

EXHIBIT 3

OWNER'S CERTIFICATE

STATE OF WISCONSIN } SS
 COUNTY OF DANE }

I/WE, THE UNDERSIGNED, CERTIFY THAT I/WE HAVE CAUSED THE SURVEY AND SUBDIVISION THEREOF TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT AND TO BE KNOWN AS "AMERICAN TV SUBDIVISION", AND I/WE ACKNOWLEDGE SAID SURVEY AND SUBDIVISION TO BE CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF AND I/WE HEREBY DEDICATE THE RIGHT-OF-WAY AS SHOWN TO THE PUBLIC USE FOREVER.

UTILITY EASEMENTS ARE NOW AND WILL BE RESERVED FOR THE USE OF THE PUBLIC UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS (FILED ON RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE), TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE UNDERGROUND GAS PIPES, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVEGROUND OVERHEAD ELECTRIC AND TELEPHONE POLES AND WIRE LINE INSTALLATIONS WITH ALL NECESSARY BRACES, GUY WIRES, ANCHORS AND OTHER APPLIANCES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH GAS, ELECTRIC AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY AND TO OVERHANG OR BURY ACROSS ALL LOTS SERVICE WIRES, PIPELINES AND/OR CABLES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, OPERATE AND MAINTAIN SAID UTILITY FACILITIES AND TO TRIM OR REMOVE ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN WITH SAID UTILITY FACILITIES.

NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH USE OF SAID EASEMENTS.

I/WE FURTHER CERTIFY TO THE BEST OF MY/OUR KNOWLEDGE THAT THE ADJOINING LAND DESCRIBED ON THIS PLAT IS IN THE FOLLOWING SCHOOL DISTRICT: DUNLAP DISTRICT 323

DATED AT PEORIA, ILLINOIS, THIS 17th DAY OF September, A.D. 2003.

AMERICAN TV AND APPLIANCE OF MADISON, INC.

Shirley B. Zell
 SENIOR VICE PRESIDENT

NOTARY PUBLIC CERTIFICATE

STATE OF WISCONSIN } SS
 COUNTY OF DANE }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Shirley B. Zell PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON HIS/HER OATH STATED THAT HE/SHE IS/ARE DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF September, A.D. 2003.

Shirley B. Zell
 NOTARY PUBLIC

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS } SS
 COUNTY OF PEORIA }

I HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE EMBRACED IN THE ACCOMPANYING PLAT OF "AMERICAN TV SUBDIVISION".

GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF October, A.D. 2003.

Joanna Johnson
 COUNTY CLERK

CITY PLANNING DIRECTOR CERTIFICATE

STATE OF ILLINOIS } SS
 COUNTY OF PEORIA }

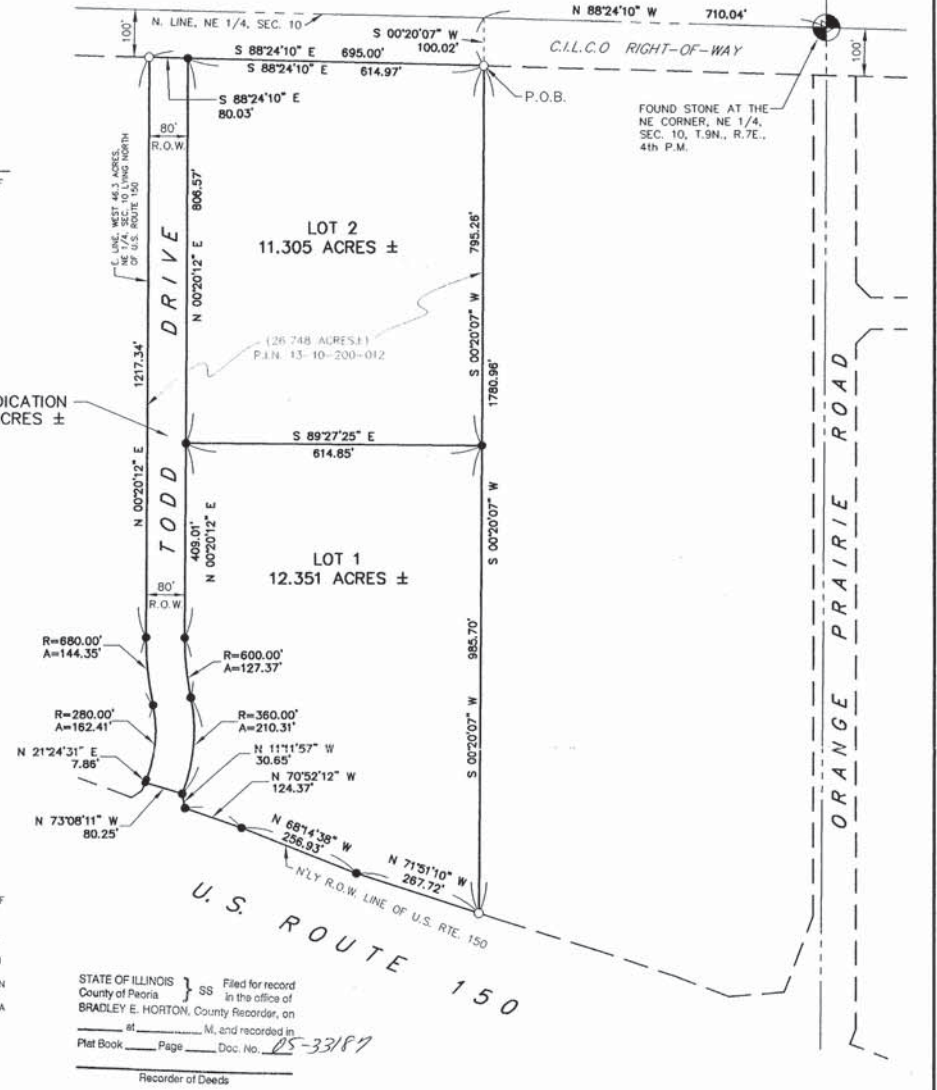
I HEREBY CERTIFY THAT THIS PRELIMINARY AND FINAL PLAT OF "AMERICAN TV SUBDIVISION" IS APPROVED THIS 31st DAY OF October, A.D. 2003.

Feb. Leut. M. Allison
 DIRECTOR, PLANNING & GROWTH MANAGEMENT

PRELIMINARY AND FINAL PLAT OF AMERICAN TV SUBDIVISION

BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS

ROADWAY DEDICATION
 2.833 ACRES ±



SURVEYOR CERTIFICATE

STATE OF ILLINOIS } SS
 COUNTY OF PEORIA }

WE, CONSOLIDATED LAND SURVEYING, INC. DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS, TO BE KNOWN AS "AMERICAN TV SUBDIVISION", BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 10; RUNNING THENCE NORTH 88°-24'-10" WEST (BEARINGS ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY), A DISTANCE OF 710.04 FEET ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°-20'-07" WEST, A DISTANCE OF 100.02 FEET TO A POINT ON A LINE BEING 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 00°-20'-07" WEST, A DISTANCE OF 1,780.96 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 150; THENCE NORTH 71°-51'-10" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 150, A DISTANCE OF 267.72 FEET; THENCE NORTH 68°-14'-38" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 150, A DISTANCE OF 30.65 FEET; THENCE NORTH 73°-08'-11" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 150, A DISTANCE OF 80.25 FEET; THENCE NORTH 21°-24'-31" EAST, A DISTANCE OF 7.86 FEET; THENCE IN A NORTH-EASTERLY DIRECTION ON A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET FOR AN ARC DISTANCE OF 162.41 FEET; THENCE IN A NORTH-WESTERLY DIRECTION ON A CURVE TO THE RIGHT HAVING A RADIUS OF 680.00 FEET FOR AN ARC DISTANCE OF 144.35 FEET TO A POINT ON THE EAST LINE OF THE WEST 46.3 ACRES OF THE NORTHEAST QUARTER OF SAID SECTION 10 LYING NORTH OF U.S. ROUTE 150; THENCE NORTH 00°-20'-12" EAST ALONG THE EAST LINE OF THE WEST 46.3 ACRES OF THE NORTHEAST QUARTER OF SAID SECTION 10 LYING NORTH OF U.S. ROUTE 150, A DISTANCE OF 1,217.34 FEET TO A POINT ON A LINE BEING 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 88°-24'-10" EAST ALONG A LINE BEING 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 695.00 FEET TO THE POINT OF BEGINNING, CONTAINING 26.489 ACRES, MORE OR LESS, SITUATED IN PEORIA COUNTY AND STATE OF ILLINOIS.

WE FURTHER CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF 1 INCH EQUALS 200 FEET.

WE FURTHER CERTIFY THAT NO PART OF THE PARCEL INCLUDED IN THIS SLURVY AND SUBDIVISION IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR PEORIA COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE FLOOD INSURANCE MAP, PANEL NUMBER 170533 0125 B DATED JUNE 1, 1983.

WE FURTHER CERTIFY, IN COMPLIANCE WITH ILLINOIS HOUSE BILL NO. 532, THAT NO PART OF THE PROPERTY OWNED BY THIS PLAT OR A LINE BEING 100.00 FEET SOUTH OF 500 FEET OF ANY SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

DATED AT PEORIA, ILLINOIS, THIS 29th DAY OF SEPTEMBER, A.D. 2003.

CONSOLIDATED LAND SURVEYING, INC.

By: *H. Ralph Hodges*
 H. RALPH HODGES
 ILLINOIS LAND SURVEYOR NO. 2812



STATE OF ILLINOIS } SS
 County of Peoria }

Filed for record in the office of
 BRADLEY E. HORTON, County Recorder, on
 at _____ M., and recorded in
 Plat Book _____ Page _____ Doc. No. 05-33187

Recorder of Deeds

SUBDIVISION NOTES:

- TOTAL AREA OF THIS SUBDIVISION IS 26.489 ACRES ±
- AREA OF ROADWAY DEDICATION IS 2.833 ACRES ±
- THIS SUBDIVISION IS P.I.N. 13-10-200-012.
- UTILITY EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES ARE OR SHALL BE FILED ON RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE.
- COVENANTS FOR THIS SUBDIVISION SHALL BE FILED ON RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE.
- THIS SUBDIVISION IS ZONED I-1.
- BUILDING SETBACKS:
 FRONT YARD: 25 FEET
 SIDE YARD: 20 FEET
 REAR YARD: 20 FEET
- IRON RODS SET AT ALL LOT CORNERS AND AT ALL LOCATIONS SHOWN ON THIS PLAT.
- LOT 1 SHALL NOT HAVE ACCESS TO U.S. ROUTE 150. ACCESS SHALL BE PERMITTED FROM TODD DRIVE.
- NONE OF THE PROPERTIES OF THIS SUBDIVISION SHALL BE ELIGIBLE TO PARTICIPATE IN THE CITY OF PEORIA PRIVATE PROPERTY DRAINAGE ASSISTANCE PROGRAM.

LEGEND

- BOUNDARY LINE OF PROPERTY
- - - EXISTING RIGHT-OF-WAY LINE
- IRON ROD SET
- SURVEY PIPE OR ROD FOUND
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING



0 200 400
 scale feet