

Exhibit "A"

PLAT OF
BUILDING NO. 4
OF

"WOODLAWN HEIGHTS"

CONDOMINIUM DEVELOPMENT

PART OF THE EAST HALF (E 1/2) OF SECTION 4
TOWNSHIP 19 NORTH (T19S), RANGE 5 EAST (R5E)
OF THE FOURTH PRINCIPAL MERIDIAN (4TH PM)
CITY OF PROPHETSTOWN,
WHITESIDE COUNTY, ILLINOIS
2007

BOUNDARY DESCRIPTION

BUILDING NO. 4

Part of the East Half (E 1/2) of Section 4, Township 19 North (T19N), Range 5 East (R5E) of the Fourth Principal Meridian (4th PM), City of Prophetstown, Whiteside County, Illinois, bounded and described as follows, to wit:

Commencing at the Southeast corner of said Section 4; thence North 00 Degrees 00 Minutes 10 Seconds East (assumed bearings), a distance of 1314.27 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 4; thence North 42 Degrees 39 Minutes 45 Seconds West, a distance of 2729.20 feet; thence North 88 Degrees 57 Minutes 02 Seconds West, a distance of 305.94 feet to the Point of Beginning of the hereinafter described parcel; thence North 88 Degrees 57 Minutes 02 Seconds West, a distance of 120.25 feet; thence North 69 Degrees 54 Minutes 21 Seconds West, a distance of 29.07 feet; thence North 35 Degrees 51 Minutes 31 Seconds East, a distance of 178.11 feet; thence Southeasterly, being an arc of a curve, concave Northeasterly, having a radius of 88.20 feet and whose chord bears South 47 Degrees 06 Minutes 18 Seconds East, an arc distance of 39.78 feet; thence Southeasterly, being an arc of a curve, concave Northeasterly, having a radius of 274.09 feet and whose chord bears South 85 Degrees 49 Minutes 20 Seconds East, an arc distance of 55.45 feet; thence South 18 Degrees 22 Minutes 56 Seconds West, a distance of 111.07 feet to the Point of Beginning;

Containing 0.375 acres, more or less.

OPTIONAL AREA "A"

Part of the East Half (E 1/2) of Section 4, Township 19 North (T19N), Range 5 East (R5E) of the Fourth Principal Meridian (4th PM), City of Prophetstown, Whiteside County, Illinois, bounded and described as follows, to wit:

Commencing at the Southeast corner of said Section 4; thence North 00 Degrees 00 Minutes 10 Seconds East (assumed bearings), a distance of 1314.27 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 4; thence North 42 Degrees 38 Minutes 45 Seconds West, a distance of 2729.20 feet; thence North 88 Degrees 57 Minutes 02 Seconds West, a distance of 117.12 feet to the Point of Beginning of the hereinafter described parcel; thence North 23 Degrees 58 Minutes 23 Seconds West, a distance of 106.31 feet; thence Southeasterly, being an arc of a curve, concave Northerly, having a radius of 67.34 feet and whose chord bears South 81 Degrees 42 Minutes 28 Seconds West, an arc distance of 14.78 feet; thence Northwesterly, being an arc of a curve, concave Northerly, having a radius of 274.09 feet and whose chord bears North 81 Degrees 48 Minutes 41 Seconds West, an arc distance of 97.53 feet; thence South 71 Degrees 03 Minutes 18 Seconds West, a distance of 111.07 feet; thence South 88 Degrees 57 Minutes 02 Seconds East, a distance of 188.82 feet to the Point of Beginning;

Containing 0.336 acres, more or less.

RIGHT-OF-WAY AREA

Part of the East Half (E 1/2) of Section 4, Township 19 North (T19N), Range 5 East (R5E) of the Fourth Principal Meridian (4th PM), City of Prophetstown, Whiteside County, Illinois, bounded and described as follows, to wit:

Commencing at the Southeast corner of said Section 4; thence North 00 Degrees 00 Minutes 10 Seconds East (assumed bearings), a distance of 1314.27 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 4; thence North 42 Degrees 38 Minutes 45 Seconds West, a distance of 2729.20 feet; thence North 06 Degrees 39 Minutes 36 Seconds East, a distance of 351.39 feet to a point on the South line of Woodlawn Avenue in the City of Prophetstown; thence North 71 Degrees 03 Minutes 18 Seconds West, along said South line, a distance of 284.97 feet to the Point of Beginning of the following described tract; thence South 16 Degrees 29 Minutes 40 Seconds West, a distance of 54.33 feet; thence along a curve to the left, having a radius of 90.00 feet and whose chord bears South 19 Degrees 47 Minutes 28 Seconds East, an arc distance of 113.99 feet; thence along a curve to the right, having a radius of 317.24 feet and whose chord bears South 44 Degrees 52 Minutes 09 Seconds East, an arc distance of 124.11 feet; thence along a curve to the right, having a radius of 67.34 feet and whose chord bears South 27 Degrees 10 Minutes 01 Seconds West, an arc distance of 142.99 feet; thence, along a curve to the right, having a radius of 274.09 feet and whose chord bears North 76 Degrees 00 Minutes 57 Seconds West an arc distance of 152.98 feet; thence along a curve to the right, having a radius of 88.20 feet and whose chord bears North 05 Degrees 27 Minutes 35 Seconds West, an arc distance of 167.99 feet; thence North 49 Degrees 06 Minutes 26 Seconds East, a distance of 12.10 feet; thence along a curve to the left, having a radius of 60.00 feet and whose chord bears North 19 Degrees 54 Minutes 48 Seconds East, an arc distance of 61.14 feet; thence along a curve to the right, having a radius of 150.00 feet and whose chord bears North 03 Degrees 36 Minutes 25 Seconds East, an arc distance of 67.48 feet; thence North 16 Degrees 29 Minutes 40 Seconds East, a distance of 56.89 feet to a point on said South line of Woodlawn Avenue; thence South 71 Degrees 03 Minutes 18 Seconds West, a distance of 60.05 feet to the Point of Beginning; Containing 1.130 acres, more or less.

SURVEYOR'S REPORT

This plat represents an original boundary survey of the property described hereon and conforms to the current Illinois minimum standards for a boundary survey and is based on the Original Perimeter Survey by L.F. Vanderschaaf, I.P.L.S. No. 35-2110. This Survey was done, by me or under my direct supervision, at the request of Norm Koster of Sterling Commercial Construction Inc., as developer.

All monuments exist as shown hereon. Bearings are in Degrees, Minutes and Seconds and are referenced to an assumed datum. Distances are in feet and decimals thereof.

All structural or utility improvements, surface and subsurface, on and adjacent to the site are not necessarily shown. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

This Survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title search may disclose.

Dated this _____ day of _____, 2007 CE

William E. Holt
Illinois Professional Land Surveyor
No. 35-2584
License Expires November 30, 2008



CURVE TABLE

CURVE	CHORD DIRECTION	RADIUS	ARC LENGTH
C1	S 19°47'28" E	90.00	113.99
C2	S 44°52'09" E	317.24	124.11
C3	S 27°10'01" W	67.34	142.99
C4	N 76°00'57" W	274.09	152.98
C5	S 47°06'18" E	88.20	39.78
C6	N 20°41'20" W	88.20	41.55
C7	N 20°57'23" E	88.20	86.67
C8	N 19°54'48" E	60.00	61.14
C9	S 03°36'25" W	150.00	67.48
C10	N 05°27'35" W	33.20	63.23
C11	N 84°40'16" E	25.00	31.04
C12	S 46°42'48" E	262.24	119.47
C13	S 27°10'01" W	12.34	26.21
C14	N 76°00'57" W	219.09	122.28
C15	N 05°27'35" W	88.20	167.99
C16	S 20°51'14" E	67.34	30.11
C17	S 33°41'14" W	67.34	98.11
C18	S 81°42'29" W	67.34	14.78
C19	N 02°00'19" W	60.00	15.24
C20	S 27°11'19" W	60.00	45.91
C21	N 50°28'22" W	317.24	62.05
C22	S 39°15'55" E	317.24	62.05
C23	N 20°51'14" W	67.34	30.11
C24	N 19°47'28" W	90.00	113.99
C25	S 65°49'20" E	274.09	55.45
C26	N 81°48'41" W	274.09	97.53

BENCHMARK INFORMATION

B.M. 4--"0" OF WORD OPEN ON FIRE HYDRANT
ON S.W. QUAD OF DALE AVE. (NORTH)
AND WOODLAWN DR. INTERSECTION
ELEV=619.13 U.S.C.S.

OWNER'S CERTIFICATE

State of Illinois)
County of Whiteside) SS

Pursuant to Chapter 765 ILCS 205/2 of the Illinois Compiled Statutes, I, Norman Koster, President of Sterling Commercial Construction Company, Inc., Owners of the land platted hereon: and to be hereafter known as "Woodlawn Heights" to the City of Prophetstown, do hereby certify that we have caused said land to be surveyed, subdivided, and platted by an Illinois Professional Land Surveyor; and do hereby acknowledge and adopt the same under the style and title thereon indicated. We also certify that the area of this subdivision lies entirely within the limits of Prophetstown-Lyndon & Tampico Consolidated Unit School District No. 3.

Dated this _____ day of _____, C.E. 2007.

Sterling Commercial Construction Company, Inc.
Norman Koster, President
1983 Peak Home Rd.
Dixon, IL 61021

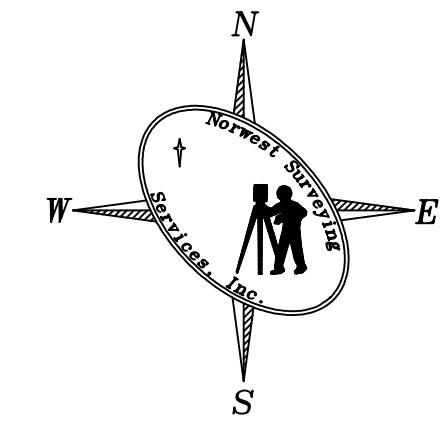
ACKNOWLEDGMENT

State of Illinois)
County of Whiteside) SS

I, _____, Notary Public in and for the State and County aforesaid, do hereby certify that Norman Koster, personally known to me to be the same person whose name is subscribed to the foregoing certificate(s) and plat, appeared before me this day in person and signed and delivered said certificate(s) and plat, for the use and purposes hereon set forth, as his or their free and voluntary act.

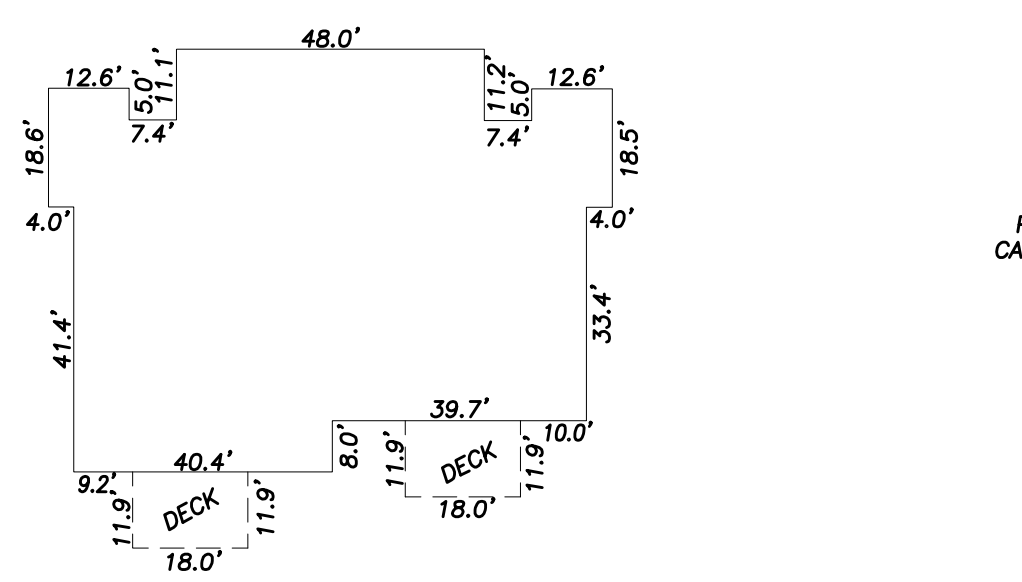
Given under my hand and notarial seal this _____ day of _____, C.E. 2007

Notary Public

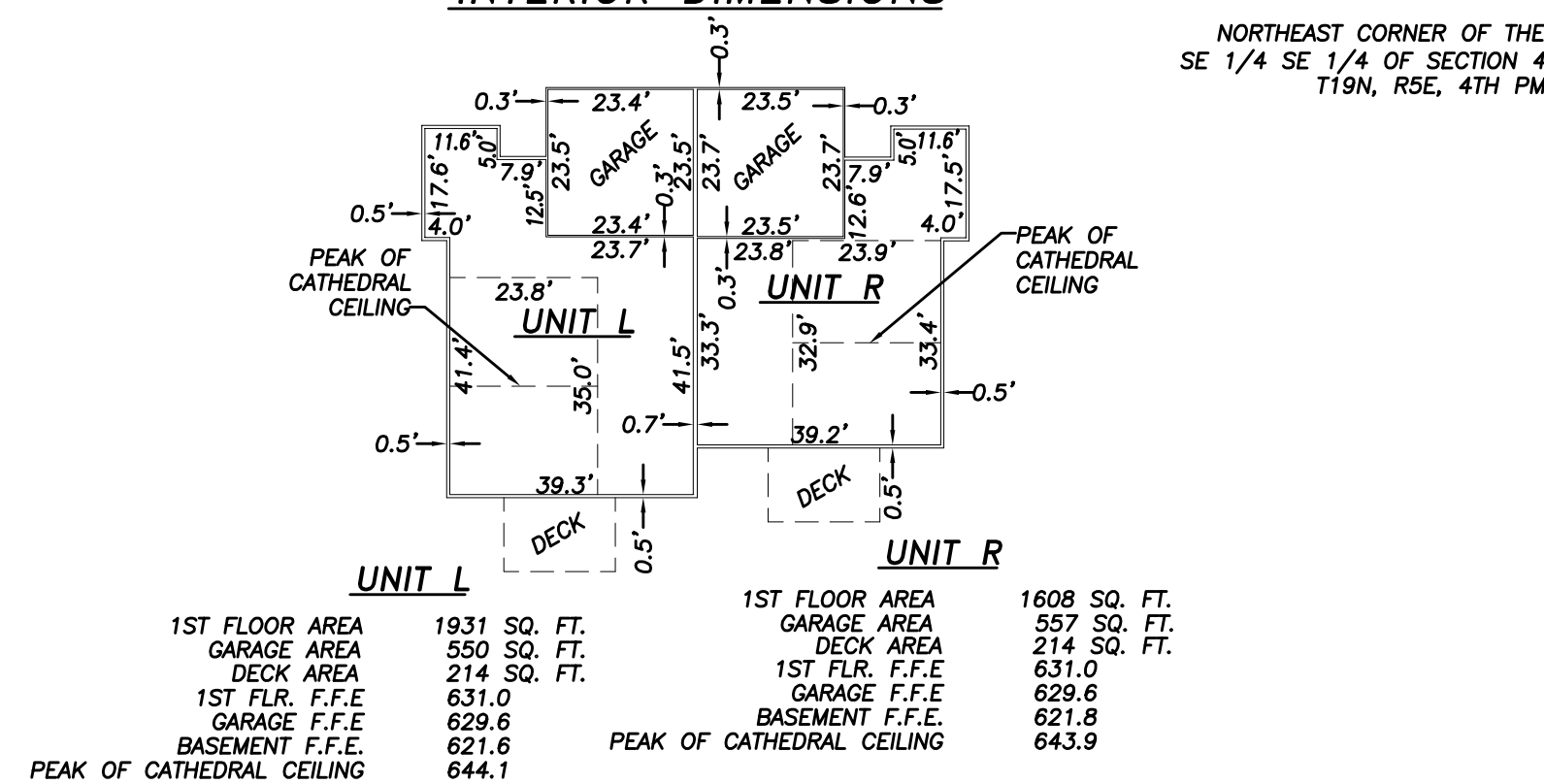


SCALE: 1"=60'

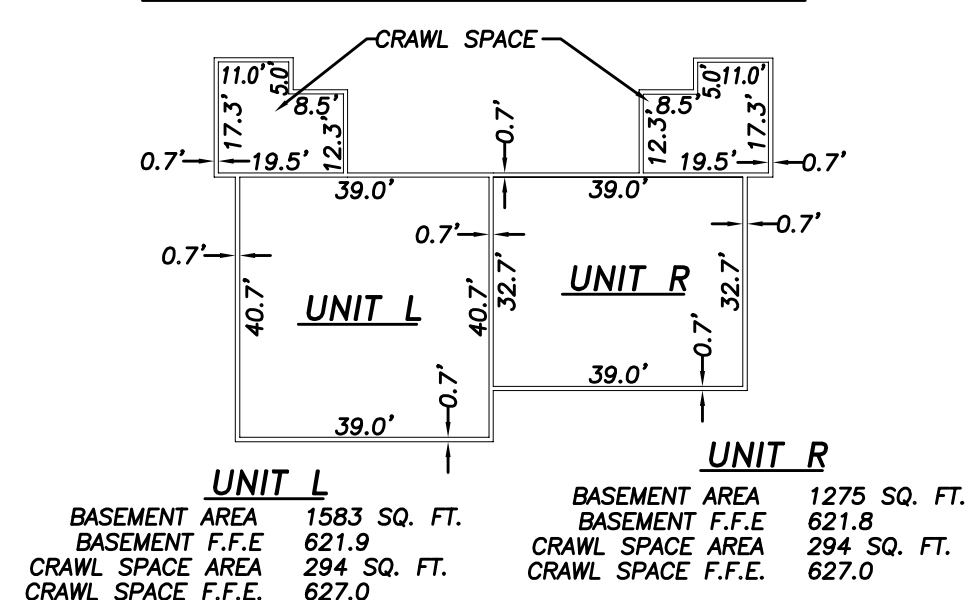
EXTERIOR DIMENSIONS



INTERIOR DIMENSIONS



BASEMENT & CRAWL SPACE



NORWEST SURVEYING SERVICES, INC.

SURVEYED BY	DESIGNED BY	JOB NO.	DRAWN BY
JRW/SMS		2004222	DSD
BOOK NO.	PLAT NO.	DRAWING NAME	DRAWING DATE
FILE	2004222-B2	2004118	01 OCT 07
REVISION DATES	CHECKED BY	SCALE	
		1"=60'	
PROJECT			
"WOODLAWN HEIGHTS"--BUILDING 4			
TITL			
STERLING COMMERCIAL CONSTRUCTION			