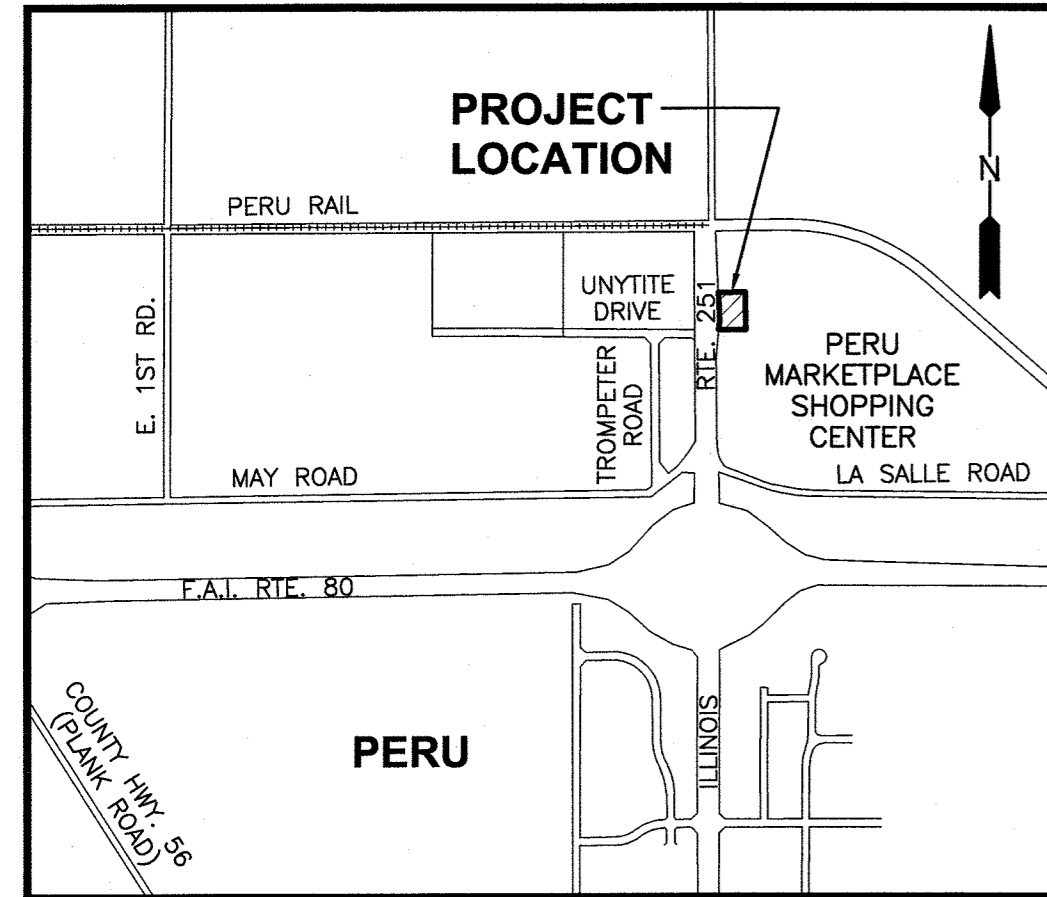
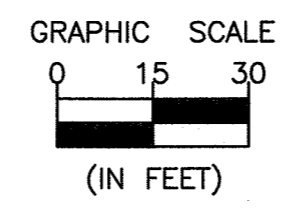


ALTA / NSPS LAND TITLE SURVEY

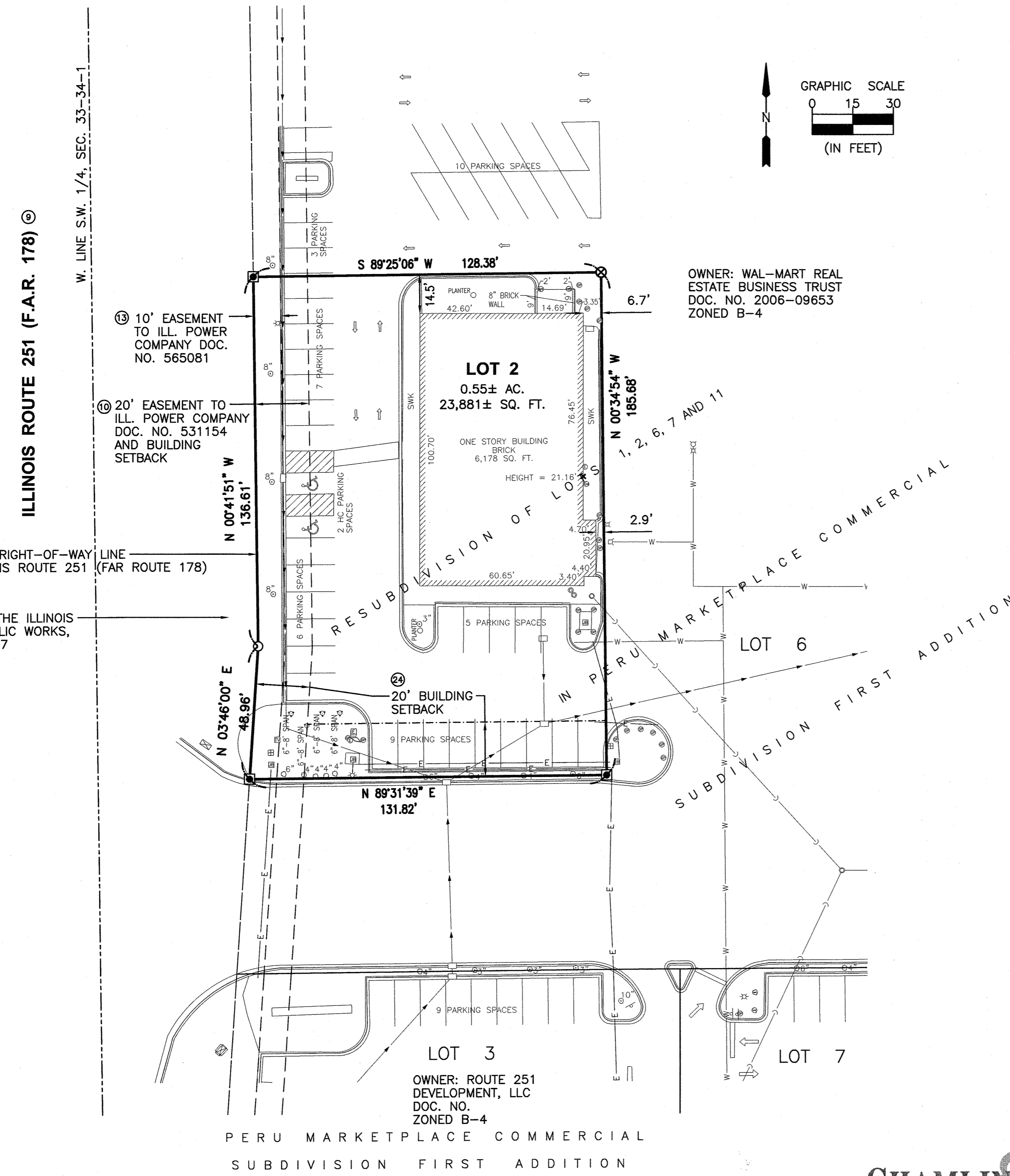
FOR
**LOT 2 IN THE RESUBDIVISION OF LOTS 1, 2, 6, 7 AND 11 IN
 PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION
 PART OF THE S.W. 1/4 OF SECTION 33, T. 34 N., R. 1 E., 3RD P.M.
 CITY OF PERU, LASALLE COUNTY, ILLINOIS
 0.55± ACRES / 23,881± SQ. FT.
 APRIL, 2017**



VICINITY MAP

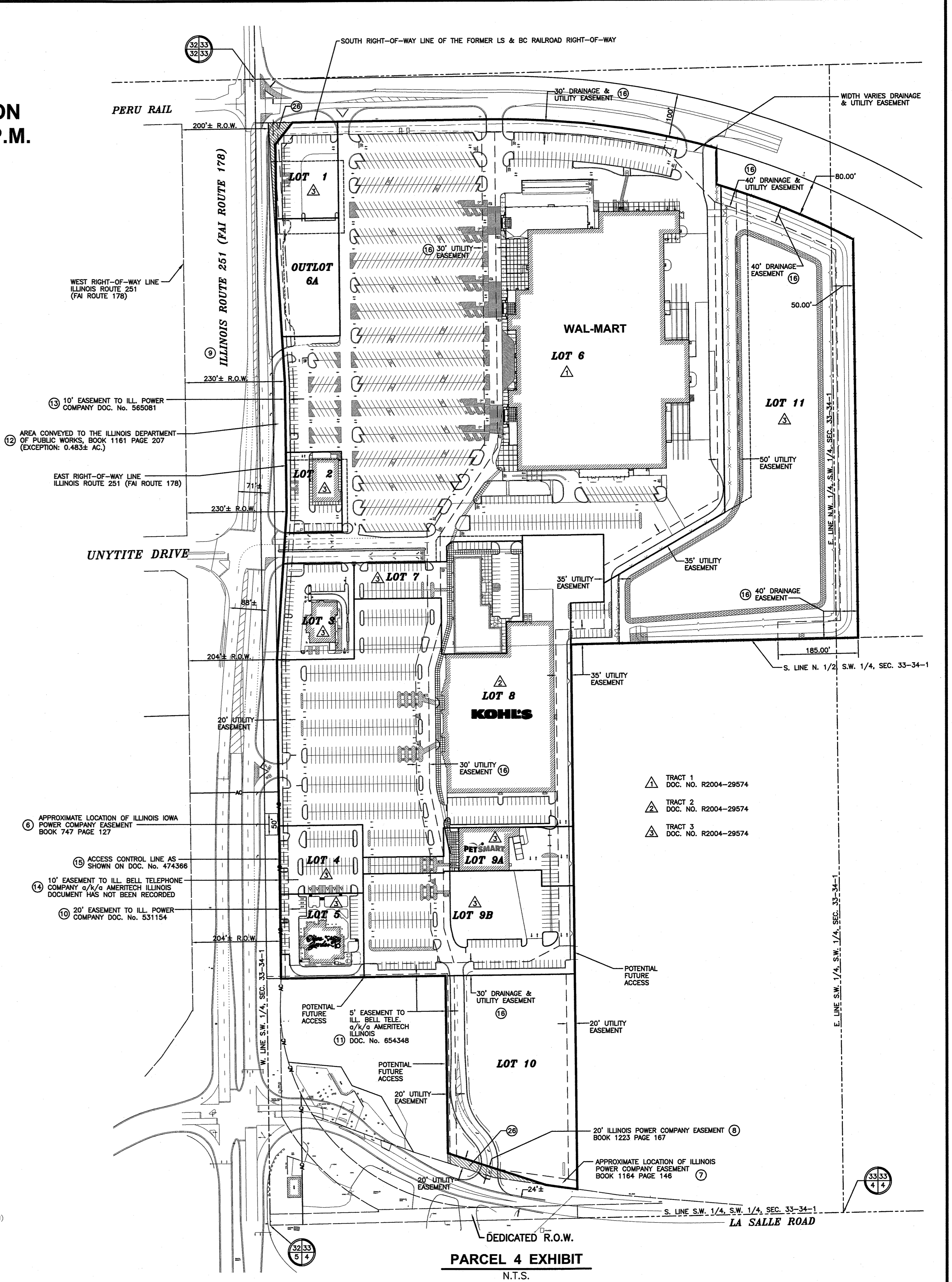


OWNER: WAL-MART REAL ESTATE BUSINESS TRUST
 DOC. NO. 2006-09653
 ZONED B-4



LEGEND

BOUNDARY OF SURVEY	---
EXISTING RIGHT-OF-WAY	---
EXISTING SECTION LINE	---
FORMER LOT LINE	---
EXISTING EASEMENT	---
EXISTING STORM SEWER	---
EXISTING SANITARY SEWER	---
EXISTING WATER MAIN	---
EXISTING GAS MAIN	---
EXISTING ELECTRIC LINE	---
EXISTING IRON PIPE FOUND, 3/4"	---
IRON PIPE SET, 3/4"	---
SURVEY NAIL SET	---
EXISTING MANHOLE	---
EXISTING INLET	---
EXISTING CLEANOUT	---
EXISTING WATER VALVE	---
EXISTING FIRE HYDRANT	---
EXISTING BUFFALO BOX	---
EXISTING ELECTRIC METER	---
EXISTING GAS METER	---
EXISTING ELECTRIC BOX	---
EXISTING JUNCTION BOX	---
EXISTING UTILITY POLE W/LIGHT	---
EXISTING TELEPHONE PEDESTAL	---
EXISTING TRAFFIC SIGNAL CONTROLLER	---
EXISTING CABLE TV BOX	---
EXISTING SIGN	---
EXISTING GUARD POST	---
EXISTING GATE POST	---
EXISTING TREE W/DIAMETER	---
EXISTING EVERGREEN TREE	---
EXISTING BUSH W/SIZE	---
SIDEWALK	---
SCHEDULE B PART 2 ITEM	---



PARCEL 4 EXHIBIT
 N.T.S.

CHAMLIN & ASSOCIATES, INC. © 2017
 Drawing Name: C:\Users\j3132071\OneDrive\Peru-Marketplace-ALTA-NSPS-Rivercrest-Ready\CAD\CAD-ALTA-LOT2.dwg Last Modified: Apr 20, 2017 - 3:22pm Plotted on: Apr 20, 2017 - 3:32pm by nanciv

CHAMLIN & ASSOCIATES, INC.
 PERU MORRIS ILLINOIS

DRAWN BY: NV	LEVEL	BY	DATE	REVISIONS	DESCRIPTION
CHECKED BY: SMS					
DATE: 04/17					

ALTA / NSPS LAND TITLE SURVEY	CURRENT AS OF: 04/20/2017	
	SCALE: AS NOTED	SHEET 1
	FILE NO.: K8507.00Y-2	OF 2

ALTA / NSPS LAND TITLE SURVEY
FOR
LOT 2 IN THE RESUBDIVISION OF LOTS 1, 2, 6, 7 AND 11 IN
PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION
PART OF THE S.W. 1/4 OF SECTION 33, T. 34 N., R. 1 E., 3RD P.M.
CITY OF PERU, LASALLE COUNTY, ILLINOIS
0.55± ACRES / 23,881± SQ. FT.
APRIL, 2017

GENERAL NOTES

The property described hereon is the same as that shown in First American Title Insurance Company's Commitment for Title Insurance No. 3020-841694 having an effective date of March 20, 2017 and that all easements, covenants and restrictions referenced in said title commitment or apparent from physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.

Parcels 1, 2, and 3 have indirect access to Illinois Route 251 (FA Route 178) and LaSalle Road by Document recorded October 29, 2004 as Document No. R2004-29574.

The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Illinois.

No evidence of cemeteries or burial grounds was observed in the process of conducting the survey.

Basis of Bearing: Final Plat for Peru Marketplace Commercial Subdivision, recorded October 29, 2004 as Document No. R2004-29567.

LEGAL DESCRIPTIONS PER TITLE COMMITMENT

PARCEL 1:

Lot 3 of that certain Final Plat of Subdivision entitled PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION, PERU ILLINOIS, prepared by Chamlin & Associates, recorded with LaSalle County Recorder's office on October 29, 2004 as Document Number 2004-29567, in LaSalle County, Illinois.

PARCEL 2:

Lots 2 and 7 in the Final Plat for the RESUBDIVISION OF LOTS 1, 2, 6, 7 AND 11 IN PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION TO THE CITY OF PERU, being a part of the Southwest Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, according to the Plat thereof recorded November 30, 2005 as Document no. R2005-31783, in LaSalle County, Illinois.

PARCEL 3:

Lot 9a in the Final Plat for THE RESUBDIVISION OF LOT 9 IN PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION, being a part of the Southwest Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, according to the Plat thereof recorded April 4, 2013 as Document No. R2013-07028.

PARCEL 4:

A non-exclusive easement for utilities, water flow, ingress and egress, parking of motor vehicles, loading and unloading of commercial and other vehicles as easements are set forth in section 5 (a) (c) and (d) of that certain "Easement with Covenants and Restrictions Affecting Land" recorded October 29, 2004 as Document Number R2004-29574.

THIS SURVEY PERTAINS TO PART OF PARCEL 2 (LOT 2) AS DESCRIBED ABOVE

SURVEYOR'S CERTIFICATE

TO: Rivercrest Realty Associates, LLC; First American 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, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on April 17, 2017.

Dated this 20th day of April, 2017.

Scott M. Spayer
 Scott M. Spayer
 Professional Land Surveyor No. 035-003645
 License expires Nov. 30, 2018

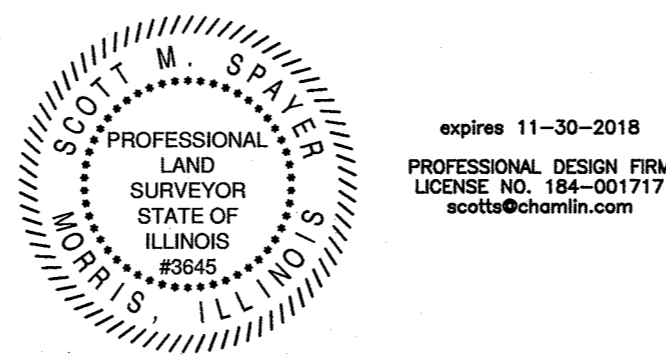


TABLE A ITEMS

2. The addresses of the properties are:
 Parcel 1 – 5255 Rt. 251, Peru, IL 61354
 Parcel 2 – 5301 Rt. 251, Peru, IL 61354(Lot2) and 5259 Rt. 251, Peru, IL 61354(Lot 7)
 Parcel 3 – 5243 Rt. 251, Peru, IL 61354
3. The property shown on this Survey is located in Zone X (unshaded), outside 0.2% Annual Chance Floodplain, as identified by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 17099C0460F dated July 18, 2011, for Community Panel No. 170400, in LaSalle County, State of Illinois and Panel No. 17099C0460F dated July 18, 2011, for Community Panel No. 170406, in LaSalle County, State of Illinois.
- 6(a), (b) Zoning information not provided to the surveyor. Setbacks shown are per recorded subdivision plat.
9. Parcel 1 – There are 38 regular marked spaces and 2 disabled marked spaces.
 Parcel 2 (Lot 2) – There are 27 regular marked spaces and 2 disabled marked spaces.
 Parcel 2 (Lot 7) – There are 75 regular marked spaces and 4 disabled marked spaces.
 Parcel 3 – There are 31 regular marked spaces and 4 disabled marked spaces.
- 10(a). No division or party walls have been designated by the client. It is unknown to Surveyor if any division or party walls exist.
11. All utilities observed in the process of conducting the survey are shown on plat per Item 9 (Location of Public and Privately Owned Utilities) of "SURVEY REQUIREMENTS" as provided by Client.
16. No evidence of recent earth moving work, building construction, or building additions was observed in the process of conducting the fieldwork.
17. No proposed changes in street right of way lines were known to the surveyor at time of survey. No evidence of recent street or sidewalk construction or repairs was observed in the process of conducting the fieldwork.
18. No wetlands have been delineated on the subject properties.

TITLE COMMITMENT – SCHEDULE B PART TWO ITEMS

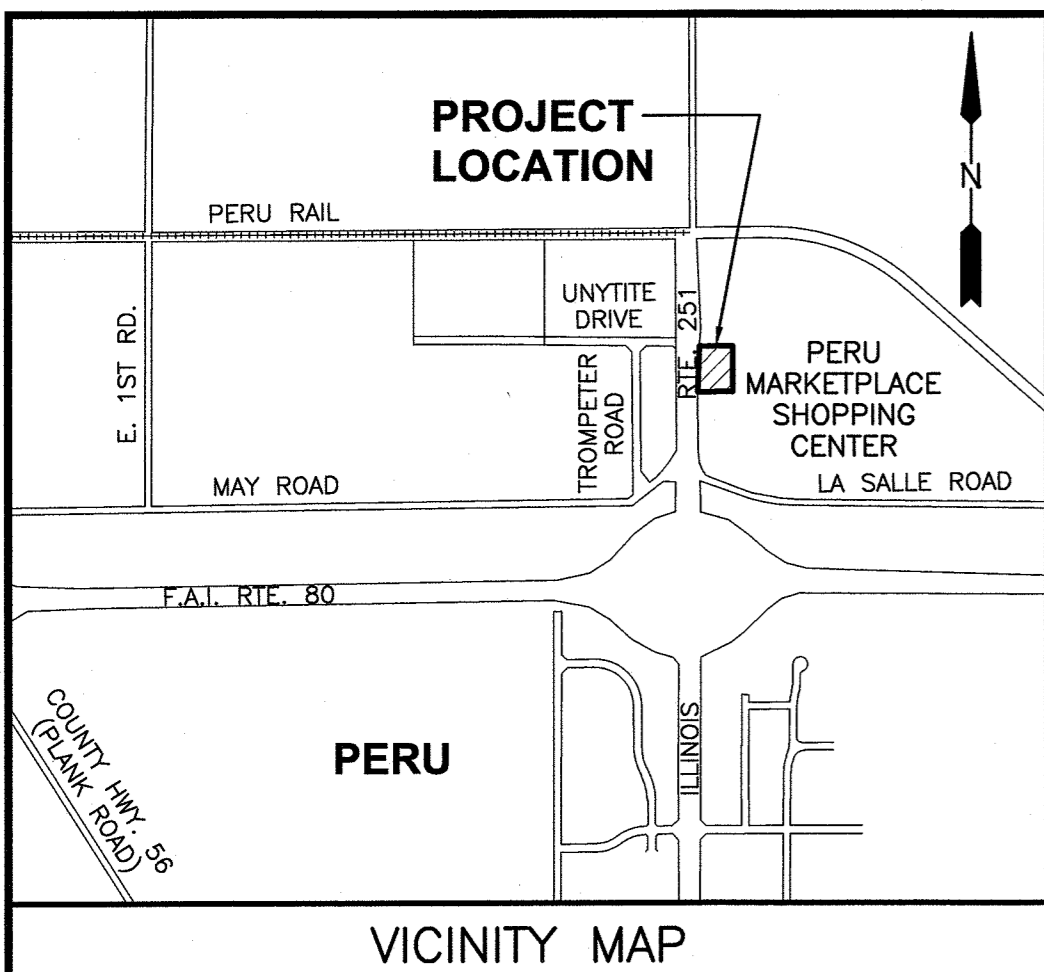
5. Terms, provisions and conditions contained in Lease by and between Route 251 Development, LLC, an Illinois limited liability company, Lessor, and Petsmart, Inc., a Delaware corporation, Lessee, dated July 16, 2010 as disclosed by a Memorandum of Lease recorded August 13, 2010 as document 2010-16619, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
Affects Parcels but not a survey matter. See document for particulars.
6. Grant of easement to Illinois Iowa Power Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded September 30, 1937 in Book 747 page 127 and the terms and provisions contained therein.
Does not affect Parcels. Shown on Survey.
7. Grant of easement to Illinois Iowa Power Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded June 20, 1961 in Book 1164 page 146 and the terms and provisions contained therein.
Does not affect Parcels. Shown on Survey.
8. Grant of easement to Illinois Iowa Power Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded April 2, 1964 in Book 1223 page 167 and the terms and provisions contained therein.
Does not affect Parcels. Shown on Survey.
9. Rights of the public in and to that part of the land, if any used for road purposes as disclosed by order establishing a freeway recorded August 16, 1965 as document 514238.
Shown on Survey.
10. Grant of easement to Illinois Iowa Power Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded March 3, 1967 as document 531154 and the terms and provisions contained therein.
Affects Parcels 1 and 2 (Lot2). Shown on Survey.
11. Grant of easement to Illinois Bell Telephone Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded March 30, 1978 as document 654348 and the terms and provisions contained therein.
Does not affect Parcels. Shown on Survey.
12. Rights of the public, the State of Illinois, and the municipality in and to that part of the premises in question conveyed to the State of Illinois for the use of the Department of Public Works and Buildings by Warranty Deed dated December 27, 1960 and recorded February 16, 1961 as Document 476001 in Book 1161, page 207.
Affects Parcels 1 and 2 (Lot2). Shown on Survey.
13. Easement dated August 1, 1966 and recorded November 4, 1970 as Document 565081 granting unto Illinois Power Company, the right to construct, operate and maintain a gas pipeline and appurtenant facilities through, over and across that portion of the land as described therein.
Affects Parcels 1 and 2 (Lot2). Shown on Survey.
14. An unrecorded 10' easement to Illinois Bell Telephone a/k/a Ameritech Illinois as disclosed by the Final Plat for Peru Marketplace, Commercial Subdivision Recorded October 29, 2004 as Document Number R2004-29564.
Shown on Plat. Note -The Final Plat is recorded as Doc. No. R2004-29567, the Document referenced above is an Annexation Agreement.
15. Access Control Line as shown on Document Number 474366.
Does not affect Parcels. Shown on Survey.
16. 40' x 30' drainage and utility easements as shown on the Final Plat for Peru Marketplace, Commercial Subdivision recorded October 29, 2004 as Document Number R2004-29567.
Affects Parcels 2 (Lot 7) and Parcel 3. Shown on Survey.
17. The terms and conditions contained in an "Annexation Agreement" recorded October 29, 2004 as Document Number R2004-29565.
Affects Parcels but not a survey matter. See document for particulars.
18. The terms and conditions contained in an "Ordinance" recorded October 29, 2004 as Document Number R2004-29566.
Affects Parcels but not a survey matter. See document for particulars.

TITLE COMMITMENT – SCHEDULE B PART TWO ITEMS (CONTINUED)

19. The terms and conditions contained in an "Ordinance" recorded October 29, 2004 as Document Number R2004-29564.
Affects Parcels but not a survey matter. See document for particulars.
20. Easements with Covenants and Restrictions Affecting the Land made between Kohl's Illinois, Inc., Route 251 Development, LLC and Route 251 Development II, LLC dated October 29, 2004 and recorded October 29, 2004 as document R2004-29574.
 Amended and Restated Easements With Covenants and Restrictions Affecting Land recorded April 19, 2006 as document 2006-09654.
 Consent and Non-Disturbance Agreement recorded April 19, 2006 as document 2006-09656.
Easements and Tracts shown on Survey. See document for particulars.
21. Resolution for expansion of the Illinois Valley Enterprise Zone recorded April 6, 2005 as document R2005-08508.
Affects Parcels but not a survey matter. See document for particulars.
22. The terms and conditions contained in an "Ordinance" recorded October 29, 2004 as Document Number R2004-29564.
Affects Parcels but not a survey matter. See document for particulars.
 First Amendment to Annexation Agreement recorded February 28, 2006 as Document No. R2006-04990.
Affects Parcel 4 but not a survey matter. See document for particulars.
23. Terms and provisions contained in the Construction and Maintenance Agreement recorded March 20, 2006 as Document No. R2006-06939 by and between Ruth Halm and Route 251 Development LLC part of the land and other land.
Affects Lot 11 of Peru Marketplace Commercial Subdivision and adjoining lands to the south. Not shown on Survey.
24. Building lines and easements as shown on the Final Plat for the Resubdivision of Lots 1, 2, 6, 7 and 11 in Peru Marketplace Commercial Subdivision First Addition recorded November 30, 2005 as Document No. R2005-31783, together with any easement provisions contained thereon.
Shown on Survey.
25. Terms and provisions contained in the Zoning Officer Approval of Minor Changes recorded November 30, 2005 as Document No R2005-31782.
Does not affect Parcels. Not a survey matter.
26. Rights of the public, the State of Illinois and the Municipality in and to that part of the land taken or used for roadway purposes by Instrument recorded February 23, 2006 as Document No. R2006-04610.
Affects Parcel 4. Shown on Survey.
27. Terms, conditions, provisions and restrictions as contained in an Annexation Agreement by and between the City of Peru, a home rule Illinois municipal corporation, Ruth Halm, Route 251 Development, an Illinois limited liability company, Route 251 Development II, an Illinois limited liability company and Route 251 Development III, an Illinois limited liability company recorded February 28, 2006 as document 2006-04991.
 Ordinance No. 4317, an Ordinance Authorizing a Restated Annexation Agreement Amending a Previously Adopted Annexation Agreement (Northeast Corner of LaSalle Road and Illinois Route 251 - Halm Property Annexation) recorded July 20, 2006 as document 2006-18205.
 Ordinance No. 4316, an Ordinance Authorizing a Restated Annexation Agreement Amending a Previously Adopted Annexation Agreement (Northeast Corner of LaSalle Road and Illinois Route 251 - Peru Marketplace Commercial Subdivision First Addition - Route 251 Development, LLC, et al) recorded July 20, 2006 as document 2006-18206.
May affect Parcels. See document for particulars. Not a survey matter.
28. Terms, conditions, provisions and restrictions as contained in a Construction and Maintenance Agreement by and between Ruth Halm and Route 251 Development, LLC, an Illinois limited liability company recorded March 20, 2006 as document 2006-06939.
Duplicate of Item 23 above.
29. Terms, conditions, provisions and restrictions as contained in a Restrictive Covenant and License Agreement recorded October 25, 2011 as document 2011-21969.
May affect Parcels. See document for particulars. Not a survey matter.
30. Terms, conditions and provisions of the document creating the easement described in Schedule A, together with the rights of the adjoining owners in and to the concurrent use of said easement.
Affects Parcels. See document for particulars.

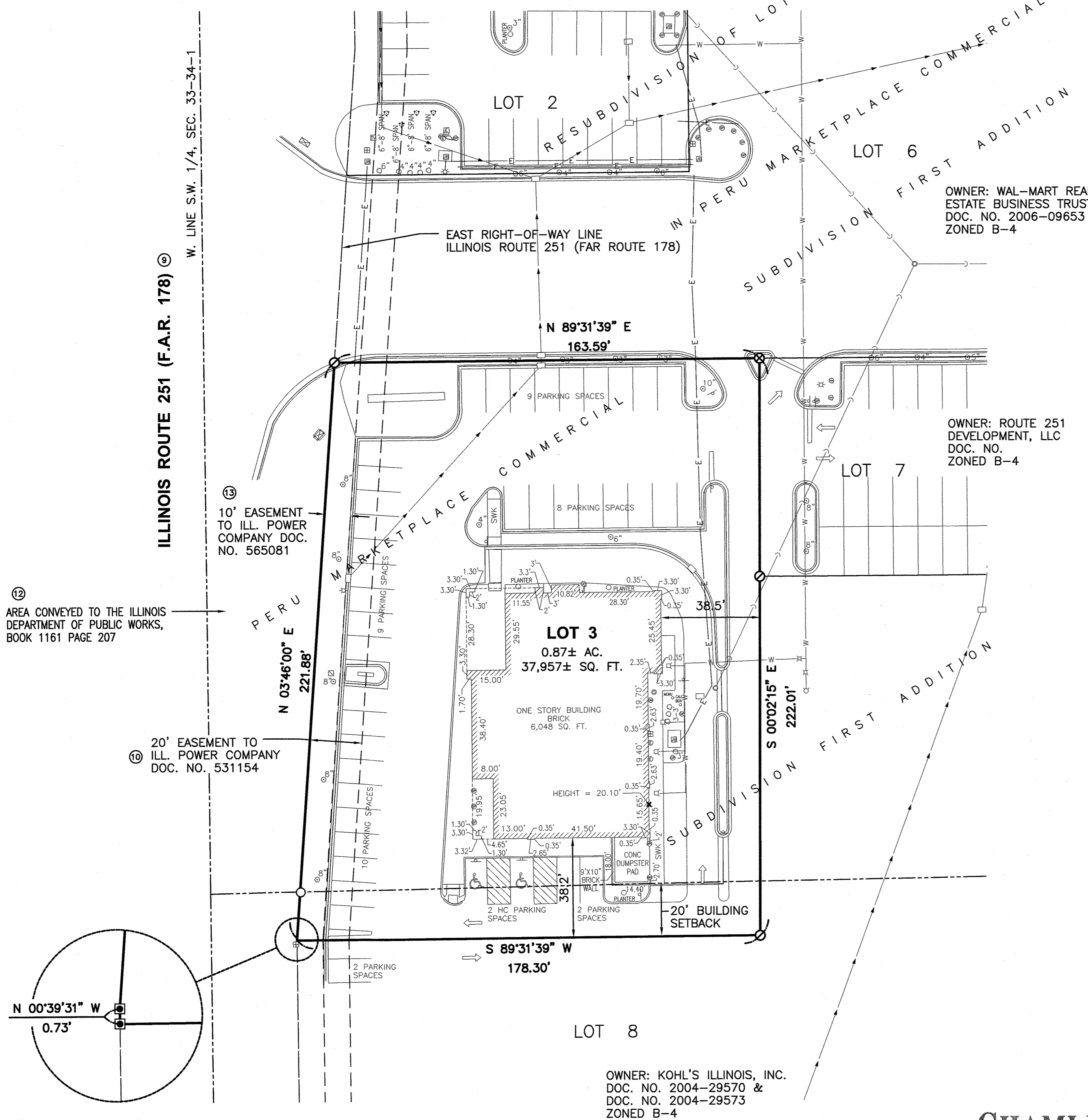
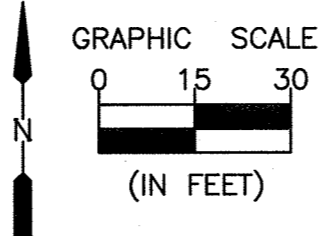
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CHECKED BY: SMS				
DATE: 04/17				

ALTA / NSPS LAND TITLE SURVEY	CURRENT AS OF: 04/20/2017		
	SCALE: AS NOTED	SHEET 2	
	FILE NO.: K8507.00Y-2	OF 2	

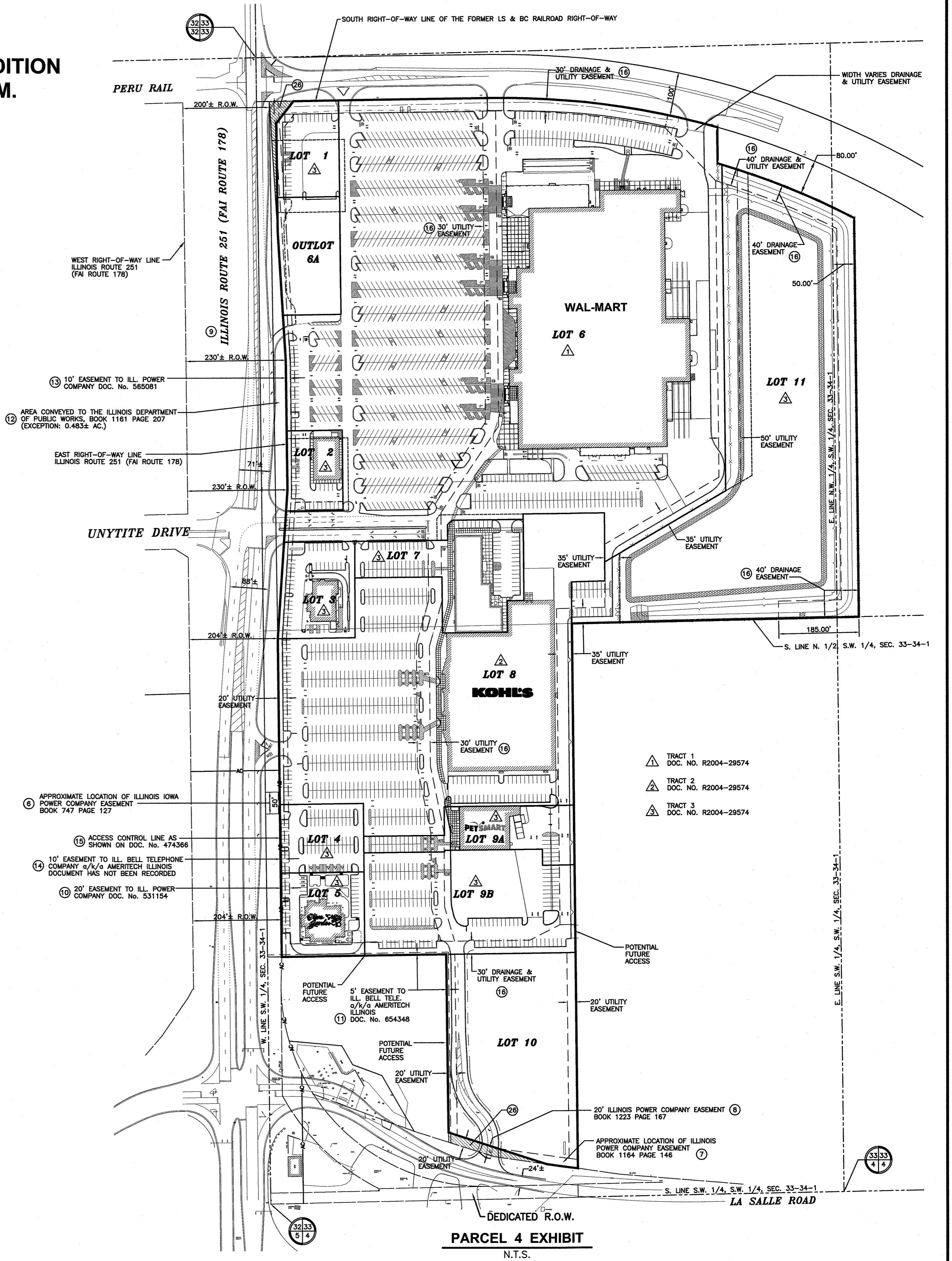


ALTA / NSPS LAND TITLE SURVEY

FOR
LOT 3 IN PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION
 PART OF THE S.W. 1/4 OF SECTION 33, T. 34 N., R. 1 E., 3RD P.M.
 CITY OF PERU, LASALLE COUNTY, ILLINOIS
 0.87± ACRES / 37,957± SQ. FT.
 APRIL, 2017



- LEGEND**
- BOUNDARY OF SURVEY
 - EXISTING RIGHT-OF-WAY
 - EXISTING SECTION LINE
 - FORMER LOT LINE
 - EXISTING EASEMENT
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - EXISTING GAS MAIN
 - EXISTING ELECTRIC LINE
 - EXISTING IRON PIPE FOUND, 3/4"
 - IRON PIPE SET, 3/4"
 - SURVEY NAIL SET
 - EXISTING MANHOLE
 - EXISTING INLET
 - EXISTING CLEANOUT
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 - EXISTING EVERGREEN TREE
 - EXISTING BUSH W/SIZE
 - SIDEWALK
 - SCHEDULE B PART 2 ITEM



CHAMLIN & ASSOCIATES, INC. © 2017
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PERU MORRIS
 ILLINOIS

DRAWN BY: NV	LEVEL	BY	DATE	REVISIONS	DESCRIPTION		
CHECKED BY: SMS							
DATE: 04/17							

ALTA / NSPS LAND TITLE SURVEY	CURRENT AS OF: 04/20/2017
	SCALE: AS NOTED
	SHEET 1
	FILE NO.: K8507.00Y-1
	OF 2

ALTA / NSPS LAND TITLE SURVEY
FOR
LOT 3 IN PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION
PART OF THE S.W. 1/4 OF SECTION 33, T. 34 N., R. 1 E., 3RD P.M.
CITY OF PERU, LASALLE COUNTY, ILLINOIS
0.87± ACRES / 37,957± SQ. FT.
APRIL, 2017

GENERAL NOTES

The property described hereon is the same as that shown in First American Title Insurance Company's Commitment for Title Insurance No. 3020-841894 having an effective date of March 20, 2017 and that all easements, covenants and restrictions referenced in said title commitment or apparent from physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.

Parcels 1, 2, and 3 have indirect access to Illinois Route 251 (FA Route 178) and LaSalle Road by Document recorded October 29, 2004 as Document No. R2004-29574.

The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Illinois.

No evidence of cemeteries or burial grounds was observed in the process of conducting the survey.

Basis of Bearing: Final Plat for Peru Marketplace Commercial Subdivision, recorded October 29, 2004 as Document No. R2004-29567.

LEGAL DESCRIPTIONS PER TITLE COMMITMENT

PARCEL 1:

Lot 3 of that certain Final Plat of Subdivision entitled PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION, PERU ILLINOIS, prepared by Chamlin & Associates, recorded with LaSalle County Recorder's office on October 29, 2004 as Document Number 2004-29567, in LaSalle County, Illinois.

PARCEL 2:

Lots 2 and 7 in the Final Plat for the RESUBDIVISION OF LOTS 1, 2, 6, 7 AND 11 IN PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION TO THE CITY OF PERU, being a part of the Southwest Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, according to the Plat thereof recorded November 30, 2005 as Document no. R2005-31783, in LaSalle County, Illinois.

PARCEL 3:

Lot 9a in the Final Plat for THE RESUBDIVISION OF LOT 9 IN PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION, being a part of the Southwest Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, according to the Plat thereof recorded April 4, 2013 as Document No. R2013-07028.

PARCEL 4:

A non-exclusive easement for utilities, water flow, ingress and egress, parking of motor vehicles, loading and unloading of commercial and other vehicles as easements are set forth in section 5 (a) (c) and (d) of that certain "Easement with Covenants and Restrictions Affecting Land" recorded October 29, 2004 as Document Number R2004-29574.

THIS SURVEY PERTAINS TO PARCEL 1 (LOT 3) AS DESCRIBED ABOVE

SURVEYOR'S CERTIFICATE

TO: Rivercrest Realty Associates, LLC; First American 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, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on April 17, 2017.

Dated this 20th day of April, 2017.

Scott M. Spayer
Professional Land Surveyor No. 035-003645
License expires Nov. 30, 2018

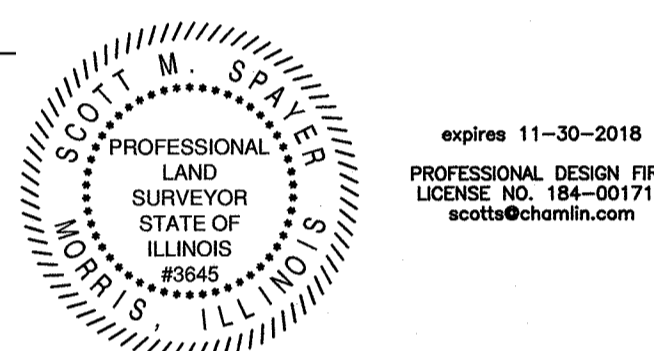


TABLE A ITEMS

2. The addresses of the properties are:
Parcel 1 - 5255 Rt. 251, Peru, IL 61354
Parcel 2 - 5301 Rt. 251, Peru, IL 61354(Lot 2) and 5259 Rt. 251, Peru, IL 61354(Lot 7)
Parcel 3 - 5243 Rt. 251, Peru, IL 61354
3. The property shown on this Survey is located in Zone X (unshaded), outside 0.2% Annual Chance Floodplain, as identified by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 17099C0460F dated July 18, 2011, for Community Panel No. 170400, in LaSalle County, State of Illinois and Panel No. 17099C0480F dated July 18, 2011, for Community Panel No. 170406, in LaSalle County, State of Illinois.
- 6(a),(b). Zoning information not provided to the surveyor. Setbacks shown are per recorded subdivision plat.
9. Parcel 1 - There are 38 regular marked spaces and 2 disabled marked spaces.
Parcel 2 (Lot 2) - There are 27 regular marked spaces and 2 disabled marked spaces.
Parcel 2 (Lot 7) - There are 75 regular marked spaces and 4 disabled marked spaces.
Parcel 3 - There are 31 regular marked spaces and 4 disabled marked spaces.
- 10(a). No division or party walls have been designated by the client. It is unknown to Surveyor if any division or party walls exist.
11. All utilities observed in the process of conducting the survey are shown on plat per Item 9 (Location of Public and Privately Owned Utilities) of "SURVEY REQUIREMENTS" as provided by Client.
16. No evidence of recent earth moving work, building construction, or building additions was observed in the process of conducting the fieldwork.
17. No proposed changes in street right of way lines were known to the surveyor at time of survey. No evidence of recent street or sidewalk construction or repairs was observed in the process of conducting the fieldwork.
18. No wetlands have been delineated on the subject properties.

TITLE COMMITMENT - SCHEDULE B PART TWO ITEMS

5. Terms, provisions and conditions contained in Lease by and between Route 251 Development, LLC, an Illinois limited liability company, Lessor, and Petsmart, Inc., a Delaware corporation, Lessee, dated July 16, 2010 as disclosed by a Memorandum of Lease recorded August 13, 2010 as document 2010-16619, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
Affects Parcels but not a survey matter. See document for particulars.
6. Grant of easement to Illinois Iowa Power Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded September 30, 1937 in Book 747 page 127 and the terms and provisions contained therein.
Does not affect Parcels. Shown on Survey.
7. Grant of easement to Illinois Iowa Power Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded June 20, 1961 in Book 1164 page 146 and the terms and provisions contained therein.
Does not affect Parcels. Shown on Survey.
8. Grant of easement to Illinois Iowa Power Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded April 2, 1964 in Book 1223 page 167 and the terms and provisions contained therein.
Does not affect Parcels. Shown on Survey.
9. Rights of the public in and to that part of the land, if any used for road purposes as disclosed by order establishing a freeway recorded August 16, 1965 as document 514238.
Shown on Survey.
10. Grant of easement to Illinois Iowa Power Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded March 3, 1967 as document 531154 and the terms and provisions contained therein.
Affects Parcels 1 and 2 (Lot2). Shown on Survey.
11. Grant of easement to Illinois Bell Telephone Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded March 30, 1978 as document 654348 and the terms and provisions contained therein.
Does not affect Parcels. Shown on Survey.
12. Rights of the public, the State of Illinois, and the municipality in and to that part of the premises in question conveyed to the State of Illinois for the use of the Department of Public Works and Buildings by Warranty Deed dated December 27, 1960 and recorded February 16, 1961 as Document 476001 in Book 1161, page 207.
Affects Parcels 1 and 2 (Lot2). Shown on Survey.
13. Easement dated August 1, 1966 and recorded November 4, 1970 as Document 565081 granting unto Illinois Power Company, the right to construct, operate and maintain a gas pipeline and appurtenant facilities through, over and across that portion of the land as described therein.
Affects Parcels 1 and 2 (Lot2). Shown on Survey.
14. An unrecorded 10' easement to Illinois Bell Telephone a/k/a Ameritech Illinois as disclosed by the Final Plat for Peru Marketplace, Commercial Subdivision Recorded October 29, 2004 as Document Number R2004-29564.
Shown on Plat. Note -The Final Plat is recorded as Doc. No. R2004-29567, the Document referenced above is an Annexation Agreement.
15. Access Control Line as shown on Document Number 474366.
Does not affect Parcels. Shown on Survey.
16. 40' x 30' drainage and utility easements as shown on the Final Plat for Peru Marketplace, Commercial Subdivision recorded October 29, 2004 as Document Number R2004-29567.
Affects Parcels 2 (Lot 7) and Parcel 3. Shown on Survey.
17. The terms and conditions contained in an "Annexation Agreement" recorded October 29, 2004 as Document Number R2004-29565.
Affects Parcels but not a survey matter. See document for particulars.
18. The terms and conditions contained in an "Ordinance" recorded October 29, 2004 as Document Number R2004-29566.
Affects Parcels but not a survey matter. See document for particulars.

TITLE COMMITMENT - SCHEDULE B PART TWO ITEMS (CONTINUED)

19. The terms and conditions contained in an "Ordinance" recorded October 29, 2004 as Document Number R2004-29564.
Affects Parcels but not a survey matter. See document for particulars.
20. Easements with Covenants and Restrictions Affecting the Land made between Kohl's Illinois, Inc., Route 251 Development, LLC and Route 251 Development II, LLC dated October 29, 2004 and recorded October 29, 2004 as document R2004-29574.
Amended and Restated Easements With Covenants and Restrictions Affecting Land recorded April 19, 2006 as document 2006-09654.
Consent and Non-Disturbance Agreement recorded April 19, 2006 as document 2006-09656.
Easements and Tracts shown on Survey. See document for particulars.
21. Resolution for expansion of the Illinois Valley Enterprise Zone recorded April 6, 2005 as document R2005-08508.
Affects Parcels but not a survey matter. See document for particulars.
22. The terms and conditions contained in an "Ordinance" recorded October 29, 2004 as Document Number R2004-29564.
Affects Parcels but not a survey matter. See document for particulars.
- First Amendment to Annexation Agreement recorded February 28, 2006 as Document No. R2006-04990.
Affects Parcel 4 but not a survey matter. See document for particulars.
23. Terms and provisions contained in the Construction and Maintenance Agreement recorded March 20, 2006 as Document No. R2006-06939 by and between Ruth Halm and Route 251 Development LLC part of the land and other land.
Affects Lot 11 of Peru Marketplace Commercial Subdivision and adjoining lands to the south. Not shown on Survey.
24. Building lines and easements as shown on the Final Plat for the Resubdivision of Lots 1, 2, 6, 7 and 11 in Peru Marketplace Commercial Subdivision First Addition recorded November 30, 2005 as Document No. R2005-31783, together with any easement provisions contained thereon.
Shown on Survey.
25. Terms and provisions contained in the Zoning Officer Approval of Minor Changes recorded November 30, 2005 as Document No. R2005-31782.
Does not affect Parcels. Not a survey matter.
26. Rights of the public, the State of Illinois and the Municipality in and to that part of the land taken or used for roadway purposes by Instrument recorded February 23, 2006 as Document No. R2006-04610.
Affects Parcel 4. Shown on Survey.
27. Terms, conditions, provisions and restrictions as contained in an Annexation Agreement by and between the City of Peru, a home rule Illinois municipal corporation, Ruth Halm, Route 251 Development, an Illinois limited liability company, Route 251 Development II, an Illinois limited liability company and Route 251 Development III, an Illinois limited liability company recorded February 28, 2006 as document 2006-04991.
Ordinance No. 4317, an Ordinance Authorizing a Restated Annexation Agreement Amending a Previously Adopted Annexation Agreement (Northeast Corner of LaSalle Road and Illinois Route 251 - Halm Property Annexation) recorded July 20, 2006 as document 2006-18205.
Ordinance No. 4316, an Ordinance Authorizing a Restated Annexation Agreement Amending a Previously Adopted Annexation Agreement (Northeast Corner of LaSalle Road and Illinois Route 251 - Peru Marketplace Commercial Subdivision First Addition - Route 251 Development, LLC, et al) recorded July 20, 2006 as document 2006-18206.
May affect Parcels. See document for particulars. Not a survey matter.
28. Terms, conditions, provisions and restrictions as contained in a Construction and Maintenance Agreement by and between Ruth Halm and Route 251 Development, LLC, an Illinois limited liability company recorded March 20, 2006 as document 2006-06939.
Duplicate of Item 23 above.
29. Terms, conditions, provisions and restrictions as contained in a Restrictive Covenant and License Agreement recorded October 25, 2011 as document 2011-21969.
May affect Parcels. See document for particulars. Not a survey matter.
30. Terms, conditions and provisions of the document creating the easement described in Schedule A, together with the rights of the adjoining owners in and to the concurrent use of said easement.
Affects Parcels. See document for particulars.

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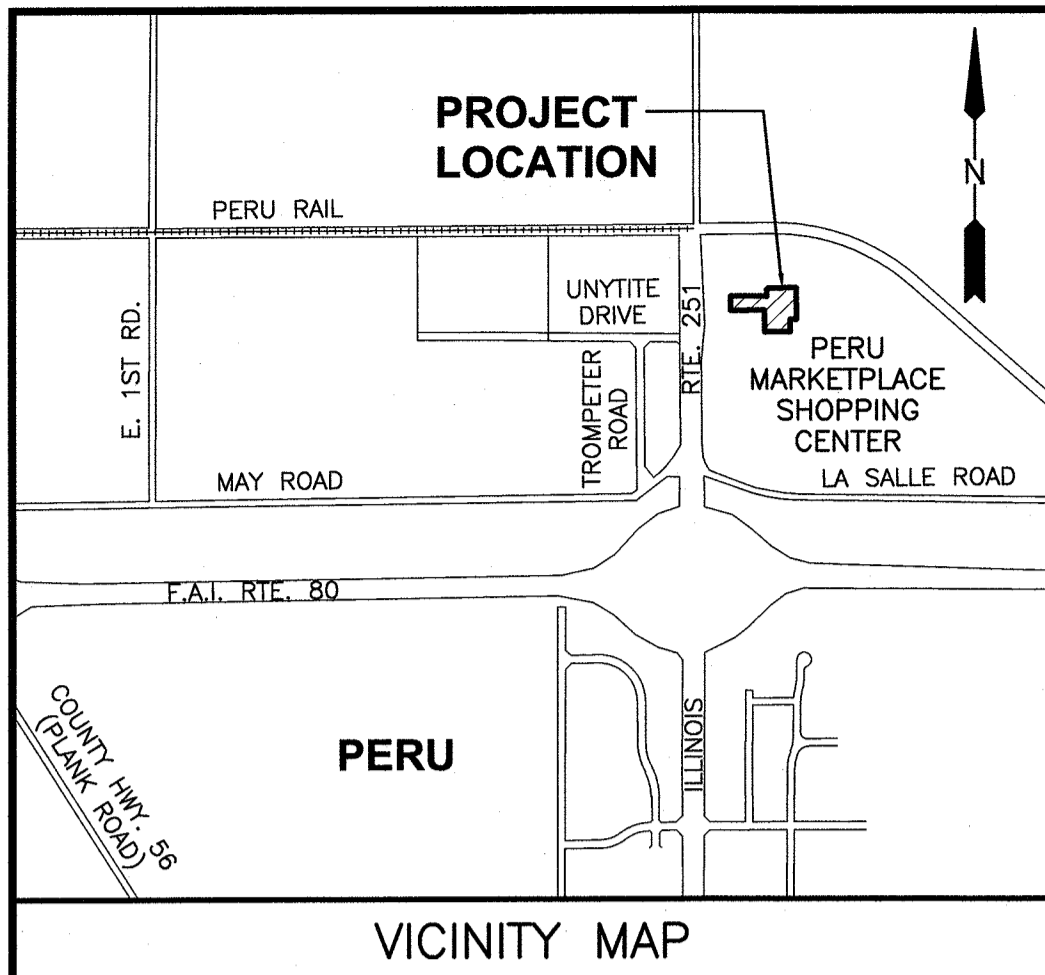


PERU MORRIS
ILLINOIS

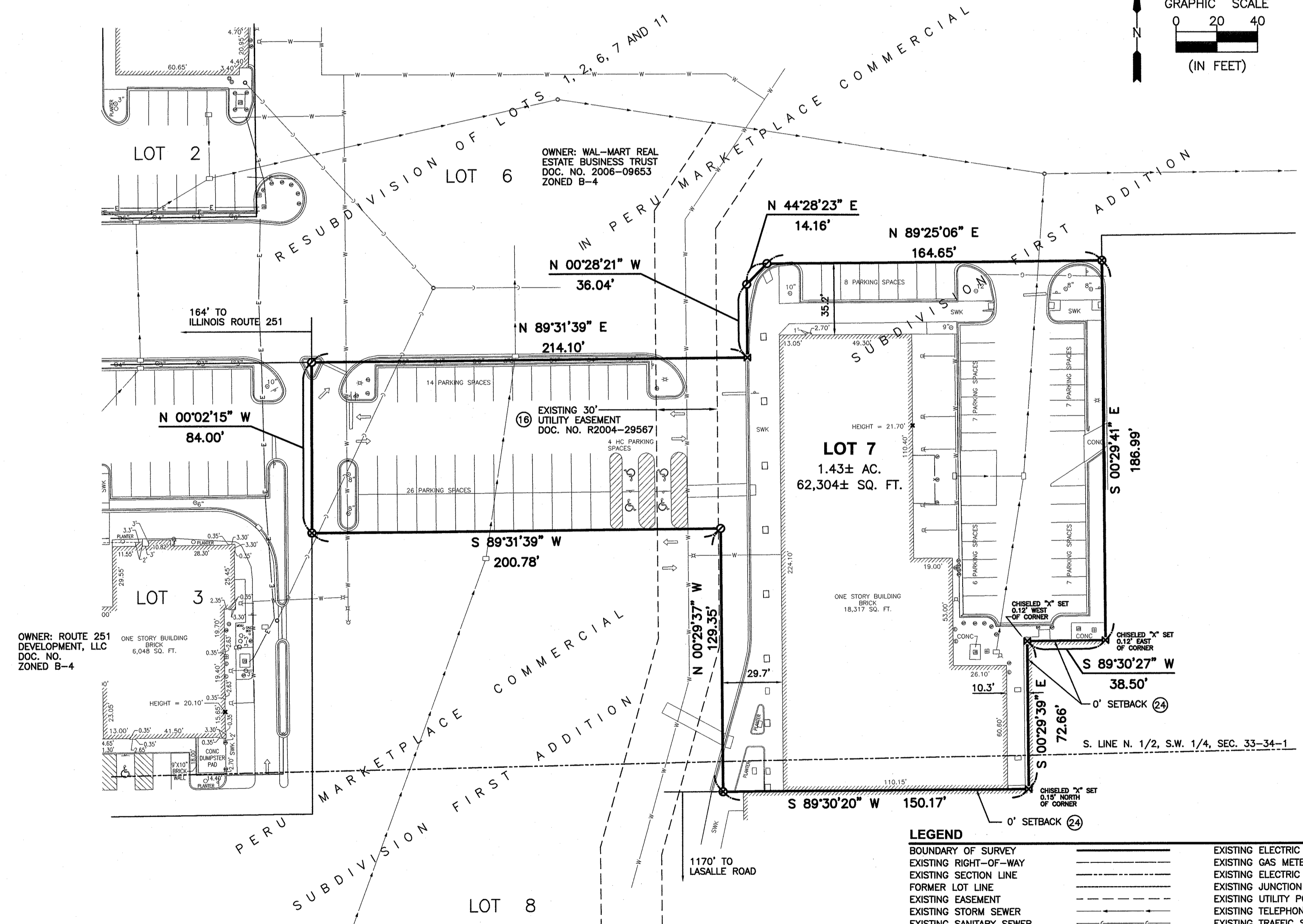
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						FILE NO.: K8507.00Y-1	OF 2

ALTA / NSPS LAND TITLE SURVEY

FOR
**LOT 7 IN THE RESUBDIVISION OF LOTS 1, 2, 6, 7 AND 11 IN
 PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION**
 PART OF THE S.W. 1/4 OF SECTION 33, T. 34 N., R. 1 E., 3RD P.M.
 CITY OF PERU, LASALLE COUNTY, ILLINOIS
 1.43± ACRES / 62,304± SQ. FT.
 APRIL, 2017



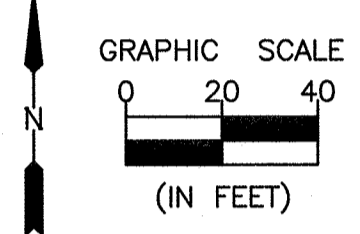
VICINITY MAP



OWNER: ROUTE 251 DEVELOPMENT, LLC
 DOC. NO. 2004-29573
 ZONED B-4

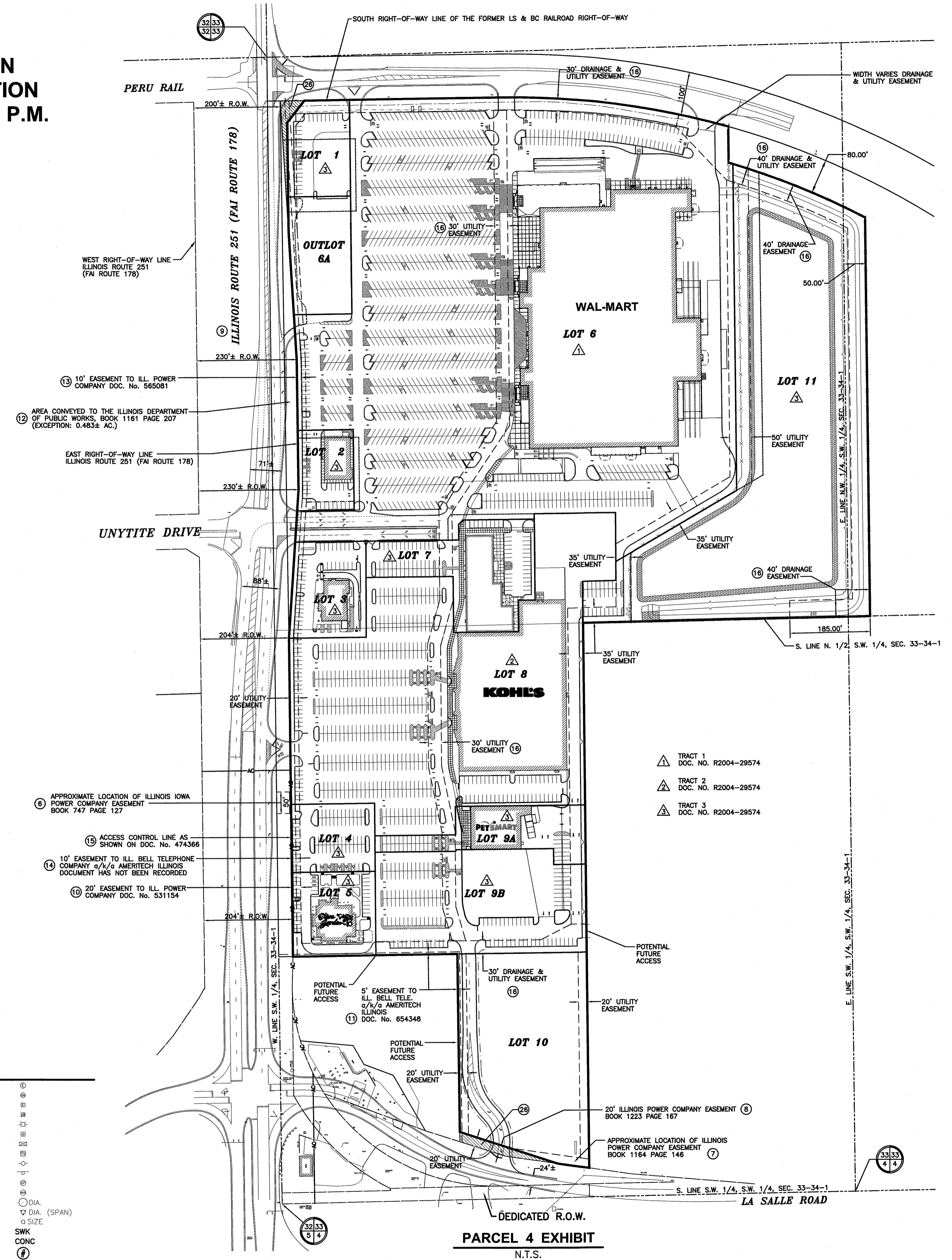
OWNER: WAL-MART REAL ESTATE BUSINESS TRUST
 DOC. NO. 2006-08653
 ZONED B-4

OWNER: KOHL'S ILLINOIS, INC.
 DOC. NO. 2004-29570 &
 DOC. NO. 2004-29573
 ZONED B-4



LEGEND

—	BOUNDARY OF SURVEY	⊙	EXISTING ELECTRIC METER
- - -	EXISTING RIGHT-OF-WAY	⊙	EXISTING GAS METER
—	EXISTING SECTION LINE	⊙	EXISTING ELECTRIC BOX
- - -	FORMER LOT LINE	⊙	EXISTING JUNCTION BOX
- - -	EXISTING EASEMENT	⊙	EXISTING UTILITY POLE W/LIGHT
- - -	EXISTING STORM SEWER	⊙	EXISTING TELEPHONE PEDESTAL
- - -	EXISTING SANITARY SEWER	⊙	EXISTING TRAFFIC SIGNAL CONTROLLER
- - -	EXISTING WATER MAIN	⊙	EXISTING CABLE TV BOX
- - -	EXISTING GAS MAIN	⊙	EXISTING UTILITY POLE
- - -	EXISTING ELECTRIC LINE	⊙	EXISTING SIGN
⊙	SURVEY NAIL SET	⊙	EXISTING GUARD POST
⊙	CHISELED "X" SET	⊙	EXISTING GATE POST
⊙	EXISTING MANHOLE	⊙	EXISTING TREE W/DIAMETER
⊙	EXISTING INLET	⊙	EXISTING EVERGREEN TREE
⊙	EXISTING CLEANOUT	⊙	EXISTING BUSH W/SIZE
⊙	EXISTING WATER VALVE	⊙	SIDEWALK
⊙	EXISTING FIRE HYDRANT	⊙	CONCRETE
⊙	EXISTING BUFFALO BOX	⊙	SCHEDULE B PART 2 ITEM



- ⑬ 10' EASEMENT TO ILL. POWER COMPANY DOC. No. 565081
- ⑭ AREA CONVEYED TO THE ILLINOIS DEPARTMENT OF PUBLIC WORKS, BOOK 1161 PAGE 207 (EXCEPTION: 0.483± AC.)
- ⑮ EAST RIGHT-OF-WAY LINE ILLINOIS ROUTE 251 (FAI ROUTE 178)
- ⑯ APPROXIMATE LOCATION OF ILLINOIS IOWA POWER COMPANY EASEMENT BOOK 747 PAGE 127
- ⑰ ACCESS CONTROL LINE AS SHOWN ON DOC. No. 474366
- ⑱ 10' EASEMENT TO ILL. BELL TELEPHONE COMPANY &/& AMERITECH ILLINOIS DOCUMENT HAS NOT BEEN RECORDED
- ⑲ 20' EASEMENT TO ILL. POWER COMPANY DOC. No. 531154
- ⑳ 5' EASEMENT TO ILL. BELL TELE. &/& AMERITECH ILLINOIS DOC. No. 654348
- ㉑ 20' UTILITY EASEMENT
- ㉒ 20' UTILITY EASEMENT
- ㉓ 20' UTILITY EASEMENT
- ㉔ 20' UTILITY EASEMENT
- ㉕ 20' UTILITY EASEMENT
- ㉖ 20' UTILITY EASEMENT
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- ㊾ 20' UTILITY EASEMENT
- ㊿ 20' UTILITY EASEMENT

CHAMLIN & ASSOCIATES, INC.
 PERU MORRIS ILLINOIS

DRAWN BY: NV	LEVEL	BY	DATE	REVISIONS	DESCRIPTION
CHECKED BY: SMS					
DATE: 04/17					

ALTA / NSPS LAND TITLE SURVEY	CURRENT AS OF: 04/20/2017
SCALE: AS NOTED	SHEET 1
FILE NO.: K8507.00Y-3	OF 2

CHAMLIN & ASSOCIATES, INC. © 2017
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ALTA / NSPS LAND TITLE SURVEY
 FOR
LOT 7 IN THE RESUBDIVISION OF LOTS 1, 2, 6, 7 AND 11 IN
PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION
PART OF THE S.W. 1/4 OF SECTION 33, T. 34 N., R. 1 E., 3RD P.M.
CITY OF PERU, LASALLE COUNTY, ILLINOIS
1.43± ACRES / 62,304± SQ. FT.
APRIL, 2017

GENERAL NOTES

The property described hereon is the same as that shown in First American Title Insurance Company's Commitment for Title Insurance No. 3020-841894 having an effective date of March 20, 2017 and that all easements, covenants and restrictions referenced in said title commitment or apparent from physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.

Parcels 1, 2, and 3 have indirect access to Illinois Route 251 (FA Route 178) and LaSalle Road by Document recorded October 29, 2004 as Document No. R2004-29574.

The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Illinois.

No evidence of cemeteries or burial grounds was observed in the process of conducting the survey.

Basis of Bearing: Final Plat for Peru Marketplace Commercial Subdivision, recorded October 29, 2004 as Document No. R2004-29567.

LEGAL DESCRIPTIONS PER TITLE COMMITMENT

PARCEL 1:

Lot 3 of that certain Final Plat of Subdivision entitled PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION, PERU ILLINOIS, prepared by Chamlin & Associates, recorded with LaSalle County Recorder's office on October 29, 2004 as Document Number 2004-29567, in LaSalle County, Illinois.

PARCEL 2:

Lots 2 and 7 in the Final Plat for the RESUBDIVISION OF LOTS 1, 2, 6, 7 AND 11 IN PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION TO THE CITY OF PERU, being a part of the Southwest Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, according to the Plat thereof recorded November 30, 2005 as Document no. R2005-31783, in LaSalle County, Illinois.

PARCEL 3:

Lot 9a in the Final Plat for THE RESUBDIVISION OF LOT 9 IN PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION, being a part of the Southwest Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, according to the Plat thereof recorded April 4, 2013 as Document No. R2013-07028.

PARCEL 4:

A non-exclusive easement for utilities, water flow, ingress and egress, parking of motor vehicles, loading and unloading of commercial and other vehicles as easements are set forth in section 5 (a) (c) and (d) of that certain "Easement with Covenants and Restrictions Affecting Land" recorded October 29, 2004 as Document Number R2004-29574.

THIS SURVEY PERTAINS TO PART OF PARCEL 2 (LOT 7) AS DESCRIBED ABOVE

SURVEYOR'S CERTIFICATE

TO: Rivercrest Realty Associates, LLC; First American 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, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on April 17, 2017.

Dated this 20th day of April, 2017

Scott M. Spayer
 Scott M. Spayer
 Professional Land Surveyor No. 035-003845
 License expires Nov. 30, 2018



expires 11-30-2018
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-001717
 scott@schamlin.com

TABLE A ITEMS

2. The addresses of the properties are:
 Parcel 1 – 5255 Rt. 251, Peru, IL 61354
 Parcel 2 – 5301 Rt. 251, Peru, IL 61354(Lot 2) and 5259 Rt. 251, Peru, IL 61354(Lot 7)
 Parcel 3 – 5243 Rt. 251, Peru, IL 61354
3. The property shown on this Survey is located in Zone X (unshaded), outside 0.2% Annual Chance Floodplain, as identified by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 17099C0460F dated July 18, 2011, for Community Panel No. 170400, in LaSalle County, State of Illinois and Panel No. 17099C0480F dated July 18, 2011, for Community Panel No. 170406, in LaSalle County, State of Illinois.
- 6(a),(b). Zoning information not provided to the surveyor. Setbacks shown are per recorded subdivision plat.
9. Parcel 1 – There are 38 regular marked spaces and 2 disabled marked spaces.
 Parcel 2 (Lot 2) – There are 27 regular marked spaces and 2 disabled marked spaces.
 Parcel 2 (Lot 7) – There are 75 regular marked spaces and 4 disabled marked spaces.
 Parcel 3 – There are 31 regular marked spaces and 4 disabled marked spaces.
- 10(a). No division or party walls have been designated by the client. It is unknown to Surveyor if any division or party walls exist.
11. All utilities observed in the process of conducting the survey are shown on plat per Item 9 (Location of Public and Privately Owned Utilities) of "SURVEY REQUIREMENTS" as provided by Client.
16. No evidence of recent earth moving work, building construction, or building additions was observed in the process of conducting the fieldwork.
17. No proposed changes in street right of way lines were known to the surveyor at time of survey. No evidence of recent street or sidewalk construction or repairs was observed in the process of conducting the fieldwork.
18. No wetlands have been delineated on the subject properties.

TITLE COMMITMENT – SCHEDULE B PART TWO ITEMS

5. Terms, provisions and conditions contained in Lease by and between Route 251 Development, LLC, an Illinois limited liability company, Lessor, and Petsmart, Inc., a Delaware corporation, Lessee, dated July 16, 2010 as disclosed by a Memorandum of Lease recorded August 13, 2010 as document 2010-16819, and all rights thereunder and of all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
Affects Parcels but not a survey matter. See document for particulars.
6. Grant of easement to Illinois Iowa Power Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded September 30, 1937 in Book 747 page 127 and the terms and provisions contained therein.
Does not affect Parcels. Shown on Survey.
7. Grant of easement to Illinois Iowa Power Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded June 20, 1961 in Book 1164 page 146 and the terms and provisions contained therein.
Does not affect Parcels. Shown on Survey.
8. Grant of easement to Illinois Iowa Power Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded April 2, 1964 in Book 1223 page 167 and the terms and provisions contained therein.
Does not affect Parcels. Shown on Survey.
9. Rights of the public in and to that part of the land, if any used for road purposes as disclosed by order establishing a freeway recorded August 16, 1965 as document 514238.
Shown on Survey.
10. Grant of easement to Illinois Iowa Power Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded March 3, 1967 as document 531154 and the terms and provisions contained therein.
Affects Parcels 1 and 2 (Lot2). Shown on Survey.
11. Grant of easement to Illinois Bell Telephone Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded March 30, 1978 as document 854348 and the terms and provisions contained therein.
Does not affect Parcels. Shown on Survey.
12. Rights of the public, the State of Illinois, and the municipality in and to that part of the premises in question conveyed to the State of Illinois for the use of the Department of Public Works and Buildings by Warranty Deed dated December 27, 1960 and recorded February 16, 1961 as Document 476001 in Book 1161, page 207.
Affects Parcels 1 and 2 (Lot2). Shown on Survey.
13. Easement dated August 1, 1966 and recorded November 4, 1970 as Document 565081 granting unto Illinois Power Company, the right to construct, operate and maintain a gas pipeline and appurtenant facilities through, over and across that portion of the land as described therein.
Affects Parcels 1 and 2 (Lot2). Shown on Survey.
14. An unrecorded 10' easement to Illinois Bell Telephone a/k/a Ameritech Illinois as disclosed by the Final Plat for Peru Marketplace, Commercial Subdivision Recorded October 29, 2004 as Document Number R2004-29564.
Shown on Plat. Note -The Final Plat is recorded as Doc. No. R2004-29567, the Document referenced above is an Annexation Agreement.
15. Access Control Line as shown on Document Number 474366.
Does not affect Parcels. Shown on Survey.
16. 40' x 30' drainage and utility easements as shown on the Final Plat for Peru Marketplace, Commercial Subdivision recorded October 29, 2004 as Document Number R2004-29567.
Affects Parcels 2 (Lot 7) and Parcel 3. Shown on Survey.
17. The terms and conditions contained in an "Annexation Agreement" recorded October 29, 2004 as Document Number R2004-29565.
Affects Parcels but not a survey matter. See document for particulars.
18. The terms and conditions contained in an "Ordinance" recorded October 29, 2004 as Document Number R2004-29566.
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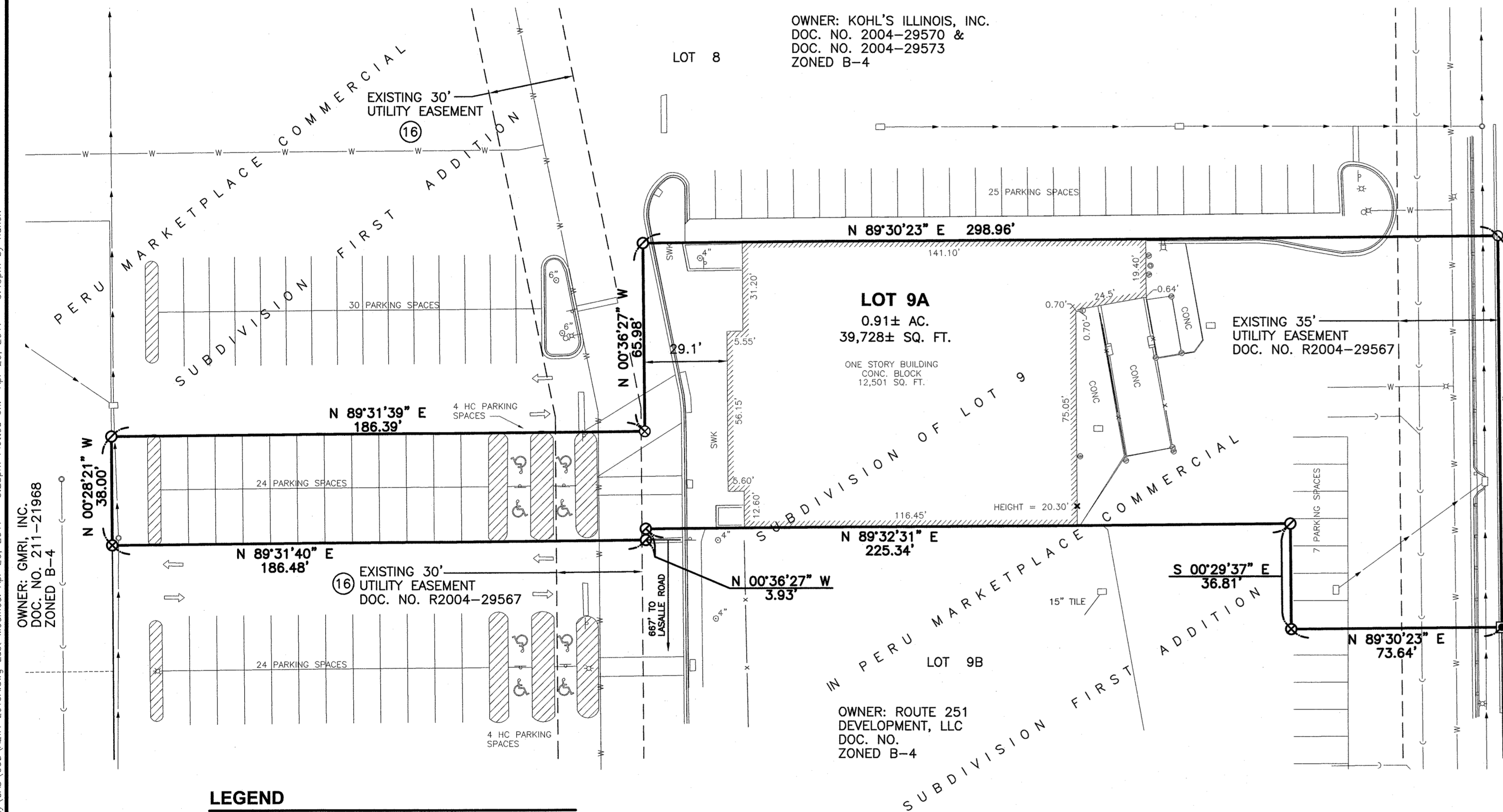
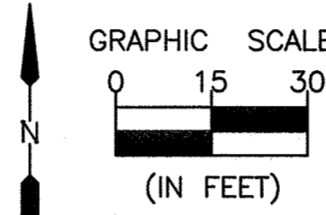
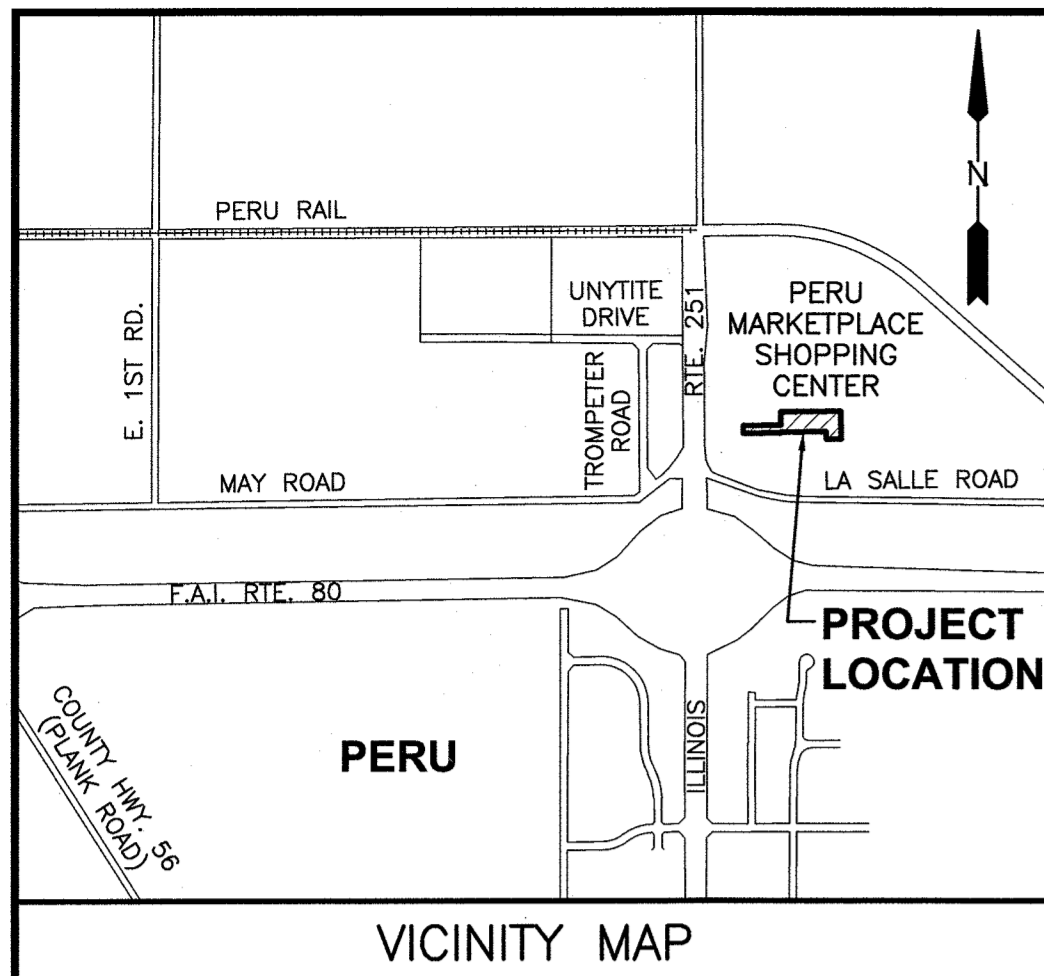
TITLE COMMITMENT – SCHEDULE B PART TWO ITEMS (CONTINUED)

19. The terms and conditions contained in an "Ordinance" recorded October 29, 2004 as Document Number R2004-29564.
Affects Parcels but not a survey matter. See document for particulars.
20. Easements with Covenants and Restrictions Affecting the Land made between Kohl's Illinois, Inc., Route 251 Development, LLC and Route 251 Development II, LLC dated October 29, 2004 and recorded October 29, 2004 as document R2004-29574.
 Amended and Restated Easements With Covenants and Restrictions Affecting Land recorded April 19, 2006 as document 2006-09654.
 Consent and Non-Disturbance Agreement recorded April 19, 2006 as document 2006-09656.
Easements and Tracts shown on Survey. See document for particulars.
21. Resolution for expansion of the Illinois Valley Enterprise Zone recorded April 6, 2005 as document R2005-08508.
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Affects Parcels but not a survey matter. See document for particulars.
- First Amendment to Annexation Agreement recorded February 28, 2006 as Document No. R2006-04990.
Affects Parcel 4 but not a survey matter. See document for particulars.
24. Building lines and easements as shown on the Final Plat for the Resubdivision of Lots 1, 2, 6, 7 and 11 in Peru Marketplace Commercial Subdivision First Addition recorded November 30, 2005 as Document No. R2005-31783, together with any easement provisions contained thereon.
Shown on Survey.
25. Terms and provisions contained in the Zoning Officer Approval of Minor Changes recorded November 30, 2005 as Document No. R2005-31782.
Does not affect Parcels. Not a survey matter.
26. Rights of the public, the State of Illinois and the Municipality in and to that part of the land taken or used for roadway purposes by Instrument recorded February 23, 2006 as Document No. R2006-04610.
Affects Parcel 4. Shown on Survey.
27. Terms, conditions, provisions and restrictions as contained in an Annexation Agreement by and between the City of Peru, a home rule Illinois municipal corporation, Ruth Halm, Route 251 Development, an Illinois limited liability company, Route 251 Development II, an Illinois limited liability company and Route 251 Development III, an Illinois limited liability company recorded February 28, 2006 as document 2006-04991.
 Ordinance No. 4317, an Ordinance Authorizing a Restated Annexation Agreement Amending a Previously Adopted Annexation Agreement (Northeast Corner of LaSalle Road and Illinois Route 251 - Halm Property Annexation) recorded July 20, 2006 as document 2006-18205.
 Ordinance No. 4316, an Ordinance Authorizing a Restated Annexation Agreement Amending a Previously Adopted Annexation Agreement (Northeast Corner of LaSalle Road and Illinois Route 251 - Peru Marketplace Commercial Subdivision First Addition - Route 251 Development, LLC, et al) recorded July 20, 2006 as document 2006-18206.
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28. Terms, conditions, provisions and restrictions as contained in a Construction and Maintenance Agreement by and between Ruth Halm and Route 251 Development, LLC, an Illinois limited liability company recorded March 20, 2006 as document 2006-06939.
Duplicate of Item 23 above.
29. Terms, conditions, provisions and restrictions as contained in a Restrictive Covenant and License Agreement recorded October 25, 2011 as document 2011-21969.
May affect Parcels. See document for particulars. Not a survey matter.
30. Terms, conditions and provisions of the document creating the easement described in Schedule A, together with the rights of the adjoining owners in and to the concurrent use of said easement.
Affects Parcels. See document for particulars.

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DATE: 04/17				

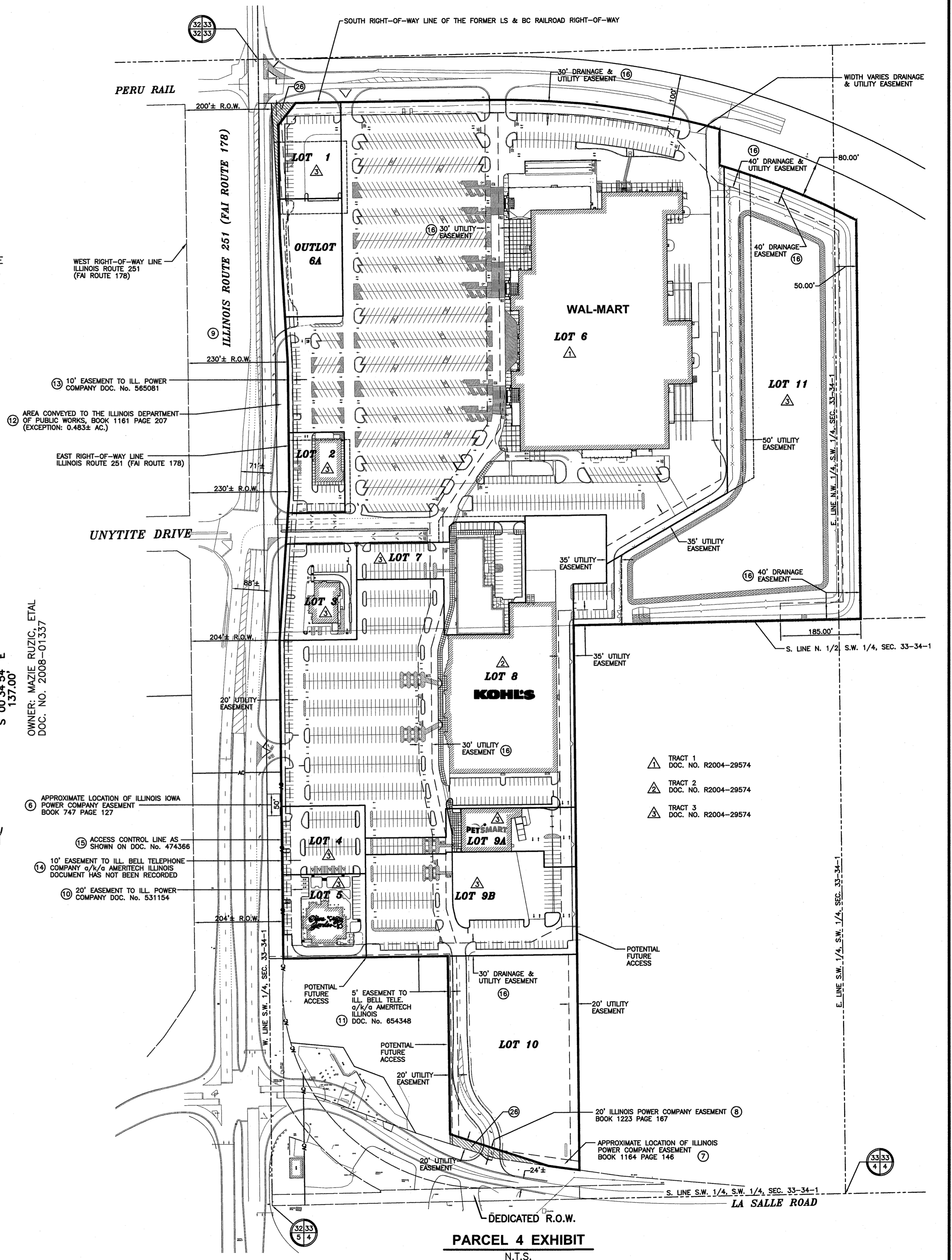
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ALTA / NSPS LAND TITLE SURVEY
 FOR
LOT 9A IN THE SUBDIVISION OF LOT 9 IN
PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION
 PART OF THE S.W. 1/4 OF SECTION 33, T. 34 N., R. 1 E., 3RD P.M.
 CITY OF PERU, LASALLE COUNTY, ILLINOIS
 0.91± ACRES / 39,728± SQ. FT.
 APRIL, 2017



LEGEND

BOUNDARY OF SURVEY	
EXISTING RIGHT-OF-WAY	
FORMER LOT LINE	
EXISTING EASEMENT	
EXISTING STORM SEWER	
EXISTING SANITARY SEWER	
EXISTING WATER MAIN	
EXISTING FENCE	
EXISTING GUARD RAIL	
EXISTING IRON PIPE FOUND, 1/2"	
IRON PIPE SET, 3/4"	
SURVEY NAIL SET	
EXISTING SURVEY NAIL FOUND	
EXISTING MANHOLE	
EXISTING INLET	
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING BUFFALO BOX	
EXISTING ELECTRIC METER	
EXISTING GAS METER	
EXISTING UTILITY POLE W/LIGHT	
EXISTING SIGN	
EXISTING GUARD POST	
EXISTING TREE W/DIAMETER	
SCHEDULE B PART 2 ITEM	



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PERU MORRIS ILLINOIS

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ALTA / NSPS LAND TITLE SURVEY
FOR
LOT 9A IN THE SUBDIVISION OF LOT 9 IN
PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION
PART OF THE S.W. 1/4 OF SECTION 33, T. 34 N., R. 1 E., 3RD P.M.
CITY OF PERU, LASALLE COUNTY, ILLINOIS
0.91± ACRES / 39,728± SQ. FT.
APRIL, 2017

GENERAL NOTES

The property described hereon is the same as that shown in First American Title Insurance Company's Commitment for Title Insurance No. 3020-841694 having an effective date of March 20, 2017 and that all easements, covenants and restrictions referenced in said title commitment or apparent from physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.

Parcels 1, 2, and 3 have indirect access to Illinois Route 251 (FA Route 178) and LaSalle Road by Document recorded October 29, 2004 as Document No. R2004-29574.

The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Illinois.

No evidence of cemeteries or burial grounds was observed in the process of conducting the survey.

Basis of Bearing: Final Plat for Peru Marketplace Commercial Subdivision, recorded October 29, 2004 as Document No. R2004-29567.

LEGAL DESCRIPTIONS PER TITLE COMMITMENT

PARCEL 1:

Lot 3 of that certain Final Plat of Subdivision entitled PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION, PERU ILLINOIS, prepared by Chamlin & Associates, recorded with LaSalle County Recorder's office on October 29, 2004 as Document Number 2004-29567, in LaSalle County, Illinois.

PARCEL 2:

Lots 2 and 7 in the Final Plat for the RESUBDIVISION OF LOTS 1, 2, 6, 7 AND 11 IN PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION TO THE CITY OF PERU, being a part of the Southwest Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, according to the Plat thereof recorded November 30, 2005 as Document no. R2005-31783, in LaSalle County, Illinois.

PARCEL 3:

Lot 9a in the Final Plat for THE RESUBDIVISION OF LOT 9 IN PERU MARKETPLACE COMMERCIAL SUBDIVISION FIRST ADDITION, being a part of the Southwest Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, according to the Plat thereof recorded April 4, 2013 as Document No. R2013-07028.

PARCEL 4:

A non-exclusive easement for utilities, water flow, ingress and egress, parking of motor vehicles, loading and unloading of commercial and other vehicles as easements are set forth in section 5 (a) (c) and (d) of that certain "Easement with Covenants and Restrictions Affecting Land" recorded October 29, 2004 as Document Number R2004-29574.

THIS SURVEY PERTAINS TO PART OF PARCEL 3 (LOT 9a) AS DESCRIBED ABOVE

SURVEYOR'S CERTIFICATE

TO: Rivercrest Realty Associates, LLC; First American 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, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on April 17, 2017.

Dated this 20th day of April, 2017.

Scott M. Spayer
 Scott M. Spayer
 Professional Land Surveyor No. 035-003645
 License expires Nov. 30, 2018



PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-001717
 scott@chamlin.com

TABLE A ITEMS

2. The addresses of the properties are:
 Parcel 1 – 5255 Rt. 251, Peru, IL 61354
 Parcel 2 – 5301 Rt. 251, Peru, IL 61354(Lot 2) and 5259 Rt. 251, Peru, IL 61354(Lot 7)
 Parcel 3 – 5243 Rt. 251, Peru, IL 61354
3. The property shown on this Survey is located in Zone X (unshaded), outside 0.2% Annual Chance Floodplain, as identified by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 17099C0480F dated July 18, 2011, for Community Panel No. 170400, in LaSalle County, State of Illinois and Panel No. 17099C0480F dated July 18, 2011, for Community Panel No. 170406, in LaSalle County, State of Illinois.
- 6(a),(b). Zoning information not provided to the surveyor. Setbacks shown are per recorded subdivision plat.
9. Parcel 1 – There are 38 regular marked spaces and 2 disabled marked spaces.
 Parcel 2 (Lot 2) – There are 27 regular marked spaces and 2 disabled marked spaces.
 Parcel 2 (Lot 7) – There are 75 regular marked spaces and 4 disabled marked spaces.
 Parcel 3 – There are 31 regular marked spaces and 4 disabled marked spaces.
- 10(a). No division or party walls have been designated by the client. It is unknown to Surveyor if any division or party walls exist.
11. All utilities observed in the process of conducting the survey are shown on plat per Item 9 (Location of Public and Privately Owned Utilities) of "SURVEY REQUIREMENTS" as provided by Client.
16. No evidence of recent earth moving work, building construction, or building additions was observed in the process of conducting the fieldwork.
17. No proposed changes in street right of way lines were known to the surveyor at time of survey. No evidence of recent street or sidewalk construction or repairs was observed in the process of conducting the fieldwork.
18. No wetlands have been delineated on the subject properties.

TITLE COMMITMENT – SCHEDULE B PART TWO ITEMS

5. Terms, provisions and conditions contained in Lease by and between Route 251 Development, LLC, an Illinois limited liability company, Lessor, and Petsmart, Inc., a Delaware corporation, Lessee, dated July 16, 2010 as disclosed by a Memorandum of Lease recorded August 13, 2010 as document 2010-16619, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee. **Affects Parcels but not a survey matter. See document for particulars.**
6. Grant of easement to Illinois Iowa Power Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded September 30, 1937 in Book 747 page 127 and the terms and provisions contained therein. **Does not affect Parcels. Shown on Survey.**
7. Grant of easement to Illinois Iowa Power Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded June 20, 1961 in Book 1164 page 146 and the terms and provisions contained therein. **Does not affect Parcels. Shown on Survey.**
8. Grant of easement to Illinois Iowa Power Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded April 2, 1964 in Book 1223 page 167 and the terms and provisions contained therein. **Does not affect Parcels. Shown on Survey.**
9. Rights of the public in and to that part of the land, if any used for road purposes as disclosed by order establishing a freeway recorded August 16, 1965 as document 514238. **Shown on Survey.**
10. Grant of easement to Illinois Iowa Power Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded March 3, 1967 as document 531154 and the terms and provisions contained therein. **Affects Parcels 1 and 2 (Lot2). Shown on Survey.**
11. Grant of easement to Illinois Bell Telephone Company, its successors and assigns the right to install and maintain equipment, together with right of access thereto as contained in grant recorded March 30, 1978 as document 654348 and the terms and provisions contained therein. **Does not affect Parcels. Shown on Survey.**
12. Rights of the public, the State of Illinois, and the municipality in and to that part of the premises in question conveyed to the State of Illinois for the use of the Department of Public Works and Buildings by Warranty Deed dated December 27, 1960 and recorded February 16, 1961 as Document 476001 in Book 1161, page 207. **Affects Parcels 1 and 2 (Lot2). Shown on Survey.**
13. Easement dated August 1, 1966 and recorded November 4, 1970 as Document 565081 granting unto Illinois Power Company, the right to construct, operate and maintain a gas pipeline and appurtenant facilities through, over and across that portion of the land as described therein. **Affects Parcels 1 and 2 (Lot2). Shown on Survey.**
14. An unrecorded 10' easement to Illinois Bell Telephone a/k/a Ameritech Illinois as disclosed by the Final Plat for Peru Marketplace, Commercial Subdivision Recorded October 29, 2004 as Document Number R2004-29564. **Shown on Plat. Note -The Final Plat is recorded as Doc. No. R2004-29567, the Document referenced above is an Annexation Agreement.**
15. Access Control Line as shown on Document Number 474366. **Does not affect Parcels. Shown on Survey.**
16. 40' x 30' drainage and utility easements as shown on the Final Plat for Peru Marketplace, Commercial Subdivision recorded October 29, 2004 as Document Number R2004-29567. **Affects Parcels 2 (Lot 7) and Parcel 3. Shown on Survey.**
17. The terms and conditions contained in an "Annexation Agreement" recorded October 29, 2004 as Document Number R2004-29565. **Affects Parcels but not a survey matter. See document for particulars.**
18. The terms and conditions contained in an "Ordinance" recorded October 29, 2004 as Document Number R2004-29566. **Affects Parcels but not a survey matter. See document for particulars.**

TITLE COMMITMENT – SCHEDULE B PART TWO ITEMS (CONTINUED)

19. The terms and conditions contained in an "Ordinance" recorded October 29, 2004 as Document Number R2004-29564. **Affects Parcels but not a survey matter. See document for particulars.**
20. Easements with Covenants and Restrictions Affecting the Land made between Koh's Illinois, Inc., Route 251 Development, LLC and Route 251 Development II, LLC dated October 29, 2004 and recorded October 29, 2004 as document R2004-29574. Amended and Restated Easements With Covenants and Restrictions Affecting Land recorded April 19, 2006 as document 2006-09654. Consent and Non-Disturbance Agreement recorded April 19, 2006 as document 2006-09656. **Easements and Tracts shown on Survey. See document for particulars.**
21. Resolution for expansion of the Illinois Valley Enterprise Zone recorded April 6, 2005 as document R2005-08508. **Affects Parcels but not a survey matter. See document for particulars.**
22. The terms and conditions contained in an "Ordinance" recorded October 29, 2004 as Document Number R2004-29564. **Affects Parcels but not a survey matter. See document for particulars.**
- First Amendment to Annexation Agreement recorded February 28, 2006 as Document No. R2006-04990. **Affects Parcel 4 but not a survey matter. See document for particulars.**
24. Building lines and easements as shown on the Final Plat for the Resubdivision of Lots 1, 2, 6, 7 and 11 in Peru Marketplace Commercial Subdivision First Addition recorded November 30, 2005 as Document No. R2005-31783, together with any easement provisions contained thereon. **Shown on Survey.**
25. Terms and provisions contained in the Zoning Officer Approval of Minor Changes recorded November 30, 2005 as Document No R2005-31782. **Does not affect Parcels. Not a survey matter.**
26. Rights of the public, the State of Illinois and the Municipality in and to that part of the land taken or used for roadway purposes by Instrument recorded February 23, 2006 as Document No. R2006-04610. **Affects Parcel 4. Shown on Survey.**
27. Terms, conditions, provisions and restrictions as contained in an Annexation Agreement by and between the City of Peru, a home rule Illinois municipal corporation, Ruth Halm, Route 251 Development, an Illinois limited liability company, Route 251 Development II, an Illinois limited liability company and Route 251 Development III, an Illinois limited liability company recorded February 28, 2006 as document 2006-04991. Ordinance No. 4317, an Ordinance Authorizing a Restated Annexation Agreement Amending a Previously Adopted Annexation Agreement (Northeast Corner of LaSalle Road and Illinois Route 251 - Halm Property Annexation) recorded July 20, 2006 as document 2006-18205. Ordinance No. 4316, an Ordinance Authorizing a Restated Annexation Agreement Amending a Previously Adopted Annexation Agreement (Northeast Corner of LaSalle Road and Illinois Route 251 - Peru Marketplace Commercial Subdivision First Addition - Route 251 Development, LLC, et al) recorded July 20, 2006 as document 2006-18206. **May affect Parcels. See document for particulars. Not a survey matter.**
28. Terms, conditions, provisions and restrictions as contained in a Construction and Maintenance Agreement by and between Ruth Halm and Route 251 Development, LLC, an Illinois limited liability company recorded March 20, 2006 as document 2006-06839. **Duplicate of Item 23 above.**
29. Terms, conditions, provisions and restrictions as contained in a Restrictive Covenant and License Agreement recorded October 25, 2011 as document 2011-21969. **May affect Parcels. See document for particulars. Not a survey matter.**
30. Terms, conditions and provisions of the document creating the easement described in Schedule A, together with the rights of the adjoining owners in and to the concurrent use of said easement. **Affects Parcels. See document for particulars.**

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 Drawing Name: C:\Users\K8507\Documents\Peru-Marketplace-ALTA-Survey-Rivercrest-Peru\Drawings\ALTA-NSPS.dwg
 Last Modified: Apr 20, 2017 3:28pm
 Picked on: Apr 20, 2017 3:42pm by nancy



PERU MORRIS
 ILLINOIS

DRAWN BY: NV CHECKED BY: SMS DATE: 04/17	REVISIONS			
	LEVEL	BY	DATE	DESCRIPTION

**ALTA / NSPS
 LAND TITLE
 SURVEY**

CURRENT AS OF: 04/20/2017	
SCALE: AS NOTED	SHEET 2
FILE NO.: K8507.00Y-4	OF 2