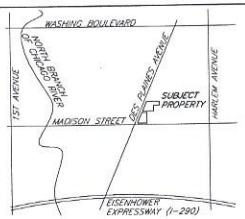
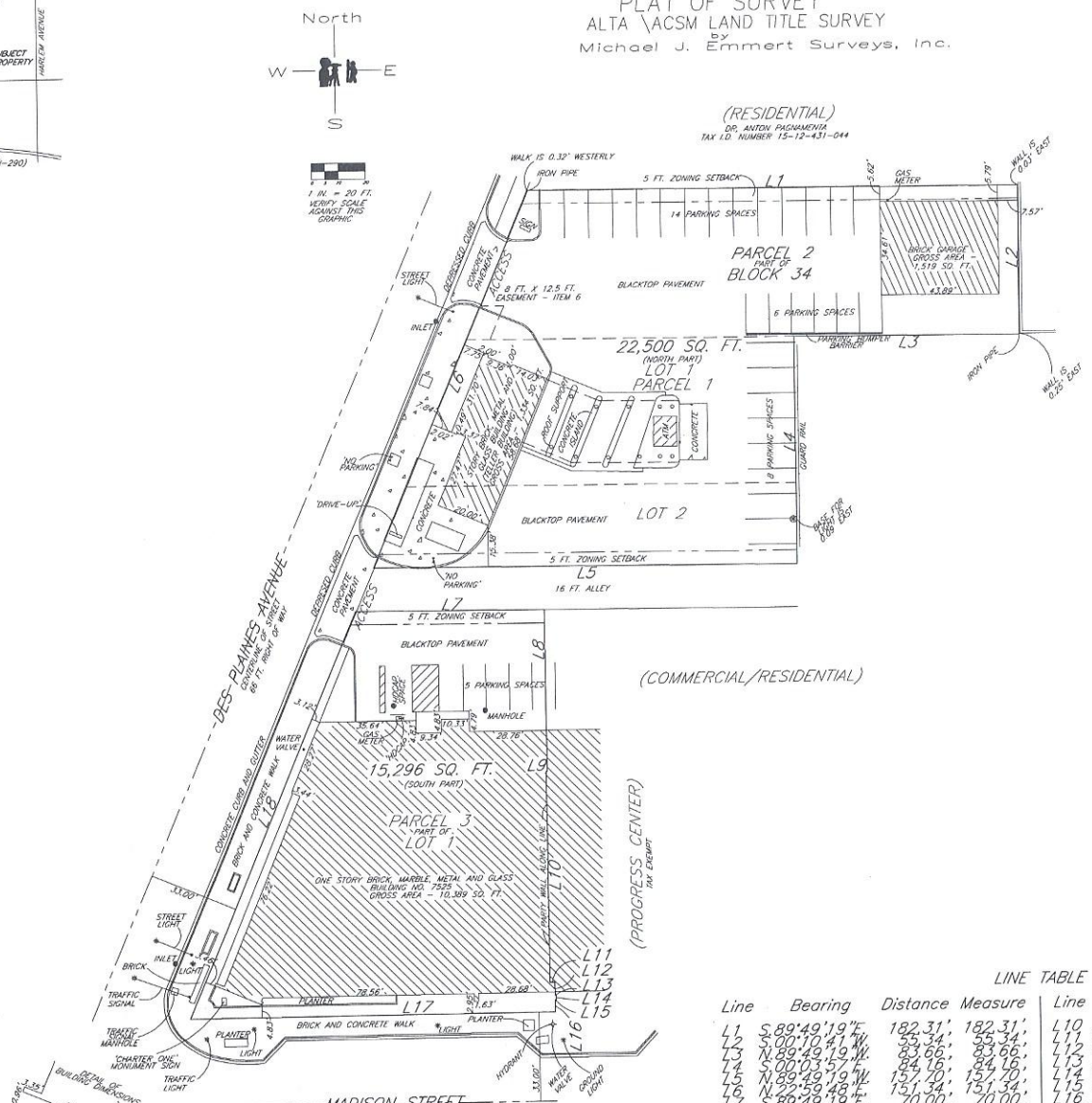
PLAT OF SURVEY
ALTA \ACSM LAND TITLE SURVEY
by
Michael J. Emmert Surveys, Inc.





SYMBOLS

- CONCRETE FILLED POST
- HYDRANT
- MANHOLE
- SIGN
- LIGHT
- UTILITY POLE
- CONCRETE CURB
- CONCRETE CURB AND GUTTER
- CONCRETE

LINE TABLE

Line	Bearing	Distance	Measure	Line	Bearing	Distance	Measure
L1	S.89°49'19"E.	182.31'	182.31'	L10	S.00°13'31"E.	78.28'	78.28'
L2	S.00°10'41"W.	55.34'	55.34'	L11	N.89°42'13"E.	1.81'	1.81'
L3	N.89°49'19"W.	83.66'	83.66'	L12	S.00°13'31"E.	4.92'	4.92'
L4	S.00°03'57"E.	84.16'	84.16'	L13	N.89°42'13"E.	0.42'	0.42'
L5	N.89°49'19"W.	157.70'	157.70'	L14	S.00°13'31"E.	1.67'	1.67'
L6	N.22°59'48"E.	151.34'	151.34'	L15	S.89°42'13"W.	0.42'	0.42'
L7	S.89°49'19"E.	70.00'	70.00'	L16	S.00°13'31"E.	4.49'	4.49'
L8	S.00°13'31"E.	60.05'	60.05'	L17	S.89°42'13"W.	135.78'	135.78'
L9	S.89°42'13"W.	0.42'	0.42'	L18	N.22°59'48"E.	163.30'	163.30'

STATE OF ILLINOIS
MICHAEL J. EMMERT
No. 2499
REGISTERED LAND SURVEYOR

Michael J. Emmert Surveys, Inc
115 West Palatine Road
Palatine, Illinois 60067-5103

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.
National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)979-7181 Fax: (714)641-2840
www.thematthewscompany.com

MARK	DATE	REVISION	BY	APVD
	6-14-05	AMEND LINE TABLE		
	6-10-05	ATTORNEY COMMENTS		

AMERICAN FINANCIAL REALTY TRUST

7525 MADISON STREET
FOREST PARK, IL

SCALE: 1" = 20	CHKD. / APVD.
DATE: MAY 24, 2005	APPROVED:
DWN. BY: MJE	UNIT NO.: COB 4114
CHKD. BY: ADE	

J.N.: 27153

PLAT OF SURVEY
ALTA \ACSM LAND TITLE SURVEY
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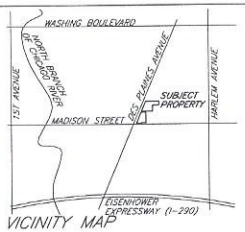
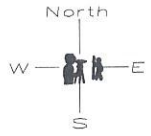


VICINITY MAP



1 IN. = 20 FT.
VERIFY SCALE AGAINST THIS GRAPHIC

LEGALLY DESCRIBED AS FOLLOWS:

Parcel 1: Lots 1 and 2 of Peaslee's Resubdivision of the South 1/2 of the South 1/3 of the North 3/5 of Block 34, except the East 100 feet and except the South 16 feet thereof, also of the North 1/2 (except the East 100 feet) of the South 1/3 of the North 3/5 of Block 34, all in Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The South half (except the North 57 feet thereof and except the East 200 feet thereof) of the North 2/5 of Block 34 in the Subdivision by the Galena and Chicago Union Railroad Company of part of the Southeast quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: That part of Lot 1 in the Subdivision of the South 2/5 of Block 34 in the Subdivision by Galena and Chicago Union Railroad Company of part of the Southeast quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, lying West of the following described property: Commencing at the Southwest corner of the East 46.01 feet of Lot 1, said; thence West, along the South line thereof 47.29 feet to the place of beginning of the East line of said West part of Lot 1; thence North parallel with the East line thereof 4.49 feet; thence East, parallel with the South line thereof 0.42 feet, thence North, parallel with the East line thereof, 1.67 feet; thence West, parallel with the South line thereof 0.42 feet, thence North, parallel with the East line thereof, 4.92 feet; thence West, parallel with the South line thereof 1.81 feet; thence North, parallel with the East line thereof 78.28 feet; thence East parallel with the South line thereof 0.42 feet; thence North, parallel with the East line thereof 59.81 feet to the North line of Lot 1, aforesaid, and the terminus point of this description, in Cook County, Illinois.

CONTAINING 37,796 SQ. FT. OR 0.8677 ACRES

THE PROPERTY SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 1313097K EFFECTIVE DECEMBER 9, 2004.

THE UNDERSIGNED HEREBY CERTIFIES, AS OF MAY 12, 2005, TO AMERICAN FINANCIAL REALTY TRUST; FIRST STATES GROUP, L.P.; FIRST STATES INVESTORS 4414, LLC; CHARTER ONE BANK, N.A., A NATIONAL BANKING ASSOCIATION; CITIZENS BANK, N.A., A NATIONAL BANKING ASSOCIATION; FIRST AMERICAN TITLE INSURANCE COMPANY; AND MORGAN, LEWIS & BOCKIUS LLP, THAT HE IS A DULY REGISTERED LAND SURVEYOR OF THE STATE OF ILLINOIS; THAT THIS PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY SAID STATE FOR SURVEYS AND LAND SURVEYORS AND WITH THE MINIMUM DETAIL REQUIREMENTS FOR LAND SURVEYS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING; THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY; AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PROPERTY OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ONTO ADJOINING PROPERTY, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO SAID PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, SITUATED ON ADJOINING PROPERTY.

ALSO,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY IN WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B1), 7(C), 8, 9, 10, 11(A), 13, 14, 15 AND 16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION), UNDERSIGNED FURTHER CERTIFIES THAT THE PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

BY:
MICHAEL J. EMMERT, PRESIDENT
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499

DATE OF SURVEY: APRIL 27, 2005
DATE OF REVISION: JUNE 10, 2005
SURVEY PERFORMED BY: MICHAEL J. EMMERT, PRESIDENT, PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499
THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE COMPANY TITLE COMMITMENT NO. 1313097K EFFECTIVE DECEMBER 9, 2004.

STATE OF ILLINOIS
MICHAEL J. EMMERT
No. 2499
REGISTERED LAND SURVEYOR

FLOOD ZONE

MICHAEL J. EMMERT SURVEYS, INC., DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE FEDERAL INSURANCE ADMINISTRATION AND DETERMINED THE FOLLOWING:
PROPERTY LOCATED WITHIN COMMUNITY No. – 170092
COMMUNITY STATUS BOOK DATE – MARCH 3, 2005
DATE OF ENTRY – SEPTEMBER 22, 1978
CURRENT EFFECTIVE MAP DATE – NOVEMBER 6, 2000
ON MAP NO. 17031C0389F
AND FIND THAT THE PROPERTY IS LOCATED WITHIN
ZONE X (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN)

BEARING BASIS

THE CENTERLINE OF DES PLAINES AVENUE IS ASSUMED TO BE
NORTH 22 DEGREES 59 MINUTES 48 SECONDS EAST

ZONED
"B1" NEIGHBORHOOD SHOPPING DISTRICT

ZONING INFORMATION AS PER ZONING DEPARTMENT – FOREST PARK, IL (708)366-2323
CURRENT ZONING ALLOWS FOR CURRENT USE
BUILDING SETBACKS
FRONT – NONE
SIDE – 5 FT. (DES PLAINES AVENUE SIDE)
REAR – NONE
MAXIMUM BUILDING HEIGHT – 60 FT. OR 5 STORIES

PARKING

REQUIRED PARKING PER ZONING – 1 SPACE PER 50 SQ. FT. OF FLOOR AREA PLUS
1 SPACE FOR EVERY 2 EMPLOYEES
REQUIRED HANDICAP PARKING – 2 SPACES
AS BUILT PARKING SUMMARY
REGULAR SPACES – 34
HANDICAP SPACES – 1
TOTAL SPACES – 35

ENCROACHMENTS

THERE ARE NO ENCROACHMENTS OF BUILDING OR STRUCTURES FROM SAID LAND NOR OVERLAP OF BUILDINGS OR STRUCTURES ONTO SAID LAND

THE SUBJECT PROPERTY ADJOINS DES PLAINES AVENUE (A PUBLIC STREET) ON THE WEST AND ADJOINS A 16 FT. PUBLIC ALLEY BETWEEN DESCRIBED PARCELS. DIRECT ACCESS IS PROVIDED VIA THE AFOREMENTIONED STREET AND ALLEY.

SCHEDULE B

1. TAX IDENTIFICATION NUMBER 15-12-431-048-0000
2. TAX IDENTIFICATION NUMBER 15-12-431-049-0000
3. TAX IDENTIFICATION NUMBER 15-12-431-046-0000
4. TAX IDENTIFICATION NUMBER 15-12-431-067-0000
5. NOT SURVEY RELATED
6. EASEMENT DOCUMENT 23537127 – PLOTTED
ITEMS 7 THROUGH 10 – INTENTIONALLY DELETED
END OF SCHEDULE B

NOTES:

1. SURVEY SHOWN HEREON IS AN "AS-BUILT" SURVEY.
2. SURVEY SHOWN HEREON IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND NO UNDERGROUND INFORMATION IS INTENDED TO BE PROVIDED.
3. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY.
4. THE SUBJECT PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT OF WAY.

Michael J. Emmert Surveys, Inc.
115 West Palatine Road
Palatine, Illinois 60067-5103

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MARK	DATE	REVISION	BY	APV'D
	6-14-05	REVISE LINE TABLE		
	6-10-05	ATTORNEY COMMENTS		

AMERICAN FINANCIAL TRUST

7525 MADISON STREET
FOREST PARK, IL

SCALE: 1" = 20'	CHKD. / APV'D:
DATE: MAY 24, 2005	APPROVED:
DWN. BY: MJE	UNIT NO.: COB-4114
CHKD. BY: ADE	

J.N.: 27153