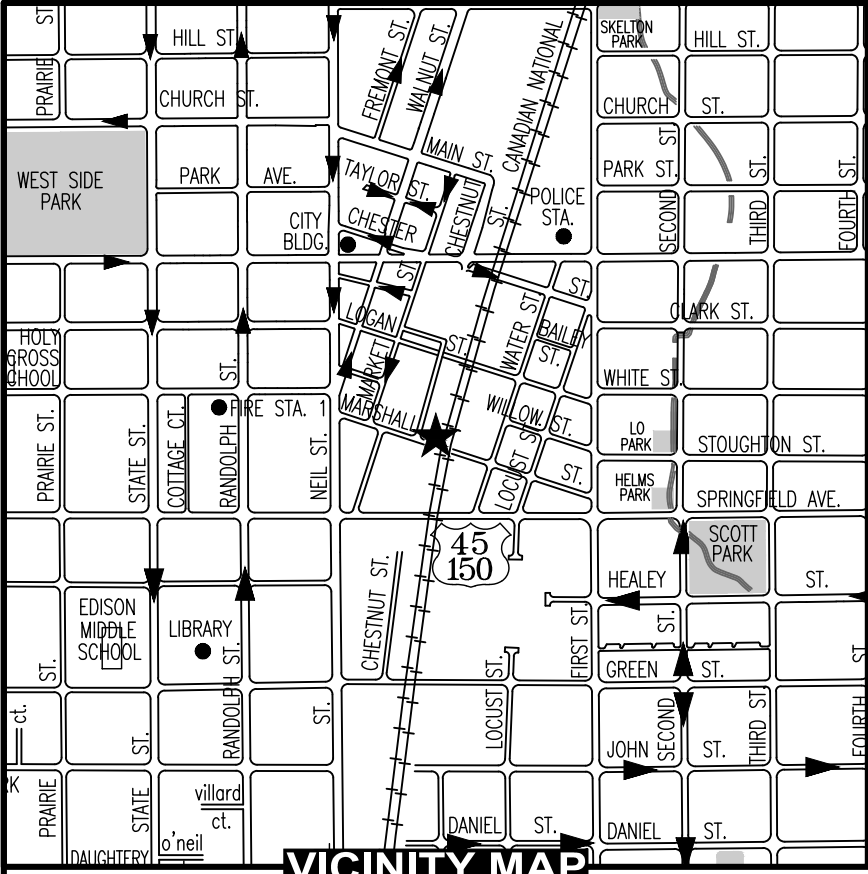


ALTA/NSPS LAND TITLE SURVEY
DOWNTOWN CHAMPAIGN KULWIN TRACT
SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 19 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS



LEGEND	
	PROPERTY BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
	CONCRETE CURB AND GUTTER
	EDGE OF CONCRETE PAVEMENT
	EDGE OF ASPHALT PAVEMENT
	EDGE OF GRAVEL
	PAVEMENT MARKING
	OVERHEAD LINE WITH UTILITY POLE
	FENCE WITH FENCE POST / GATE POST
	RETAINING WALL
	HANDRAIL
	RAILROAD TRACK CENTERLINE
	EDGE OF BUILDING
	SANITARY SEWER PIPE
	STORM SEWER PIPE
	WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND CABLE TV LINE
	UNDERGROUND FIBER OPTIC LINE
	FOUND IRON ROD OR PIPE
	FOUND CHISELED CROSS IN PAVEMENT
	SANITARY SEWER MANHOLE
	CLEAN OUT
	STORM SEWER MANHOLE
	STORM SEWER CURB INLET
	WATER VALVE
	FIRE HYDRANT
	CURB STOP
	WATER METER
	GAS METER
	GUY ANCHOR
	POWER POLE WITH LIGHT
	POWER POLE WITH ELECTRIC METER
	LIGHT POLE
	ELECTRIC METER
	HAND HOLE
	BOLLARD, POST, OR GUARD POST
	SIGN
	COLUMN
	SCHEDULE B EXCEPTION ITEM
	ASPH.
	CONC.
	GRAV.
	B/B
	P.O.B.
	T.P.O.B.
	W.C.
	23.90'
	23.90'
	(23.90')

FLOOD ZONE CLASSIFICATION

The surveyed tract is located in Zone "X," areas determined to be outside the 0.2% annual chance floodplain, identified for the City of Champaign, Illinois by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, Flood Insurance Rate Map Number 17019C 0426D, dated October 2, 2013.

ZONING CLASSIFICATION

The surveyed tract is zoned CB1 (Central Business 1) by the City of Champaign. Restrictions and requirements for this zoning classification are:

- Minimum Front Yard Building Setback: (none)
- Minimum Side Yard Building Setback: (none)
- Minimum Rear Yard Building Setback: (none)
- Maximum Building Height: 85'
- Minimum Lot Area: (none)
- Minimum Lot Width: (none)
- Maximum Floor Area Ratio (FAR): (none)
- Minimum Open Space Ratio (OSR): (none)

SURVEYOR'S NOTES

- Pursuant to Table A item 1, all property boundary corner monuments, as found or set, are shown on this plat of survey.
- The surveyed tract has direct access to **West Springfield Avenue, South Market Street, Marshall Street, and South Chestnut Street**, dedicated public right-of-ways as depicted by this plat of survey which are used by the public as roadways.
- Pursuant to Table A item 4, the gross land area of the surveyed tract is **1.992 acres**, more or less.
- Bearings shown on this plat of survey are on the **Illinois State Plane, East Zone (NAD 83)** coordinate system.
- With regard to Table A items 6(a) and 6(b), the client did not provide a zoning report or letter to the surveyor. Zoning information shown is per Table IV-A of the Champaign, IL Code of Ordinances.
- Surfaces not otherwise labeled can be assumed to have grass surface covering.
- Pursuant to Table A item 10(a), the surveyor is not aware of any division or party walls with respect to adjoining properties.
- Pursuant to Table A item 10(b), the client did not designate any walls to be checked for plumb.
- With regard to Table A item 11, the locations of underground utilities as shown on this plat of survey are based on above-ground evidence observed by the surveyor and documents provided to the surveyor by utility companies or the client. Pursuant to a JULIE design locate request, **Ameren, Campus Communications (aka Pavlov Media), CenturyLink, the City of Champaign, Comcast, Illinois American Water Company, MCI (aka Verizon), UC2B (aka ITV-3), and Windstream** have provided descriptions or maps of their utility locations which have been reproduced approximately on this plat of survey while **Metro Communications and Sprint** have issued "all-clears" for the site. **AT&T**, also indicated by JULIE to have utilities in the vicinity, failed to respond to requests for information. Lacking excavation, the exact location, size, depth, or condition of underground features cannot be accurately, completely, and reliably depicted.
- The surveyor did not make an examination of or consider environmental or subsurface conditions as part of this survey.
- The surveyor has not made a search of the records for exceptions to this tract of land. All exceptions shown are from title insurance commitment noted on this plat of survey.
- Tracts 1C, 1D, and 3A are entirely encompassed within Tract 2.

LEGAL DESCRIPTION

Tract 1A:
Lot 1 in Block 16 of Illinois Central Railroad Company's Addition to Urbana, now part of the City of Champaign, as per Plat recorded in Deed Record "H" at Page 33, situated in Champaign County, Illinois

Tract 1B:
Lot 2 and Lot 3, EXCEPT the South 10 feet thereof, of Dr. Pearson's Subdivision of Lots 2, 3 and 4 of Block 16 of Illinois Central Railroad Company's Addition to Urbana, now City of Champaign, as per Plat recorded in Plat Book "A" at Page 212, situated in Champaign County, Illinois.

Tract 1C:
The West Half of Chestnut Street lying East and adjacent to Lot 1 in Block 16 of Illinois Central Railroad Company's Addition to Urbana, now part of the City of Champaign, as per Plat recorded in Deed Record "H" at Page 33, as Vacated by Ordinance recorded June 8, 1966 in Book 824 at page 407 as Document 747830, in Champaign County, Illinois.

Surveyor's Note: See note 12.

Tract 1D:
The West Half of Chestnut Street lying East and adjacent to Lot 2 and Lot 3, EXCEPT the South 10 feet thereof, of Dr. Pearson's Subdivision of Lots 2, 3 and 4 of Block 16 of Illinois Central Railroad Company's Addition to Urbana, now City of Champaign, as per Plat recorded in Plat Book "A" at Page 212, as Vacated by Ordinance recorded June 8, 1966 in Book 824 at page 407 as Document 747830, in Champaign County, Illinois.

Surveyor's Note: See note 12.

Tract 2:
A part of vacated Chestnut Street as Vacated by Ordinance recorded June 8, 1966 in Book 824 at page 407 as Document 747830, in Champaign County, Illinois, described more particularly as follows:

Beginning at the point of intersection of Illinois Central Railroad Company's westerly property line and the South line of Marshall Street extended easterly, thence westerly along the said south line of Marshall Street, extended, 50 feet, to the Northeast corner of Lot 1 in Block 16 of Illinois Central Railroad Company's Addition, thence Southerly to a point 1 foot North of the Southeast corner of Lot 4 of Dr. Pearson's Subdivision of Lots 2, 3 and 4 of Block 16 of Illinois Central Railroad Company Addition, thence easterly at a right angle to said Railroad Company's westerly property line to said Railroad Company's west property line, thence North to the place of beginning, in Champaign County, Illinois.

Except for all interest any minerals underlying the land and all rights and easements in favor of said mineral estate.

Tract 3A:
A part of vacated Chestnut Street, as Vacated by Ordinance recorded June 8, 1966 in Book 824 at page 407 as Document 747830, in Champaign County, Illinois, further described as follows:

Beginning at the intersection of the Illinois Central Gulf Railroad Company's original westerly property line and the north line of Springfield Street; thence westerly along said street line 25 feet; thence northerly 25 feet westerly of and parallel to said westerly property line 130 feet more or less to the south line of property conveyed to Marco Scrap Materials Company by deed dated October 19, 1966; thence easterly along said south line 25 feet to westerly property line of the Illinois Central Gulf Railroad; thence southerly along said property line to the point of beginning.

EXCEPTING therefrom the following land which was deeded to Thomas H. Redmond by Deed recorded 1047 at Page 42 described as follows:

Beginning at a point which is formed by the intersection of the Center Line of the vacated Chestnut Street with Springfield Avenue; thence Northerly along said Center Line of vacated Center Line of said Chestnut Street to a point which is formed by the intersection of the Center Line of said vacated Chestnut Street with a line which is extended from a point one foot North of the southeast corner of Lot 4 of Dr. Pearman's Subdivision of Lots 2, 3 and 4 in Block 16 of the Illinois Central Railroad Addition to Urbana parallel to the south Line of said Lot 4, thence Easterly along an extension of said Line a distance of 25 feet to the intersection of said Line with the property owned by the Illinois Central Railroad Company; thence Southerly along said Illinois Central Railroad property line to the intersection of said line with Springfield Avenue; thence Westerly along said North line of Springfield Avenue to the point of beginning.

also EXCEPTING from all of the above all interest in any minerals underlying the land and all rights and easements in favor of the estate of said mineral estate.

Tract 3B:
A part of vacated Chestnut Street, as Vacated by Ordinance recorded June 8, 1966 in Book 824 at page 407 as Document 747830, in Champaign County, Illinois, further described as follows:

Beginning at a point which is formed by the intersection of the Center Line of the vacated Chestnut Street with Springfield Avenue; thence Northerly along said Center Line of vacated Center Line of said Chestnut Street to a point which is formed by the intersection of the Center Line of said vacated Chestnut Street with a line which is extended from a point 1 foot North of the southeast corner of Lot 4 of Dr. Pearman's Subdivision of Lots 2, 3 and 4 in Block 16 of the Illinois Central Railroad Addition to Urbana parallel to the south Line of said Lot 4, thence Easterly along an extension of said Line a distance of 25 feet to the intersection of said Line with the property owned by the Illinois Central Railroad Company; thence Southerly along said Illinois Central Railroad property line to the intersection of said line with Springfield Avenue; thence Westerly along said North line of Springfield Avenue to the point of beginning.

EXCEPTING for all interests in any minerals underlying the land and all rights and easements in favor of the estate of said mineral estate.

Tract 4:
A parcel of land located in the SE ¼ of Section 12, Township 19 North, Range 8 East of the Third Principal Meridian, in Champaign, Champaign County, Illinois, more particularly described as follows:

Beginning at the point of intersection of the easterly line of Chestnut Street and the Southerly line of Logan Street; thence southerly along said easterly line of Chestnut Street and its southerly extension, as per plat, to the northerly line of Springfield Street; thence easterly along said northerly line of Springfield Street a distance of 75 feet, more or less, to a point 25 feet westerly of the centerline of the Illinois Central Gulf Railroad Company's Southbound Main Track, as measured at a right angle, thereto; thence northerly parallel to and 25 feet westerly of said centerline of Southbound Main Track, as presently located, to said southerly line of Logan Street; thence westerly along said southerly line of Logan Street to the point of beginning.

EXCEPTING THEREFROM the following:

Beginning at the intersection of the East line of Chestnut Street and the South Line of Logan Street in the City of Champaign, Illinois; thence South along and contiguous to the East line of Chestnut Street 75.57 feet to an iron pin monument; thence Easterly 69.70 feet to an iron pin monument that is 25.00 feet Westerly of, as measured perpendicular, to the centerline of the Southbound Main Line Track of the Illinois Central Gulf Railroad Company as the same is presently located; thence Northerly along a line parallel to 25.00 feet Westerly of the Southbound Main Line Track of said railroad, 68.80 feet to an iron pin monument on the South Line of Logan Street; thence Westerly along the South Line of Logan Street to the place of beginning, situated in the City of Champaign, Champaign County, Illinois.

also EXCEPTING THEREFROM the following:

Commencing as a point of reference at the Northeasterly corner of Lot 1, Block 15 of railroad addition to the town of West Urbana, now the City of Champaign, said point also being the intersection of the southerly right-of-way line of Logan Street and the westerly right-of-way line of Chestnut Street; thence South 04° 53' 52" East 20.17 feet along the easterly line of said Lot 1 and Lot 2 of block 15 and the westerly right-of-way line of Chestnut Street; thence North 85° 04' 08" East 50.32 feet to the easterly right-of-way line of Chestnut Street; thence North 84° 35' 00" East 21.66 feet to the Point of Beginning; thence North 84° 35' 00" East 48.04 feet to the westerly right-of-way line of the Illinois Central Railroad; thence South 03° 08' 47" East 40.75 feet along the said westerly right-of-way line of the Illinois Central Railroad; thence South 88° 51' 05" West 48.03 feet; thence North 03° 08' 47" West 37.12 feet to the Point of Beginning.

(for purposes of this exception, all bearings are based on true North)

also EXCEPTING THEREFROM the following:

A 24 foot wide, as measured perpendicular, strip parcel in part of the southeast one quarter of Section 12, Township 19 North, Range 8 East of the Third P.M. in the city of Champaign, Champaign County, Illinois, the centerline of which is more particularly described as follows:

Commencing as a point of reference at the northeasterly corner of Lot 1, Block 15 of Railroad addition to the town of West Urbana, now the City of Champaign, said Point also being the intersection of the southerly right-of-way line of Logan Street and the Westerly right-of-way line of Chestnut Street; thence South 04° 55' 52" East 80.17 feet along the Easterly line of said Lot 1 and Lot 2 of block 15 and the westerly right-of-way line of Chestnut Street; Thence North 85° 04' 08" East 50.32 feet to the Easterly right-of-way line of Chestnut Street; thence South 04° 55' 52" East 12.00 feet along the said Easterly right-of-way line of Chestnut Street to the point of beginning of said centerline; thence North 84° 35' 00" East 21.29 feet to the end of said centerline.

(for purposes of this exception, all bearings are based on true North)

and ALSO EXCEPTING from all of the above all interest any minerals underlying the land and all rights and easements in favor of said mineral estate.

SCHEDULE B EXCEPTION ITEMS

Schedule B of Chicago Title Insurance Company Commitment Number 5253-1702873 with effective date September 18, 2017 will contain the following survey-related exceptions:

- Rights of the public and quasi-public utilities, if any, in said vacated Chestnut Street for maintenance therein of poles, conduits, sewers and other facilities.
(Tract 1C, 1D, 2 & 3)
- Rights of Century Fiber II Co., LLC dba Lightcore, its successors and/or assigns, under Cable Easement dated January 14, 2010 as Document 2010R05022.
Surveyor's Note: Said easement document contains errors. Exhibit A of the easement document graphically depicts an easement across a different tract than that described by Exhibit B of the easement document. This plat of survey reproduces only the easement as depicted by Exhibit A of the easement document.

ALTA/NSPS CERTIFICATION

To: Daniel Street Development, LLC
Chicago Title Insurance Company

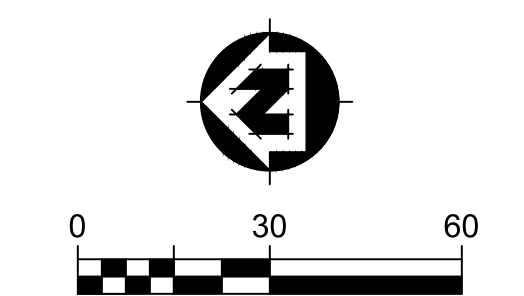
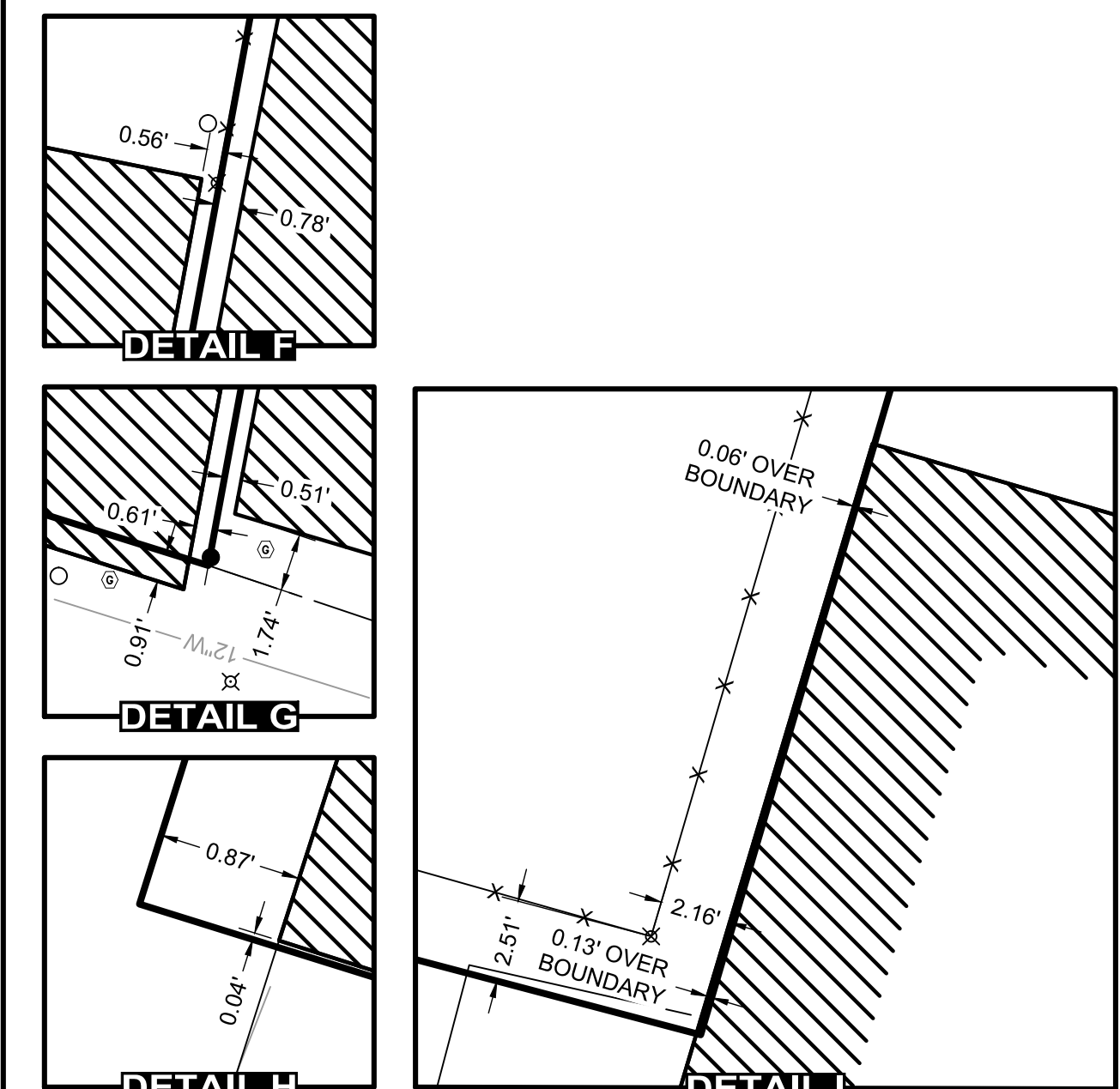
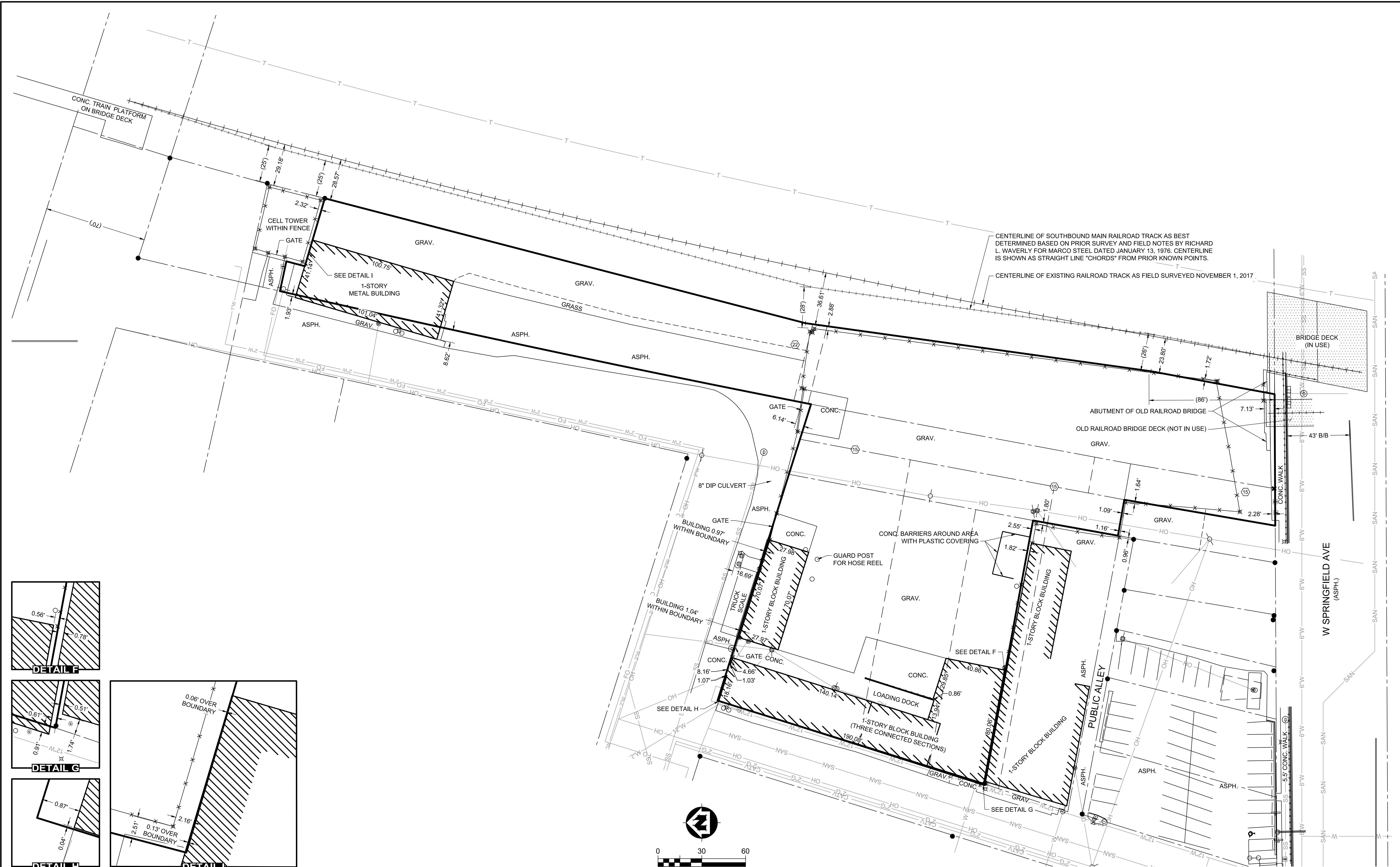
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 6(b), 7(a), 8, 10(a), 10(b), and 11 of Table A thereof. This professional service also conforms to the current Illinois minimum standards for ALTA/NSPS Land Title Surveys. The field work was completed on October 31 and November 1, 2017.

Date of Plat or Map: November ____, 2017

David E. Atchley
Illinois Professional Land Surveyor No. 2950
License Expires November 30, 2018



PROJECT NO.: 14241005	SCALE: AS SHOWN	NO. .	DATE .	REVISION	BY	ARCHITECTURE ENGINEERING ENVIRONMENTAL FUNDING PLANNING SURVEYING 201 W Springfield Ave Champaign, IL 61820 (217) 352-6976 (877) 352-0081 www.msa-ps.com © MSA Professional Services, Champaign, IL Design Firm Registration Number: 184-006020 Expires: April 30, 2019	DOWNTOWN CHAMPAIGN KULWIN TRACT CORE CAMPUS LLC CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS	FILE NO. 14241005
PROJECT DATE: NOV. 2017	DRAWN BY: CBP	. .	. .	. .	. .			SHEET 1 OF 3
F.B.: 2283: 10-20 & SHEETS	CHECKED BY: DEA	. .	. .	. .	. .			
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PROJECT NO.: 14241005		SCALE: AS SHOWN		NO.	DATE	REVISION		BY
PROJECT DATE: NOV. 2017		DRAWN BY: CBP		.	.			.
F.B.: 2283: 10-20 & SHEETS		CHECKED BY: DEA		.	.			.
PLOT DATE: 11/13/17, \\msa-ps.com\fs\Projects\14200s\14240s\142411\142411.dwg		1005\CADD\3D\142411\1005\LTA Kulwin.dwg		.	.			.
PRELIMINARY MSA PROFESSIONAL SERVICES ARCHITECTURE ENGINEERING ENVIRONMENTAL FUNDING PLANNING SURVEYING 201 W Springfield Ave Champaign, IL 61820 (217) 352-6976 (877) 352-0081 www.msa-ps.com © MSA Professional Services, Champaign, LLC Design Firm Registration Number: 184-006020 Expires: April 30, 2019								
DOWNTOWN CHAMPAIGN KULWIN TRACT CORE CAMPUS LLC CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS ALTA NSPS LAND TITLE SURVEY								
FILE NO. 14241005 SHEET 3 OF 3								