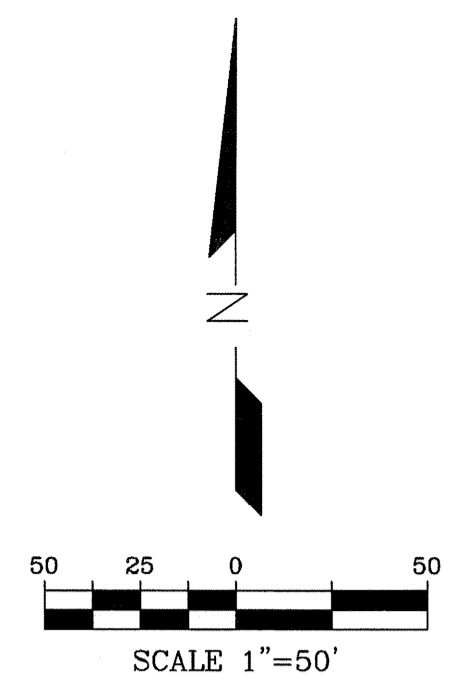


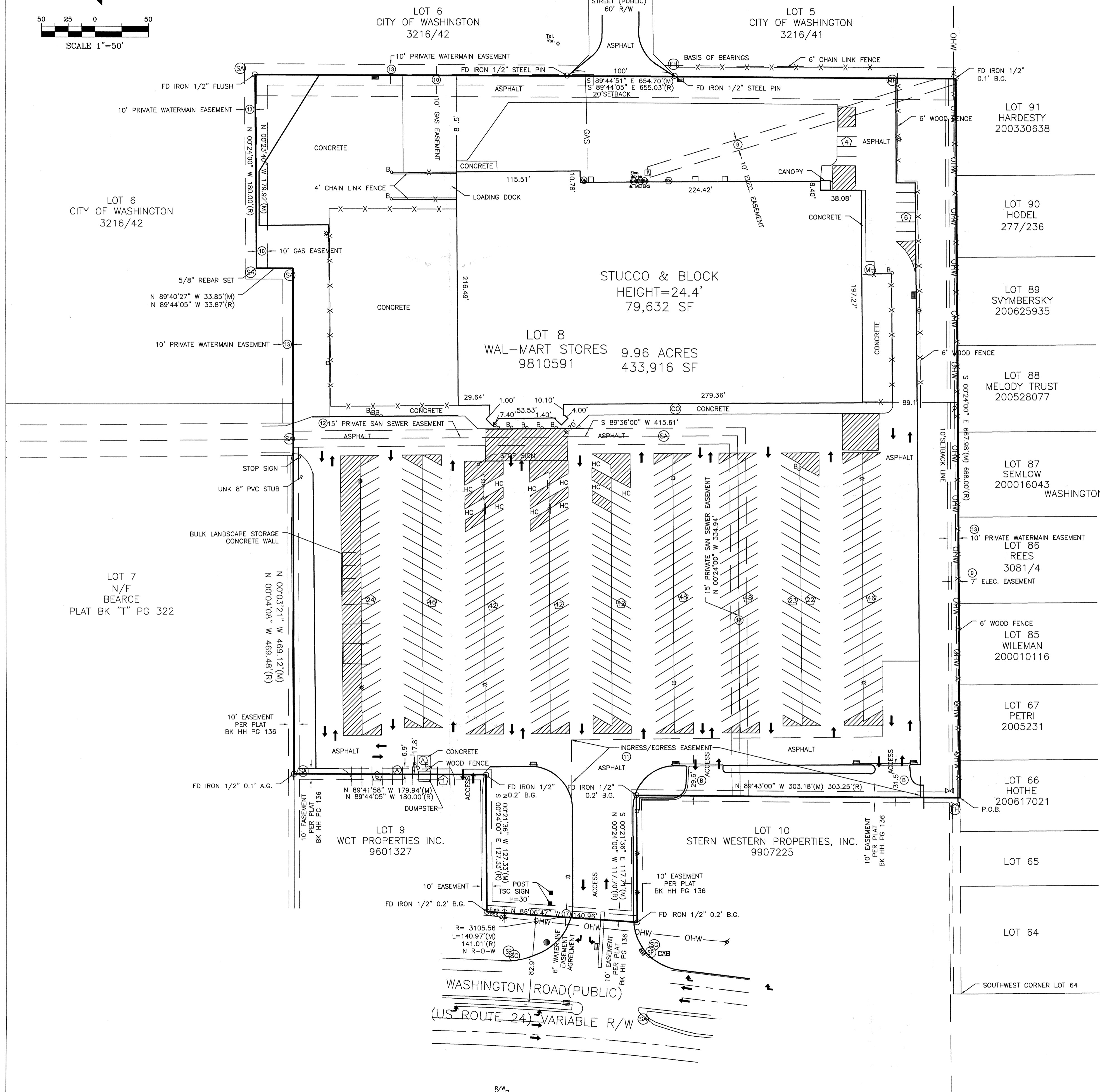
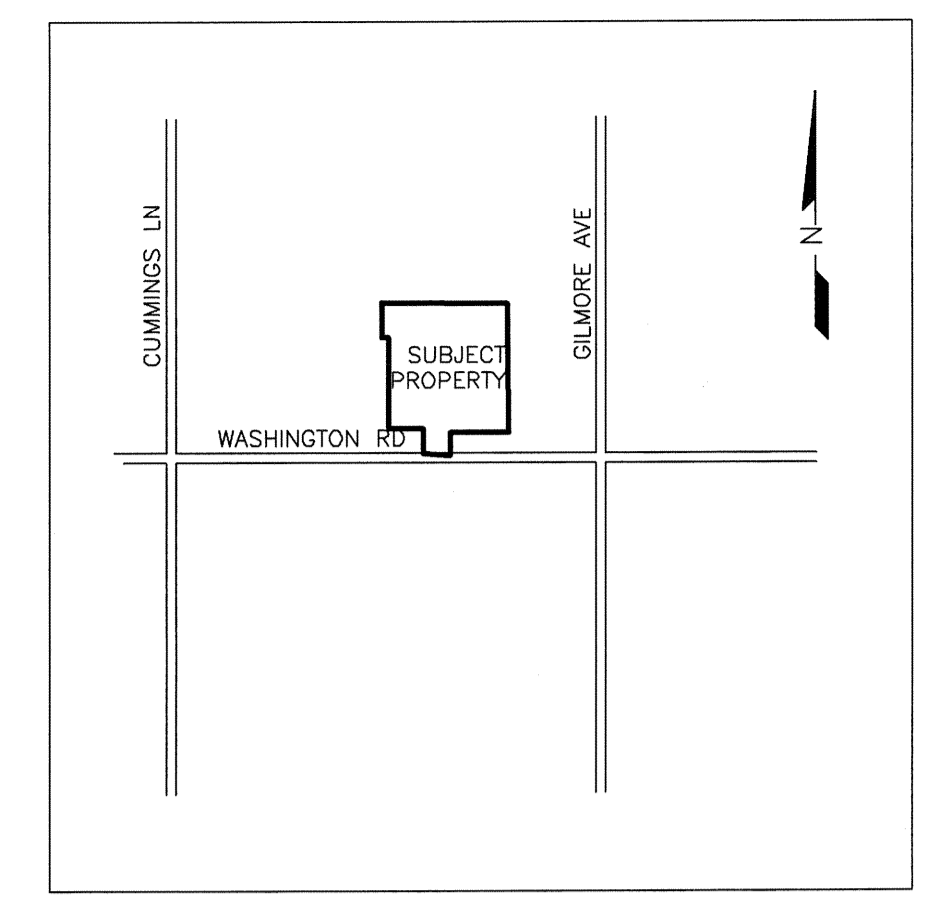
ALTA / ACSM LAND TITLE SURVEY

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, T26N, R3W TAZWELL COUNTY, ILLINOIS



EASEMENT NOTES:

- PER CHICAGO TITLE INSURANCE CORPORATION TITLE COMMITMENT 20700339, DATED JULY 13, 2007.
- ⑩ EASEMENT IN FAVOR OF CENTRAL ILLINOIS LIGHT COMPANY, BK 3234 PG 298; AS SHOWN HEREON.
 - ⑪ EASEMENT IN FAVOR OF CENTRAL ILLINOIS LIGHT COMPANY, BK 3930 PG 89; AS SHOWN HEREON.
 - ⑫ EASEMENT IN FAVOR OF STERN WESTERN PROPERTIES, INC., DOC#9907225; AS SHOWN HEREON.
 - ⑬ 15' PRIVATE SANITARY SEWER EASEMENT, PLAT OF MOUNT VERNON COMMERCIAL PARK SECTION TWO; AS SHOWN HEREON.
 - ⑭ 10' PRIVATE WATERMAIN EASEMENT, PLAT OF MOUNT VERNON COMMERCIAL PARK SECTION TWO; AS SHOWN HEREON.
 - ⑮ GRANT OF EASEMENT, BK 3369 PG 233; AFFECTS SITE, BLANKET IN NATURE.
 - ⑯ GRANT OF EASEMENT, BK 3177 PG 247; AFFECTS SITE, BLANKET IN NATURE.
 - ⑰ AGREEMENT, VOL. 696 PG 291; AS SHOWN HEREON.



LEGAL DESCRIPTION
Job #6052

Lot 8 of Mount Vernon Commercial Park Section Two, as recorded in Plat Book HH, pages 136 and 137 in the Office of the Tazewell County Recorder of Deeds, also being part of the Southwest Quarter of Section 15, Township 26 North, Range 3 West of the Third Principal Meridian, in the City of Washington, Tazewell County, Illinois, described as follows to wit:

Beginning at a found iron rod at the Northeast corner of Lot 10 of said Mount Vernon Commercial Park Section Two, also being the East line of said Southwest Quarter of said Section 15; thence along the North line of said Lot 10, North 89° 43' 00" West 303.18 feet to a found iron rod at the Northwest corner of said Lot 10; thence along the West line of said Lot 10, South 00° 21' 36" East 117.71 feet to a found iron rod at the Southwest corner of said Lot 10, also being the North right-of-way line of S.B.I. Route 8 (U.S. Route 24/Washington Road); thence along the North right-of-way line along a curve deflecting to the left having a radius of 3,105.56 feet, and arc length of 104.97 feet, a chord bearing of North 86° 06' 47" West a chord distance of 140.96 feet to a found iron rod at the Southeast corner of Lot 9 of said Mount Vernon Commercial Park Section Two; thence leaving said North right-of-way line along the East line of said Lot 9 North 00° 21' 36" West 127.33 feet to a found iron rod at the Northeast corner of said Lot 9; thence along the North line of said Lot 9 North 89° 41' 58" West 179.94 feet to a found iron rod; thence along the West line of said Lot 8 North 00° 03' 21" West 469.12 feet to a found iron rod, thence North 89° 40' 27" West 33.85 feet to a found iron rod, thence North 00° 23' 40" West 179.92 feet to a found iron rod at the Northwest corner of said Lot 8; thence along the North line of said Lot 8 South 89° 44' 51" East 554.70 feet to a found iron rod at the Northeast corner of said Lot 8, also being in the East line of said Southwest Quarter of said Section 15; thence along the East line of said Lot 8, also being the East line of said Southwest Quarter of said Section 15 South 00° 24' 00" East 688.00 feet to the point of beginning, containing 9.97 acres;

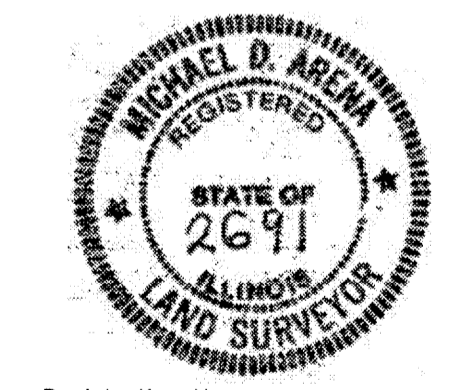
Together with benefiting easements set out on the recorded plat of Mount Vernon Commercial Park Section Two, recorded in Plat Book HH, Pages 136 and 137 in the Office of Tazewell County Recorder of Deeds, including without limitation the 15 foot wide utility easement North of the above described land, along the West side of Constitution Street.

SURVEYOR'S CERTIFICATION:

TO: Series B, LLC, its successors and assigns;
Cole WM Washington IL, LLC;
Wachovia Bank, National Association, its successors and assigns;
Chicago Title Insurance Company;
Oak Lawn Limited Partnership;
Inland Northern Pointe Limited Partnership;

This is to certify that this map or plat of survey (this "Survey Map") of the real ("Property") specifically described in Chicago Title Insurance Company title commitment No. 20700339 dated July 13, 2007 (the "Title Commitment"), (1) is based on a field survey made on July 23, 2007, by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 13 and 14 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, the 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" (2) was prepared in accordance with and includes all items and information required by the document titled "Survey Requirements for Cole Capital Partners, LLC, an Arizona limited liability company" dated March 1, 2006, and (3) to the best of my professional knowledge, information and belief.

- (a) This Survey Map correctly represents the facts found at the time of the survey.
 - (b) There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment;
 - (c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/- 0.1 foot.
 - (d) The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of record;
 - (e) Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gores between said parcels.
- The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this survey for accuracy with respect to the Property.
- The property described and shown hereon is the same property described in Chicago Title Insurance Company commitment CCC No. 20700339 dated July 13, 2007.



By: *Michael D. Arena*
Print Name: Michael D. Arena

Registration No. Within the State of Illinois

This professional service conforms to the current Illinois minimum standards for a boundary survey.

LEGEND:

⊗ YARD LIGHT	— FENCE	⊗ FD AXEL
⊗ LIGHT POLE	— GUARDRAIL	⊗ FD BRASS DISK
⊗ SIGNAL POLE	— OVERHEAD WIRES	⊗ FD COT GIN SPDL
⊗ UTILITY POLE	— UNDER ELEC.	⊗ FD CHISELED X
⊗ GUY WIRE	— GAS LINE	⊗ SET DRILL HOLE
⊗ CATCH BASIN	— SAN SEWER LINE	⊗ FD HARISON MON.
⊗ CURB INLET	— ST	⊗ EXISTING WATER LINE
⊗ ELEC. MH	— PMTR	⊗ CHILLED WATER LINE
⊗ MANHOLE	— SPOOT	⊗ SIGN
⊗ PHONE MH	— BOLLARD	⊗ R.O.W. MON.
⊗ SANITARY MH	— BORE HOLE	⊗ MONITORING WELL
⊗ SIGNAL MH	— DOWNSPOUT	⊗ FD NAIL
⊗ STEAM MH	— GATE POST	⊗ SET NAIL
⊗ STORM MH	— F-POST	⊗ FD PIPE
⊗ WATER MH	— WOOD POST	⊗ FD RR SPIKE
⊗ ELEC. METER	⊗ PARKING SPACES	⊗ SET RR SPIKE
⊗ CLEANOUT	⊗ TRANSFORMER	⊗ FD STONE
⊗ GAS METER	⊗ ELEC. VAULT	⊗ RECORDED B&D
⊗ GAS VALVE	⊗ PHONE VAULT	⊗ MEASURED B&D
⊗ WATER VALVE	⊗ STEAM VAULT	⊗ CALCULATED B&D
⊗ FIRE HYDRANT	⊗ VALVE VAULT	⊗ (PROP) PROPORTIONAL DIST.
⊗ SPR. HOOKUP	⊗ AC UNIT	⊗ A.C. ABOVE GROUND
⊗ SPRINKLER	⊗ PHONE BOOTH	⊗ B.G. BELOW GROUND
	⊗ BIRD FEEDER	⊗ CONF. TREE
	⊗ MAILBOX	⊗ DECID. TREE
	⊗ PROP. TANK	⊗ SHRUB
	⊗ PARKING BLOCK	⊗ PHONE RISER-BOX
		⊗ TV RISER-BOX
		⊗ ELEC. RISER-BOX
		⊗ GAS RISER-BOX

- NOTES:**
1. PROPERTY IS LOCATED IN FLOOD ZONE "C" PER COMMUNITY NUMBER 170655 0000C, DATED FEBRUARY 5, 1986.
 2. PROPERTY IS ZONED C3, CURRENT USE AS A RETAIL STORE IS ALLOWED.
 3. SETBACKS: PER CITY OF WASHINGTON, IL ZONING OFFICE
FRONT = 0
SIDE = 10 ON EAST, 0 ON WEST
REAR = 20
MAX BUILDING HEIGHT = 20
PARKING: 1 SPACE PER 400SF IF RETAIL; 393 ON SITE, 11 OF WHICH ARE HANDICAP.
 4. FIELD WORK PERFORMED JULY 23, 2007.
 5. ALL 5/8" REBAR SET ARE MARKED WITH "YELLOW CAP STAMPED "BRG PC 5092004" AND ARE 0.3' ABOVE GROUND UNLESS NOTED OTHERWISE.
 6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 7. THERE IS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. R.O.W. IS SHOWN PER CURRENT DEED AND TITLE INFORMATION.
 8. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 9. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 10. PROPERTY HAS DIRECT ACCESS TO WASHINGTON ST. AND CONSTITUTION ST.
 11. TRACTOR SUPPLY OCCUPIES A PORTION OF THE BUILDING, THE REMAINING PORTION IS AVAILABLE FOR LEASE.

ENCROACHMENT NOTES:

- ⓐ PARKING AND CONC. DUMPSTER PAD ALONG SOUTH LINE
- ⓑ AUTOZONE CURB AND ENTRANCE

"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.themathewscos.com

MARK	DATE	REVISION	BY	AP/VD
	8-20-07	Revised per comments	GSK	BEB
	8-21-07	Added ownership info to Lot 7	GSK	BEB

COLE COMPANIES

1750 Washington Road
Washington, IL
(Wal-Mart)

SCALE: 1" = 50'	CHKD. / AP/VD:
DATE: JULY 27, 2007	APPROVED:
DWN. BY: C.J.W.	STORE NO.: 1421
CHKD. BY: B.E.B.	

Bledsoe Riggert Guerrettaz
LAND SURVEYING · CIVIL ENGINEERING
1351 West Tapp Road
Bloomington, Indiana 47403
P: 812-336-8277
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BRG Project No. 6052