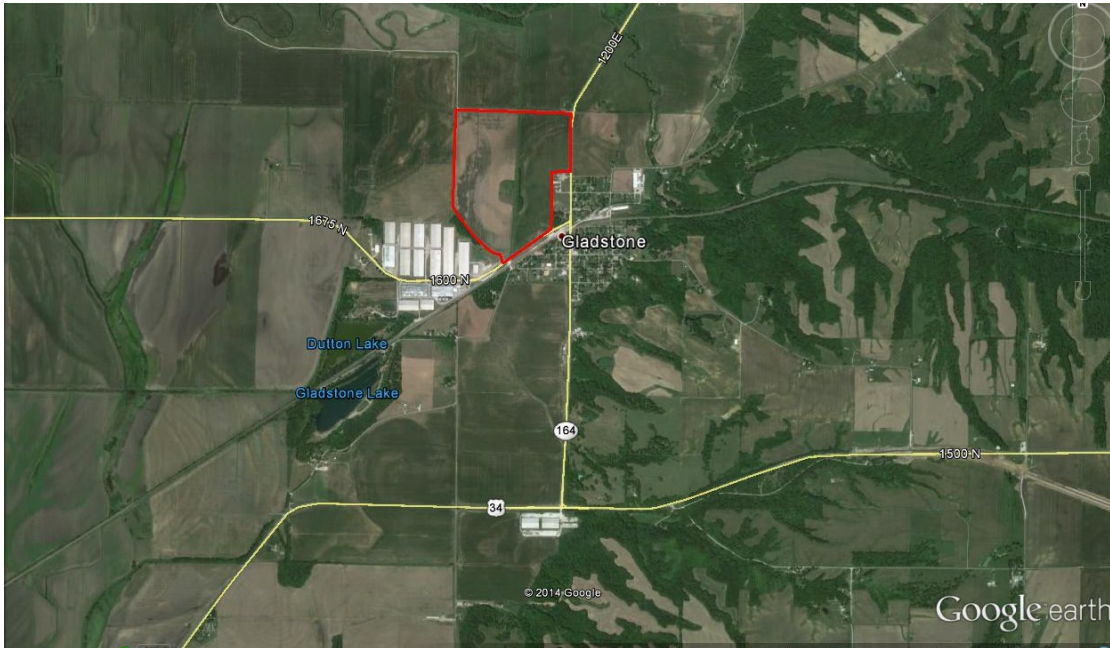


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

161.19 ACRES M/L HENDERSON COUNTY, ILLINOIS



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PRICE: \$1,208,925 (\$7,500/Acre)

DESCRIPTION: Level, productive farmland adjacent to Gladstone, Illinois. Predominantly Dozavilla and Niota soils.

DIRECTIONS: Directly West of Gladstone, North of Hwy 15.

TAXES: \$812.74 Annually
Payable in 2015

FARM PROGRAM INFORMATION:

Crop Acres: 155.49

Corn Base: 55.7 and 76 acres with a direct yield of 116 and a CC of 116

DOUGLAS YEGGE

C: 563.320.9900

O: 563.659.8185

Total@TotalRealtyCo.com

T-10-N

GLADSTONE PLAT

(Landowners)

R-5-6-W

GLADSTONE TOWNSHIP**SECTION 1**

1. Seltz, William 10

SECTION 2

1. Bigger, Joshua 7

2. Avery Trust, Carolyn 23

SECTION 3

1. Blackledge, Jeffrey 14

2. Torrance Brothers Ltd 27

SECTION 4

1. Torrance Brothers Ltd 27

SECTION 9

1. State of Illinois 5

SECTION 10

1. Koster Estate, Maxine 6

2. Gray, Robert 6

3. Cavanaugh, Raymond 9

SECTION 11E

1. Law, Steven 11

2. Ellis Trust, Joseph 15

SECTION 12E

1. Hinshaw, David 7

2. Torrance, Ervin 19

3. Gray LE, Mildred 12

SECTION 12W

1. Lightfoot Charles 9

2. Torrance, John 11

3. Stewart, Richard 5

SECTION 13E

1. Matthews, Ann 14

2. Carlson, Steven 6

3. Cook, Terry 9

4. Trus, Devin 12

5. Brokaw, David 5

6. Miller, John 5

7. Pence, Julie 20

8. Dixon, James 5

SECTION 13W

1. Riverview Farms Inc 14

SECTION 14E

1. Good, Catherine 12

SECTION 14W

1. Gladstone Building 10

SECTION 16

1. Torrance, Mark 28

2. Keever Jr, Vannie 7

SECTION 29

1. Lukke LE, Dorothy 9

2. Gray, Timothy 9

3. Curry, Jerome 6

SECTION 32

1. Seltz, Jake 10

2. Seltz, Donald 10

3. Polson, Craig 11

SECTION 34E

1. McChesney Trust, Charles 15

SECTION 34W

1. State of Illinois 10

SECTION 38E

1. Blythe LE, Anna 6

2. Carnes, Jerry 15

3. Carnes, Jerry 5

4. Pullen, Laurence 5

SECTION 17

1. Johnson, David 12

SECTION 20

1. SZMK Naperville LLC 14

SECTION 23E

1. Torrance Bros LTD 9

2. Vancil, Travis 12

SECTION 23E

1. Jones, Helen 11

2. Hill, Robert 14

3. Nelson, Chad 5

SECTION 23E

4. Shaw Estate, Lewis 25

SECTION 23E

1. Heap, Blake 5

2. McGraw, Michael 5

3. Curless, Kathie 10

4. Bessine, LeAnn 12

5. Morris, Roberta 15

6. Hungerford, Mark 7

SECTION 23W

1. Inghram, Brad 25

2. Lukens Family Trust 15

SECTION 24E

1. Galbraith, Steven 15

SECTION 24W

1. Brent, Rodney 5

SECTION 25E

1. Sterett, Larry 5

SECTION 28W

1. Bunmeyer, David 23

SECTION 29

1. Lukke LE, Dorothy 9

2. Gray, Timothy 9

3. Curry, Jerome 6

SECTION 32

1. Seltz, Jake 10

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3. Polson, Craig 11

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SECTION 23E

Aerial Map



TOTAL REALTY CO.
Specializing in Farmland and
Residential Sales

DeWitt, IA
563-659-8185

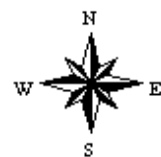
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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9-10N-5W
Henderson County
Illinois

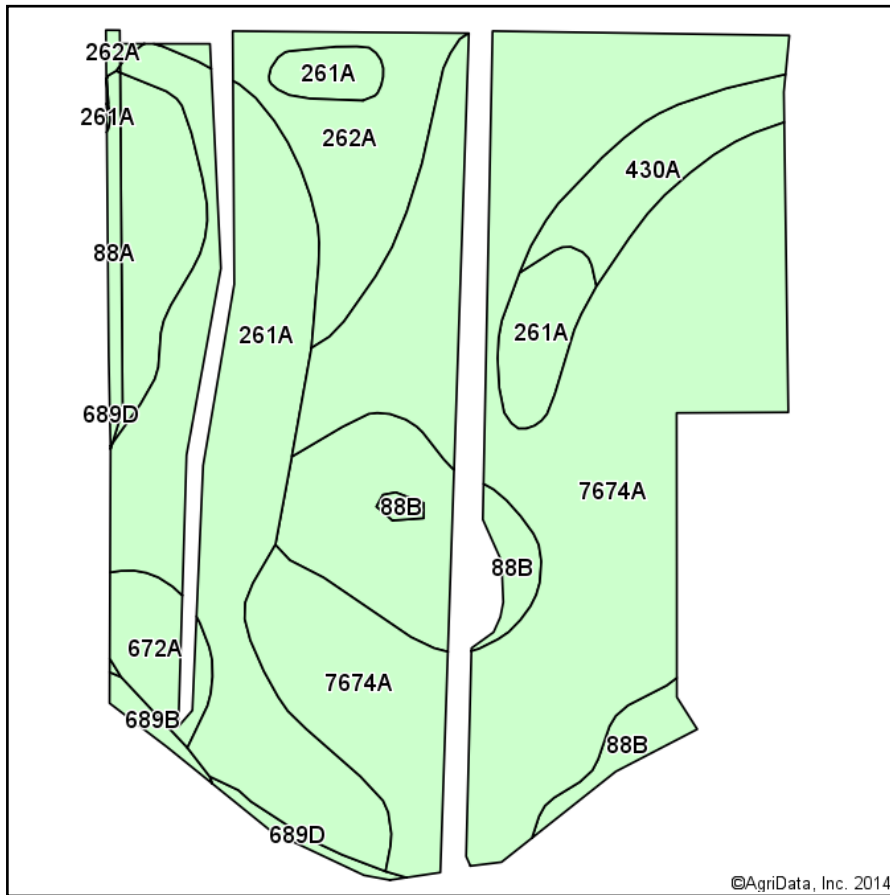
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scale: 9799



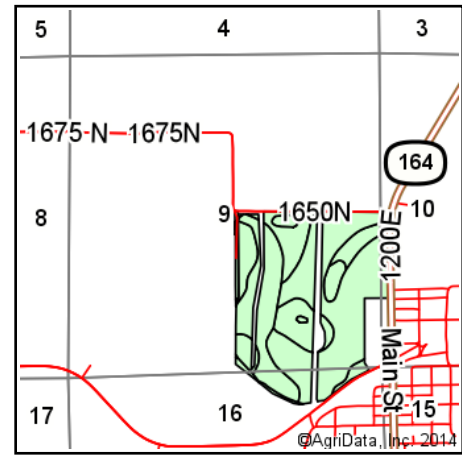
6/3/2014

Soil Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Henderson**
 Location: **9-10N-5W**
 Township: **Gladstone**
 Acres: **155.49**
 Date: **6/3/2014**

TOTAL REALTY CO.
 Specializing in Farmland and
 Residential Sales

DeWitt, IA
 563-659-8185

Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL071, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Alfalfa ^d hay, T/A	Crop productivity index for optimum management
7674A	Dozaville silt loam, 0 to 2 percent slopes, rarely flooded	74.55	47.9%		185	58	71	0	6.53	137
261A	Niota silt loam, 0 to 2 percent slopes	35.71	23.0%		131	43	55	65	0.00	98
**88B	Sparta loamy sand, 1 to 6 percent slopes	13.93	9.0%		**118	**41	**50	**57	0.00	**91
262A	Denrock silt loam, 0 to 2 percent slopes	11.20	7.2%		157	50	64	82	4.26	115
88A	Sparta loamy sand, 0 to 2 percent slopes	8.57	5.5%		119	41	50	58	0.00	92
430A	Raddle silt loam, 0 to 2 percent slopes	6.29	4.0%		189	59	73	97	6.52	138
672A	Crescent loam, 0 to 2 percent slopes	3.69	2.4%		158	51	64	83	4.64	117
**689B	Coloma sand, 1 to 7 percent slopes	0.79	0.5%		**101	**32	**46	**52	0.00	**75
**689D	Coloma sand, 7 to 15 percent slopes	0.76	0.5%		**95	**30	**43	**49	0.00	**71
Weighted Average					159.6	51.1	63.4	35.5	3.81	118.8

Area Symbol: IL071, Soil Area Version: 14

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



United States
Department of
Agriculture

Henderson County, Illinois



Common Land Unit

- Cropland
- Non-cropland
- Conservation Reserve Program

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

- Tract Boundary

2014 Program Year

Map Created February 10, 2014

Farm **3518**
Tract **12723**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Illinois
Henderson

U.S. Department of Agriculture
Farm Service Agency

FARM: 3518
Prepared: 6/9/14 1:53 PM
Crop Year: 2014
Page: 1 of 1

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
PETER ROUSONELOS		2012 17071 28

Farms Associated with Operator:
1617, 3443, 3451, 3517

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
98.34	89.73	89.73	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	89.73	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	76.0	116	116	0.0	0.0
SOYBEANS	10.2	34	34	0.0	0.0
Total Base Acres:	86.2				

Tract Number: 12723	Description: Sec 9 Gladstone Twp	FAV/WR History
BIA Range Unit Number:		N
HEL Status: HEL Determinations not complete		
Wetland Status: Tract contains a wetland or farmed wetland		
WL Violations: None		

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
98.34	89.73	89.73	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	89.73	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction	
CORN	76.0	116	116	0.0	0.0	
SOYBEANS	10.2	34	34	0.0	0.0	
Total Base Acres:	86.2					

Owners: SZMK NAPERVILLE LLC
Other Producers: None



United States
Department of
Agriculture

Henderson County, Illinois



Common Land Unit

- Cropland
- Non-cropland
- Conservation Reserve Program

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

- Tract Boundary

2014 Program Year

Map Created February 10, 2014

Farm **3517**
Tract **12722**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Illinois
Henderson

U.S. Department of Agriculture
Farm Service Agency

FARM: 3517
Prepared: 6/9/14 1:53 PM
Crop Year: 2014
Page: 1 of 1

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
PETER ROUSONELOS		2012 17071 28

Farms Associated with Operator:
1617, 3443, 3451, 3518

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
70.87	65.76	65.76	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	65.76	0.0	0.0			N	

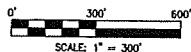
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	55.7	116	116	0.0	0.0
SOYBEANS	7.4	34	34	0.0	0.0
Total Base Acres:	63.1				

Tract Number:	Description:	FAV/WR History
12722	Sec 9 Gladstone Twp	
BIA Range Unit Number:		N
HEL Status:	HEL Determinations not complete	
Wetland Status:	Tract contains a wetland or farmed wetland	
WL Violations:	None	

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
70.87	65.76	65.76	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	65.76	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction	
CORN	55.7	116	116	0.0	0.0	
SOYBEANS	7.4	34	34	0.0	0.0	
Total Base Acres:	63.1					

Owners: SZMK NAPERVILLE LLC
Other Producers: None

**A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 10 NORTH, RANGE 5 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HENDERSON COUNTY, ILLINOIS**



LEGEND	
N/F	NOW OR FORMERLY
▲	FOUND STONE
⊕	FOUND IRON ROD
○	FOUND IRON PIPE
⊙	FOUND P.K. NAIL
⊗	SET IRON ROD W/ CAP STAMPED "JONES INC PDF 5094"

LAND DESCRIPTION (TRACT 2):

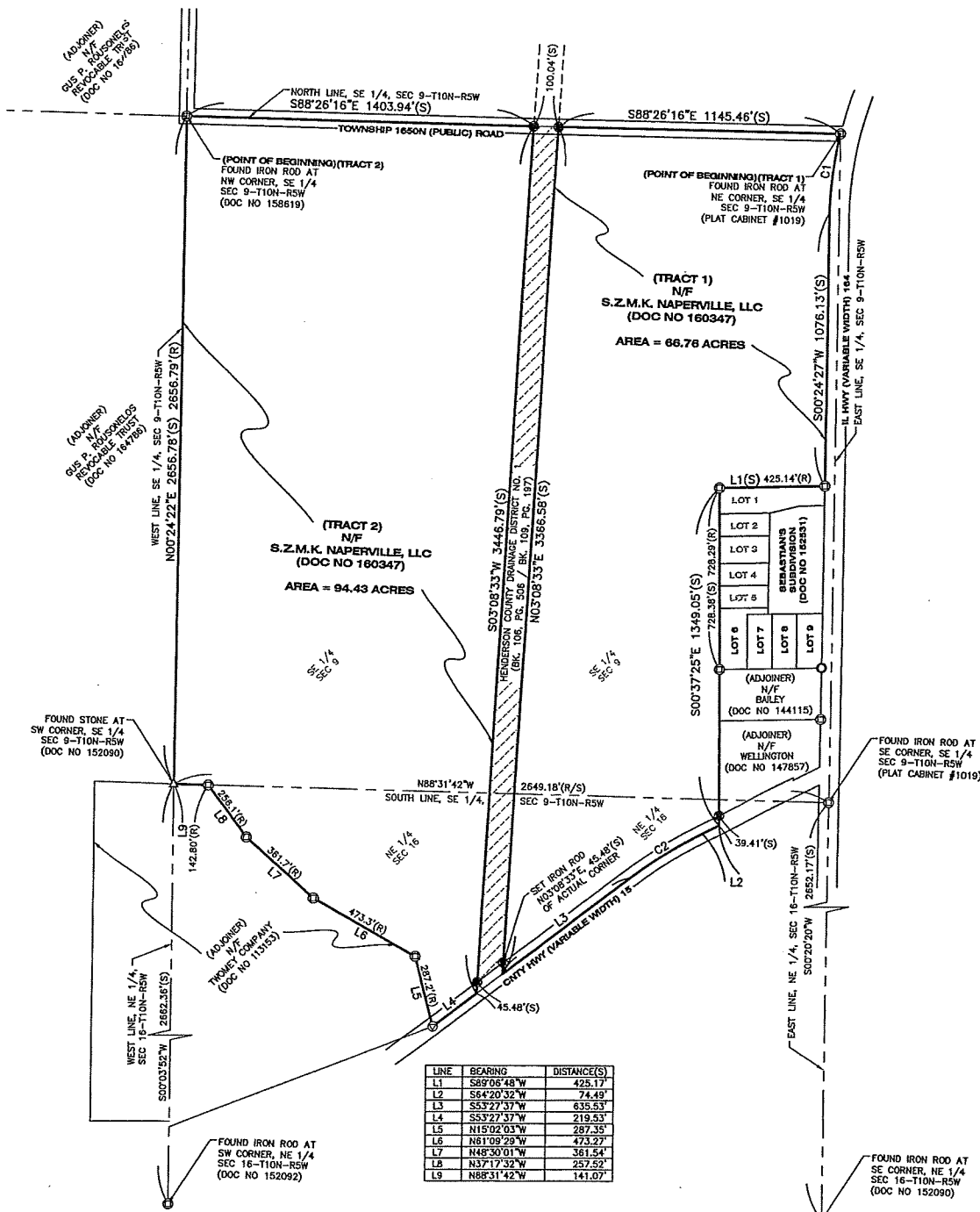
A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 5 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HENDERSON COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, AS RECORDED IN DOCUMENT NUMBER 158619, OF THE HENDERSON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, SOUTH 88 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 1403.94 FEET TO A SET IRON ROD ON THE WEST LINE OF LAND, AS REFERENCED IN A DEED TO HENDERSON COUNTY DRAINAGE DISTRICT NO. 1, AS RECORDED IN BOOK 106, PAGE 506, OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID NORTH LINE, ALONG SAID WEST LINE, SOUTH 03 DEGREES 08 MINUTES 33 SECONDS WEST, A DISTANCE OF 3446.79 FEET TO A POINT LOCATED IN THE EXISTING CENTERLINE OF COUNTY HIGHWAY (VARIABLE WIDTH) 15; THENCE LEAVING SAID WEST LINE, ALONG SAID CENTERLINE, SOUTH 53 DEGREES 27 MINUTES 37 SECONDS WEST, A DISTANCE OF 219.53 FEET TO A FOUND P.K. NAIL MARKING THE SOUTHEASTERN CORNER OF LAND, AS DESCRIBED IN A DEED TO TWOMEY COMPANY, AS RECORDED IN DOCUMENT NUMBER 113153, OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID CENTERLINE, ALONG THE EASTERN LINE OF SAID TWOMEY COMPANY LAND, THE FOLLOWING COURSES AND DISTANCES: NORTH 15 DEGREES 02 MINUTES 03 SECONDS WEST, 267.35 FEET TO A FOUND IRON ROD; THENCE NORTH 61 DEGREES 09 MINUTES 29 SECONDS WEST, 473.27 FEET TO A FOUND IRON ROD; THENCE NORTH 48 DEGREES 30 MINUTES 01 SECONDS WEST, 361.54 FEET TO A FOUND IRON ROD; THENCE NORTH 37 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 257.52 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE LEAVING SAID EASTERN LINE, ALONG SAID SOUTH LINE, NORTH 88 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 141.07 FEET TO A FOUND STONE MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE LEAVING SAID SOUTH LINE, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, NORTH 00 DEGREES 24 MINUTES 22 SECONDS EAST, A DISTANCE OF 2656.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 94.43 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF OCTOBER, 2009 AND IS SUBJECT TO ALL ROAD RIGHT OF WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

GENERAL NOTES:

- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
- TOTAL AREA: TRACT 1 = 66.76 ACRES
TRACT 2 = 94.43 ACRES
- FIELD WORK COMPLETED SEPTEMBER 30, 2009.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- BEARINGS WERE ASSUMED FOR DESCRIPTIVE PURPOSES ONLY.
- SOURCE OF RECORD TITLE: A TRUSTEES' DEED TO S.Z.M.K. NAPERVILLE, LLC, AS RECORDED IN DOCUMENT NUMBER 160347 OF THE HENDERSON COUNTY, ILLINOIS, RECORDER'S OFFICE.



LINE	BEARING	DISTANCE(S)
L1	S89°05'48" W	425.17'
L2	S64°20'32" W	74.49'
L3	S53°27'37" W	635.53'
L4	S53°27'37" W	219.53'
L5	N15°02'03" W	287.35'
L6	N81°09'29" W	473.27'
L7	N48°30'01" W	361.54'
L8	N37°17'32" W	257.52'
L9	N88°31'42" W	141.07'

CURVE	RADIUS	ARC LENGTH(S)	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1432.00'	315.74'	315.10'	S07°42'34" W	12°38'00"
C2	1798.00'	340.86'	340.35'	S58°54'41" W	10°51'43"

LAND DESCRIPTION (TRACT 1):

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 5 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HENDERSON COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, ACCORDING TO A SURVEY THEREOF, RECORDED IN PLAT CABINET #1019, OF THE HENDERSON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF ILLINOIS HIGHWAY (VARIABLE WIDTH) 164, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1432.00 FEET, AN ARC LENGTH OF 315.74 FEET AND A CHORD BEARING SOUTH 07 DEGREES 42 MINUTES 34 SECONDS WEST, A DISTANCE OF 315.10 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 24 MINUTES 27 SECONDS WEST, A DISTANCE OF 1076.13 FEET TO A FOUND IRON ROD ON THE NORTH LINE OF SEBASTIAN'S SUBDIVISION, ACCORDING TO A PLAT THEREOF, RECORDED AS DOCUMENT NUMBER 152531, OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID WEST LINE, ALONG SAID NORTH LINE, SOUTH 89 DEGREES 06 MINUTES 48 SECONDS WEST, A DISTANCE OF 423.17 FEET TO A FOUND IRON ROD MARKING THE NORTHWEST CORNER OF SAID SEBASTIAN'S SUBDIVISION; THENCE LEAVING SAID NORTH LINE, ALONG THE WEST LINE OF SAID SEBASTIAN'S SUBDIVISION, SOUTH 00 DEGREES 37 MINUTES 28 SECONDS EAST, A DISTANCE OF 1349.05 FEET TO A POINT LOCATED IN THE EXISTING CENTERLINE OF COUNTY HIGHWAY (VARIABLE WIDTH) 15; THENCE ALONG SAID CENTERLINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 64 DEGREES 20 MINUTES 32 SECONDS WEST, A DISTANCE OF 74.49 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1798.00 FEET, AN ARC LENGTH OF 340.86 FEET AND A CHORD BEARING SOUTH 58 DEGREES 54 MINUTES 41 SECONDS WEST, A DISTANCE OF 340.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 53 DEGREES 27 MINUTES 37 SECONDS WEST, A DISTANCE OF 635.53 FEET TO A POINT LOCATED ON THE EAST LINE OF LAND, AS REFERENCED IN A DEED TO THE HENDERSON COUNTY DRAINAGE DISTRICT NO. 1, AS RECORDED IN BOOK 106, PAGE 506, OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID CENTERLINE, ALONG SAID EAST LINE, NORTH 03 DEGREES 08 MINUTES 33 SECONDS EAST, A DISTANCE OF 3366.58 FEET TO A SET IRON ROD ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE LEAVING SAID EAST LINE, ALONG SAID NORTH LINE, SOUTH 88 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 1145.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 66.76 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF OCTOBER, 2009 AND IS SUBJECT TO ALL ROAD RIGHT OF WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

SURVEYORS CERTIFICATION:

TO: S.Z.M.K. NAPERVILLE, LLC

THIS STATES THAT WE, THE JONES CORPORATION, PROFESSIONAL LAND SURVEYORS IN THE STATE OF ILLINOIS, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

JONES SURVEYING & ENGINEERING CORPORATION

PROFESSIONAL DESIGN FIRM NO: 5094

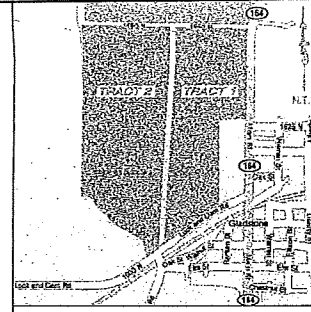
PROJECT NO: 2009-130

Donald J. Koecker
DONALD J. KOECKER, PROFESSIONAL LAND SURVEYOR NO. 035-001872
STATE OF ILLINOIS
MACOMB
ILLINOIS

DATED: OCTOBER 2, 2009

MY LICENSE EXPIRES NOVEMBER 30, 2010

LOCATION MAP



S.Z.M.K. NAPERVILLE, LLC
MR. SERGEI KRAVETS
24132 W. ROYAL WOLFRINGTON DR.
NAPERVILLE, IL 60564

BOUNDARY SURVEY

THE JONES CORPORATION
SURVEYING & ENGINEERING
248 BOWER ROAD
MACOMB, ILLINOIS 61455
PHONE: (309)-833-2534
FAX: (309)-833-2533



DRAWN BY
RPJ
CHECKED BY
D.K./R.L.J.
DATE
09/30/2009
2009-130
Sheet Number

LAND DESCRIPTION (TRACT 2):

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 5 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HENDERSON COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON ROD MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, AS RECORDED IN DOCUMENT NUMBER 158619, OF THE HENDERSON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, SOUTH 88 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 1403.94 FEET TO A SET IRON ROD ON THE WEST LINE OF LAND, AS REFERENCED IN A DEED TO HENDERSON COUNTY DRAINAGE DISTRICT NO. 1, AS RECORDED IN BOOK 106, PAGE 506, OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID NORTH LINE, ALONG SAID WEST LINE, SOUTH 03 DEGREES 08 MINUTES 33 SECONDS WEST, A DISTANCE OF 3448.79 FEET TO A POINT LOCATED IN THE EXISTING CENTERLINE OF COUNTY HIGHWAY (VARIABLE WIDTH) 15; THENCE LEAVING SAID WEST LINE, ALONG SAID CENTERLINE, SOUTH 53 DEGREES 27 MINUTES 37 SECONDS WEST, A DISTANCE OF 219.53 FEET TO A FOUND P.K. NAIL MARKING THE SOUTHEASTERN CORNER OF LAND, AS DESCRIBED IN A DEED TO TWOMEY COMPANY, AS RECORDED IN DOCUMENT NUMBER 113153, OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID CENTERLINE, ALONG THE EASTERN LINE OF SAID TWOMEY COMPANY LAND, THE FOLLOWING COURSES AND DISTANCES: NORTH 15 DEGREES 02 MINUTES 03 SECONDS WEST, 287.35 FEET TO A FOUND IRON ROD; THENCE NORTH 61 DEGREES 09 MINUTES 29 SECONDS WEST, 473.27 FEET TO A FOUND IRON ROD; THENCE NORTH 48 DEGREES 30 MINUTES 01 SECONDS WEST, 361.54 FEET TO A FOUND IRON ROD; THENCE NORTH 37 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 257.52 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE LEAVING SAID EASTERN LINE, ALONG SAID SOUTH LINE, NORTH 88 DEGREES 31 MINUTES 42 SECONDS WEST, A DISTANCE OF 141.07 FEET TO A FOUND STONE MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE LEAVING SAID SOUTH LINE, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, NORTH 00 DEGREES 24 MINUTES 22 SECONDS EAST, A DISTANCE OF 2656.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 94.43 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF OCTOBER, 2009 AND IS SUBJECT TO ALL ROAD RIGHT OF WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION (TRACT 1):

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 5 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HENDERSON COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON ROD MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, ACCORDING TO A SURVEY THEREOF, RECORDED IN PLAT CABINET #1019, OF THE HENDERSON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF ILLINOIS HIGHWAY (VARIABLE WIDTH) 164, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1432.00 FEET, AN ARC LENGTH OF 315.74 FEET AND A CHORD BEARING SOUTH 07 DEGREES 42 MINUTES 34 SECONDS WEST, A DISTANCE OF 315.10 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 24 MINUTES 27 SECONDS WEST, A DISTANCE OF 1076.13 FEET TO A FOUND IRON ROD ON THE NORTH LINE OF SEBASTIAN'S SUBDIVISION, ACCORDING TO A PLAT THEREOF, RECORDED AS DOCUMENT NUMBER 152531, OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID WEST LINE, ALONG SAID NORTH LINE, SOUTH 89 DEGREES 06 MINUTES 48 SECONDS WEST, A DISTANCE OF 425.17 FEET TO A FOUND IRON ROD MARKING THE NORTHWEST CORNER OF SAID SEBASTIAN'S SUBDIVISION; THENCE LEAVING SAID NORTH LINE, ALONG THE WEST LINE OF SAID SEBASTIAN'S SUBDIVISION, SOUTH 00 DEGREES 37 MINUTES 25 SECONDS EAST, A DISTANCE OF 1349.05 FEET TO A POINT LOCATED IN THE EXISTING CENTERLINE OF COUNTY HIGHWAY (VARIABLE WIDTH) 15; THENCE ALONG SAID CENTERLINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 64 DEGREES 20 MINUTES 32 SECONDS WEST, A DISTANCE OF 74.49 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1798.00 FEET, AN ARC LENGTH OF 340.86 FEET AND A CHORD BEARING SOUTH 58 DEGREES 54 MINUTES 41 SECONDS WEST, A DISTANCE OF 340.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 53 DEGREES 27 MINUTES 37 SECONDS WEST, A DISTANCE OF 635.53 FEET TO A POINT LOCATED ON THE EAST LINE OF LAND, AS REFERENCED IN A DEED TO THE HENDERSON COUNTY DRAINAGE DISTRICT NO. 1, AS RECORDED IN BOOK 106, PAGE 506, OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID CENTERLINE, ALONG SAID EAST LINE, NORTH 03 DEGREES 08 MINUTES 33 SECONDS EAST, A DISTANCE OF 3366.58 FEET TO A SET IRON ROD ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE LEAVING SAID EAST LINE, ALONG SAID NORTH LINE, SOUTH 88 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 1145.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 66.76 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF OCTOBER, 2009 AND IS SUBJECT TO ALL ROAD RIGHT OF WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.