

ALTA/ACSM LANDTITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH PM; SITUATED IN THE VILLAGE OF MILAN, ROCK ISLAND COUNTY, ILLINOIS,

GENERAL NOTES:

1. THIS PARCEL CONTAINS 6.679 ACRES MORE OR LESS

2. THIS PARCEL IS ZONED I-1, LIGHT INDUSTRIAL DISTRICT, VILLAGE OF MILAN JURISDICTION.

3. SETBACKS: FRONT = 20' FOR 1-3 STORIES, 40% OF BUILDING HEIGHT IF OVER 3 STORIES; REAR = 20'; SIDE = 15'.

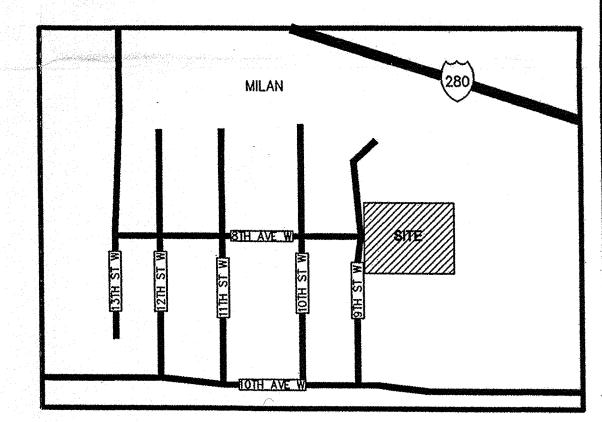
4. THIS PARCEL CONTAINS NO PAINTED PARKING SPACES.

5. THIS PARCEL IS LOCATED WITHIN FLOOD ZONE X AND ZONE AO ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17161C0304E DATED OCTOBER 18, 2002.

SCHEDULE B ITEMS

(PER CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT, FILE NUMBER 9001219)

- EASEMENT FOR PERPETUAL LEVEE, CHANNEL AND UTILITIES RIGHT OF WAYS IN FAVOR OF VILLAGE OF MILAN AS GRANTED BY INSTRUMENT DATED DECEMBER 19, 1985 AND RECORDED JANUARY 23, 1987 AS DOCUMENT NO 87-01288, OVER AND ACROSS A PORTION OF THE PREMISES; AND WITH THE TERMS AND PROVISIONS THEREIN CONTAINED. (THE EASEMENT SHOWN IN THIS DOCUMENT HAS AN APPARENT ERROR IN ONE OF THE DISTANCES. THE DISTANCE SHOWN AS 517.86' SHOULD HAVE READ 542.75'. EASEMENT IS SHOWN IN THE INTENDED LOCATION BASED ON DRAWINGS FROM THE LAND SURVEYOR THAT PREPARED THE EASEMENT)
- 5 EASEMENT FOR PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY. (NOT PLOTTABLE)
- RIGHTS OF THE PUBLIC, STATE OF ILLINOIS, THE COUNTY, THE TOWNSHIP AND THE MUNICIPALITY IN AND TO THAT PART OF THE PREMISES IN QUESTION TAKEN, USED OR DEDICATED FOR ROADS AND HIGHWAYS; AND AS DEDICATED BY INSTRUMENT RECORDED AUGUST 1, 1969 IN RECORD BOOK 432, AS DOCUMENT NO 684436. (SHOWN ON SURVEY)
- RIGHT OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN OF RECORD; ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES; AND ANY MATTERS WHICH WOULD BE DISCLOSED BY ANY ACCURATE SURVEY; EASEMENTS AND CLAIMS OF EASEMENTS NOT SHOWN OF RECORD. (NOT PLOTTABLE)



LOCATION MAP SCALE: NOT TO SCALE

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT, FILE NUMBER 9001219)

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH PM; SITUATED IN THE VILLAGE OF MILAN, ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 35 FEET TO THE NORTH RIGHT OF WAY LINE OF THE ANDALUSIA ROAD; THENCE EAST ALONG THE NORTH LINE OF THE ANDALUSIA ROAD, 1333 FEET; THENCE NORTH 00' 00' EAST, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23, 595.80 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00'00' EAST 500 FEET; THENCE NORTH 90' EAST, 581.76 FEET, THENCE SOUTH 90' WEST, 581.76 FEET TO THE

SURVEYOR'S CERTIFICATION

TO: R.L.R. INVESTMENTS, L.L.C., JP MORGAN CHASE BANK, N.A. AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MININUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDE ITEMS 1, 2, 3, 4, 7(a), 8, 10, 11(a), 13 AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MININUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

yn Kachert SCHEIBE
-OT
1/30/2006



ALTA/ACSM LAND TITLE SURVEY 727 W 9TH ST, MILAN, ILLINOIS

REVISIONS

ON 6/16/05

DRAWN

APPROVED RLB

ISSUED FOR FINAL

FIELD BOOK 477

ALTA-ACSM

LAND TITLE

PROJECT NO. 305271-0

B1.1

SHEET NAME

SURVEY

SHEET NO.

06/16/05

REVISED SCHEDULE B ITEM #6