

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

LEGALLY DESCRIBED AS FOLLOWS:
 THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF VALLETTE STREET, WESTERLY OF THE WESTERLY LINE OF YORK ROAD, NORTHERLY OF A LINE 25.0 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL GULF RAILROAD AND SOUTHERLY OF A LINE 132.0 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL GULF RAILROAD (EXCEPTING THEREFROM THE WESTERLY 325 FEET THEREOF, AS MEASURED ALONG THE NORTHEASTERLY AND SOUTHWESTERLY LINES THEREOF), IN DUPAGE COUNTY, ILLINOIS.

THE PROPERTY SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 131397W DATED DECEMBER 22, 2004.

CONTAINING 45,266 SQ. FT. OR 1.0392 ACRES

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 IS LOCATED WITHIN COMMUNITY NUMBER - 170205
 COMMUNITY STATUS BOOK DATE - MARCH 3, 2005
 DATE OF EVENT - FEBRUARY 4, 1981
 CURRENT EFFECTIVE MAP DATE - MAY 18, 1985
 ON MAP NO. 1702050004C
 AND FIND THAT THE PROPERTY IS LOCATED WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD HAIN)

BEARING BASIS
 THE CENTERLINE OF YORK STREET IS ASSUMED TO BE NORTH 10 DEGREES 04 MINUTES 59 SECONDS WEST

ZONED "C2" COMMUNITY SHOPPING DISTRICT
 ZONING INFORMATION AS PER ZONING DEPARTMENT - ELMHURST, IL (630)530-3000
 CURRENT ZONING ALLOWS FOR CURRENT USE
 BUILDING SETBACKS
 FRONT - NONE
 SIDE - 5 FT.
 REAR - NONE
 MAXIMUM BUILDING HEIGHT - 35 FT. OR 3 STORIES

PARKING
 REQUIRED PARKING PER ZONING - 4 SPACES PER 1,000 SQ. FT. OF FLOOR AREA
 REQUIRED HANDICAP PARKING - 2 SPACES
 AS BUILT PARKING SIGNATURE
 REGULAR SPACES - 46
 HANDICAP SPACES - 2
 TOTAL SPACES - 48

ENCROACHMENTS
 THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES FROM SAID LAND NOR OVERLAP OF BUILDINGS OR STRUCTURES ONTO SAID LAND.
 THE SUBJECT PROPERTY ADJOINS YORK STREET (A PUBLIC STREET) ON THE EAST. DIRECT ACCESS IS PROVIDED VIA THE AFOREMENTIONED STREET.

SCHEDULE B
 1. TAX IDENTIFICATION NUMBER 06-11-404-013
 ITEMS 2 AND 3 - NOT SURVEY RELATED
 4. COVENANTS AND RESTRICTIONS DOCUMENT R77-52032 RECORDED JUNE 28, 1977 - PLOTTED
 5. 10 FT. EASEMENT DOCUMENT R79-36385 RECORDED MAY 7, 1979 - PLOTTED
 6. EASEMENT DOCUMENT R82-40903 RECORDED SEPTEMBER 9, 1982 - AFFECTS OTHER PROPERTY (AFFECTS LAND IN RAILROAD RIGHT OF WAY)
 7. AGREEMENT DOCUMENT R88-08513 RECORDED AUGUST 2, 1988 - BLANKET IN NATURE
 8. EASEMENT DOCUMENT R90-16891 RECORDED DECEMBER 12, 1990 - PLOTTED
 ITEMS 9 THROUGH 12 - NOT SURVEY RELATED
 END OF SCHEDULE B

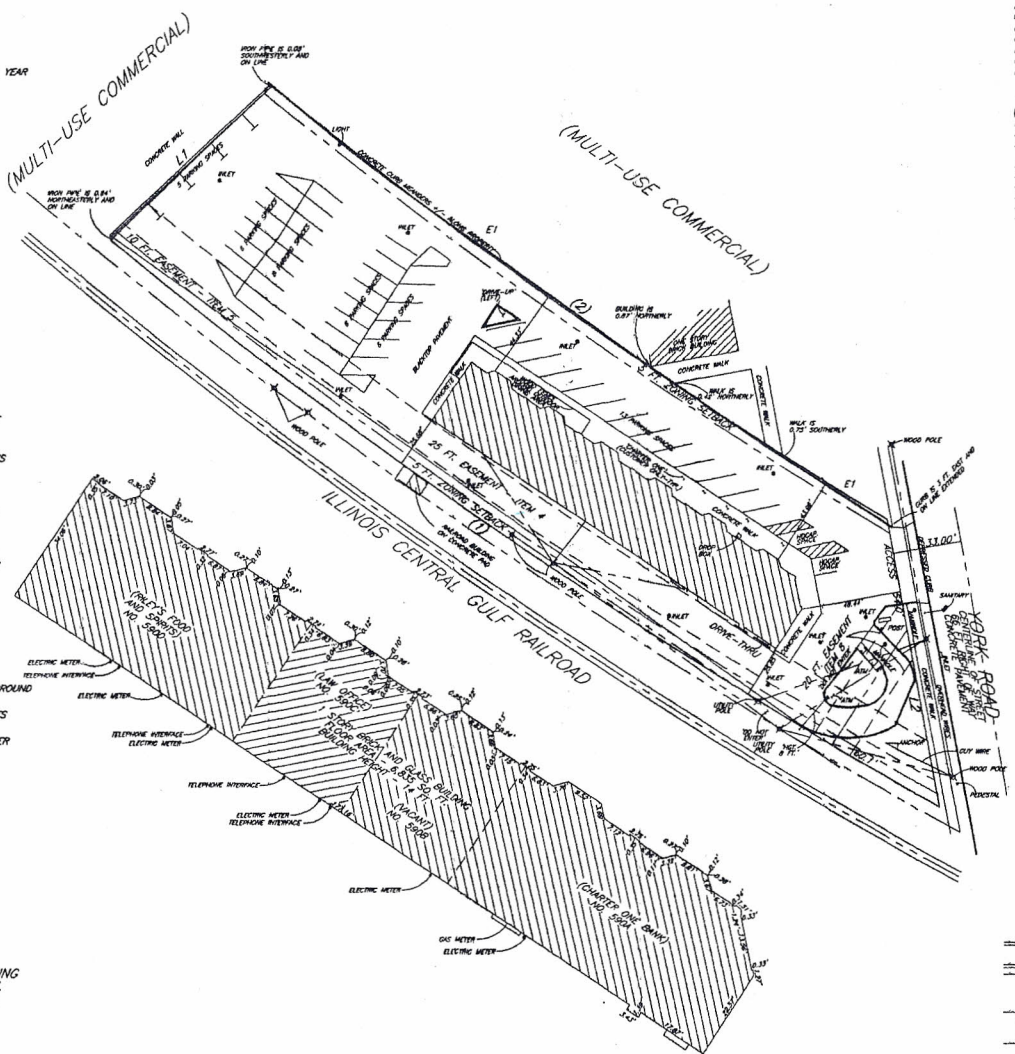
NOTES:
 1. SURVEY SHOWN HEREON IS AN "AS-BUILT" SURVEY
 2. SURVEY SHOWN HEREON IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND NO UNDERGROUND INFORMATION IS INTENDED TO BE PROVIDED
 3. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY AND/OR EASEMENTS PROVIDED FOR SUCH USE.
 4. THE SUBJECT PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT OF WAY AND/OR STORM WATER DRAINAGE AREA DESIGNED FOR SUCH USE.

LINE TABLE

Line	Bearing	Distance	Measure
L1	N.46°25'03"E	107.76'	107.76'
L2	S.10°04'59"E	140.57'	140.57'

CURVE TABLE

NO.	RADIUS	ARC	CHORD	CHORD BEARING
(1)	2884.95'	483.44'	482.78'	N.55°26'41"W
(2)	2937.95'	362.20'	361.90'	S.54°39'04"E



THE UNDERSIGNED HEREBY CERTIFIES, AS OF MAY 12, 2005, TO AMERICAN FINANCIAL REALTY TRUST, FIRST STATED GROUP, L.P.; FIRST STATES INVESTORS #418, LLC; CHAPTER ONE BANK, N.A.; A NATIONAL BANKING ASSOCIATION; CITIZENS BANK, N.A.; A NATIONAL BANKING ASSOCIATION; FIRST AMERICAN TITLE INSURANCE COMPANY; AND MORGAN, LEWIS & BOROUGH 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, AD 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 1998, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B), 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"

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

DATE OF SURVEY: APRIL 20, 2005
 DATE OF REVISION:
 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. 131397W DATED DECEMBER 22, 2004.



Michael J. Emmert Surveys, Inc.
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"ALTA/ACSM LAND TITLE SURVEY"
 PREPARED FOR:

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SYMBOLS

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

MARK	DATE	REVISION	BY

AMERICAN FINANCIAL REALTY TRUST

**590 S. YORK ROAD
 ELMHURST, IL**

SCALE: 1" = 80'	CHKD. / APPROV.
DATE: MAY 11, 2005	APPROVED:
DWN. BY: MJE	UNIT NO.: COB4118
CHKD. BY: ADE	