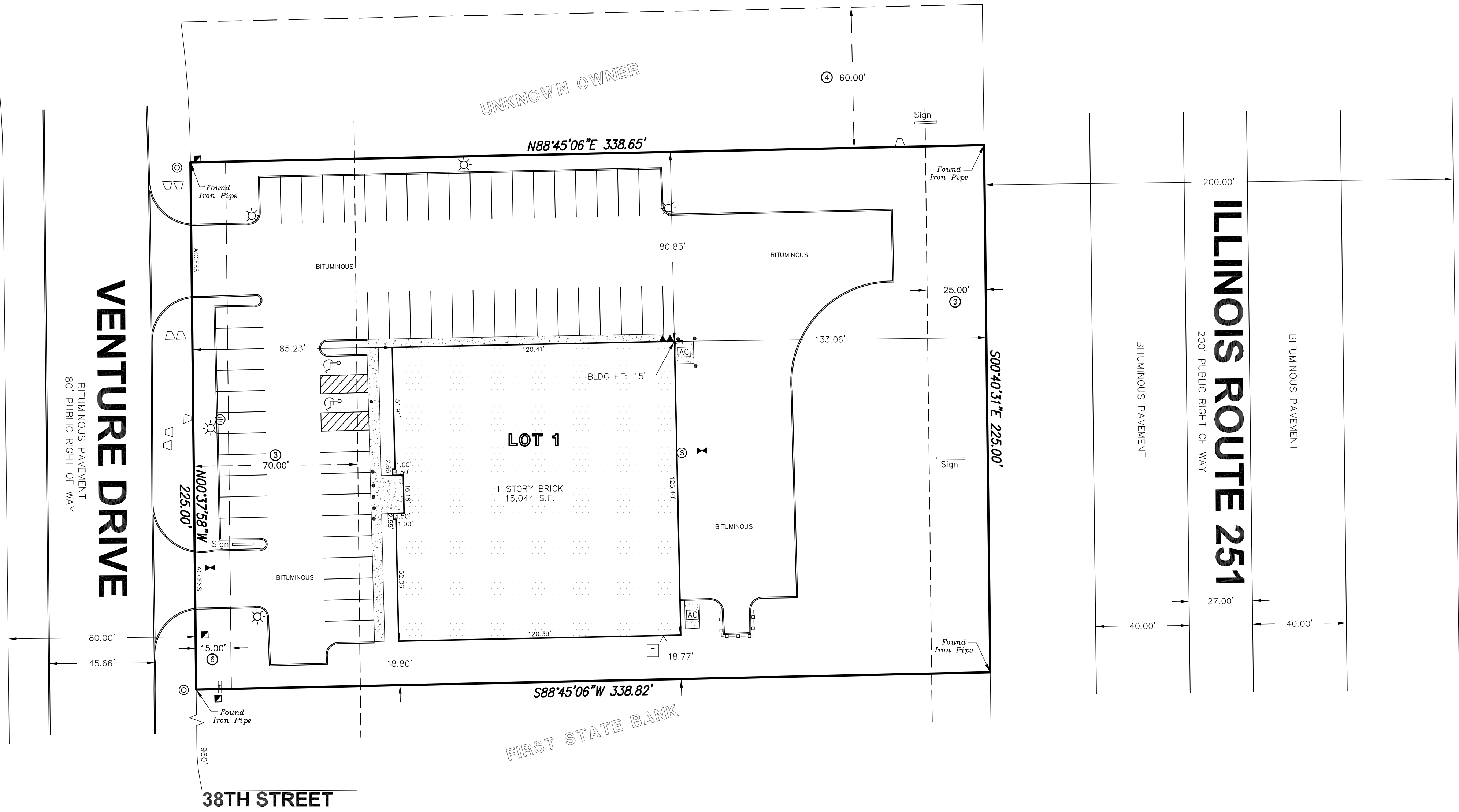
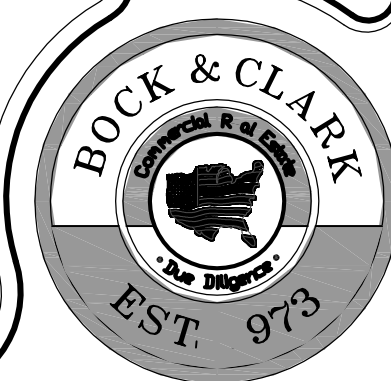
Date of First Issue	December 9, 2013
Date of Last Revision	January 9, 2014

Survey Performed By:  
 JLH Land Surveying Inc.  
 7222 Courtwright Drive  
 Plainfield, IL 60586  
 Phone: 815-254-2200  
 www.jlhsurvey.com

Network Project No. 201302963,001

Page 1 of 1

**Book & Clark's National Surveyors Network**  
 National Coordinators of ALTA/ACSM Land Title Surveys  
 3550 West Market Street, Suite 200, Akron, Ohio 44333  
 Phone: (800) Surveys, Fax: (330) 666-3608 www.bookandclark.com



**Utility Notes**

**UN1** The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans to determine the location of any subterranean uses.

**Significant Observations**

NONE WERE OBSERVED.

**AREA: 76,211.91 SF± OR 1.75 ACRES±**

**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17099CO460E WHICH BEARS AN EFFECTIVE DATE OF 7/18/2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 12/9/2013 TO THE NATIONAL FLOOD INSURANCE PROGRAM http://www.fema.gov/ WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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