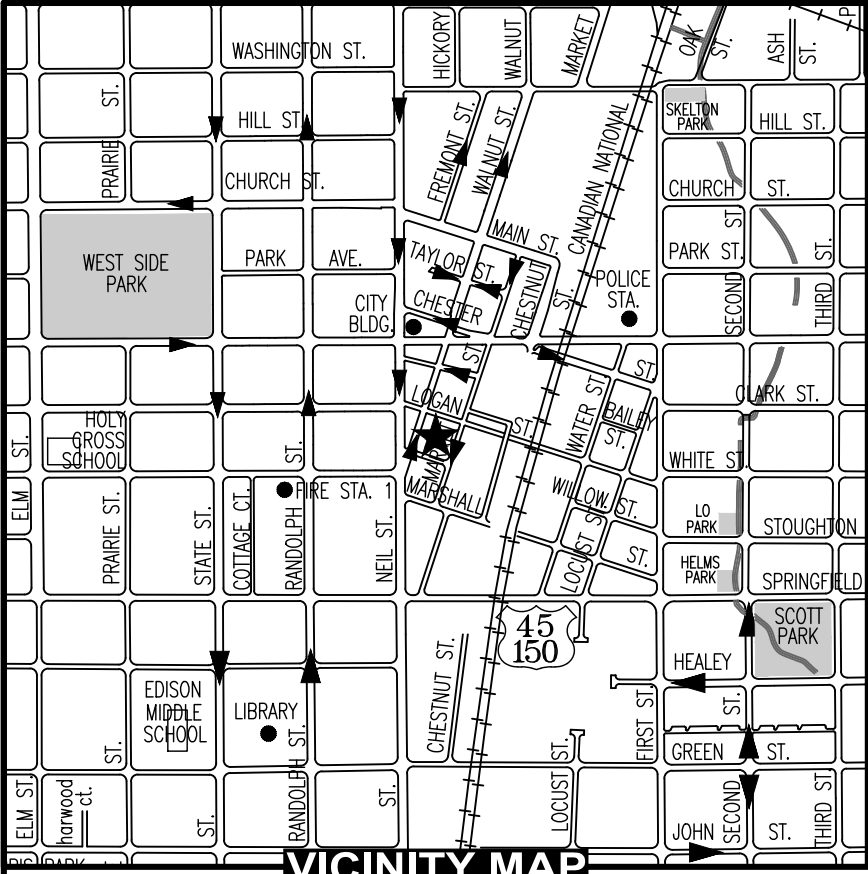


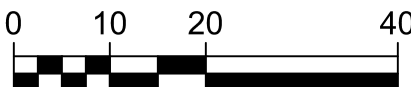


VICINITY MAP

ZONING CLASSIFICATION

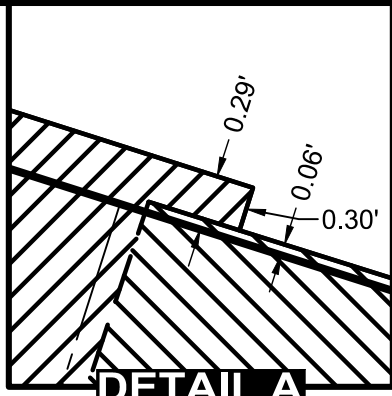
The surveyed tract is zoned CB2 (Central Business 2) by the City of Champaign. Restrictions and requirements for this zoning classification are:

- Minimum Front Yard Building Setback: (none)
- Minimum Side Yard Building Setback: (none)
- Minimum Rear Yard Building Setback: (none)
- Maximum Building Height: 115'
- Minimum Lot Area: (none)
- Minimum Lot Width: (none)
- Maximum Floor Area Ratio (FAR): (none)
- Minimum Open Space Ratio (OSR): (none)



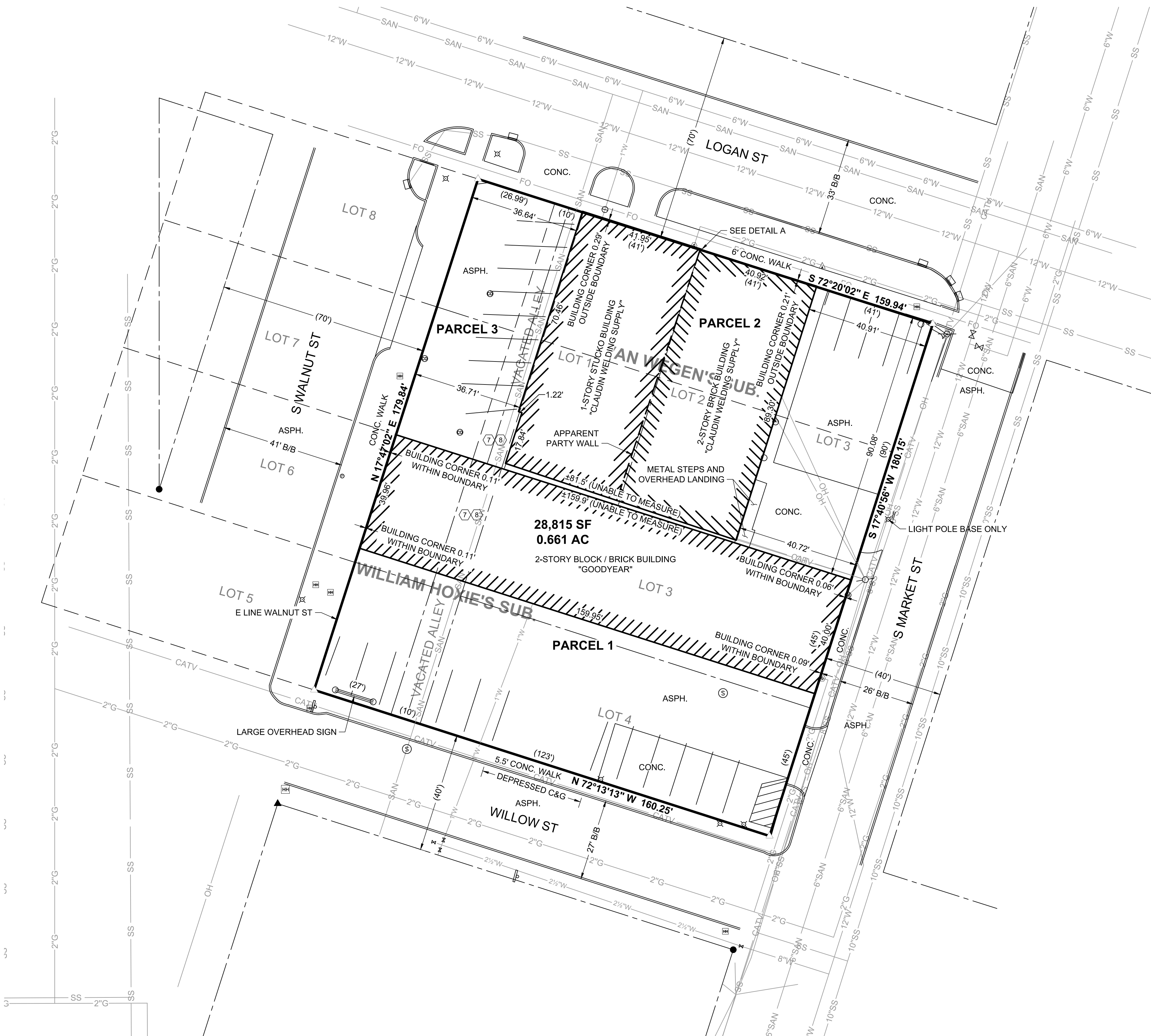
LEGEND

	PROPERTY BOUNDARY LINE
	PROPERTY LINE
	CONCRETE CURB AND GUTTER
	EDGE OF CONCRETE PAVEMENT
	EDGE OF ASPHALT PAVEMENT
	PAVEMENT MARKING
	OVERHEAD LINE WITH UTILITY POLE
	FENCE LINE
	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
	SET MAG NAIL
	SANITARY SEWER MANHOLE
	CLEAN OUT
	STORM SEWER MANHOLE
	STORM SEWER CURB INLET
	WATER VALVE
	CURB STOP
	GAS METER
	GAS VALVE OR RISER
	GUY ANCHOR
	LIGHT POLE
	ELECTRIC METER
	HAND HOLE
	BOLLARD, POST, OR GUARD POST
	PARKING METER
	SIGN
	SCHEDULE B EXCEPTION ITEM
	ASPH.
	CONC.
	B/B
	23.90'
	23.90'
	(23.90')



DETAIL A

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



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.

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 **South Walnut Street, Logan Street, South Market Street, and Willow Street**, dedicated public right-of-ways along its northwest, northeast, southeast, and southwest sides, respectively, which are used by the public as roadways.
- Pursuant to Table A item 4, the gross land area of the surveyed tract is **0.661 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. The surveyor did witness an apparent party wall between the two buildings labeled "Claudin Welding Supply" on this plat of survey.
- 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 "alt-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.

LEGAL DESCRIPTION

Parcel 1:

All of Lots 5 and 6 lying East of the East line of Walnut Street; also all of Lots 3 and 4 in William Hoxie's Subdivision of Lots 8, 9, and 10 in Block 15 in the Illinois Central Railroad Addition to the City of Urbana, as per Plat recorded in Deed Record 2, Page 427, situated in Champaign County, Illinois.

Also:

The Vacated Alley lying between and adjoining Lots 5 and 6 and Lots 3 and 4 by Ordinance recorded December 2, 1933 as Document Number 265791, situated in Champaign County, Illinois.

Parcel 2:

Lots 1, 2, and 3 of Van Wegen's Subdivision of Lots 1 and 2 of a Subdivision of Lots 8, 9, and 10 in Block 15 of the Railroad Addition to Urbana, now Champaign, as per Plat recorded in Plat Book "E", Page 148, situated in Champaign County, Illinois, and the East Half of the vacated alley lying West and adjoining Lot 1, situated in Champaign County, Illinois.

Parcel 3:

All that part of Lots 7 and 8 lying East of the East line of Walnut Street in William Hoxie's Subdivision of Lots 8, 9, and 10 in Block 15 of the Illinois Central Railroad Addition to the Town of West Urbana, now the City of Champaign, as per Plat recorded in Deed Record 2, Page 427, situated in Champaign County, Illinois.

Also:

The West Half of the vacated alley lying East of Lots 7 and 8 East f Walnut Street in William Hoxie's Subdivision of Lots 8, 9, and 10 in Block 15 of the Illinois Central Railroad Addition to West Urbana, now the City of Champaign, in Champaign County, Illinois, as vacated by Ordinance dated July 20, 1925 and recorded December 2, 1933 in Miscellaneous Record 1, Page 261, situated in Champaign County, Illinois

SCHEDULE B EXCEPTION ITEMS

Schedule B of Allied Capital Title File Number 523434 with effective date September 18, 2017 will contain the following exceptions:

- Rights of the municipality, the State of Illinois, the public and adjoining owners in and to the vacated alley. (Affects Parcel 1 & Parcel 2)
- Rights of the public and quasi-public utilities, if any, in said vacated alley for maintenance therein of poles, conduits, sewers and other facilities. (Affects Parcel 1 & Parcel 2)

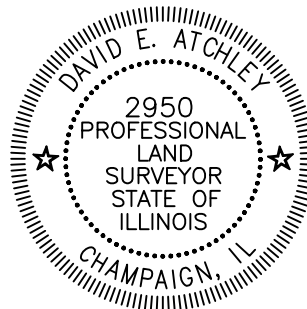
ALTA/NSPS CERTIFICATION

To: Daniel Street Development, LLC
First Bank & Trust
Fast Track Realty, LLC, an Illinois limited liability company
Allied Capital Title
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 17, 2017.

Date of Plat or Map: October __, 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
PROJECT DATE:	OCT. 2017	DRAWN BY:	CBP	-	-	-
F.B.:	2283: 5-9	CHECKED BY:	DEA	-	-	-
PLOT DATE:	10/31/17	Wmsa-ps.com\fs\Projects\14200s\14240s\142411\14241005\CADD\C3D\14241005 ALTA Goodyear.dwg				



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Design Firm Registration Number: 184-006020 Expires: April 30, 2019

DOWNTOWN CHAMPAIGN GOODYEAR TRACT
CORE CAMPUS LLC
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

ALTA NSPS LAND TITLE SURVEY

FILE NO.
14241005
SHEET
1 OF 1