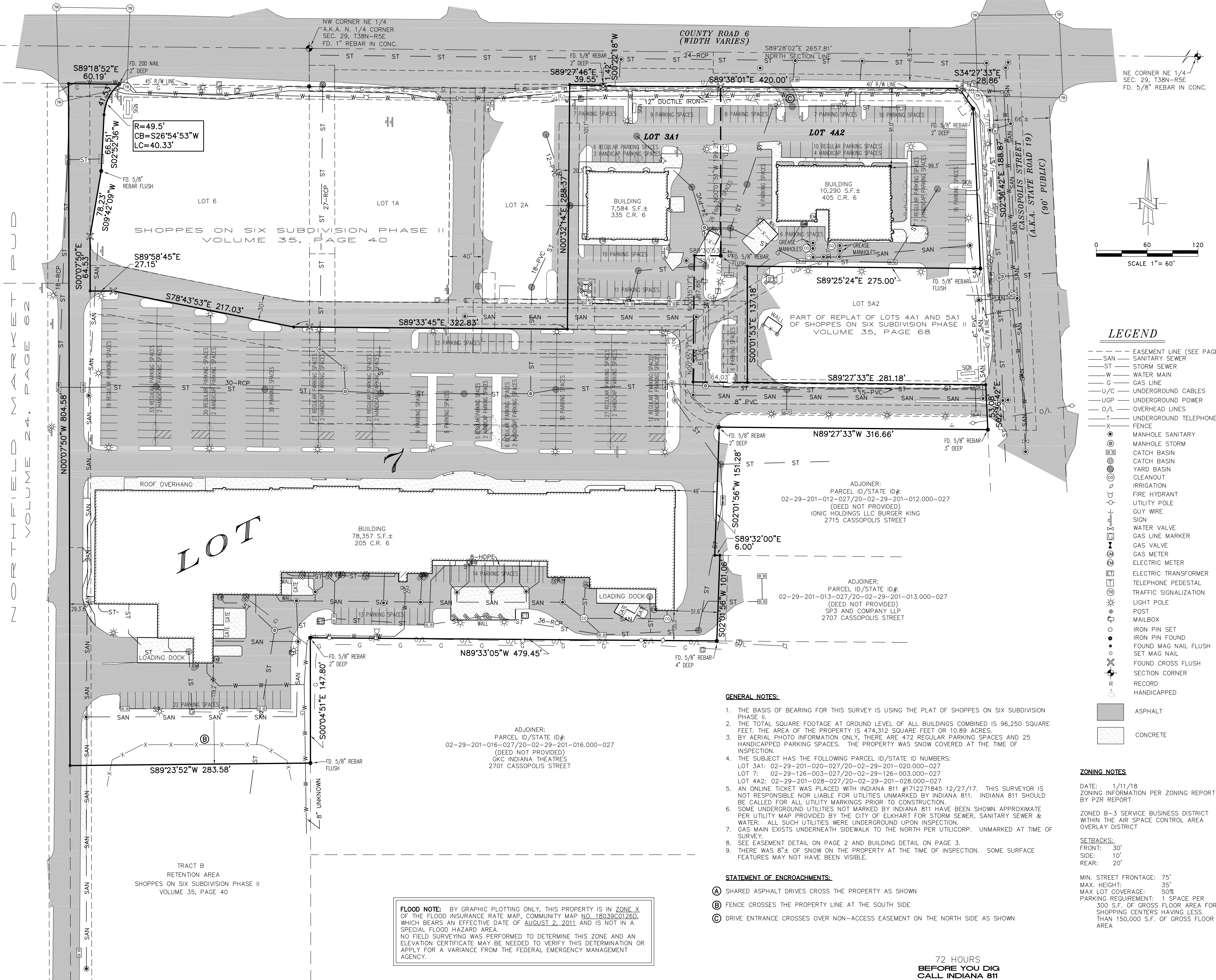


ALTA/NSPS LAND TITLE SURVEY

PART OF SHOPPES ON SIX SUBDIVISION PHASE II AND
PART OF REPLAT OF LOTS 4A1 AND 5A1 OF SHOPPES ON SIX SUBDIVISION PHASE II
BEING A PART OF THE NORTH HALF OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 5 EAST
CITY OF ELKHART, ELKHART COUNTY, INDIANA



LEGEND

- EASEMENT LINE (SEE PAGE 2)
- SAN SANITARY SEWER
- ST STORM SEWER
- W WATER MAIN
- G GAS LINE
- U/C UNDERGROUND CABLES
- UGP UNDERGROUND POWER
- O/L OVERHEAD LINES
- T UNDERGROUND TELEPHONE
- X FENCE
- ⊙ MANHOLE SANITARY
- ⊙ MANHOLE STORM
- ⊙ CATCH BASIN
- ⊙ CATCH BASIN
- ⊙ YARD BASIN
- ⊙ CLEANOUT
- ⊙ IRRIGATION
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ SIGN
- ⊙ WATER VALVE
- ⊙ GAS LINE MARKER
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC TRANSFORMER
- ⊙ TELEPHONE PEDESTAL
- ⊙ TRAFFIC SIGNALIZATION
- ⊙ LIGHT POLE
- ⊙ POST
- ⊙ MAILBOX
- ⊙ IRON PIN SET
- ⊙ IRON PIN FOUND
- ⊙ FOUND MAG NAIL FLUSH
- ⊙ SET MAG NAIL
- ⊙ FOUND CROSS FLUSH
- ⊙ SECTION CORNER
- ⊙ RECORD
- ⊙ HANDICAPPED
- ASPHALT
- CONCRETE

ZONING NOTES

DATE: 1/11/18
ZONING INFORMATION PER ZONING REPORT BY PZR REPORT

ZONED B-3 SERVICE BUSINESS DISTRICT WITHIN THE AIR SPACE CONTROL AREA OVERLAY DISTRICT

SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 20'

MIN. STREET FRONTAGE: 75'
MAX. HEIGHT: 35'
MAX LOT COVERAGE: 50%
PARKING REQUIREMENT: 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA FOR SHOPPING CENTERS HAVING LESS THAN 150,000 S.F. OF GROSS FLOOR AREA

- ### GENERAL NOTES:
- THE BASIS OF BEARING FOR THIS SURVEY IS USING THE PLAT OF SHOPPES ON SIX SUBDIVISION PHASE II.
 - THE TOTAL SQUARE FOOTAGE AT GROUND LEVEL OF ALL BUILDINGS COMBINED IS 96,250 SQUARE FEET. THE AREA OF THE PROPERTY IS 474,312 SQUARE FEET OR 10.89 ACRES.
 - BY AERIAL PHOTO INFORMATION ONLY, THERE ARE 472 REGULAR PARKING SPACES AND 25 HANDICAPPED PARKING SPACES. THE PROPERTY WAS SNOW COVERED AT THE TIME OF INSPECTION.
 - THE SUBJECT HAS THE FOLLOWING PARCEL ID/STATE ID NUMBERS:
LOT 3A1: 02-29-201-020-027/20-02-29-201-020.000-027
LOT 7: 02-29-126-003-027/20-02-29-126-003.000-027
LOT 4A2: 02-29-201-028-027/20-02-29-201-028.000-027
 - AN ONLINE TICKET WAS PLACED WITH INDIANA 811 #1712271845 12/27/17. THIS SURVEYOR IS NOT RESPONSIBLE NOR LIABLE FOR UTILITIES UNMARKED BY INDIANA 811. INDIANA 811 SHOULD BE CALLED FOR ALL UTILITY MARKINGS PRIOR TO CONSTRUCTION.
 - SOME UNDERGROUND UTILITIES NOT MARKED BY INDIANA 811 HAVE BEEN SHOWN APPROXIMATE PER UTILITY MAP PROVIDED BY THE CITY OF ELKHART FOR STORM SEWER, SANITARY SEWER & WATER. ALL SUCH UTILITIES WERE UNDERGROUND UPON INSPECTION. UNMARKED AT TIME OF SURVEY.
 - GAS MAIN EXISTS UNDERNEATH SIDEWALK TO THE NORTH PER UTILICORP. UNMARKED AT TIME OF SURVEY.
 - SEE EASEMENT DETAIL ON PAGE 2 AND BUILDING DETAIL ON PAGE 3.
 - THERE WAS 8"± OF SNOW ON THE PROPERTY AT THE TIME OF INSPECTION. SOME SURFACE FEATURES MAY NOT HAVE BEEN VISIBLE.

- ### STATEMENT OF ENCROACHMENTS:
- (A) SHARED ASPHALT DRIVES CROSS THE PROPERTY AS SHOWN
 - (B) FENCE CROSSES THE PROPERTY LINE AT THE SOUTH SIDE
 - (C) DRIVE ENTRANCE CROSSES OVER NON-ACCESS EASEMENT ON THE NORTH SIDE AS SHOWN

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 18039C0126D, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

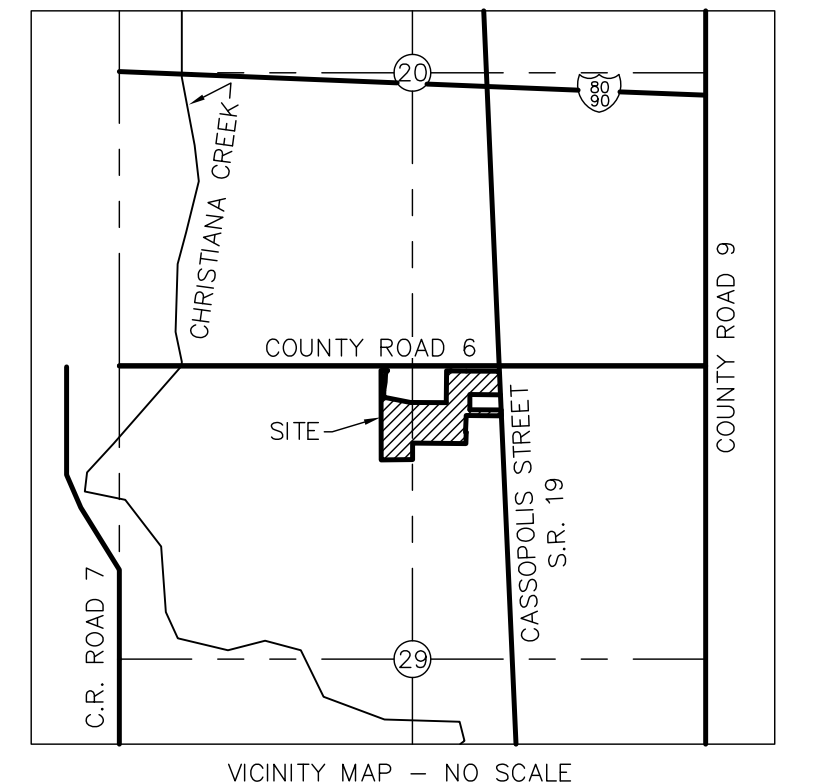
72 HOURS
BEFORE YOU DIG
CALL INDIANA 811
(800-382-5544)

RECORD LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF ELKHART, COUNTY OF ELKHART, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

TRACT 1:
LOTS 3A1 AND 7 OF SHOPPES ON SIX SUBDIVISION PHASE II AS PER PLAT THEREOF RECORDED JULY 31, 2014 IN PLAT BOOK 35, PAGE 40 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

TRACT II:
LOT 4A2 IN THE REPLAT OF LOTS 4A1 AND 5A1 OF SHOPPES ON SIX SUBDIVISION PHASE II AS PER PLAT THEREOF RECORDED APRIL 13, 2015 IN PLAT BOOK 35, PAGE 68 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.



ALTA/NSPS LAND TITLE SURVEY

FOR:
205, 335, & 405 COUNTY ROAD 6 EAST
ELKHART, INDIANA

BASED UPON TITLE COMMITMENT NO. CTIN1704597
AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY
BEARING A COMMITMENT DATE OF DECEMBER 3, 2017

SURVEYOR'S CERTIFICATION

TO: ELKHART HOLDINGS, LLC, WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND /OR ASSIGNS, MILLER, CANFIELD, PADDOCK AND STONE, P.L.C. & CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)1, 9, & 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 5, 2018.

THOMAS A. STEPHENSON
PROFESSIONAL SURVEYOR NO. LS20900185
IN THE STATE OF INDIANA
DATE OF SURVEY: JANUARY 5, 2018
DATE OF LAST REVISION: FEBRUARY 23, 2018
JOB #: 17648

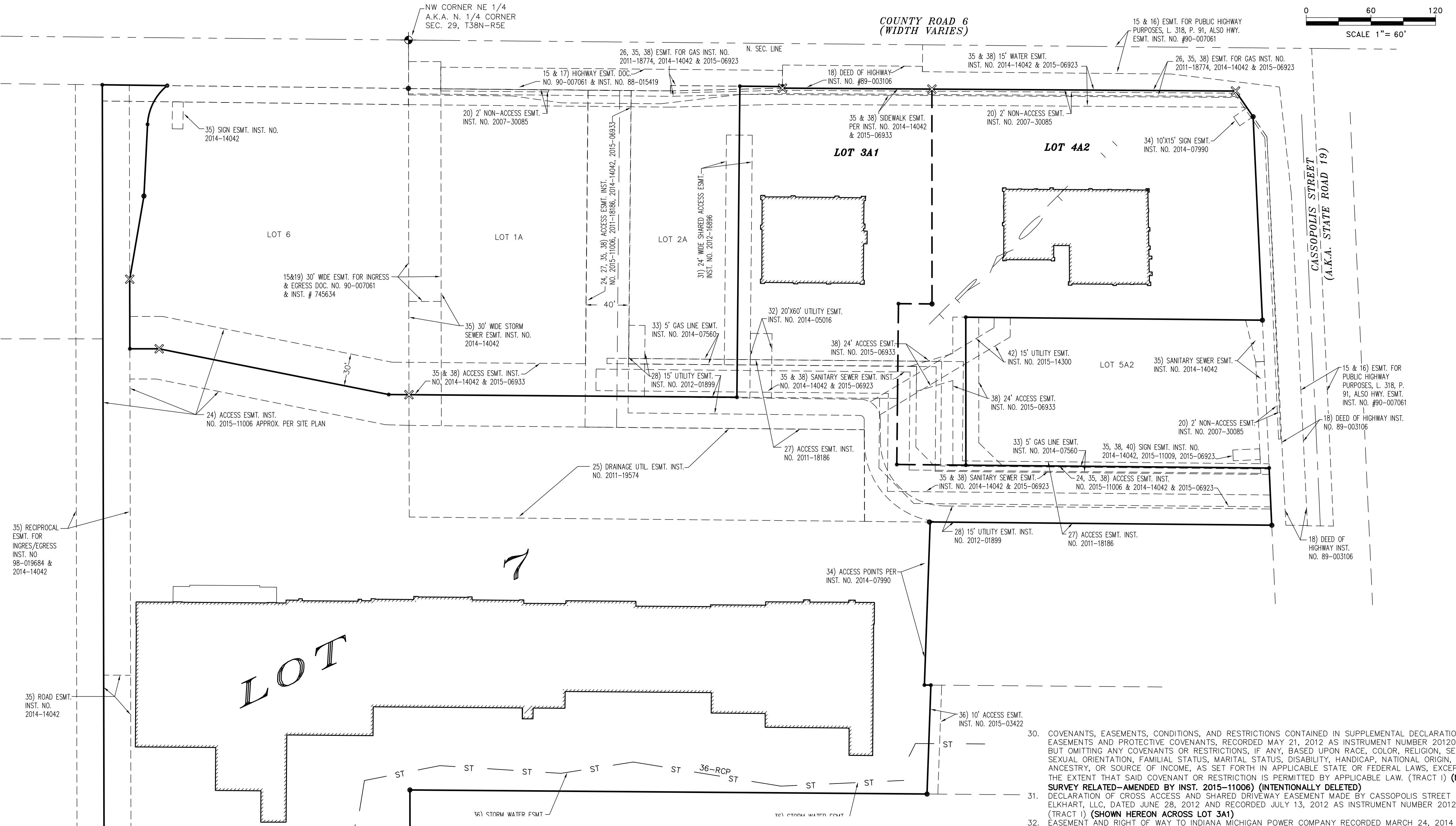


STEPHENSON LAND SURVEYING
PH: 269-445-8903 FAX: 269-445-8510 E-mail: sis@stephensons.com
27873 WHITE STREET, CASSOPOLIS, MICHIGAN, 49031

ALTA/NSPS LAND TITLE SURVEY

PART OF SHOPPES ON SIX SUBDIVISION PHASE II AND
PART OF REPLAT OF LOTS 4A1 AND 5A1 OF SHOPPES ON SIX SUBDIVISION PHASE II
BEING A PART OF THE NORTH HALF OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 5 EAST
CITY OF ELKHART, ELKHART COUNTY, INDIANA

EASEMENT DETAIL PAGE



LEGEND

---	EASEMENT LINE (SEE PAGE 2)
---	SAN SANITARY SEWER
---	ST STORM SEWER
---	W WATER MAIN
---	G GAS LINE
---	U/C UNDERGROUND CABLES
---	UGP UNDERGROUND POWER
---	O/L OVERHEAD LINES
---	T UNDERGROUND TELEPHONE
X	FENCE
⊙	MANHOLE SANITARY
⊙	MANHOLE STORM
⊙	CATCH BASIN
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⊙	YARD BASIN
⊙	CLEANOUT
⊙	IRRIGATION
⊙	FIRE HYDRANT
⊙	UTILITY POLE
⊙	GUY WIRE
⊙	SIGN
⊙	WATER VALVE
⊙	GAS LINE MARKER
⊙	GAS VALVE
⊙	GAS METER
⊙	ELECTRIC METER
⊙	ELECTRIC TRANSFORMER
⊙	TELEPHONE PEDESTAL
⊙	TRAFFIC SIGNALIZATION
⊙	LIGHT POLE
⊙	POST
⊙	MAILBOX
⊙	IRON PIN SET
⊙	IRON PIN FOUND
⊙	FOUND MAG NAIL FLUSH
⊙	SET MAG NAIL
⊙	FOUND CROSS FLUSH
⊙	SECTION CORNER
⊙	RECORD
⊙	HANDICAPPED
■	ASPHALT
■	CONCRETE

NOTES CORRESPONDING TO SCHEDULE B, SECTION 2:

15. EASEMENTS AS SET OUT IN WARRANTY DEED DATED APRIL 6, 1990 AND RECORDED APRIL 17, 1990 AS INSTRUMENT NUMBER 90-007061. (TRACT I) (SHOWN HEREON)
16. EASEMENT GRANTED TO THE CITY OF ELKHART AS SET OUT IN DEED OF EASEMENT DATED NOVEMBER 16, 1971 AND RECORDED NOVEMBER 27, 1971 IN BOOK 318 PAGE 91. (TRACT I) (SHOWN HEREON-DOES TOUCH SUBJECT PROPERTY) (INTENTIONALLY DELETED)
17. GRANT OF PERMANENT RIGHT-OF-WAY DATED AUGUST 11, 1988 AND RECORDED AUGUST 19, 1988 AS INSTRUMENT NUMBER 88-015419. (TRACT I) (SHOWN HEREON)
18. PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO, FROM, AND ACROSS THE LIMITED ACCESS FACILITY KNOWN AS PROJECT NUMBER HES-165-2(9) TO AND FROM THE LAND AS SET OUT IN A DEED TO THE STATE OF INDIANA, DATED OCTOBER 31, 1988, AND RECORDED FEBRUARY 22, 1989 AS INSTRUMENT NUMBER 89-003106. (TRACT I) (SHOWN HEREON AFFECTS TRACTS I & II)
19. EASEMENTS AS SET OUT IN WARRANTY DEED TO THE CITY OF ELKHART DATED JUNE 26, 1984 AND RECORDED JUNE 11, 1984 IN BOOK 410 PAGE 38 AS INSTRUMENT NUMBER 745634. (TRACT I) (SHOWN HEREON)
20. NON-ACCESS EASEMENT AND SHARED ACCESS AGREEMENT DATED SEPTEMBER 17, 2007 AND RECORDED OCTOBER 29, 2007 AS INSTRUMENT NUMBER 2007-30085. (TRACT I) (SHOWN HEREON ON THE NORTH AND EAST SIDES OF PROPERTY-AFFECTS TRACTS I & II)
21. BUILDING SET BACK LINES AND EASEMENTS AS SHOWN ON PLATS. (NO SETBACK LINES SHOWN ON PLAT, CURRENT ESMTS. SHOWN HEREON-AFFECTS TRACT I & II)
22. COVENANTS, CONDITIONS, RESTRICTIONS AND DRAINAGE MAINTENANCE AS SET OUT IN PLAT OF SHOPPES ON SIX SUBDIVISION RECORDED OCTOBER 11, 2011 IN PLAT BOOK 33 PAGE 91 AS INSTRUMENT NUMBER 2011-18770. (TRACTS I AND II) (NOT PLOTTABLE)
23. DECLARATION OF EASEMENTS AND PROTECTIVE COVENANTS DATED OCTOBER 21, 2011 AND RECORDED OCTOBER 21, 2011 AS INSTRUMENT NUMBER 2011-19781. (TRACTS I AND II) (AMENDED IN EXC. 24, INST. NO. 2015-11006)
24. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN AMENDED AND REVISED DECLARATION OF EASEMENTS AND PROTECTIVE COVENANTS, DATED MAY 29, 2015 AND RECORDED JUNE 8, 2015 AS INSTRUMENT NO. 2015-11006 (TRACTS I AND II) (ACCESS ESMT. SHOWN HEREON APPROXIMATELY - SITE PLAN COPY IS ILLEGIBLE)
25. APPURTENANT DRAINAGE UTILITY EASEMENT DATED SEPTEMBER 20, 2011 AND RECORDED OCTOBER 19, 2011 AS INSTRUMENT NUMBER 2011-19574. (TRACT I) (SHOWN HEREON ON LOT 7)
26. EASEMENT FOR GAS MAINS GRANTED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY DATED SEPTEMBER 28, 2011 AND RECORDED OCTOBER 7, 2011 AS INSTRUMENT NUMBER 2011-18774. (TRACTS I AND II) (SHOWN HEREON ALONG THE NORTH SIDE OF THE PROPERTY)
27. ACCESS EASEMENT GRANTED TO THE CITY OF ELKHART DATED SEPTEMBER 22, 2011 AND RECORDED OCTOBER 3, 2001 AS INSTRUMENT NUMBER 2011-18186. (TRACT I) (SHOWN HEREON)
28. TERMS, CONDITIONS AND PROVISIONS OF AN EASEMENT AND RIGHT OF WAY IN FAVOR OF INDIANA MICHIGAN POWER COMPANY DATED JANUARY 11, 2012 AND RECORDED JANUARY 27, 2012 AS INSTRUMENT NUMBER 2012001899. (TRACT I) (SHOWN HEREON)
29. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THE PLAT OF SHOPPES SIX SUBDIVISION, REPLAT OF LOTS 3-5, RECORDED NOVEMBER 5, 2013 IN PLAT BOOK 34 PAGE 84 AS INSTRUMENT NUMBER 2013-26775, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (TRACTS I AND II) (ALL EASEMENTS REFLECTED ON THE MOST RECENT PLAT REVISION HAVE BEEN PLACED)

30. COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN SUPPLEMENTAL DECLARATION OF EASEMENTS AND PROTECTIVE COVENANTS, RECORDED MAY 21, 2012 AS INSTRUMENT NUMBER 2012011545, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (TRACT I) (NOT SURVEY RELATED-AMENDED BY INST. 2015-11006) (INTENTIONALLY DELETED)
31. DECLARATION OF CROSS ACCESS AND SHARED DRIVEWAY EASEMENT MADE BY CASSOPOLIS STREET ELKHART, LLC, DATED JUNE 28, 2012 AND RECORDED JULY 13, 2012 AS INSTRUMENT NUMBER 2012016896. (TRACT I) (SHOWN HEREON ACROSS LOT 3A1)
32. EASEMENT AND RIGHT OF WAY TO INDIANA MICHIGAN POWER COMPANY RECORDED MARCH 24, 2014 AS INSTRUMENT NUMBER 2014-05016. (TRACT I) (SHOWN HEREON ACROSS LOT 3A1)
33. EASEMENT FOR GAS MAINS GRANTED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, RECORDED MAY 2, 2014 AS INSTRUMENT NO. 2014-07560. (TRACT II) (SHOWN HEREON-AFFECTS TRACTS I & II)
34. TERMS AND PROVISIONS SET OUT IN AGREEMENT OF EASEMENT, COVENANTS AND RESTRICTIONS BY AND BETWEEN IONIC HOLDINGS, L.L.C. AND CASSOPOLIS STREET ELKHART, LLC, RECORDED APRIL 14, 2014 AS INSTRUMENT NO. 2014-06355 AND RE-RECORDED MAY 9, 2014 AS INSTRUMENT NO. 2014-07990. (TRACT I) (BLANKET IN NATURE-NO ROUTE GIVEN FOR PARKING ESMT., STORM DRAINAGE SYSTEM, OR LIGHT POLE ESMT.) (SIGN EASEMENT SHOWN ON TRACT II, ACCESS POINTS SHOWN ON TRACT I)
35. COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING SETBACK LINES AND EASEMENTS AS SET FORTH IN, AND DEPICTED UPON, THE PLAT OF SHOPPES ON SIX SUBDIVISION PHASE II, RECORDED JULY 31, 2014 IN PLAT BOOK 35 PAGE 40 AS INSTRUMENT NO. 2014-14042. (TRACTS I AND II) (SHOWN HEREON PER PLAT)
36. TERMS AND PROVISIONS AS SET OUT IN THAT CERTAIN CROSS-ACCESS EASEMENT BY AND BETWEEN SP3 AND COMPANY, LLP AND CASSOPOLIS STREET ELKHART, LLC, DATED OCTOBER 8, 2014 AND RECORDED FEBRUARY 20, 2015 AS INSTRUMENT NO. 2015-03422. (TRACTS I AND II) (TEMP. ESMT. NO LONGER IN PLACE, 10' ACCESS ESMT. SHOWN HEREON, REMAINDER OF ESMT. IS BLANKET IN NATURE-OVER EXISTING DRIVES, DRAINAGE ESMT. AS SHOWN HEREON ACROSS TRACT I)
37. CROSS-ACCESS EASEMENT BY AND BETWEEN GKC INDIANA THEATERS, INC. AND CASSOPOLIS STREET ELKHART, LLC, DATED FEBRUARY 24, 2015 AND RECORDED MARCH 13, 2015 AS INSTRUMENT NO. 2015-04804. (TRACTS I AND II) (APPEARS BLANKET IN NATURE OVER EXISTING DRIVES SHOULD THE ACCESS AREA BE CONSTRUCTED - THERE WAS NO INDICATION OF THIS ACCESS OR BARRIER AT THE TIME OF SURVEY)
38. COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING SETBACK LINES AND EASEMENTS AS SET FORTH IN, AND DEPICTED UPON, THE PLAT OF LOTS 4A1 AND 5A1 OF SHOPPES ON SIX SUBDIVISION PHASE II, RECORDED APRIL 13, 2015 IN PLAT BOOK 35 PAGE 68 AS INSTRUMENT NO. 2015-06923. (TRACT II) (SHOWN HEREON PER PLAT-AFFECTS TRACT I & II)
39. GRANT OF EASEMENT FOR A VIEW CORRIDOR BY AND BETWEEN CASSOPOLIS STREET ELKHART, LLC AND CFT NV DEVELOPMENTS, LLC, DATED MAY 29, 2015 AND RECORDED JUNE 8, 2015 AS INSTRUMENT NO. 2015-11009. (TRACTS I AND II) (NOT PLOTTABLE-NO SPECIFIC ROUTE GIVEN)
40. GRANT OF EASEMENT FOR SHOPPING CENTER SIGN BY AND BETWEEN CFT NV DEVELOPMENTS, LLC AND CASSOPOLIS STREET ELKHART, LLC, DATED MAY 29, 2015 AND RECORDED JUNE 8, 2015 AS INSTRUMENT NO. 2015-11009. (TRACTS I AND II) (SHOWN HEREON ON TRACT 5A2)
41. DECLARATION OF RESTRICTIVE COVENANT BY CASSOPOLIS STREET ELKHART, LLC, DATED OCTOBER 20, 2014 AND RECORDED JUNE 8, 2015 AS INSTRUMENT NO. 2015-11010. (TRACTS I AND II) (NOT SURVEY RELATED-UNPLOTTABLE)
42. EASEMENT AND RIGHT OF WAY GRANTED TO INDIANA MICHIGAN POWER COMPANY, RECORDED JULY 16, 2015 AS INSTRUMENT NO. 2015-14300. (TRACT I) (SHOWN HEREON OVER TRACTS I & II)
43. TERMS AND PROVISIONS SET OUT IN STORM DRAINAGE MAINTENANCE AGREEMENT BY AND BETWEEN MGR 227, LLC AND CASSOPOLIS STREET ELKHART, LLC, RECORDED NOVEMBER 3, 2015 AS INSTRUMENT NO. 2015-22719. (TRACTS I AND II) (NOT PLOTTABLE)
44. PERPETUAL ACCESS EASEMENT GRANTED TO THE CITY OF ELKHART, INDIANA, RECORDED NOVEMBER 19, 2015 AS INSTRUMENT NO. 2015-23844. (TRACT II) (BLANKET IN NATURE)

NOTE: ALL OTHER ITEMS IN SCHEDULE B SECTION II ARE NON-SURVEY RELATED OR DO NOT AFFECT THE SUBJECT PROPERTY.

ALTA/NSPS LAND TITLE SURVEY

FOR:

205, 335, & 405 COUNTY ROAD 6 EAST
ELKHART, INDIANA

BASED UPON TITLE COMMITMENT NO. CTIN1704597
AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY
BEARING A COMMITMENT DATE OF DECEMBER 3, 2017

SURVEYOR'S CERTIFICATION

TO: ELKHART HOLDINGS, LLC, WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND /OR ASSIGNS, MILLER, CANFIELD, PADDOCK AND STONE, P.L.L.C. & CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(g), 7(b), 9, & 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 5, 2018.

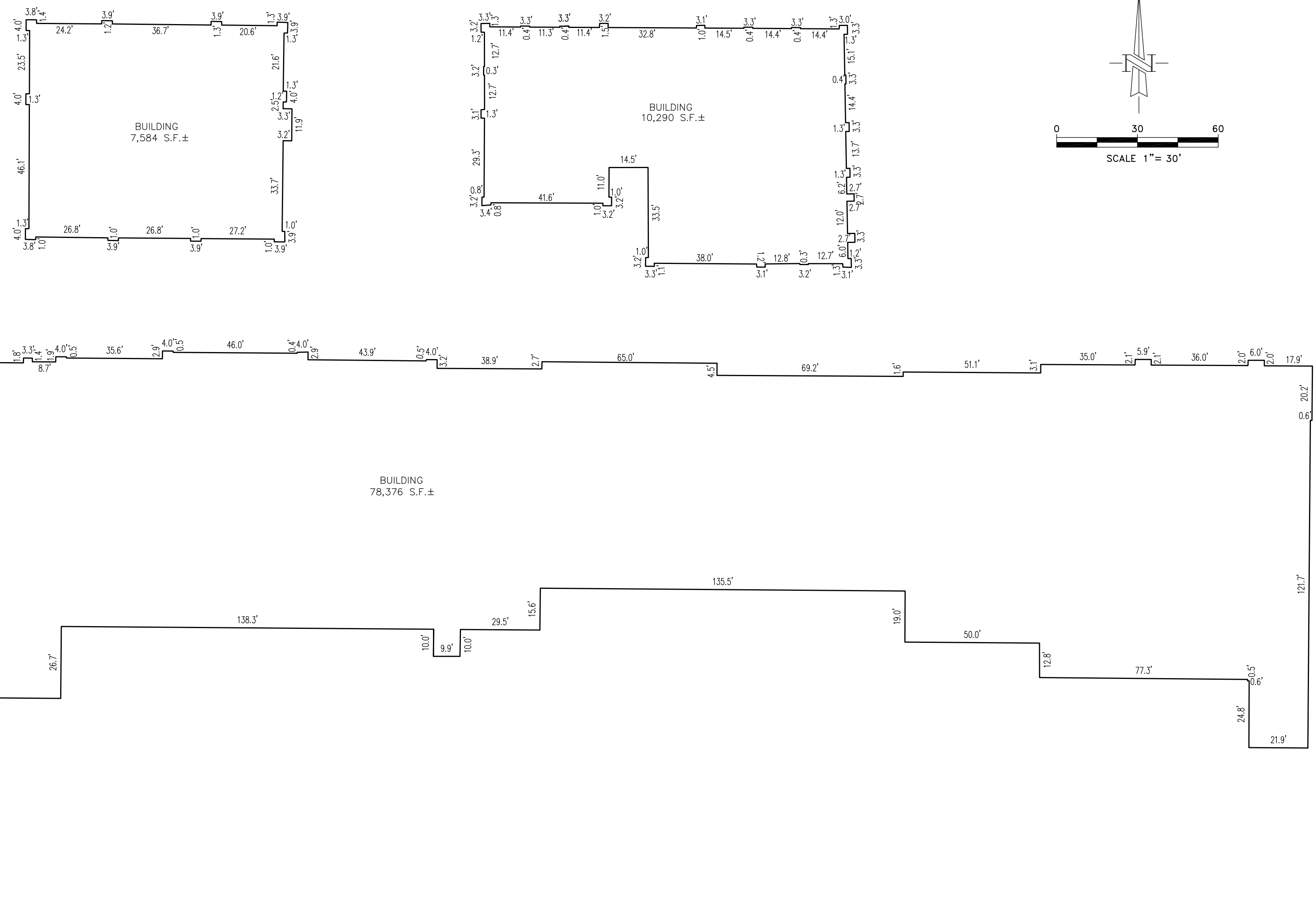
THOMAS A. STEPHENSON
PROFESSIONAL SURVEYOR NO. LS20900185
IN THE STATE OF INDIANA
DATE OF SURVEY: JANUARY 5, 2018
DATE OF LAST REVISION: FEBRUARY 23, 2018
JOB #: 17648



STEPHENSON LAND SURVEYING
 PH: 269-445-8903 FAX: 269-445-8510 E-mail: sls@stephensons.com
 27873 WHITE STREET, CASSOPOLIS, MICHIGAN 49031

ALTA/NSPS LAND TITLE SURVEY
 PART OF SHOPPES ON SIX SUBDIVISION PHASE II AND
 PART OF REPLAT OF LOTS 4A1 AND 5A1 OF SHOPPES ON SIX SUBDIVISION PHASE II
 BEING A PART OF THE NORTH HALF OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 5 EAST
 OSOLO TOWNSHIP, ELKHART COUNTY, INDIANA

B U I L D I N G D E T A I L S



SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865 ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- A) VARIANCES IN THE REFERENCE MONUMENTS;
- B) DISCREPANCIES IN RECORD DESCRIPTION AND PLATS;
- C) INCONSISTENCIES IN LINES OF OCCUPATION;
- D) RANDOM ERROR IN MEASUREMENT (THEORETICAL UNCERTAINTY)

THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

THIS SURVEY IS WITHIN THE GUIDELINES FOR AN URBAN SURVEY OF 0.07 PLUS 50 PARTS PER MILLION AS DEFINED IN IAC 865 1-12-7.

UNLESS SPECIFICALLY SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO INDICATE THE PRESENCE OR ABSENCE OF WETLANDS, STORAGE TANKS, ASBESTOS, CONTAMINANTS, OR ENVIRONMENTALLY INJURIOUS MATERIALS; AND THE SURVEYOR EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR THE SAME.

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

- DUE TO VARIANCES IN REFERENCE MONUMENTS;
- DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION;
- DUE TO INCONSISTENCIES IN LINES OF OCCUPATION;

THE PROPERTY CORNERS WERE ALL FOUND AND MATCHED EXISTING RECORD MONUMENTATION AND SURVEY INFORMATION PROVIDED AND RESEARCHED.

ALTA/NSPS LAND TITLE SURVEY

FOR:

205, 335, & 405 COUNTY ROAD 6
 ELKHART, INDIANA

BASED UPON TITLE COMMITMENT NO. CTIN1704597
 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY
 BEARING A COMMITMENT DATE OF DECEMBER 3, 2017

SURVEYOR'S CERTIFICATION

TO: ELKHART HOLDINGS, LLC, WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND /OR ASSIGNS, MILLER, CANFIELD, PADDOCK AND STONE, P.L.C. & CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(1), 9, & 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 5, 2018.

THOMAS A. STEPHENSON
 PROFESSIONAL SURVEYOR NO. LS20900185
 IN THE STATE OF INDIANA
 DATE OF SURVEY: JANUARY 5, 2018
 DATE OF LAST REVISION: FEBRUARY 23, 2018
 JOB #: 17648

