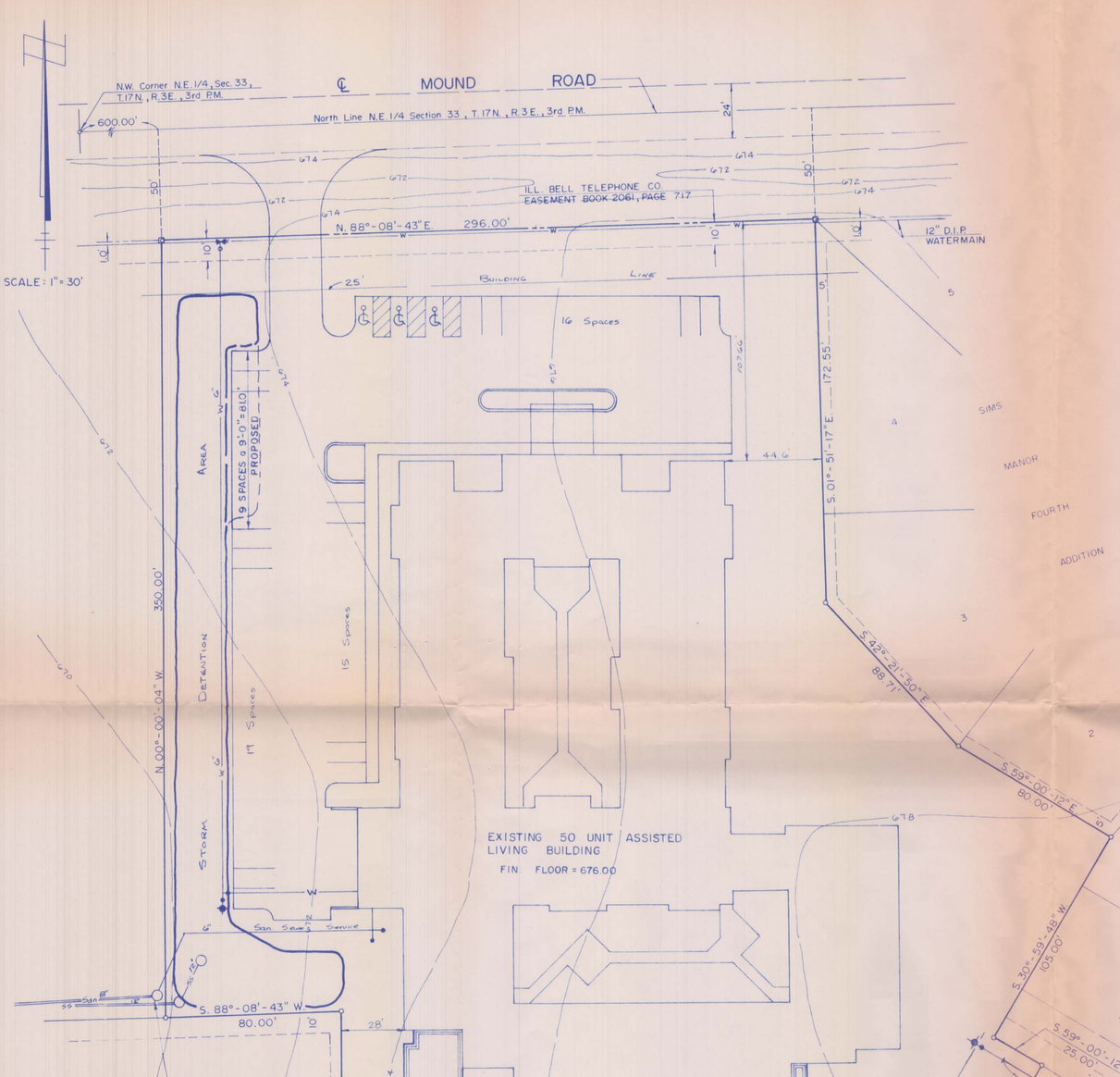

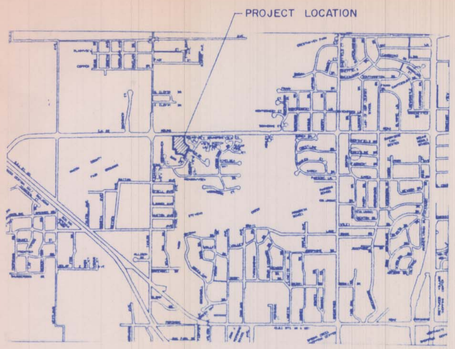

LOCATION MAP

LEGAL DESCRIPTION

A part of the Northeast Quarter (NE 1/4) of Section 33, Township 17 North, Range 3 East of the Third Principal Meridian, said part more particularly described as follows:

Beginning at a point on the South Right of Way line of West Mound Road, said point being 600.00 feet East and 50.00 feet South of the Northwest corner of the Northeast Quarter (NE 1/4) of said Section 33; thence N88°08'43"E (Assumed Bearing) along the South Right of Way line of West Mound Road, 296.00 feet to the Northwest corner of Sims Manor Fourth Addition, as per plat recorded in Book 1832, Page 378 of the records in the Recorder's Office of Macon County, Illinois; thence S01°51'17"E along the West line of said Sims Manor Fourth Addition, 172.55 feet; thence S42°21'50"E along the said West line of said Sims Manor Fourth Addition, 88.71 feet; thence S59°00'12"E along the said West Line of said Sims Manor Fourth Addition, 80.00 feet to a point on the West line of Sims Manor Second Addition, as per plat recorded in Book 1832, Page 314 of the records in the Recorder's Office of Macon County, Illinois; thence S30°59'48"W along the said West line of said Sims Manor Second Addition, 105.00 feet to a point on the North Right of Way line of Manor Drive; thence S59°00'12"E along the said North Right of Way line of said Manor Drive, 25.00 feet; thence S30°59'48"W along the said West line of said Sims Manor Second Addition, 171.00 feet to a point on the North line of Sims Manor, as per plat recorded in Book 1832, Page 358 of the records in the Recorder's Office of Macon County, Illinois; thence N59°00'12"W along the said North line of said Sims Manor, 100.35 feet; thence S89°59'56"W along the said North Line of said Sims Manor, 143.09 feet; thence N00°00'04"W along the said North line of said Sims Manor, 120.00 feet; thence S88°08'43"W along the said North line of said Sims Manor, 80.00 feet; thence N00°00'04"W, 350.00 feet to the point of beginning, containing 3.62 acres, more or less.

NOTES

1. PARKING REQUIREMENTS:
   PARKING SPACES REQUIRED: 50
   PARKING SPACES PROVIDED: 50 (INCLUDES 3 HANDICAPP STALLS)
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OF DECATUR CONSTRUCTION STANDARDS.
3. PROPOSED ZONING - R-5 RDP (REVISED)
4. PARKING AREAS AND DRIVEWAYS TO BE CONSTRUCTED OF 6" STONE, 2" ASPHALT UNLESS OTHERWISE DESIGNATED.
5. BENCHMARK: NORTH RIM SANITARY MANHOLE, SOUTHWEST CORNER OF PROPERTY. ELEVATION = 668.61