

ALTA / NSPS LAND TITLE SURVEY

LOT 1, IN PINE TREE CROSSING 1ST ADDITION, AS SHOWN IN PLAT BOOK 7,
PAGE 53 IN THE PEORIA COUNTY RECORDER'S OFFICE;
P.I.N.: 14-06-451-008

LEGAL DESCRIPTION

PARCEL 1:
LOT 1 PINE TREE CROSSING FIRST ADDITION, PART OF THE
SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 NORTH,
RANGE 6 EAST OF THE FOURTH PRINCIPAL MERIDIAN,
PEORIA COUNTY, ILLINOIS, ACCORDING TO THE PLAT
THEREOF RECORDED ON NOVEMBER 17, 1999 AS
DOCUMENT NUMBER 99-42496 IN PLAT BOOK 7, PAGE 53.

PARCEL 2: EASEMENTS APPURTENANT THERETO, FOR THE
BENEFIT OF PARCEL 1, ESTABLISHED BY GRANTS OF
EASEMENTS CONTAINED IN PARAGRAPH 2 ON PAGE 2 OF
AN INSTRUMENT ENTITLED VACATION OF EASEMENTS AND
AGREEMENT FOR RECIPROCAL ACCESS EASEMENTS
RECORDED AS DOCUMENT NUMBER 99-42525, AND
AMENDED THERETO RECORDED AS DOCUMENT NUMBER
10-28703.

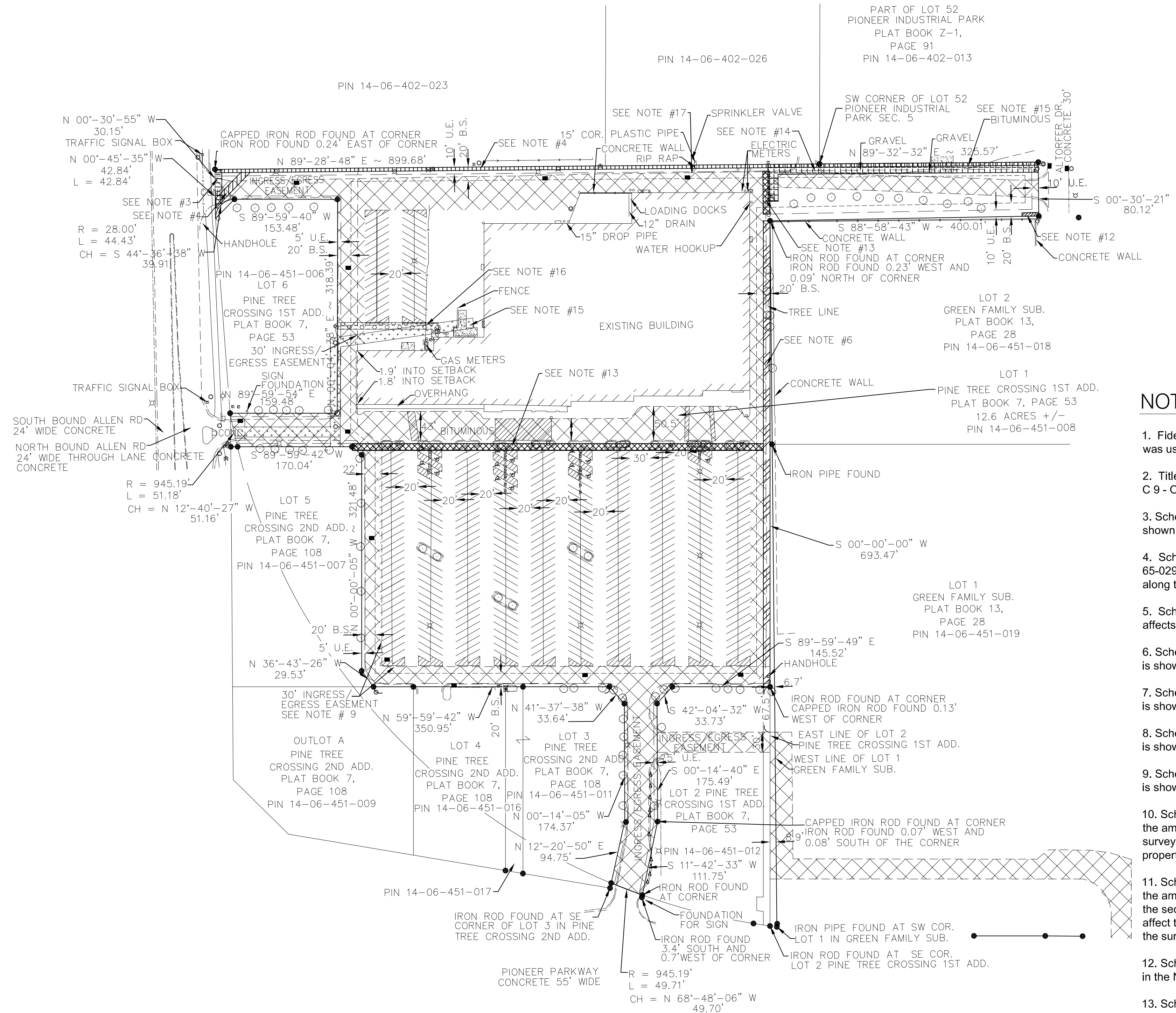
PARCEL 3: EASEMENTS APPURTENANT THERETO, FOR THE
BENEFIT OF PARCEL 1, ESTABLISHED BY GRANTS OF EASEMENTS
CONTAINED IN ARTICLE II ON PAGE 3 OF AN INSTRUMENT
ENTITLED DECLARATION OF CROSS-EASEMENTS AND
COVENANTS AND RESTRICTIONS AFFECTING LAND
RECORDED AS DOCUMENT NUMBER 99-42527, AND
AMENDED THERETO RECORDED AS DOCUMENT NUMBER
01-28704.

LEGEND

- FENCE
- INLET
- ✕ CURB STOP
- BOLLARD
- ▨ CONCRETE
- MANHOLE
- GAS METER
- ELECTRIC VAULT/ TRANSFORMER
- ▲ ROCK
- TELEPHONE SPLICE BOX
- WATER VALVE
- SIGN
- TREE
- BACK OF CURB
- EDGE OF PAVEMENT
- LIGHT POLE
- BUSH
- U.E. - UTILITY EASEMENT
NOTE #7, ITEM G 13
- B.S. - BUILDING SETBACK
NOTE #8, ITEM H 14
- INGRESS/EGRESS EASEMENT
NOTE #9, ITEM I 15
- ▨ NOTE #3, ITEM C 9
- ▨ NOTE #4, ITEM D 10
- ▨ NOTE #6, ITEM F 12
- ▨ NOTE #12, ITEM L 18
- ▨ NOTE #13, ITEM M 19
- ▨ NOTE #14, ITEM N 20
- ▨ NOTE #10 & 11, ITEM J 16 & K 17
DRIVEWAY AREAS/EASEMENTS
- ▨ NOTE #15, ITEM O 21
- ▨ NOTE #16, ITEM P 22

NOTES:

1. Fidelity National Title, Commitment Number FCHI2100815L1, Update 2, dated 09/30/21 was used for this survey.
2. Title Commitment FCHI2100815L1, Revision 1, Schedule B Part II - Exceptions from coverage, numbers C 9 - O 22 were addressed by this survey.
3. Schedule B Part II number C 9 - Central Illinois Light Company easement, Book 1190, page 834, is shown in the Northwest corner of the surveyed property.
4. Schedule B Part II number D 10 - Illinois Bell Telephone Company easement, Document number 65-02964 as shown in the Northwest corner of the surveyed property and a 5.00 foot wide strip along the North line of the surveyed property.
5. Schedule B Part II number E 11 - Agreement to Control and limit Access, Document number 80-09700 affects all of the surveyed property.
6. Schedule B Part II number F 12 - Illinois Bell Telephone Company easement, Document number 91-26236, is shown along the East line of the surveyed property.
7. Schedule B Part II number G 13 - public utilities as shown in subdivision plat, Document number 99-42496, is shown along lot line of the surveyed property.
8. Schedule B Part II number H 14 - building setbacks as shown in subdivision plat, Document number 99-42496, is shown along lot line of the surveyed property.
9. Schedule B Part II number I 15 - ingress/egress easements, as shown in subdivision plat, Document number 99-42496, is shown throughout the surveyed property.
10. Schedule B Part II number J 16 - Vacation of easements and agreement of easements, Document number 99-42525, and the amendment to said Declaration of easements and agreement of easements, Document number 01-28703; affect the entire surveyed property, Egress/ingress easements are shown through out the surveyed property and on the adjacent properties to the South and East as depicted in Exhibits D and E in Document number 99-42525.
11. Schedule B Part II number K 17 - Declaration of cross-easements, covenants and restrictions, Document number 99-4257, the amendment to said Declaration of cross-easements, covenants and restrictions, Document number 01-28704, and the second amendment to said Declaration of cross-easements, covenants and restrictions, Document number 2020016029; affect the entire surveyed property. Driveway areas as shown in exhibit C in document number 99-42527 are shown through out the surveyed property.
12. Schedule B Part II number L 18 - Central Illinois Light Company easements, Document number 92-00171, is shown in the Northeast corner of the surveyed property.
13. Schedule B Part II number M 19 - Illinois American Water Company easement, Document number 00-02177, is shown in the Northeast corner and in the middle of the surveyed property.
14. Schedule B Part II number N 20 - Central Illinois Light Company easement, Document number 00-15092, is shown in the Northeast corner of the surveyed property.
15. Schedule B Part II number O 21 - Greater Peoria Sanitary and Sewage Disposal District easement, Document number 00-19265, is shown in the Northwest part of the surveyed property.
16. Schedule B Part II number P 22 - Central Illinois Light Company easement, Document number 00-23834, is shown in the Northwest part of the surveyed property.
17. There is bituminous, concrete and gravel drive along the North line in the Northeast corner of the surveyed property as shown on attached plat that appears to service the property to the North and is over the property line.
18. There are 557 standard and 16 handicapped parking places in the South parking lot, and 60 standard parking places in the North parking lot; typical size is 20' x 9'.
19. 15" corrugated plastic tile pipe acting as overflow from retention pond for and on the property to the North and is outletting. The water from said pipe flows onto the surveyed property across bituminous pavement and into shown storm inlet.
20. There are perpetual ingress/egress easements in favor of Menards property (Now Lots 1 and 2 in Green Family Subdivision) and a reciprocal easement on Menards Property in favor of Lots 1-6.



SURVEYED PROPERTY
2323 PIONEER PARKWAY
PIN 14-06-451-008

ZONED:
LARGE SCALE COMMERCIAL DISTRICT (C2)

FRONT, SIDE, AND REAR IS 20' AS SHOWN

MAXIMUM BUILDING HEIGHT IS 45'

NO PARKING OR FLOOR AREA RESTRICTIONS

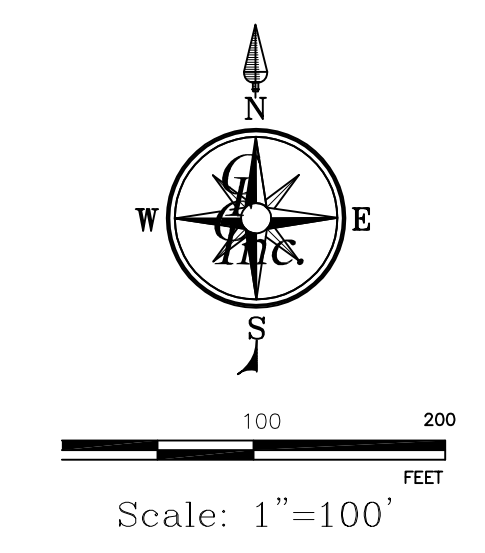
FEMA:
NO PART OF THIS PROPERTY IS LOCATED WITHIN A
SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY
THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
FIRM COMMUNITY PANEL # 170536 015B, WITH AN
EFFECTIVE DATE OF 2/1/1980 WAS USED TO
DETERMINE THIS ZONE

TO: Fidelity National Title Insurance Company, NSI Investments,
AFS Peoria, LLC;

This is to certify that this map or plat and the survey on which it is based
were made in accordance with 2021 Minimum Standard Detail Requirements
for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA
and NSPS, and includes no items of Table A thereof. The field work was
completed on October 13th, 2021

Date of Plat or Map: 10/13/21

Jessica M. Youngman
Registration No. 0306



- ADJACENT OWNERS
- PIN 14-06-402-023
PK GG LLC
17 REFLECTION BAY CT.
AUSTIN, TX 78738
 - PIN 14-06-402-026
MAUI JIM INC.
8300 N. ALLEN RD.
PEORIA, IL 61615
 - PIN 14-06-402-013
DE PROPERTIES LLC.
2200 W. ALTORNER DR.
PEORIA, IL 61615
 - PIN 14-06-451-018
MENARDS PEORIA, LLC.
1303 W. TETON DR.
PEORIA, IL 61614
 - PIN 14-06-451-019
RADICAL LIMITED PARTNERSHIP
8017 N. KNOXVILLE AVE.
PEORIA, IL 61615
 - PIN 14-06-451-012
MORTON COMMUNITY BANK
721 W. JACKSON
MORTON, IL 61550
 - PIN 14-06-451-011, 017, 009, AND 008
PIONEER LLC
7625 N. UNIVERSITY ST.
SUITE C
PEORIA, IL 61614
 - PIN 14-06-451-016
LW COMPANIES LLC.
1106 WOODLAND KNOLLS RD
METAMORA, IL 61548
 - PIN 14-06-451-007
JEFFREY GRAVES
456 FULTON ST.
SUITE 123
PEORIA, IL 61602

No.	Date	Description

ALTA / NSPS LAND TITLE SURVEY
NSI INVESTMENTS
2323 W. PIONEER PARKWAY
PEORIA, ILLINOIS



Drafted By: JMY
Surveyed By: KNH
Approved By: JMY
Date: 10/13/2021
Project No.: 781-001
Drawing: 1 OF 1