

ALTA/ACSM LAND TITLE SURVEY

PART OF THE S.W. QUARTER, SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST
FRANKLIN TOWNSHIP, MARION COUNTY, INDIANA

LAND DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST IN MARION COUNTY, INDIANA, AND BEING A PART OF THE LAND OF COMMERCE SQUARE, LIMITED (LTD.) (INST. No. 87-44330, OFFICE OF THE MARION COUNTY RECORDER) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

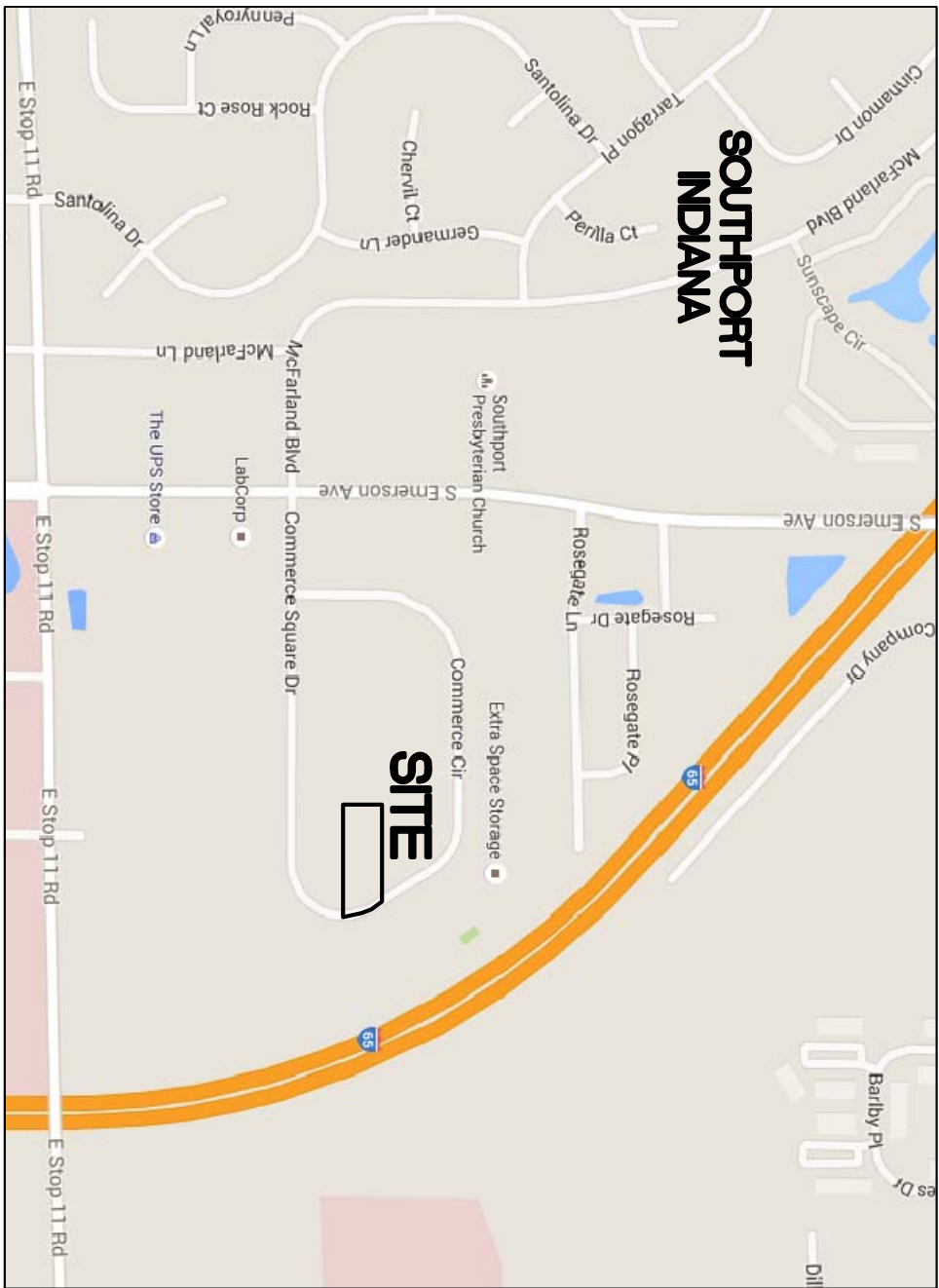
COMMENCING AT A POINT IN THE WEST LINE OF SAID SOUTHWEST QUARTER AND BEING ALSO THE CENTERLINE OF EMERSON AVENUE 66.00 FEET WIDE AND BEING ALSO THE CENTERLINE OF THE RECORD OF THE RECORD ON MINUTES 15 SECONDS EAST (ALL BEARINGS USED ARE BASED ON THOSE BEARINGS USED IN INST. No. 74-65902 OFFICE OF THE RECORDER) ON AND ALONG SAID WEST LINE 306.00 FEET TO THE CENTERLINE OF COMMERCE SQUARE CENTER; THENCE SOUTH 89 DEGREES 37 MINUTES 45 SECONDS EAST ON AND ALONG SAID CENTERLINE 1294.00 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 15 SECONDS EAST 217.00 FEET TO THE BEGINNING;

THENCE NORTH 00 DEGREES 22 MINUTES 15 SECONDS EAST 158.00 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 45 SECONDS EAST 194.09 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF COMMERCE CIRCLE; THENCE SOUTH 32 DEGREES 37 MINUTES 46 SECONDS EAST ON AND ALONG SAID RIGHT-OF-WAY LINE 101.51 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS SURVATH 57 DEGREES 22 MINUTES 15 SECONDS WEST A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 37 MINUTES 45 SECONDS EAST A DISTANCE OF 77328 FEET; THENCE SOUTHWESTERLY AND SOUTHERLY ON AND ALONG SAID CURVE 78.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 37 MINUTES 45 SECONDS WEST 275.12 FEET TO THE POINT OF BEGINNING.

LEGEND

- ST - UNDERGROUND STORM SEWER LINE
- CABLE TV FEDESTAL
- ELECTRIC FEDESTAL
- ELECTRIC METER
- GAS METER
- WATER VALVE
- WATER METER
- ROUND STORM INLET
- END SECTION
- TELEPHONE FEDESTAL
- YARD LIGHT
- SIGN
- MALBOX
- A/C UNIT

VICINITY MAP NOT TO SCALE



TITLE COMMITMENT NOTE PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. 742013-2540, DATED MAY 26, 2016

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 12 OF THE INDIANA ADMINISTRATIVE CODE (RULES FOR LAND SURVEYS IN INDIANA), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION: IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("RELATIVE POSITIONAL ACCURACY"). THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE, EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION FROM THE SURVEYED LINES.

THERE MAY BE DIFFERENCES OF DEED DIMENSIONS VERSUS MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON AND LIKEWISE, THERE MAY BE FOUND SURVEY MARKERS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS, IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION (DISCUSSED ABOVE). THE DIFFERENCES MAY BE CONSIDERED MINOR AND SHOULD NOT BE USED AS A BASIS FOR CHALLENGING THE SURVEY. SUCH DIFFERENCES THAT ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTATION SHOULD BE CONSIDERED WORTHY OF NOTICE AND ARE THEREFORE DISCUSSED FURTHER BELOW.

THIS SURVEY AND REPORT ARE BASED IN PART UPON OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA LAND SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH "LAW OR A PRECEDENT" (865 IAC 1-12-11(G)), RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS). SINCE INDIANA HAS NO PRECEDENT, THE SURVEYOR HAS USED COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASIS FOR A BOUNDARY RESOLUTION UNLESS OTHERWISE NOTED OR DEPICTED HEREON. THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY DOES NOT EXCEED THAT DETERMINABLE FOR A RURAL CLASS SURVEY (0.28 FEET PLUS 200 FPM) AS DEFINED IN IAC 865.

THE WITHIN SURVEY IS AN ALTA/ACSM LAND TITLE SURVEY OF A TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT #A201300023284.

BAIS OF BEARING: DEED BEARING

CONTROLLING MONUMENTS:

(100) S.W. CORNER, S.W. 1/4, SECTION 15-14-4
HARRISON MONUMENT FOUND (PER CO. SURVEYOR REFERENCE)

(101) N.W. CORNER, S.W. 1/4, SECTION 15-14-4
HARRISON MONUMENT FOUND (PER CO. SURVEYOR REFERENCE)

(103) S.E. CORNER, S.W. 1/4, SECTION 15-14-4
HARRISON MONUMENT FOUND (PER CO. SURVEYOR REFERENCE)

IN MY OPINION, THERE IS 0.5 FEET OF UNCERTAINTY IN THE LOCATION OF THESE MONUMENTS.

1. POSSESSION TO THE EAST IS THE IMPROVEMENTS OF COMMERCE CIRCLE. NO EVIDENCE OF POSSESSION WAS FOUND TO THE NORTH, SOUTH, AND WEST.

NO TITLE "GAPS" AND/OR "OVERLAPS" WERE FOUND WITH CURRENT DEED OF RECORDS.

2. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN ZONE "X" AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 18097C 0264F OF THE FLOOD INSURANCE RATE MAPS FOR MARION COUNTY, INDIANA (MAPS DATED APRIL 19, 2016).

3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS ON 06/07/2016.

4. THE SURVEY HEREIN DOES NOT PURPORT TO SHOW THE WATERSHED AREAS AFFECTING THE SUBJECT PARCELS NOR DOES IT PURPORT TO SHOW THE PRESENCE OR ABSENCE OF ALL REGULATED OR NON-REGULATED DITCHES OR DRAINS.

5. THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF A CURRENT TITLE POLICY FOR THE SUBJECT TRACT OR THE ADJOINING TRACTS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
K. NATHAN ALTHOUSE, PLS
LAKELAND CITY BANK

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 12.3.4.7(A), 8.9.11(A), AND 13 OF TABLE "A" HEREOF. THE FIELD WORK WAS COMPLETED ON (6-15-10).

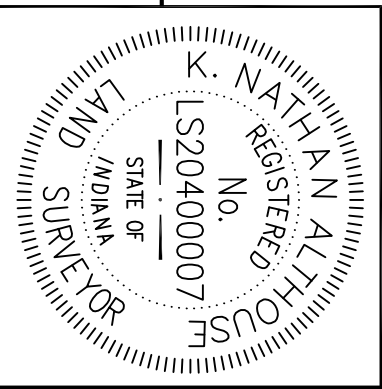
DATE: 6/15/2016

SIGNED: *K. Nathan Althouse*
K. NATHAN ALTHOUSE, PLS
REGISTRATION NO. LS20400007

GRAPHIC SCALE	
0	10 20 40
SCALE: 1" = 20'	

REVISIONS	
REV. DATE	DESCRIPTION

MILLER SURVEYING INC.	
948 CONNER STREET NORTH INDIANA PH. # (317) 773-2644 FAX 773-2694	
LOCATION: PART OF THE SOUTHWEST QUARTER, SECTION 15, T14N, R4E FRANKLIN TWP., MARION COUNTY, INDIANA	DRAWN BY: LRL SCALE: 1" = 20' DATE: 6/15/2016
FIELD WORK COMPLETED: 06/13/2016	PREPARED BY: KKA SCALE: 1" = 20' PAGE: 142
CLIENT: SCOTT ELLER	JOB NUMBER
DESCRIPTION: ALTA/ACSM LAND TITLE SURVEY	B36642

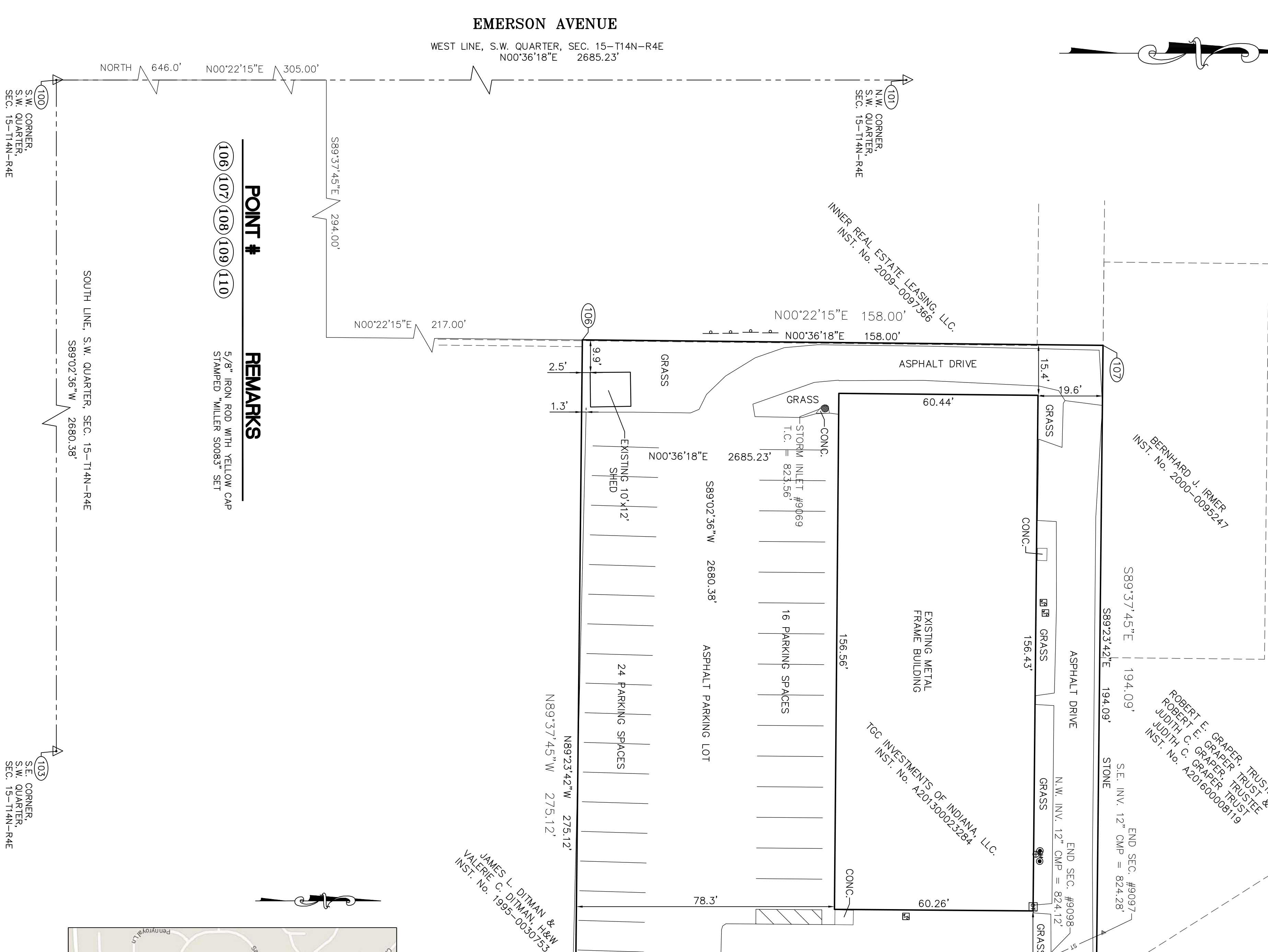


UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN ABOVE. THE EXACT LOCATION OF ANY UTILITIES NOT SHOWN OR IDENTIFIED ABOVE, HE DOES NOT CERTIFY. THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD ZONE DEFINITION

ZONE "X"
EXPLANATION
AREAS DETERMINED TO BE OUTSIDE
500-YEAR FLOODPLAIN.
THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE SPECIAL FLOOD HAZARD MAPS PER SCALED INTERPRETATION OF NATIONAL FLOOD INSURANCE PROGRAM PER SCALED INTERPRETATION OF FLOOD RATE MAP #18097C 0264F AREA IN ZONE "X" MAP DATED APRIL 19, 2016.



POINT

REMARKS

(106) (107) (108) (109) (110)

5/8" IRON ROD WITH YELLOW CAP
STAMPED MILLER S0083" SET