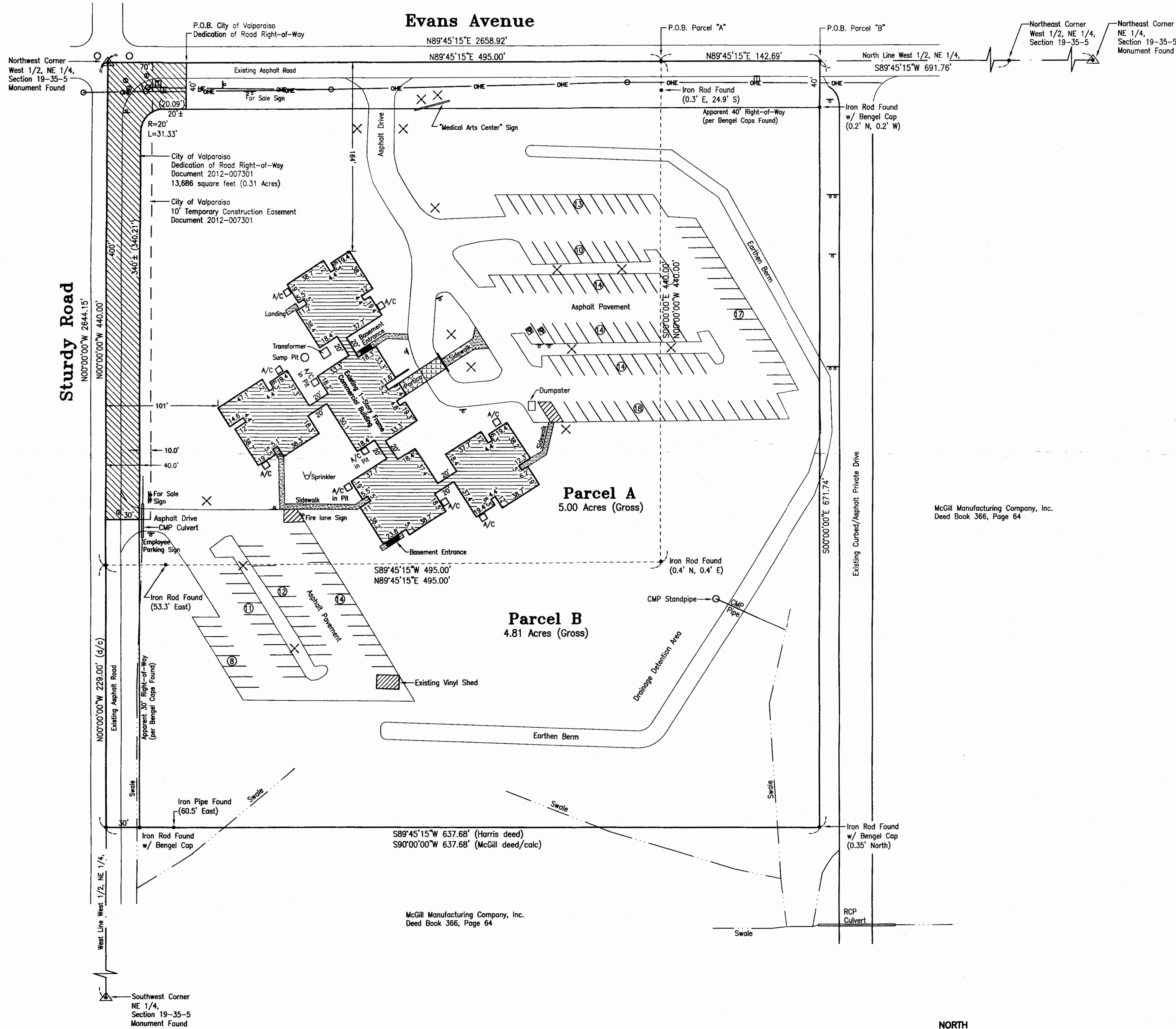


ALTA/ACSM Land Title Survey



- LEGEND**
- EXISTING SPOT ELEVATION
 - EXISTING CONTOUR LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - MANHOLE
 - CATCHBASIN
 - GUTTER INLET
 - EXISTING WATER MAIN
 - EXISTING WATER VALVE
 - EXISTING HYDRANT
 - TELEPHONE MANHOLE
 - TELEPHONE SERVICE
 - ELECTRIC SERVICE
 - CABLE TV SERVICE
 - GAS LINE
 - PIPE LINE
 - SWALE OR DITCH
 - UTILITY POLE
 - AREA LIGHT
 - STREET LIGHT
 - TRANSFORMER
 - TELEPHONE BOX
 - SIGN

Address: 2102 Evans Avenue, Valparaiso, Indiana

Legal Description:

Parcel A: A parcel of land in the West Half of the Northeast Quarter of Section 19, Township 35 North, Range 5 West of the Second Principal Meridian, in the City of Valparaiso, Indiana, described as follows: Commencing at the Northeast corner of said West Half; thence South 89°45'15" West, along the North line of said West Half, 834.45 feet to the Point of Beginning; thence South 00°00'00" East 440.00 feet; thence South 89°45'15" West 495.00 feet to the West line of said West Half; thence North 00°00'00" West, along said West line, 440.00 feet to the Northwest corner of said West Half; thence North 89°45'15" East, along the North line of said West Half, 495.00 feet to the Point of Beginning.

Parcel B: A parcel of land in the West Half of the Northeast Quarter of Section 19, Township 35 North, Range 5 West of the Second Principal Meridian, in the City of Valparaiso, Indiana, described as follows: Commencing at the Northeast corner of said West Half; thence South 89°45'15" West, along the North line of said West Half, 691.76 feet to the Point of Beginning; thence South 00°00'00" East 671.74 feet; thence South 89°45'15" West 637.68 feet to the West line of said West Half; thence North 00°00'00" West, along said West line, 229.00 feet to a point on said West line that is 440.00 feet South of the Northwest corner of said West Half; thence North 89°45'15" East 495.00 feet; thence North 00°00'00" West 440.00 feet to the North line of said West Half; thence North 89°45'15" East, along said North line, 142.69 feet to the Point of Beginning.

Legal Description: City of Valparaiso, Dedication of Road Right-of-way

A parcel of land in City of Valparaiso, County of Porter, Indiana and part of a tract of land owned by Harris Mid America Holdings, Inc. an Illinois Corporation and described in a Warranty Deed recorded as Instrument No. 2009-019354 in the Porter County Recorder's Office, said parcel described as: Beginning at a point on the North line of the NE 1/4 of Section 19, Township 35 North, Range 5 West of the Second Principal Meridian, said point being 70 feet East of the Northwest corner of said NE 1/4; thence West along said North line 70 feet to said NW corner; thence South along the West line of said NE 1/4, 400 feet; thence East at right angles to said West line 30 feet; thence North parallel with and 30 feet East of said West line, 340 feet, more or less to a point of curve to the right (East), said curve having a radius of 20 feet; thence along said curve through a central angle of approximately 90° to a point of tangency with a line parallel with and 40 feet South of said North line; thence East along said parallel line 20 feet, more or less, to a point opposite at right angles to said point of Beginning; thence North at right angles to the line of tangency 40 feet to the point of Beginning. The parcel containing approximately 13,686 square feet and subject to all existing Easements and rights-of-way.

Chicago Title Insurance Company Commitment No. (Local No. 449857), dated 4/4/12
Schedule B Special Exception Notes:

- Not Plottable.
- See Plat.
- Not Plottable.
- See Plat.
- See Plat.
- See Plat.
- Not Plottable or too vague to be plotted.
- See Plat.

NOTES:

Vesting Deed: Harris Mid America Holdings, Inc. Document 2009-019354

Access: The Property has direct access to a public street.

Acres: The Property has 9.81 Gross Acres. 0.31 Acres has been dedicated to the City of Valparaiso by Document 2012-007301.

Zoning: Parcel "A" is zoned "CG" General Commercial and Parcel "B" INH Heavy Industrial, per the City of Valparaiso Zoning Map

Flood Zone Note: According to the National Flood Insurance Rate Maps, Panel #180204-0005 C, the scaled location of the Parcel shown hereon is in Zone "C" area of minimal flooding and not an area within a 100 year flood zone or fringe area, by definition.

Parking Spaces: 145

Utilities: Utility Plans were not provided by the insurer. The location of underground utilities shown hereon are based on field location of above ground visible physical structures. This survey may not reflect all utilities or improvements if such items are covered by landscaping or other features.

Surveyor's Report

Notes:

* This Plat was based on a previous Survey by Bengel Engineering & Surveying, dated 11-30-1998 and an ALTA/ACSM Land Title Survey of this parcel, prepared by Emil Beeg Land, dated 11-30-2005.

Availability and Condition of Reference Monuments:

- The Northeast, Northwest, and Southwest corners of the Northeast 1/4 of Section 19 were found as noted in the Porter County Surveyor's Office Records.
- Bengel I.D. Caps were found as noted on the Plat.
- Iron Rods and/or Iron Pipes were found as noted on the Plat.
- (deed), (d) = dimension per Deed Document. (calc), (c) = dimension calculated.

Occupation or Possession lines:

* Occupation and/or possession lines are as noted on the plat.

Clarity or ambiguity of the record description used:

* Parcel B description South line (637.68 feet) calls out a Bearing of South 89°45'15" West. The South Adjoiner (McGill) description calls out South 90°00'00" West. The South 90°00'00" West bearing appears to be correct given the dimensions given in the description and is coincident with the McGill description.

Survey Classification:

According to Title 865, Article 1, Rule 12 of the Indiana Administrative Code, this Plat is defined as a URBAN SURVEY and is within the acceptable relative positional accuracies as allowed in this type of survey.

To: Chicago Title Insurance Company and Dearborn Street Holdings, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7a, 8, 9, 11a, 13, and 14 of Table A thereof.

The field work was completed on April 27, 2012.
Date of Plat or Map: April 30, 2012.

David J. Tiemens, LS 29900020



Tiemens Land Surveying, Inc.

527 North Halleck Street, Suite E
DeMotte, Indiana 46310
Phone: 219-987-2828

This provides this survey, map, or plat, and the survey on which it is based, to the client for their use only. It is not to be used for any other purpose without the written consent of Tiemens Land Surveying, Inc.

DESIGNED
DUT
DRAWN
DUT
CHECKED
DUT

ALTA/ACSM Land Title Survey
Valparaiso Medical Arts Center

Valparaiso, Indiana

SCALE 1"=50'
DATE 4/30/2012
PROJECT NO. 2012-1848

SHEET NO.

Plat

FILE NO.

LEGAL DESCRIPTION PHASE 1

A tract of land in the Southeast Quarter of Section 19, Township 35 North, Range 5 West, Center Township, Porter County, Indiana more particularly described as follows:

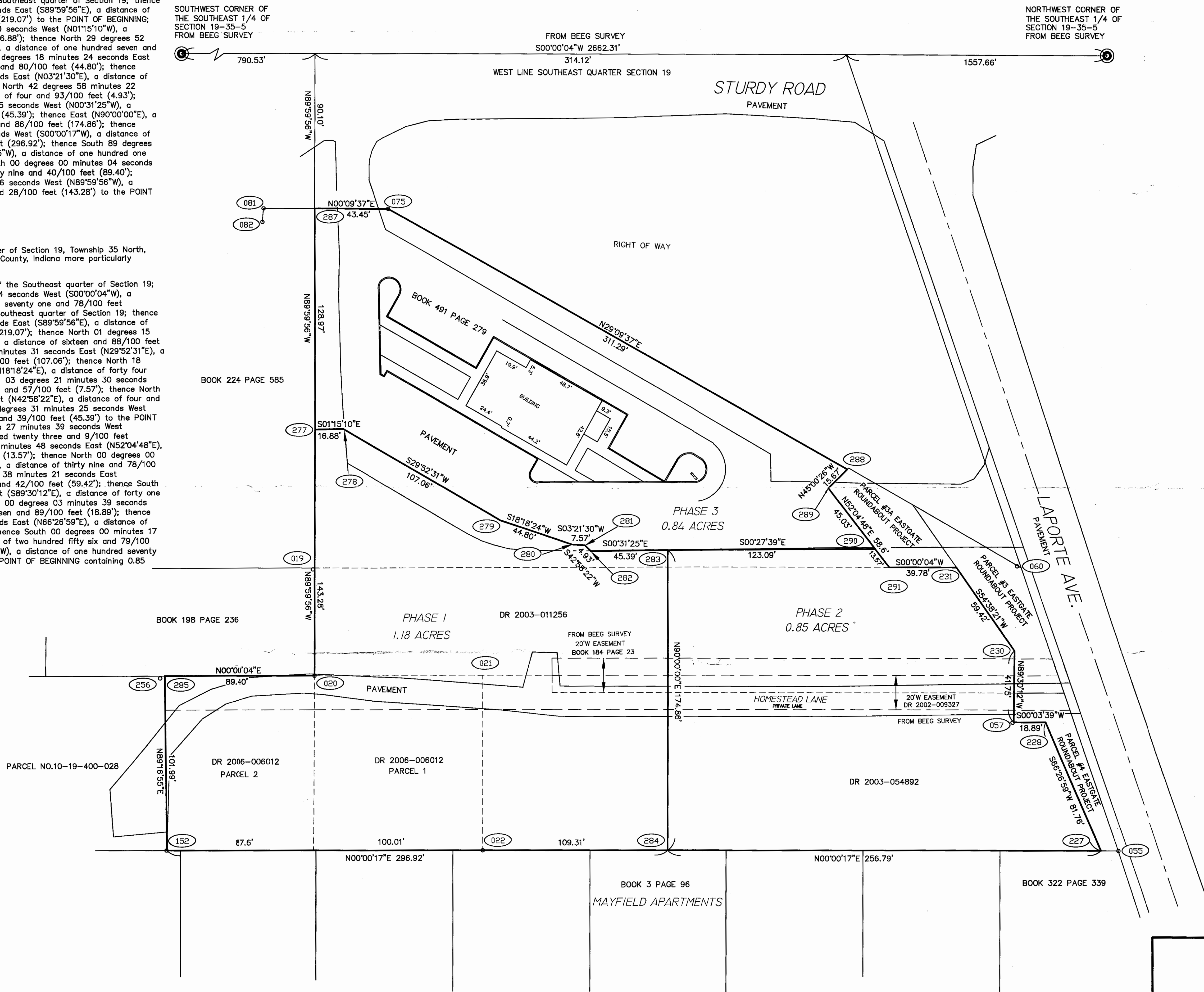
Commencing at the Northwest corner of the Southeast quarter of Section 19; thence South 00 degrees 00 minutes 04 seconds West (S00°00'04"W), a distance of one thousand eight hundred seventy one and 78/100 feet (1,871.78') along the West line of the Southeast quarter of Section 19; thence South 89 degrees 59 minutes 56 seconds East (S89°59'56"E), a distance of two hundred nineteen and 7/100 feet (219.07') to the POINT OF BEGINNING; thence North 01 degrees 15 minutes 10 seconds West (N01°15'10"W), a distance of sixteen and 88/100 feet (16.88'); thence North 29 degrees 52 minutes 31 seconds East (N29°52'31"E), a distance of one hundred seven and 6/100 feet (107.06'); thence North 18 degrees 18 minutes 24 seconds East (N18°18'24"E), a distance of forty four and 80/100 feet (44.80'); thence North 03 degrees 21 minutes 30 seconds East (N03°21'30"E), a distance of seven and 57/100 feet (7.57'); thence North 42 degrees 58 minutes 22 seconds East (N42°58'22"E), a distance of four and 93/100 feet (4.93'); thence North 00 degrees 31 minutes 25 seconds West (N00°31'25"W), a distance of forty five and 39/100 feet (45.39'); thence East (N90°00'00"E), a distance of one hundred seventy four and 86/100 feet (174.86'); thence South 00 degrees 00 minutes 17 seconds West (S00°00'17"W), a distance of two hundred ninety six and 92/100 feet (296.92'); thence South 89 degrees 16 minutes 55 seconds West (S89°16'55"W), a distance of one hundred one and 99/100 feet (101.99'); thence North 00 degrees 00 minutes 04 seconds East (N00°00'04"E), a distance of eighty nine and 40/100 feet (89.40'); thence North 89 degrees 59 minutes 56 seconds West (N89°59'56"W), a distance of one hundred forty three and 28/100 feet (143.28') to the POINT OF BEGINNING containing 1.18 acres.

LEGAL DESCRIPTION PHASE 2

A tract of land in the Southeast Quarter of Section 19, Township 35 North, Range 5 West, Center Township, Porter County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Southeast quarter of Section 19; thence South 00 degrees 00 minutes 04 seconds West (S00°00'04"W), a distance of one thousand eight hundred seventy one and 78/100 feet (1,871.78') along the West line of the Southeast quarter of Section 19; thence South 89 degrees 59 minutes 56 seconds East (S89°59'56"E), a distance of two hundred nineteen and 7/100 feet (219.07'); thence North 01 degrees 15 minutes 10 seconds West (N01°15'10"W), a distance of sixteen and 88/100 feet (16.88'); thence North 29 degrees 52 minutes 31 seconds East (N29°52'31"E), a distance of one hundred seven and 6/100 feet (107.06'); thence North 18 degrees 18 minutes 24 seconds East (N18°18'24"E), a distance of forty four and 80/100 feet (44.80'); thence North 03 degrees 21 minutes 30 seconds East (N03°21'30"E), a distance of seven and 57/100 feet (7.57'); thence North 42 degrees 58 minutes 22 seconds East (N42°58'22"E), a distance of four and 93/100 feet (4.93'); thence North 00 degrees 31 minutes 25 seconds West (N00°31'25"W), a distance of forty five and 39/100 feet (45.39') to the POINT OF BEGINNING; thence North 00 degrees 27 minutes 39 seconds West (N00°27'39"W), a distance of one hundred twenty three and 9/100 feet (123.09'); thence North 52 degrees 04 minutes 48 seconds East (N52°04'48"E), a distance of thirteen and 57/100 feet (13.57'); thence North 00 degrees 00 minutes 04 seconds East (N00°00'04"E), a distance of thirty nine and 78/100 feet (39.78'); thence North 54 degrees 38 minutes 21 seconds East (N54°38'21"E), a distance of fifty nine and 42/100 feet (59.42'); thence South 89 degrees 30 minutes 12 seconds East (S89°30'12"E), a distance of forty one and 75/100 feet (41.75'); thence North 00 degrees 03 minutes 39 seconds East (N00°03'39"E), a distance of eighteen and 89/100 feet (18.89'); thence North 66 degrees 26 minutes 59 seconds East (N66°26'59"E), a distance of eighty one and 76/100 feet (81.76'); thence South 00 degrees 00 minutes 17 seconds West (S00°00'17"W), a distance of two hundred fifty six and 79/100 feet (256.79'); thence West (S90°00'00"W), a distance of one hundred seventy four and 86/100 feet (174.86') to the POINT OF BEGINNING containing 0.85 acres.

PLAT OF SURVEY



SURVEYOR'S REPORT

Survey for: Dan Verma
Tract owner: Das & Das L.L.C.
Field work performed on: 10/27/06
Basis of bearing: Assumed

As required by Title 865, I.A.C.1-12-7-D the acceptable relative positional accuracies of the corners of the subject tract established in this survey is within the specifications for a urban survey with a relative positional accuracy of 0.07 feet plus 50 parts per million.

Boundary was established from a previous survey completed by Emil Beeg, Land Surveyor, INC. with job number 2002-409.

PHASE 1

Line 277-278-279-280-281-282-283-284 established per client's request.
Line 284 to 152 established along the West line of Mayfield Apartments record plat.
Line 152-285-020-277 established per North line of deed records, from Beeg survey, and per found monumentation in the field.

PHASE 2

Line 283 to 290 established per client's request.
Line 290-291-231-230-057-228-227 established per Southerly right of way line from aquisation deed records.
Line 227 to 284 established along the West line of Mayfield Apartments record plat.
Line 284 to 283 established per client's request.

PHASE 3

Line 287-075-288 established per found right of way monumentation in the field.
Line 288-289-290 established per Southerly right of way line from aquisation deed record.
Line 290-283-282-281-280-279-278-277 established per client's request.
Line 277 to 287 established per North line of deed records, from Beeg survey, and per found monumentation in the field.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established in this survey are as follows:

Due to Availability and condition of reference monuments: See point legend

Due to Occupation or Possession lines: See drawing

Due to Clarity or ambiguity of the record description used and of adjoiner's description and the relationship of the lines of the subject tract with adjoiner's lines: See report above

Monumentation, found or set, in rural, seldom used areas, is typically +/-0.4' above the ground. Monumentation, found or set, in urban, frequently used areas, is typically +/- 0.2' below ground level. See point legend for more information.

This is to certify that this survey was made by me or under my supervision and that this plat represents said survey. I do not certify to the determination of ownership. This survey is subject to any facts that may be disclosed by a full and accurate title search.

This survey, to the best of my knowledge and belief, is executed according to Official Records-available-to-me.

Date: 10/26/06

Signature: Charles D. Hendricks
Charles D. Hendricks, Indiana L.S.#12433



LEGAL DESCRIPTION PHASE 3

A tract of land in the Southeast Quarter of Section 19, Township 35 North, Range 5 West, Center Township, Porter County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Southeast quarter of Section 19; thence South 00 degrees 00 minutes 04 seconds West (S00°00'04"W), a distance of one thousand eight hundred seventy one and 78/100 feet (1,871.78') along the West line of the Southeast quarter of Section 19; thence South 89 degrees 59 minutes 56 seconds East (S89°59'56"E), a distance of ninety and 10/100 feet (90.10') to the POINT OF BEGINNING; thence North 00 degrees 09 minutes 37 seconds East (N00°09'37"E), a distance of forty three and 45/100 feet (43.45'); thence North 29 degrees 09 minutes 37 seconds East (N29°09'37"E), a distance of three hundred eleven and 29/100 feet (311.29'); thence South 45 degrees 00 minutes 26 seconds East (S45°00'26"E), a distance of fifteen and 67/100 feet (15.67'); thence North 52 degrees 04 minutes 48 seconds East (N52°04'48"E), a distance of forty five and 3/100 feet (45.03'); thence South 00 degrees 27 minutes 39 seconds East (S00°27'39"E), a distance of one hundred twenty three and 9/100 feet (123.09'); thence South 00 degrees 31 minutes 25 seconds East (S00°31'25"E), a distance of forty five and 39/100 feet (45.39'); thence South 42 degrees 58 minutes 22 seconds West (S42°58'22"W), a distance of four and 93/100 feet (4.93'); thence South 03 degrees 21 minutes 30 seconds West (S03°21'30"W), a distance of seven and 57/100 feet (7.57'); thence South 18 degrees 18 minutes 24 seconds West (S18°18'24"W), a distance of forty four and 80/100 feet (44.80'); thence South 29 degrees 52 minutes 31 seconds West (S29°52'31"W), a distance of one hundred seven and 6/100 feet (107.06'); thence South 01 degrees 15 minutes 10 seconds East (S01°15'10"E), a distance of sixteen and 88/100 feet (16.88'); thence North 89 degrees 59 minutes 56 seconds West (N89°59'56"W), a distance of one hundred twenty eight and 97/100 feet (128.97') to the POINT OF BEGINNING containing 0.84 acres.

CHAAPC CHARLES HENDRICKS AND ASSOCIATES P.C.
ENGINEERING AND LAND SURVEYING
512 Lincolnway LaPorte, Indiana 46350
LaPorte Ph. (219) 326-1750 Fax (219) 324-5158

BOUNDARY SURVEY FOR TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 WEST, CENTER TOWNSHIP, PORTER COUNTY, INDIANA 350519SE/9519BOUNDARYONLY

Scale: 1"=30' Date: 10/26/06 Drawn By: ACH Chk'd By: Job-No. 9519

ALTA/ACSM Land Title Survey

Address: 2102 Evans Avenue, Valparaiso, Indiana

Legal Description:

Parcel A: A parcel of land in the West Half of the Northeast Quarter of Section 19, Township 35 North, Range 5 West of the Second Principal Meridian, in the City of Valparaiso, Indiana, described as follows: Commencing at the Northeast corner of said West Half; thence South 89°45'15" West, along the North line of said West Half, 834.45 feet to the Point of Beginning; thence South 00°00'00" East 440.00 feet; thence South 89°45'15" West 495.00 feet to the West line of said West Half; thence North 00°00'00" West, along said West line, 440.00 feet to the Northwest corner of said West Half; thence North 89°45'15" East, along the North line of said West Half, 495.00 feet to the Point of Beginning.

Parcel B: A parcel of land in the West Half of the Northeast Quarter of Section 19, Township 35 North, Range 5 West of the Second Principal Meridian, in the City of Valparaiso, Indiana, described as follows: Commencing at the Northeast corner of said West Half; thence South 89°45'15" West, along the North line of said West Half, 691.76 feet to the Point of Beginning; thence South 00°00'00" East 671.74 feet; thence South 89°45'15" West 637.68 feet to the West line of said West Half; thence North 00°00'00" West, along said West line, 229.00 feet to a point on said West line that is 440.00 feet South of the Northwest corner of said West Half; thence North 89°45'15" East 495.00 feet; thence North 00°00'00" West 440.00 feet to the North line of said West Half; thence North 89°45'15" East, along said North line, 142.69 feet to the Point of Beginning.

Legal Description: City of Valparaiso, Dedication of Road Right-of-Way

A parcel of land in City of Valparaiso, County of Porter, Indiana and part of a tract of land owned by Harris Mid America Holdings, Inc. an Illinois Corporation and described in a Warranty Deed recorded as Instrument No. 2009-019354 in the Porter County Recorder's Office, said parcel described as: Beginning at a point on the North line of the NE 1/4 of Section 19, Township 35 North, Range 5 West of the Second Principal Meridian, said point being 70 feet East of the Northwest corner of said NE 1/4; thence West along said North line 70 feet to said NW corner; thence South along the West line of said NE 1/4, 400 feet; thence East at right angles to said West line 30 feet; thence North parallel with and 30 feet East of said West line, 340 feet, more or less to a point of curve to the right (East), said curve having a radius of 20 feet; thence along said curve through a central angle of approximately 90° to a point of tangency with a line parallel with and 40 feet South of said North line; thence East along said parallel line 20 feet, more or less, to a point opposite at right angles to said point of Beginning; thence North at right angles to the line of tangency 40 feet to the point of Beginning. The parcel containing approximately 13,686 square feet and subject to all existing Easements and rights-of-way.

Chicago Title Insurance Company Commitment No. (Local No. 449857), dated 4/4/12 Schedule B Special Exception Notes:

- 1: Not Plottable.
- 2-3: See Plat.
- 4-10: Not Plottable.
- 11: See Plat.
- 12: See Plat.
- 13-17: Not Plottable or too vague to be plotted.
- 18-19: See Plat.

NOTES:

Vesting Deed: Harris Mid America Holdings, Inc. Document 2009-019354

Access: The Property has direct access to a public street.

Acres: The Property has 9.81 Gross Acres. 0.31 Acres has been dedicated to the City of Valparaiso by Document 2012-007301.

Zoning: Parcel "A" is zoned "CG" General Commercial and Parcel "B" INH Heavy Industrial, per the City of Valparaiso Zoning Map

Flood Zone Note: According to the National Flood Insurance Rate Maps, Panel #180204-0005 C, the scaled location of the Parcel shown hereon is in Zone "C" area of minimal flooding and not an area within a 100 year flood zone or fringe area, by definition.

Parking Spaces: 145

Utilities: Utility Plans were not provided by the insurer. The location of underground utilities shown hereon are based on field location of above ground visible physical structures. This survey may not reflect all utilities or improvements if such items are covered by landscaping or other features.

Surveyor's Report

Notes:

* This Plat was based on a previous Survey by Bengel Engineering & Surveying, dated 11-30-1998 and on ALTA/ACSM Land Title Survey of this parcel, prepared by Emil Beeg Land, dated 11-30-2005.

Availability and Condition of Reference Monuments:

- * The Northeast, Northwest, and Southwest corners of the Northeast 1/4 of Section 19 were found as noted in the Porter County Surveyor's Office Records.
- * Bengel I.D. Caps were found as noted on the Plat.
- * Iron Rods and/or Iron Pipe were found as noted on the Plat.
- * (deed), (d) = dimension per Deed Document; (calc), (c) = dimension calculated.

Occupation or Possession Lines:

- * Occupation and/or possession lines are as noted on the plat.

Clarity or ambiguity of the record description used:

* Parcel B description South line (637.68 feet) calls out a Bearing of South 89°45'15" West. The South Adjoiner (McGill) description calls out South 90°00'00" West. The South 90°00'00" West bearing appears to be correct given the dimensions given in the description and is coincident with the McGill description.

Survey Classification:

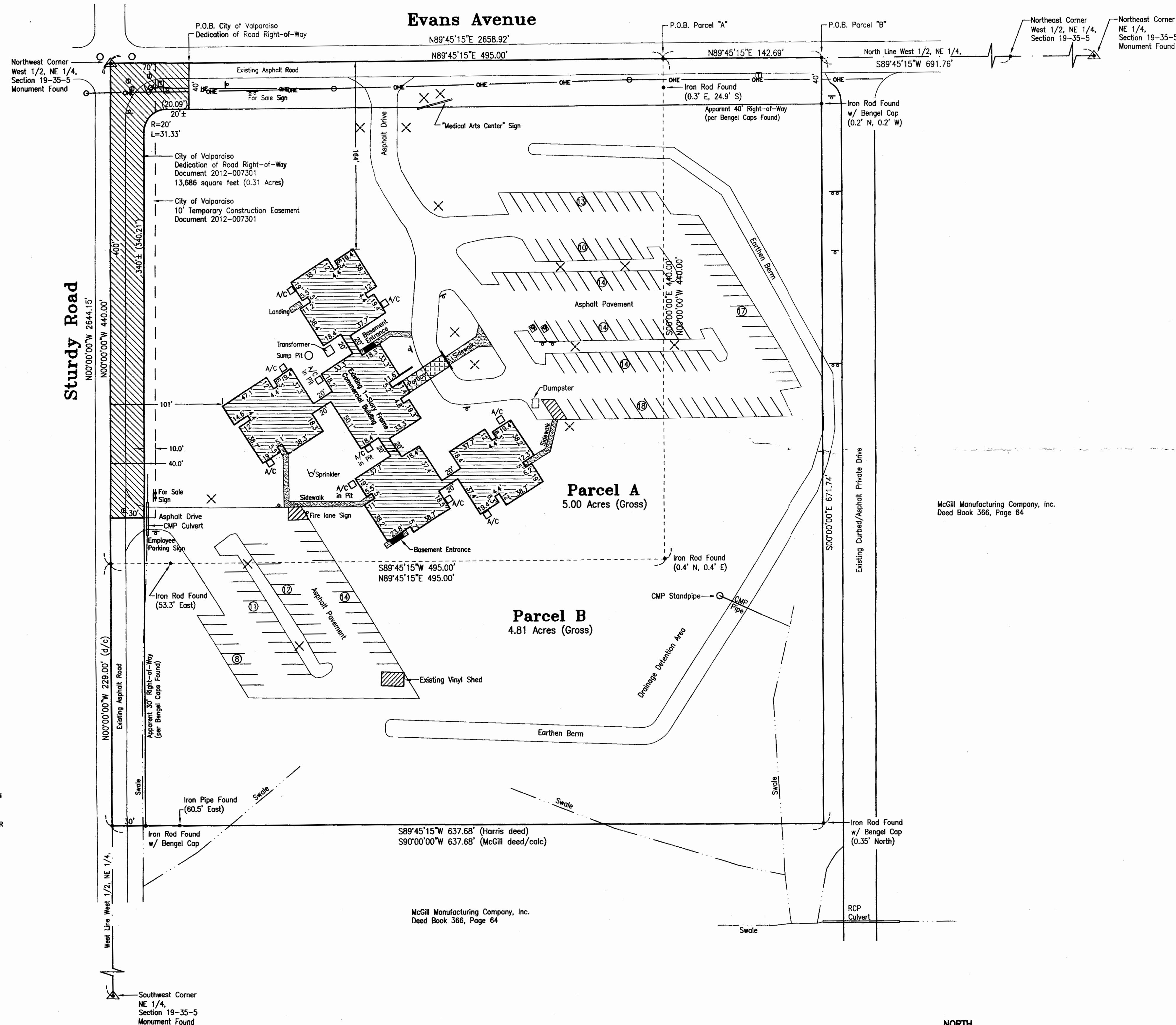
According to Title 36S, Article 1, Rule 12 of the Indiana Administrative Code, this Plat is defined as a URBAN SURVEY and is within the acceptable relative positional accuracies as allowed in this type of survey.

To: Chicago Title Insurance Company and Dearborn Street Holdings, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7a, 8, 9, 11a, 13, and 14 of Table A thereof.

The field work was completed on April 27, 2012.
Date of Plat or Map: April 30, 2012.

David J. Tiemens, LS 29900020



LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR LINE
- S—S— EXISTING SANITARY SEWER
- ST—ST— EXISTING STORM SEWER
- MANHOLE
- CATCHBASIN
- G—G— GUTTER INLET
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- EXISTING WATER VALVE
- EXISTING HYDRANT
- TELEPHONE MANHOLE
- UT—UT— TELEPHONE SERVICE
- UE—UE— ELECTRIC SERVICE
- UTV—UTV— CABLE TV SERVICE
- G—G— GAS LINE
- P—P— PIPE LINE
- SWALE OR DITCH
- UTILITY POLE
- AREA LIGHT
- STREET LIGHT
- TRANSFORMER
- TELEPHONE BOX
- SIGN

Tiemens Land Surveying, Inc.
527 North Halleck Street, Suite E
DeMotte, Indiana 46310
Phone: 219-987-2828

This survey was prepared by Tiemens Land Surveying, Inc. under the supervision of David J. Tiemens, a Registered Professional Land Surveyor in the State of Indiana. The client and/or recipient agrees to the fullest extent of the law that Tiemens Land Surveying, Inc. shall not be liable for any reuse of or changes made to the survey without the written consent of Tiemens Land Surveying, Inc.

DESIGNED: []
DRAWN: []
CHECKED: []

ALTA/ACSM Land Title Survey
Valparaiso Medical Arts Center
Valparaiso, Indiana

SOLE: 1"=50'
DATE: 4/30/2012
PROJECT NO.: 2012-1849

SHEET NO.: []
Plat

FILE NO.: []