LEGAL DESCRIPTION

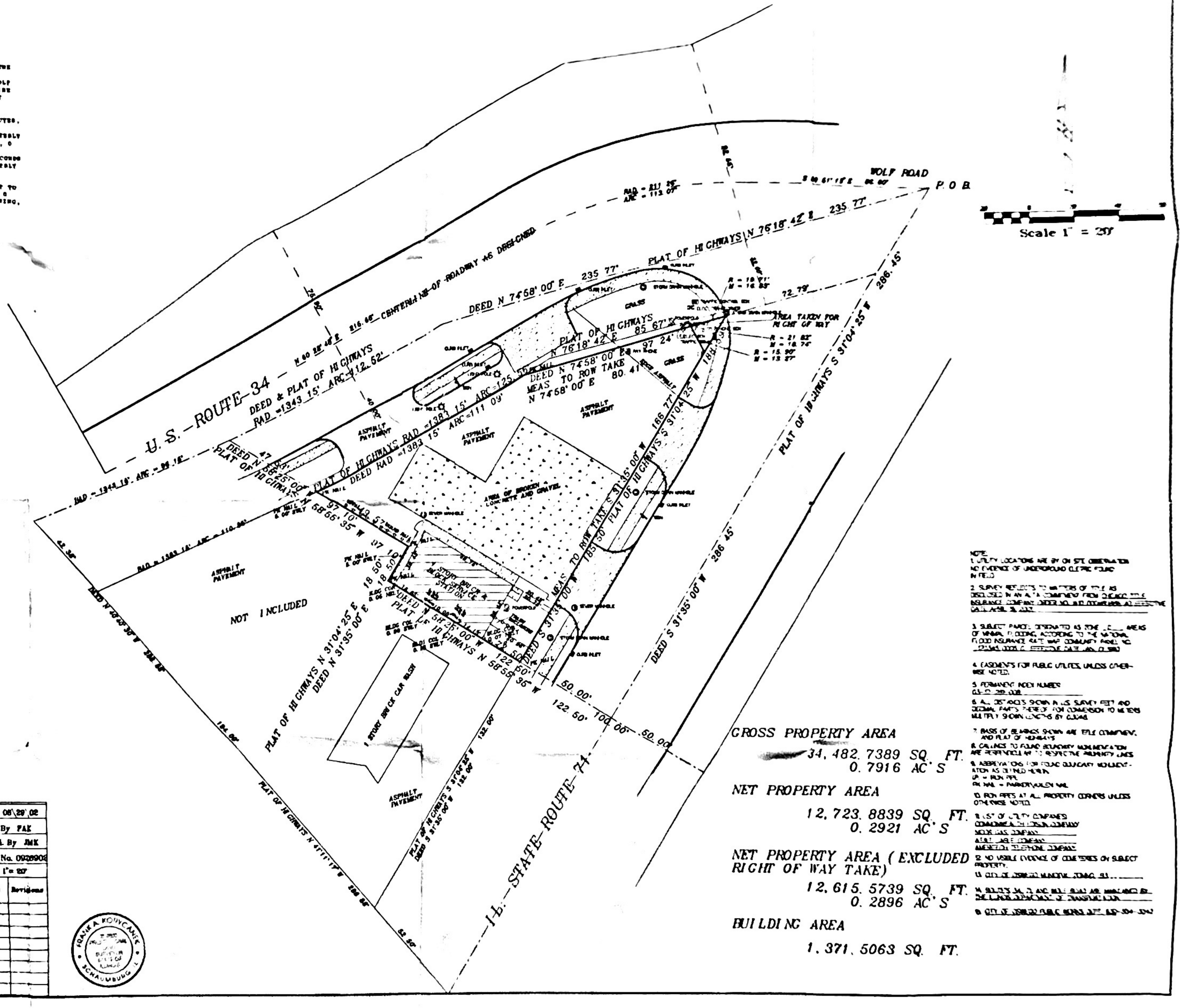
THAT PART OF THE EAST 1/2 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, BEGINNING AT THE INTERSECTION OF ILLINOIS ROUTE 71 WITH THE CENTER LINE OF WOLF ROAD; THENCE SOUTH 31 DEGREES, 35 MINUTES, 0 SECONDS WEST ALONG THE CENTER LINE OF AFORESAID ROUTE 71 A DISTANCE OF 286.45 FEET TO A POINT THAT IS 140.0 FEET NORTHEAST OF THE INTERSECTION OF AFORESAID CENTER LINE WITH THE PROLONGATION SOUTHEASTERLY OF THE NORTHEASTERLY LINE OF LOT 1 IN UNIT NO. 1 OF GEORGE D SMITH'S SUBDIVISION IN AFORESAID SECTION 17; THENCE NORTH 58 DEGREES, 25 MINUTES, 0 SECONDS WEST, IN A LINE THAT IS THE PROLONGATION SOUTHEASTERLY OF THE SOUTHWESTERLY FACE OF A CONCRETE BLOCK BUILDING, 122.50 FEET TO THE SOUTHEASTERLY FACE OF ANOTHER CONCRETE BLOCK BUILDING; THENCE NORTH 31 DEGREES, 35 MINUTES, 0 SECONDS EAST IN THE SOUTHEASTERLY FACE OF LAST DESCRIBED BUILDING AND ITS PROLONGATION NORTHEAST 18.50 FEET; THENCE NORTH 58 DEGREES, 25 MINUTES, 0 SECONDS WEST 97.10 FEET TO THE CURVED CENTER LINE OF U.S. ROUTE 34; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF U.S. ROUTE 34 BEING A CURVED LINE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 1343.15 FEET, WHOSE CHORD OF 112.40 FEET BEARS NORTH 42 DEGREES, 34 MINUTES, 40 SECONDS EAST, AN ARC DISTANCE OF 112.57 FEET TO THE AFORESAID CENTER LINE OF WOLF ROAD; THENCE SOUTH 74 DEGREES, 58 MINUTES, 0 SECONDS EAST ALONG THE CENTER LINE OF WOLF ROAD 235.77 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK } S.S

THIS IS TO CERTIFY TO: RICHARD HEIDNER, PARKWAY BANK & TRUST COMPANY, AND CHICAGO TITLE INSURANCE COMPANY, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1998.

[illegible]
ILLINOIS PROFESSIONAL LAND SURVEYOR
REGIONAL LAND SURVEY
647 NORBIS AVENUE
SCHAUMBURG, ILLINOIS 60193
(847) 885-7072
JOB # 02-289-02



LEGEND

[illegible]

ALTA/ACSM LAND TITLE SURVEY

Regional Land Survey
647 NORBIS AVENUE
Schaumburg, Illinois 60193
(847) 885-7072

Prepared For: MR. RICK HEIDNER, 300 WALL STREET, UNIT H, GLENDALE HEIGHTS, ILLINOIS	Project Location: SWC ROUTES 34 & 71, OSWEGO IL
	Project Address: 411 CHICAGO AVENUE
	Project Name: AMOCO SERVICE STATION
Job Order Number: 02-289-02	

Date: 08\29\02	
Dwn. By: FAK	
Aprvd. By: JMK	
Dwg. No. 0928902	
Scale 1" = 20'	
Date	Revisions

FRANK A. KONVICANKA
SCHAUMBURG, IL

GROSS PROPERTY AREA

34,482.7389 SQ. FT.
0.7916 AC'S

NET PROPERTY AREA

12,723.8839 SQ. FT.
0.2921 AC'S

NET PROPERTY AREA (EXCLUDED RIGHT OF WAY TAKE)

12,615.5739 SQ. FT.
0.2896 AC'S

BUILDING AREA

1,371.5063 SQ. FT.

NOTE:
1. UTILITY LOCATIONS ARE BY ON SITE OBSERVATION NO EVIDENCE OF UNDERGROUND ELECTRIC FOUND IN FIELD.
2. SURVEY REFLECTS NO MATTERS OF TITLE AS DISCLOSED IN AN ALTA COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY ORDER NO. [illegible] EFFECTIVE DATE [illegible]
3. SUBJECT PARCEL DETERMINED AS ZONE [illegible] AREAS OF MINIMAL FLOODING, ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. [illegible] EFFECTIVE DATE JAN. 01, 1983
4. EASEMENTS FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.
5. PERMANENT INDEX NUMBER: [illegible]
6. ALL DISTANCES SHOWN IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. FOR CONVERSION TO METERS MULTIPLY SHOWN LENGTHS BY 0.3048
7. BASIS OF BEARINGS SHOWN ARE TITLE COMMITMENT AND PLAT OF HIGHWAYS
8. CALLINGS TO FOUND BOUNDARY MONUMENTATION ARE PERPENDICULAR TO RESPECTIVE PROPERTY LINES
9. ABBREVIATIONS FOR FOUND BOUNDARY MONUMENTATION AS STATED HEREIN
IP = IRON PIPE
PK NAIL = PARKER-KALON NAIL
10. IRON PIPES AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
11. LIST OF UTILITY COMPANIES
COMMONWEALTH EDISON COMPANY
NICOR GAS COMPANY
AT&T CABLE COMPANY
AMERITECH TELEPHONE COMPANY
12. NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
13. CITY OF OSWEGO MUNICIPAL ZONING: [illegible]
14. SUBJECT PARCEL IS ARC READY AND MEETS ARC STANDARDS BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION
15. CITY OF OSWEGO PUBLIC WORKS [illegible]