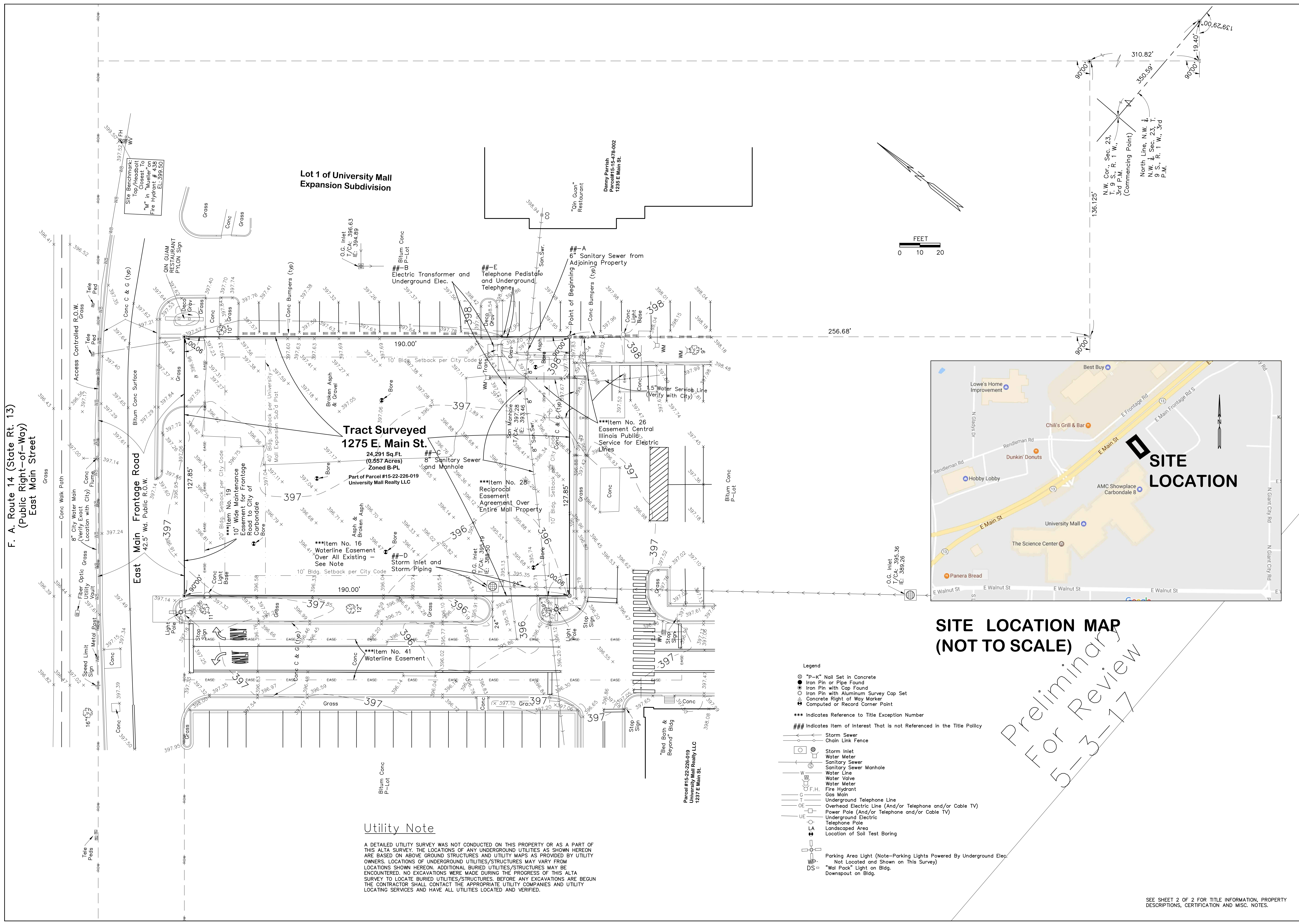
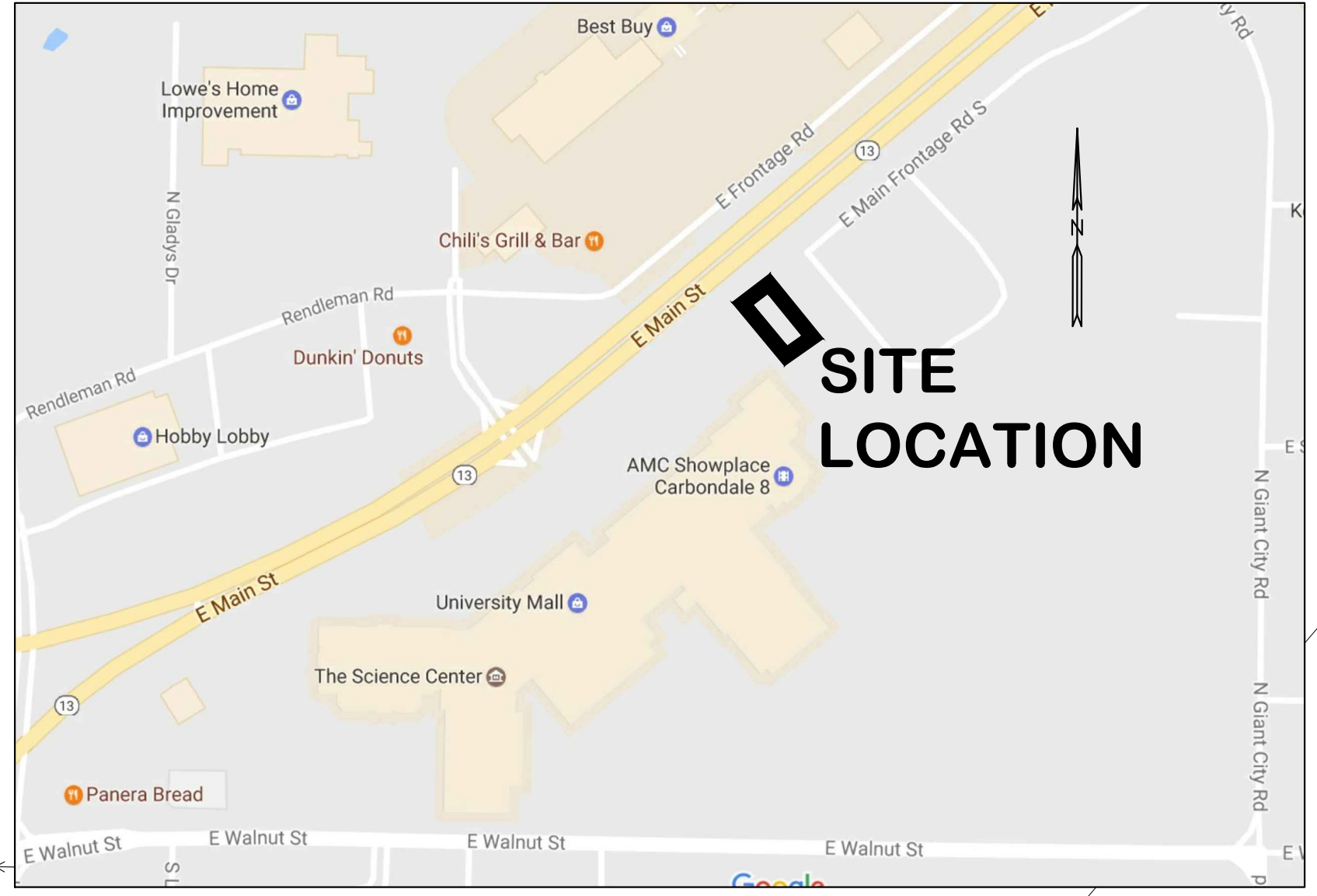


F. A. Route 14 (State Rt. 13)
(Public Right-of-Way)
East Main Street



Utility Note

A DETAILED UTILITY SURVEY WAS NOT CONDUCTED ON THIS PROPERTY OR AS A PART OF THIS ALTA SURVEY. THE LOCATIONS OF ANY UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND UTILITY MAPS AS PROVIDED BY UTILITY OWNERS. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS ALTA SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATIONS ARE BEGUN THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AND UTILITY LOCATING SERVICES AND HAVE ALL UTILITIES LOCATED AND VERIFIED.



**SITE LOCATION MAP
(NOT TO SCALE)**

- Legend**
- "P-K" Nail Set in Concrete
 - Iron Pin or Pipe Found
 - Iron Pin with Cap Found
 - Iron Pin with Aluminum Survey Cap Set
 - Concrete Right of Way Marker
 - Computed or Record Corner Point
 - *** Indicates Reference to Title Exception Number
 - ### Indicates Item of Interest That is not Referenced in the Title Policy
 - Storm Sewer
 - Chain Link Fence
 - Storm Inlet
 - Water Meter
 - Sanitary Sewer
 - Sanitary Sewer Manhole
 - Water Line
 - Water Valve
 - Water Meter
 - Fire Hydrant
 - Gas Main
 - F.H.
 - Underground Telephone Line
 - Overhead Electric Line (And/or Telephone and/or Cable TV)
 - Power Pole (And/or Telephone and/or Cable TV)
 - Underground Electric
 - Telephone Pole
 - Landscaped Area
 - Location of Soil Test Boring
 - Parking Area Light (Note—Parking Lights Powered By Underground Elec. Not Located and Shown on This Survey)
 - "Wal Pack" Light on Bldg.
 - Downspout on Bldg.

Sheet Title: University Mall Outlot - ALTA/NSPS Land Title Survey
Project Title: Survey for Quattro Development
Part of Lot 1 of University Mall Expansion Subdivision
Carbondale, IL

**ASATURIAN
EATON
and Associates P.C.
ENGINEERING and LAND SURVEYING**
1440 Old West Main, P.O. Box 369, Carbondale, IL 62903

JOB NO: 3426
DRAWN BY: re
DATE: 4-17-17
REVISIONS: 5-3-17

S-1
OF 2 SHEETS

SEE SHEET 2 OF 2 FOR TITLE INFORMATION, PROPERTY DESCRIPTIONS, CERTIFICATION AND MISC. NOTES.

DESCRIPTIONS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, ORDER NO. 2010 999013025 NCF, EFFECTIVE DATE: MARCH 19, 2017.

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

(FURNISHED DESCRIPTIONS PER TITLE COMMITMENT)

METES AND BOUNDS DESCRIPTION
UNIVERSITY MALL - NEW 0.557 ACRE LOT
(PRIOR TO SUBDIVISION PLAT APPROVAL)

BEING A PART OF LOT 1 OF UNIVERSITY MALL EXPANSION SUBDIVISION; BEING A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, A PART OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 22, A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, ALL OF LOT 2 OF THE UNIVERSITY MALL SUBDIVISION LOCATED IN A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, IN A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 AND IN A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, AND LOTS 1-A TO 22-A OF THE LAKE HEIGHTS SUBDIVISION, BEING A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, ALL BEING LOCATED IN TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CARBONDALE, COUNTY OF JACKSON, STATE OF ILLINOIS, COMPRISING THE COMMON AREA ALONG WITH LOTS 1 TO 8 INCLUSIVE, AS SHOWN BY THE RECORDED PLAT THEREOF, RECORDED IN PLAT CABINET 2 AT SLOT 23 IN THE JACKSON COUNTY RECORDER'S OFFICE; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE 3RD PRINCIPAL MERIDIAN, JACKSON COUNTY, ILLINOIS; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 23, A DISTANCE OF 350.59 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP LOCATED IN THE NORTHERLY LINE OF SAID LOT 1 OF UNIVERSITY MALL EXPANSION SUBDIVISION; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 139°29'00", ALONG THE NORTHERLY SIDE OF SAID LOT 1, A DISTANCE OF 19.40 FEET TO A POINT; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 90°00', ALONG THE NORTHERLY SIDE OF SAID LOT 1, A DISTANCE OF 310.82 FEET TO A POINT; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 90°00', ALONG THE NORTHERLY SIDE OF SAID LOT 1, A DISTANCE OF 136.125 FEET TO A POINT; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 90°00', ALONG THE NORTHERLY SIDE OF SAID LOT 1, A DISTANCE OF 256.88 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION: FROM SAID POINT OF BEGINNING, THENCE CONTINUING NORTHWESTERLY, ALONG THE LAST DESCRIBED COURSE, THE BACK TANGENT PROJECTED, A DISTANCE OF 190.00 FEET TO THE NORTHERLY CORNER OF SAID LOT 1; SAID POINT BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FRONTAGE ROAD, AS SHOWN IN RESOLUTION ACCEPTING DEDICATION RECORDED IN BOOK 756 AT PAGES 402-406 IN THE JACKSON COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 90°00', ALONG THE NORTHERLY SIDE OF SAID LOT 1 AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE FRONTAGE ROAD, A DISTANCE OF 127.85 FEET TO A POINT; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 90°00', A DISTANCE OF 190.00 FEET TO A POINT; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 90°00', ALONG A LINE PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FRONTAGE ROAD, A DISTANCE OF 127.85 FEET TO THE POINT OF BEGINNING.

SAID OUTLOT CONTAINING 24,291 SQ. FT. (0.557 ACRE), MORE OR LESS, AND SUBJECT TO ANY EASEMENT OF RECORD.

DESCRIPTION PREPARED BY:
ROBERT W. EATON
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2605
ASATURIAN, EATON AND ASSOCIATES, P.C.
APRIL 4, 2017

NOTES PERTAINING TO SCHEDULE "B" OF FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, ORDER NO. 2010 999013025 NCF, EFFECTIVE DATE: MARCH 19, 2017.

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

GENERAL EXCEPTIONS

ITEMS NO 1-12, 27, 30, 31, 35-39 AND 42-51 ARE TAX RELATED, LEASE INFORMATION OR GENERAL EXCEPTIONS THAT ARE UN-PLOTTABLE ON THIS SURVEY PLAT.

THE REMAINING FOLLOWING ITEMS HAS THE SURVEYOR'S REFERENCE NOTE UNDER EACH ITEM (**.....)

- 13. INTENTIONALLY DELETED.
- 14. INTENTIONALLY DELETED.
- 15. INTENTIONALLY DELETED.
- 16. DEED GRANTING EASEMENT TO CRAB ORCHARD WATER DISTRICT, ITS SUCCESSORS AND ASSIGNS, DATED OCTOBER 28, 1980 AND RECORDED NOVEMBER 3, 1980 IN BOOK 573 PAGE 693, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (**DOES AFFECT TRACT SURVEYED - BLANKET WATER LINE EASEMENT OVER ENTIRE MALL PROPERTY, 15 FEET WIDE, 7.5' ON EITHER SIDE OF ALL DOMESTIC WATERLINE, SERVICE METERS, VALVES AND HYDRANTS. LOCATION ONLY DEFINED AS "EXISTING". NO DETAILED LOCATION SHOWN ON SURVEY.)
- 17. INTENTIONALLY DELETED.
- 18. INTENTIONALLY DELETED.
- 19. EASEMENT FOR FRONTAGE ROAD GRANTED CITY OF CARBONDALE, ILLINOIS BY INSTRUMENT DATED NOVEMBER 6, 1973 AND RECORDED DECEMBER 5, 1973 IN BOOK 440 PAGE 605, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (**DOES AFFECT TRACT SURVEYED - SHOWN ON SURVEY)
- 20. INTENTIONALLY DELETED.
- 21. INTENTIONALLY DELETED.
- 22. INTENTIONALLY DELETED.
- 23. INTENTIONALLY DELETED.
- 24. INTENTIONALLY DELETED.
- 25. INTENTIONALLY DELETED.
- 26. EASEMENT DATED JUNE 18, 1980 AND RECORDED JULY 1, 1980 IN BOOK 567 PAGE 488 AND ALSO RECORDED MARCH 9, 1981 IN BOOK 579 PAGE 42 TO CENTRAL ILLINOIS PUBLIC SERVICE COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS LINES AND APPURTENANCES AND ALL TERMS THEREOF AND ALL RIGHTS THEREUNDER. (**DOES AFFECT TRACT SURVEYED - SHOWN ON SURVEY)
- 28. RIGHTS OF THE MAY DEPARTMENT STORES COMPANY UNDER RECIPROCAL EASEMENT AGREEMENT (REA) BETWEEN UM PARTNERS, AN ILLINOIS GENERAL PARTNERSHIP AND THE MAY DEPARTMENT STORES COMPANY RECORDED NOVEMBER 29, 1990 IN BOOK 758 PAGE 804 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (**DOES AFFECT THE ENTIRE MALL PROPERTY FOR ACCESS)
- 29. RESOLUTION NO. 90-R-55 DATED OCTOBER 2, 1990 AND RECORDED IN RECORD BOOK 756 PAGE 402. (INFORMATIONAL: VACATION OF PORTION OF FRONTAGE ROAD RECORDED OCTOBER 4, 1990 IN RECORD BOOK 756 PAGE 384.) ADDITION VACATION IN ORDINANCE NO. 90-104 RECORDED OCTOBER 4, 1990 IN RECORD BOOK 756 PAGE 390. (**DOES NOT AFFECT TRACT SURVEYED)
- 30. INTENTIONALLY DELETED.
- 32. SUBDIVISION AGREEMENT DATED SEPTEMBER 29, 1992 BETWEEN UM PARTNERS, DEVELOPER AND THE MAY DEPARTMENT STORES COMPANY AND THE CITY OF CARBONDALE RECORDED SEPTEMBER 30, 1992 IN BOOK 800 AT PAGE 35, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (**DOES AFFECT TRACT SURVEYED)
- 33. INTENTIONALLY DELETED.
- 34. INTENTIONALLY DELETED.
- 40. INTENTIONALLY DELETED.
- 41. WATER LINE EASEMENT DATED JANUARY 13, 2009 AND RECORDED FEBRUARY 17, 2009 IN BOOK 2009 PAGE 4736 AS DOCUMENT 2009R001206 TO THE CITY OF CARBONDALE, ILLINOIS, AND ALL TERMS THEREOF AND ALL RIGHTS THEREUNDER. (**DOES NOT AFFECT TRACT SURVEYED, BUT ADJACENT TO TRACT SURVEYED AND SHOWN ON SURVEY)

ITEMS OF INTEREST

##-A THROUGH E

##A - 6" SANITARY SEWER LINE FROM RESTAURANT LOCATED EASTERLY OF TRACT SURVEYED RUNNING ONTO TRACT SURVEYED - NO EASEMENT REFERENCED IN TITLE POLICY.

##B - AMEREN ELECTRIC TRANSFORMER AND UNDERGROUND ELECTRIC LINES ON TRACT SURVEYED - NO EASEMENT REFERENCED IN TITLE POLICY.

##C - 8" SANITARY SEWER EASEMENT AND MANHOLE ON TRACT SURVEYED - NO EASEMENT REFERENCED IN TITLE POLICY.

##D - STORM INLET AND STORM PIPING SERVING TRACT SURVEYED AND ADJOINING PROPERTY - NO EASEMENT REFERENCED IN TITLE POLICY.

##E - FRONTIER TELEPHONE PEDESTAL AND UNDERGROUND TELEPHONE ON TRACT SURVEYED - NO EASEMENT REFERENCED IN TITLE POLICY.

GENERAL NOTES:

1. THE "TRACT SURVEYED" IS INSIDE THE CITY LIMITS OF CARBONDALE, ILLINOIS. THE SITE IS CURRENTLY ZONED BPL - PLANNED BUSINESS.

MINIMUM BUILDING SETBACKS ARE 20 FEET IN THE FRONT AND 10 FEET IN THE SIDES AND REAR. (FOR "STAND ALONE" BUSINESSES).

2. THE VARIOUS ZONING REQUIREMENTS MAY BE OBTAINED FROM THE CITY OF CARBONDALE DEVELOPMENT SERVICES DIVISION.

3. ALL UTILITIES SHOWN HEREON ARE APPROXIMATE, LOCATED BY THE VARIOUS UTILITY COMPANIES AND PER THE OWNER'S VERBAL TESTIMONY. FOR FURTHER INFORMATION CONTACT THE FOLLOWING:

WATER AND SANITARY SEWER: TELEPHONE:
PUBLIC WORKS FRONTIER
200 S. ILLINOIS AVE. 208 W. UNION
CARBONDALE, IL 62901 MARION, IL 62959
(618) 457-3240 (618) 997-0659
GAS AND ELECTRIC SERVICE: CABLE TELEVISION:
AMEREN CIPS MEDIACOM
MARION, IL (800) 824-0437
(618) 315-5502

4. SITE PLANNING INFORMATION, CONTACT:
MR. CHRIS WALLACE
DEVELOPMENT SERVICES DIRECTOR
CITY OF CARBONDALE, IL 62901
(618)549-5302

FEMA FLOOD INFORMATION NOTE:

The subject property is located within an area having a Zone Designation "Zone X", "Areas determined to be outside the 0.2% annual chance floodplain.", by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 17077C03550, with a date of identification of May 2, 2008, for Community No. 170298, in Jackson County, State of Illinois, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

MISCELLANEOUS NOTES:

THERE ARE NO STRIPED PARKING SPACES WITHIN THE TRACT SURVEYED.

THERE ARE NO BUILDINGS ON THE TRACT SURVEYED.

THERE IS NO OBSERVABLE EVIDENCE OF RECENT EARTHWORK WITHIN THE TRACT SURVEYED, OTHER THAN THE RECENT SOIL BORINGS.

THERE IS NO OBSERVABLE EVIDENCE OF ANY CEMETERIES WITHIN THE TRACT SURVEYED.

THERE WAS NO EVIDENCE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY GIVEN TO THE SURVEYOR.

THERE WAS NO EVIDENCE OF ANY WETLAND AREA MARKED ON SITE BY A QUALIFIED SPECIALIST.

THE NORTHERLY LINE OF THE TRACT SURVEYED IS THE SAME LINE AS THE SOUTHERLY LINE OF THE EAST MALL FRONTAGE ROAD WITH NO GAP IN BETWEEN.

Surveyor's Certificate

To: (i) Quattro Development, LLC; Quattro Carbondale, LLC; (owner) and (ii) Fidelity National Title Insurance Company (Title Insurance Company): (iii) ????

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6(a), 6(b), 7(a), 8, 9, 11, 13, 14, 16, 17 and 18) of Table A thereof. The field work was completed on April 13, 2017.

Robert W. Eaton
Professional Illinois Land Surveyor No. 2605
Asaturian, Eaton and Assoc.
(Lic. Expires 11-30-18)

Date of Survey

Sheet Title: University Mall Outlot - ALTA/NSPS Land Title Survey

Project Title: Survey for Quattro Development
Part of Lot 1 of University Mall Expansion Subdivision
Carbondale, IL

ASATURIAN
EATON
and Associates P.C.
ENGINEERING and LAND SURVEYING
1440 Old West Main, P.O. Box 369, Carbondale, IL 62903

Preliminary
For Review
5-3-17

JOB NO: 3426

DRAWN BY: re

DATE: 4-17-17

REVISIONS: 5-3-17

5-2

OF 2 SHEETS

SEE SHEET 1 OF 2 FOR ALTA SURVEY