

ALTA / NSPS LAND TITLE SURVEY

6001-6009 Massachusetts Ave., Indianapolis, IN

LEGAL DESCRIPTIONS Per Title Commitment

Parcel 1:
Part of the West Half of the Northwest Quarter of Section Twenty-three (23), Township Sixteen (16) North of Range Four (4) East, described as follows:

Beginning at the Northwest corner of a tract of land heretofore conveyed by James M. Bain and wife to Calvin E. Hopkins and Christa E. Hopkins, said Northwest corner being in the center of the Indianapolis and Lanesville Gravel Road Fourteen Hundred Seventy-four and Nine-tenths (1474.9) links West of the East line of said Half Quarter Section; thence South parallel with the East line of said Half Quarter Section and along the West line of the above mentioned Hopkins tract and the projection of said West line to a point in the South line of said West Half Quarter Section Fourteen Hundred Seventy-four and Nine-tenths (1474.9) links West of the Southeast corner of said Half Quarter Section; thence West Sixty (60) feet to the West line of a tract of land heretofore conveyed by Emma A. Barker to Calvin E. Hopkins; thence North along the West line of said last mentioned tract and parallel with the East line of said Half Quarter Section to the center of the Indianapolis and Lanesville Gravel Road; thence North Fifty-seven and One-half (57-1/2) degrees East with the centerline of said Indianapolis and Lanesville Gravel Road to the place of beginning.

Parcel 2:
Lots Numbered One (1), Two (2), Fifteen (15), and Sixteen (16) in Sawyer Addition to the City of Indianapolis, the Plat of which is recorded in Plat Book 22, page 199, in the Office of the Recorder of Marion County, Indiana.

Parcel 3:
Part of the West Half of the Northwest Quarter of Section 23, Township 16 North of Range 4 East of the Second Principal Meridian in Marion County, Indiana, more particularly described as follows:

Beginning at a point in the South line of said Northwest Quarter which is 1384 links West of the Southeast corner of the West Half of said Northwest Quarter; thence West on said South line 60 feet to a point; thence North parallel to the East line of said Half Quarter to a point in the centerline of the Indianapolis and Lanesville Gravel Road; thence in a Northeasterly direction along the centerline of said road to a point that is 1384 links West of the East line of said Half Quarter Section; thence South 375 links to the place of beginning.

Parcel 4:
Part of the West Half of the Northwest Quarter of Section 23, Township 16 North of Range 4 East in Marion County, State of Indiana, more particularly described as follows:

Commencing at the Southeast corner of the aforementioned West Half, running thence North 90 degrees 00 minutes 00 seconds West along the South line thereof, a distance of 1033.44 feet to the point of beginning of the real estate described herein; continuing then along the same line a distance of 296.46 feet to the Southwest corner of the aforementioned West Half, said point also being the center line of Arlington Avenue and Pendleton Pike; running thence North 58 degrees 33 minutes 00 seconds East along the center line of Pendleton Pike for a distance of 349.783 feet; running thence South 00 degrees 20 minutes 00 seconds East parallel to the East line of the aforementioned West Half, a distance of 182.537 feet to the point of beginning.

SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations, opinions, and comments are declared regarding the various uncertainties in the locations of lines and corners found or established this survey as a result of the uncertainties in reference monumentation; in record description and plats; in lines of occupation; and as introduced by random errors in measurements ("Relative Positional Accuracy"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any title line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines. Unless otherwise noted or shown on the within survey plat, there is no evidence of lines of occupation along the perimeter lines of the surveyed property.

The purpose of this survey was to perform an ALTA/NSPS Land Title Survey and Retracement Survey on the lands of Harman05, LLC as described in Instrument Numbers 202200118399 and 202200118400. Information and data used to perform this survey includes, but is not limited to, the following: the deeds of the surveyed property and adjoining properties, a survey by ARE Surveying Consultants for the surveyed property under Job No. 22-088, dated September 27, 2022, and recorded as Instrument Number 2023-23440, section corner reference ties of the Marion County Surveyor's Office, and monuments and physical evidence found as shown on the plat of the survey.

The basis of bearings for this plat of survey is the use of a State Plane grid system derived from the East Zone of the Indiana State Plane Coordinate System (1302 IN East Zone - N.A.D. 1983), 2011 adjustment and rotated to the bearings of the deed. Geoid Model 12 was used for all GPS observations. The said system was verified utilizing the INCORS Network, a real-time kinematic (RTK) correction service over the internet. This survey has been performed in feet. All measurements on this survey are derived from ground coordinates.

There may be differences of deed dimensions (D) or plat dimensions (P) versus measured dimensions (M) as found with the results of this survey along the lines shown hereon and, likewise, survey markers may be found near, but not precisely at, some corners of the surveyed property. In cases where the magnitude of this difference is less than the Relative Positional Accuracy (stated below) and/or less than the uncertainty identified for the reference monumentation (discussed below), the difference may be considered insignificant and is shown only for the purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and/or the uncertainty in reference monumentation shall be considered worthy of notice and are therefore discussed further below. Property corner and/or centerline monuments that are found to be within 0.3 feet of their computed position are deemed insignificantly at variance, therefore such variances are not dimensioned hereon. All noted monuments below and those shown as found or set on the survey plat were found flush with the ground or pavement surface unless noted otherwise within this report or on the survey plat.

The Relative Positional Precision (accuracy per IAC 865) (due to random errors in measurement) of the corners of the subject tract established this survey is within the specification for an Urban Survey (0.07 feet + 50 parts per million) as defined in ALTA/NSPS requirements and referred to in IAC 865.

The corners and monuments used to perform this survey were the corners of the Northwest Quarter of Section 23, Township 16 North, Range 4 East as shown on the survey plat. At the southwest corner a Mag Spike was found which was located based on the reference ties as the intersection and monument could not be accessed due to safety concerns. The northwest corner is marked by a Harrison monument. The northeast corner, the centerline of Massachusetts Avenue at the east line of the Northwest Quarter, and the southeast corner of the West Half of the Quarter Section are marked with Mag nails. The northeast corner of the West Half was located based on reference ties also due to safety concerns. All monuments were found per the reference ties of the Marion County Surveyor's Office.

The location of the lines and corners of the surveyed property are dependent upon the geometric data shown, the deeds for the surveyed property, and the section corner monuments found with this survey. The south line is located along the south line of the Quarter Section or north right of way line of 34th Street per plat. The north line is located along the centerline of Massachusetts Avenue or south right of way line per plat. The north/south running lines are located as parallel with the east line of the West Half Quarter Section as monumented. The deeded dimensions in the east/west directions as measured from the East line of the West Half of the Quarter Section and along the south lines of Parcels 1 and 3 were held. Otherwise, the resultant measurements based on the results of this survey for the location of the south line of the Half Quarter Section, the centerline of Massachusetts Avenue and the southwest corner of the Quarter Section are as shown. The uncertainties in location of the lines and corners of this survey based on the found monuments is 0.6 feet based on the length of the south line of the West Half Quarter Section and those measurements deduced from the deeds and 0.3 feet based on the measurements as compared to the ARE survey.

No deed gaps, overlaps or gores were found between the surveyed properties and its adjacers, but there were variances found with measured versus deeded or platted dimensions based on the location of the south line of the West Half Quarter Section and the centerline of Massachusetts Avenue. The east line of Parcel 3 and west line of the plat of Sawyer Addition, which is cited for both as being 375 links (247.5 feet) in length. The measured length between the centerline and the south line West Half along this line is 255.70 feet, which is 8.2 feet longer or nearly 12.5 links longer. The deed and plat cited length appears to be in error, therefore this was not deemed to be a related uncertainty of 8.2 feet in magnitude. The south line of Parcel 4 was found to be 2.44 longer than the deed cited length. It is believed that the south line as cited in the deed is incorrect as it does not mathematically close by 3.0 feet. To close mathematically, it would therefore be 299.46 feet in length, 0.56 feet longer than the measured length with this survey. The measured versus platted dimensions for the north/south running lines within the plat of Sawyer Addition were found to be as much as 1.14 feet shorter than the distance cited on the plat.

A chain link fence was found to be generally 5 feet east of the east line of the surveyed property. A wire fence was found to vary from 0.5 feet to 2 feet east of the east line of Lot 2 of the surveyed property. Buildings of Lot 15 of the surveyed property were found to be up to 0.3 feet east of the east line. These measurements are from the building locations at ground level and do not include eaves and other structural overhangs. See the survey plat for other physical evidence of lines of possession and potential uses of the surveyed property by others.

The uncertainties of the survey based on the above observations are shown as follows:

Availability and condition of reference monuments: 0.6 feet
Occupation or possession lines: 5 feet
Clarity or ambiguity of record description and/or adjoiner descriptions: 1.14 feet

Evidence of source of title was provided for the surveyed property in the form of First American Title Insurance Company, File No. 22827681-NIN, dated 03/20/2023. Should any additional items need to be addressed, please provide the documentation to the undersigned so it may be reviewed. Survey-related exceptions that were disclosed within Schedule B of said title commitment have been depicted on the survey, when possible, each being identified by their recording date, and/or as noted below. Refer to the record documents for further information and any caveats, conditions, and/or restrictions contained therein.

The surveyed property is located within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) per the Flood Insurance Rate Map (FIRM) for Marion County, Indiana, community panel 18097C01546, effective date April 19, 2016, Federal Emergency Management Agency, National Flood Insurance Program. Per said FIRM, the surveyed property does not lie within a Special Flood Hazard Area. The accuracy of any flood hazard statement and the plotting of the limits thereof is subject to map scale uncertainty.

SURVEYOR'S CERTIFICATE

To Harman05, LLC and First American Title Insurance Company:

This is to certify that this plat and the survey on which is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 7(b)(1), 8, 9, and 13 of Table A thereof. The fieldwork was completed on March 20, 2023. I further state that, to the best of my information, knowledge, and belief, this plat represents a survey completed under my supervision and in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

Date: _____

Brian L. Haggard
PS No. LS78800-01
State of Indiana

The property addresses are 6001, 6005 & 6009 Massachusetts Avenue, Indianapolis, IN 46226.

Subsurface and environmental conditions were not surveyed, examined, or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

Any underground utilities depicted on the attached plat of survey have been located per visual observations or utility markings on the ground. Other utilities may exist within the surveyed property or immediately adjacent thereto that were not identified by such information or observed on site. In providing this survey no attempt has been made to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned except as shown otherwise. No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information presented on underground utilities, or as to its fitness for any particular purpose or use. In no event will V3, its employees, agents, and/or assigns, be held liable for any damages arising out of the furnishing and/or use of such information. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Agency at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines.

No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information provided by governmental authorities and/or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on zoning, setback requirements, flood hazard zones and wetlands area(s). In no event will V3 Companies, its employees, agents, and/or assigns, be liable for any damages arising out of the furnishing and/or use of such information.

Any depiction of possible intrusion, trespass, invasion, and/or possible

encroachment into the possessions or rights of another is not a matter of survey. An attorney and/or title company should be consulted in all matters with respect to any rights of possession(s) and matters of title.

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As used herein, the word "certify" shall mean an expression of the Consultant's professional opinion to the best of its information, knowledge and belief, and does not constitute a warranty or guarantee by the Consultant. Regardless, the surveyor can only testify to those items that are visible and/or things that can be measured or counted as stated via said ALTA Standards and Rule 12.

This instrument was prepared by Brian L. Haggard, V3 Companies Ltd., 171 N. Main Street, Martinsville, IN 46151.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in the document, unless required by law. Brian L. Haggard



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Surveyors - Scientists - Engineers

PROJECT LOCATED IN:
SECTION 23 - TOWNSHIP 16 NORTH - RANGE 4 EAST
WARREN TOWNSHIP, MARION COUNTY

ALTA/NSPS LAND TITLE SURVEY RETRACEMENT SURVEY

PREPARED FOR:
Sunprett Singh
Harman05, LLC

| REV. # | DATE | REV. DESC. |
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DRAWING LEGEND

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|--|--|
| | GAS = UNDERGROUND GAS LINES |
| | ONE = OVERHEAD ELECTRIC |
| | EXISTING METAL TYPE FENCE |
| | EXISTING WOOD-TYPE FENCE |
| | SECTION LINE (AS NOTED) |
| | R.O.W. = RIGHT OF WAY (AS NOTED) |
| | CENTERLINE (AS NOTED) |
| | B.S.L. = BUILDING SETBACK LINE EASEMENT (AS NOTED) |
| | REAL ESTATE LINES (AS NOTED) |
| | SUBJECT REAL ESTATE SURVEY LINE (AS NOTED) |
| | EXISTING CONC. CURB (AS NOTED) |

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|--|---|--|-------------------------|
| | MANHOLE | | GAS METER |
| | TELEPHONE MANHOLE | | BOLLARD |
| | ANCHOR | | CLEAN OUT |
| | POWER POLE | | AIR CONDITIONER |
| | ELECTRIC METER | | HYDRANT |
| | MANHOLE | | ELECTRICAL JUNCTION BOX |
| | CURB INLET | | TRAFFIC CONTROL BOX |
| | DRAINAGE INLET | | |
| | 5/8" REBAR WITH "SEA GROUP FIRM #091" CAP SET | | |
| | SURVEY MARKER FOUND | | |
| | CUT 'X' SET | | |

VICINITY MAP - NOT TO SCALE



Approved By: **
Drawn By: BS
Date of Last Field Work: MARCH 28, 2023
Date Plotted: 2020

Reference #: ..

Project Number:

230243
Sheet Number :



SW Corner, NW 1/4
Sec. 23-T16N-R4E
Located per Ties

SE Corner, W 1/2, NW 1/4
Sec. 23-T16N-R4E
Mag Nail Found