INFORMATION TAKEN FROM SCHEDULE "B", PART II OF FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. GLW2400602, DATED APRIL 5TH, 2024

ITEM # 16 RECIPROCAL, CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT.
RECORDING DATE: APRIL 6, 1972

RECORDING DATE: APRIL 6, 197.
RECORDING NO: 72-05229.

EASEMENT LOCATION AGREEMENT. RECORDING DATE: FEBRUARY 15, 1977 RECORDING NO: 77-03225 .

FIRST AMENIDMENT THERETO, RECORDING DATE, IANIHARY 24, 44

FIRST AMENDMENT THERETO: RECORDING DATE: JANUARY 31, 1985 RECORDING NO: 85-01690 .

CORRECTED FIRST AMENDMENT THERETO. RECORDING DATE: SEPTEMBER 21, 1987

SECOND AMENDMENT THERETO. RECORDING DATE: SEPTEMBER 21, 1987

ASSIGNMENT AND ASSUMPTION BY AND TO WPG MANAGEMENT ASSOCIATES, INC. RECORDED JUNE 25, 2019 AS DOCUMENT

AMENDED AND RESTATED DECLARATION OF COVENANTS RECORDED JUNE 25, 2019 AS DOCUMENT 2019009895.

FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS RECORDED DECEMBER 7, 2023 AS DOCUMENT 2023019084.

(AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)

ITEM # 17 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PURPOSE: CONSTRUCTION AND USE OF RETAINING WALL

RECORDING DATE: SEPTEMBER 26, 2002 RECORDING NO: 02-39002

ASSIGNMENT AND ASSUMPTION BY AND TO WPG MANAGEMENT ASSOCIATES, INC. RECORDED JUNE 25, 2019 AS DOCUMENT 2019009894. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)

ITEM # 18 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: THE GREATER PEORIA SANITARY AND SEWAGE DISPOSAL DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS PURPOSE: SANITARY AND SEWAGE

RECORDING DATE: FEBRUARY 6, 2003 RECORDING NO: 03-05956.

(AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)

ITEM # 19 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: CENTRAL ILLINOIS LIGHT COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

PURPOSE: ELECTRIC RECORDING DATE: MAY 3, 200 RECORDING NO: 04-16292.

(AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)

21 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP

PURPOSE: UTILITY

RECORDING NO: PLAT BOOK 1, PAGE 9

SUBORDINATION OF SURFACE RIGHTS FOR PUBLIC ROAD PURPOSES RECORDED JUNE 11, 2002 AS DOCUMENT NO. 02-23627.

SUBORDINATION OF SURFACE RIGHTS FOR PUBLIC ROAD PURPOSES RECORDED APRIL 29, 2002 AS DOCUMENT NO. 02-17553.

(AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)

COVENANTS, CONDITIONS AND RESTRICTIONS 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 MADE BY AND BETWEEN J.C. PENNEY PROPERTIES, INC. AND NORTHWOODS SHOPPING CENTER, LLC.

RECORDING DATE: MAY 11, 2016

ASSIGNMENT AND ASSUMPTION BY AND TO WPG MANAGEMENT ASSOCIATES, INC. RECORDED JUNE 25, 2019 AS DOCUMENT 2019009894.

AMENDED AND RESTATED DECLARATION OF COVENANTS RECORDED JUNE 25, 2019 AS DOCUMENT 2019009895.

FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS RECORDED DECEMBER 7, 2023 AS DOCUMENT 2023019084. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)

ITEM # 23 BUILDING SETBACK LINE AS SHOWN ON FINAL PLAT OF NORTHWOODS THIRD ADDITION RECORDED DECEMBER 13, 2018 AS DOCUMENT 2018023029 IN PLAT BOOK 14, PAGE 33.

(AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)

ITEM # 24 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: CENTRAL ILLINOIS LIGHT COMPANY, ITS SUCCESSORS AND/OR ASSIGNS PURPOSE: EASEMENT

RECORDING DATE: JANUARY 5, 1960 RECORDING NO: 60-185 BOOK 1170 PAGE 1.

(AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)

ITEM # 25 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: CENTRAL ILLINOIS LIGHT COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

PURPOSE: GAS EASEMENT
RECORDING DATE: JANUARY 28, 1963

RECORDING NO: 63-01146 BOOK 1250 PAGE 444 (AFFECTS THE PROPERTY, UNABLE TO BE PLOTTED)

ITEM # 26 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: CENTRAL ILLINOIS LIGHT COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

PURPOSE: ELECTRIC EASEMENT RECORDING DATE: JANUARY 28, 1963

RECORDING NO: 63-01145 BOOK 1250 PAGE 440
(AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: GREATER PEORIA SANITARY AND SEWAGE DISPOSAL DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS

PURPOSE: EASEMENT RECORDING DATE: JULY 29, 1970 RECORDING NO: 70-08701

(DOES NOT AFFECT THE PROPERTY, PLOTTED AND SHOWN HEREON)

28 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: CENTRAL ILLINOIS LIGHT COMPANY, ITS SUCCESSORS AND/OR ASSIGNS PURPOSE: ELECTRIC EASEMENT

PURPOSE: ELECTRIC EASEMENT RECORDING DATE: AUGUST 21, 1964

(DOES NOT AFFECT PROPERTY, UNABLE TO BE PLOTTED AND SHOWN HERON)

GENERAL NOTES:

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83, WEST ZONE 1202.

AREA SURVEYED = 2.778 ACRES±

PROPERTY SURVEYED IS PIN 14-30-201-021.

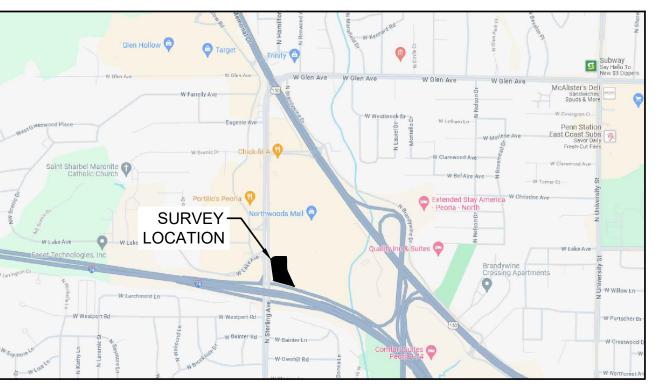
THE PROPERTY DESCRIBED ON THE SURVEY IS THE SAME AS THE PROPERTY IN FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT No. GLW2400602, DATED APRIL 11, 2024.

THIS PROPERTY HAS NO DIRECT ACCESS TO PUBLIC RIGHT OF WAYS. ACCESS TO STERLING AVENUE (A PUBLIC RIGHT OF WAY) PROVIDED VIA PRIVATE EASEMENT OVER RING ROAD AND SPOKE ROAD (ITEM NO. 16)

THIS PROPERTY IS CURRENTLY ZONED C-2, LARGE SALE COMMERCIAL DISTRICT.

SURVEYOR IS NOT AWARE OF ANY KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

AT THE TIME OF THIS SURVEY, THE PROPERTY IS CONTIGUOUS AND CONTAINS NO GAPS OR GORES.



VICINITY MAP

NOT TO SCALE

BITUMINOUS SURFACE ---- EXISTING RIGHT OF WAY LINE NOT TO SCALE **IDOT WALL EASEMENT** DOC. NO. 02-39002 —X——X——X—— EXISTING FENCE LINE SANITARY SEWER EASEMENT OHE OVERHEAD ELECTRIC LINE ---- --- GAS --- UNDERGROUND GAS LINE UNDERGROUND ELECTRIC EASEMENT TEL UNDERGROUND TELEPHONE LINE DOC. NO. 04-16292 —— — W—— UNDERGROUND WATER LINE UNDERGROUND STORM SEWER LINE UNDERGROUND GAS EASEMENT UNDERGROUND STORM SEWER LINE DOC. NO. 63-00146 - BK. 1250, PG. 444 —— — — CATV — UNDERGROUND CABLE LINE _____ CONTOUR LINE SANITARY SEWER EASEMENT DOC. NO. 70-08701 IRON MONUMENT FOUND (50.00') PLAT OR DEED DIMENSION BOLLARD * LIGHT POLE **ELECTRICAL TRANSFORMER ELECTRIC METER** FIRE HYDRANT WATER VALVE GAS VALVE GAS METER SANITARY SEWER MANHOLE **CLEAN OUT** STORM SEWER INLET STORM SEWER INLET SCALE: 1" = 20' STORM SEWER MANHOLE HAND HOLE UTILITY POLE **GUY ANCHOR** WATER SPIGOT

CONCRETE SURFACE

LEGAL DESCRIPTION FROM SCHEDULE "A" OF FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. GLW2400602, DATED APRIL 5TH, 2024

LOT 8A OF THE FINAL PLAT FOR NORTHWOODS THIRD ADDITION (BEING A SUBDIVISION OF PART OF LOT 8 OF NORTHWOODS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS), RECORDED IN THE OFFICE OF THE COUNTY CLERK ON DECEMBER 13, 2018 IN PLAT BOOK 14, PAGE 33 AS DOCUMENT NO. 2018023029.

TABLE A NOTES:

LEGEND

——— ——— EXISTING PROPERTY LINE

ITEM NO. 1 PERMANENT SURVEY MONUMENTS WERE PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY.

ITEM NO. 2 ADDRESS: 4200 N STERLING AVENUE, PEORIA, IL 61614

ITEM NO. 3 THIS PROPERTY LIES WITHIN ZONE "C", AREAS OF MINIMAL FLOODING, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER

1705360015B, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 1, 1980.

AREA OF PROPERTY = 2.778 ACRES±.

EM NO. 6(a)(b) FOR ZONING SETBACK REQUIREMENTS REFER TO THE CITY OF PEORIA, ILLINOIS CODE OF ORDINANCES APPENDIX A

ITEM NO. 7(a)(b)(c) EXTERIOR DIMENSIONS, SQUARE FOOTAGE AND BUILDING HEIGHT ARE AS SHOWN ON THE SURVEY AND TAKEN AT

https://library.municode.com/il/peoria/codes/code_of_ordinances?nodeld=CO_APXAUNDECO_4.0BADI

GROUND LEVEL.

ITEM NO. 8 ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN.

ITEM NO. 9 THERE ARE A TOTAL OF 156 PARKING SPACES OF WHICH 3 ARE MARKED HANDICAP ACCESSIBLE.

ITEM NO. 11(a)(b)

SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.

BE REQUESTED FOR SURVEYING, ENGINEERING, OR PLANNING PURPOSES, ACTUAL EXCAVATION ACTIVITIES MUST BE PERFORMED ON SITE.

ITEM NO. 13 NAMES OF ADJOINING PROPERTY OWNERS AS OF JULY 18, 2024 ARE SHOWN ON THE SURVEY.

ITEM NO. 14 THE NEAREST INTERSECTING STREETS ARE SPOKE ROAD AND NORTH STERLING AVENUE WHICH ABUT THE TRACT.

AT THE TIME OF THIS SURVEY, THE SITE WAS CURRENTLY UNDER CONSTRUCTION. RECENTLY COMPLETED CONSTRUCTION ITEMS INCLUDE A DRIVE THROUGH CARWASH FACILITY, PARKING LOT WITH VACUUM BAYS, AND

WITH REGARD TO UTILITY MARKINGS IN ILLINOIS. THE ILLINOIS ONE CALL SYSTEM DOES NOT ALLOW FOR MARKINGS TO

THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES TO STREET RIGHT OF WAY LINES AT THE TIME OF THIS

ITEM NO. 20 NO WETLAND MARKINGS WERE OBSEREVED BY THE SURVEYOR WHILE CONDUCTING THE FIELDWORK FOR THIS SURVEY.

ALTA/NSPS CERTIFICATE

CERTIFICATE TO:

WPG MANAGEMENT ASSOCIATES, INC., AN INDIANA CORPORATION, QUATTRO DEVELOPMENT, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND FIRST NATIONAL 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 2021 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, 5,6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 24, 2024.

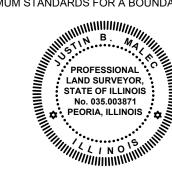
I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT PEORIA, ILLINOIS THIS 18TH DAY OF JULY, 2024.

AUSTIN ENGINEERING CO., INC.

BY:

JUSTIN B. MALEC
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3871
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
311 SW WATER ST.,STE. 215 PEORIA, IL. 61602
jmalec@austinengineeringcompany.com



LICENSE EXPIRES NOVEMBER 30, 2024

ASPS LAND TITLE SUF

IE FINAL PLAT FOR NORTHWOODS THIRD ADDITION, A

LOT 8 OF NORTHWOODS SUBDIVISION, A SUBDIVISION

IEAST 1/4 OF SECTION 30, TOWNSHIP 9 NORTH, RANG

FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLI

DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY

07/18/2024

07/31/2024

FOR REVIEW

ALTA/NSPS LAND TITLE SURVEY

PROJECT NO

42-24-094

DATE

07/18/2024

SURVEYED

BRC/WSK/CJL

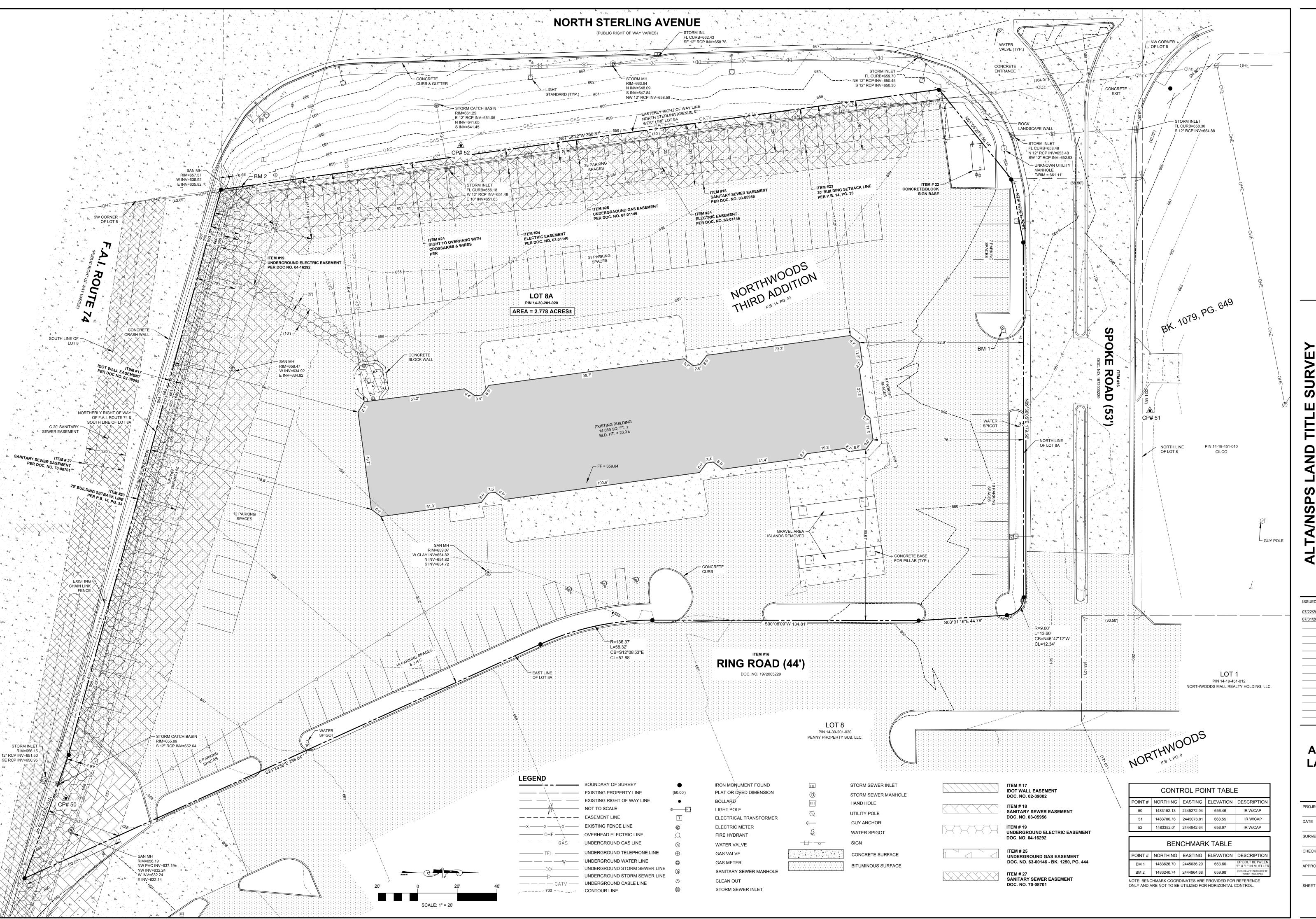
CHECKED

JBM

APPROVED

JBM

1 OF 2





07/22/2024

ALTA/NSPS LAND TITLE **SURVEY**

PROJECT NO DATE SURVEYED BRC/WSK/CJL CHECKED APPROVED

2 OF 2