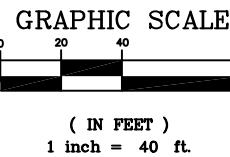
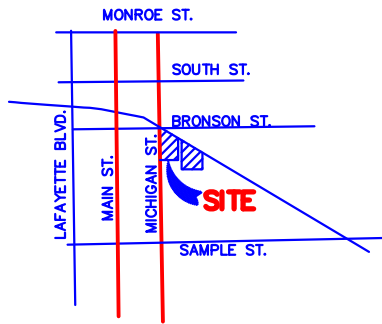


VICINITY MAP
NOT TO SCALE



LEGEND

- = SET 5/8" REBAR-FLUSH WITH FIRM I.D. CAP #0111
- = FOUND IRON PIPE
- △ = SET R.R. SPIKE
- ▲ = FOUND R.R. SPIKE
- (m) = MEASURED
- (p) = PLATTED
- (d) = DEEDED
- = TELEPHONE PEDESTAL
- ⊙ = UTILITY POLE
- ⊗ = SANITARY SEWER
- ⊗ = WATER VALVE
- ⊗ = AIR CONDITIONING UNIT
- ⊗ = COMMUNICATIONS CABINET
- ⊗ = ELECTRIC METER
- U - = OVERHEAD UTILITY LINES
- ☆ = LIGHT POLE
- ⊗ = FIRE HYDRANT
- ⊗ = STRAND POLE
- ⊕ = FIRE ESCAPE TUBE
- ⊗ = MANHOLE
- ⊗ = CATCH BASIN
- ⊗ = FIRE PROTECTION HOOKUP
- ⊗ = TRAFFIC MANHOLE

SCHEDULE "B" ITEMS

- b) PERPETUAL EASEMENT FOR THE BENEFIT OF THE CITY OF SOUTH BEND FOR THE REPAIR OF ELECTRIC, TELEPHONE, GAS WATER, SEWER AND SURFACE WATER CONTROL STRUCTURES AND DITCHES IN THE VACATED ALLEY DESCRIBED IN MISCELLANEOUS RECORD 169, PAGES 76-80. SHOWN ON SURVEY.
- c) EASEMENT AND ASSOCIATED RIGHTS GRANTED TO INDIANA & MICHIGAN ELECTRIC COMPANY IN DEED RECORD 760, PAGE 54. SHOWN ON SURVEY.
- d) EASEMENT AND ASSOCIATED RIGHTS GRANTED TO INDIANA & MICHIGAN ELECTRIC COMPANY IN DEED RECORD 754, PAGE 372. SHOWN ON SURVEY.
- f) 20' TELECOMMUNICATIONS EASEMENT AND ASSOCIATED RIGHTS GRANTED IN EASEMENT DEED RECORDED IN INSTRUMENT NO. 1305044. LIES WITHIN THE SOUTH HALF OF THE RAILROAD RIGHT-OF-WAY. NOT SHOWN ON SURVEY.
- g) 20' TELECOMMUNICATIONS EASEMENT AND ASSOCIATED RIGHTS GRANTED IN EASEMENT DEED RECORDED IN INSTRUMENT NO. 1306601. LIES WITHIN THE SOUTH HALF OF THE RAILROAD RIGHT-OF-WAY. NOT SHOWN ON SURVEY.

ALTA/NSPS LAND TITLE SURVEY

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA
OWNER: LINDA L. RAYMOND
DEED RECORD 1603000 & 1603001

PARCEL I:
LOT NUMBERED 8 AS SHOWN ON THE RECORDED PLAT OF BRONSON'S SURVEY IN THE CITY OF SOUTH BEND AS SURVEYED BY M.W. STOKES, COUNTY SURVEYOR, JUNE 4, 1859, AND RECORDED IN PLAT BOOK 1, PAGE 66, IN THE RECORDER'S OFFICE OF ST. JOSEPH COUNTY, INDIANA, AND MADE A LEGAL PLAT BY THE LAWS OF INDIANA, CHAPTER CLXIII, ACTS OF 1895, TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY, LYING EAST OF AND ADJOINING SAID LOT, EXCEPTING THEREFROM A LOT OR PARCEL OF LAND CONVEYED BY THE WHITEMAN BROTHERS COMPANY, A CORPORATION, TO THE NEW YORK CENTRAL RAILROAD COMPANY, A CORPORATION AS DESCRIBED IN A DEED DATED AUGUST 17, 1932, RECORDED AUGUST 20, 1932, IN DEED RECORD 242 (252), PAGES 114-115 OF THE RECORDS OF ST. JOSEPH COUNTY, INDIANA, AND TOGETHER WITH THAT PORTION OF THE EAST HALF OF SAID ALLEY AS CONVEYED BY DEED FROM THE NEW YORK CENTRAL RAILROAD COMPANY, A CORPORATION TO THE WHITEMAN BROTHERS COMPANY, A CORPORATION, BY DEED DATED FEBRUARY 29, 1932, RECORDED NOVEMBER 22, 1932, IN DEED RECORD 252, PAGE 498 OF THE RECORDS OF SAID COUNTY.

PARCEL II:
THE NORTH HALF OF LOT NUMBERED 9 AS SHOWN ON THE RECORDED PLAT OF BRONSON'S SURVEY IN THE CITY OF SOUTH BEND, AS SURVEYED BY M.W. STOKES, COUNTY SURVEYOR, JUNE 4, 1859, AND RECORDED IN PLAT BOOK 1, PAGE 66, IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, AND MADE A LEGAL PLAT BY THE LAWS OF INDIANA, CHAPTER CLXIII, ACTS OF 1895, EXCEPTING THEREFROM A STRIP OF LAND 7 FEET IN WIDTH, EAST AND WEST, TAKEN OFF OF AND FROM THE ENTIRE WIDTH OF THE EAST END THEREOF FOR A PUBLIC ALLEY.

PARCEL III:
A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST IN THE CITY OF SOUTH BEND, INDIANA DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE FIRST NORTH AND SOUTH ALLEY THAT LIES EAST OF MICHIGAN STREET WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 11 AS SHOWN ON THE RECORDED PLAT OF BRONSON'S SURVEY TO THE CITY OF SOUTH BEND; THENCE NORTH ALONG SAID EAST LINE OF ALLEY, 270.55 FEET TO THE SOUTHERLY LINE OF THE CONRAIL RAILROAD RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG SAID RAILROAD RIGHT OF WAY, 252.67 FEET; THENCE SOUTH 134.93 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 11 IN BRONSON'S SURVEY, 213.02 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF LOT 11 A DISTANCE OF 213.02 FEET TO THE POINT OF BEGINNING.

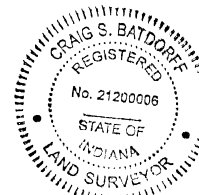
NOTES:

1. THE SURVEY WAS MADE ON THE GROUND ON FEBRUARY 6, 2017 BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL VISIBLE ABOVE-GROUND BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS, PARKING AREAS AND FENCES) SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
2. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
3. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREET, ALLEYS, EASEMENTS, OR RIGHTS OF WAY, OR (b) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT PROPERTY.
4. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NUMBER 17-2776, DATED DECEMBER 2, 2016, ISSUED BY MERIDIAN TITLE CORPORATION, WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT.
5. THIS PROPERTY DOES NOT LIE WITHIN THE FLOODPLAIN AS PER INFORMATION OBTAINED FROM THE FLOOD INSURANCE RATE MAP, NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL NUMBER 18141C0211D, DATED JANUARY 6, 2011.
6. THE BASIS OF BEARING IS STATE PLANE COORDINATES.

SURVEYOR'S CERTIFICATE:

TO LINDA RAYMOND; MERIDIAN TITLE CORPORATION; CHICAGO TITLE INSURANCE COMPANY; MATHEWS 702 MICHIGAN, LLC:

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 1, 3, 4, 7a, 8, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 6, 2017.



Craig S. Batdorff

DATE: 2/6/2017

CRAIG S. BATDORFF
INDIANA PROFESSIONAL LAND SURVEYOR NO. 21200006
PROGRESSIVE ENGINEERING, INC.
58640 STATE ROAD 15
GOSHEN, IN 46528
(574) 533-0337

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 25°18'59" E | 12.02' |
| L2 | N 89°25'34" E | 7.00' |
| L3 | N 00°29'51" W | 7.42' |
| L4 | N 89°30'09" E | 7.00' |

SURVEYORS REPORT

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

- A) VARIANCES IN THE REFERENCE MONUMENTS;
- B) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- C) INCONSISTENCIES IN LINES OF OCCUPATION;

COMMENTS:

THE SOUTH LINE OF PARCEL III WAS ESTABLISHED BETWEEN FOUND MONUMENTS AS SHOWN ON A SURVEY BY TERENCE LANG RECORDED IN DOC# 0417466. THE NORTH LINE OF PARCEL III WAS ESTABLISHED BETWEEN FOUND MONUMENTS. THE EAST RIGHT OF WAY OF MICHIGAN STREET WAS ESTABLISHED BETWEEN A PK NAIL AT THE SW CORNER OF LOT 10 AND A CUT X FOUND TO THE NORTH. THE SOUTH LINE WAS ESTABLISHED THE PLATTED DISTANCE NORTH. THE SOUTH LINE OF THE RAILROAD RIGHT OF WAY WAS ESTABLISHED THE AT THE PLATTED DISTANCE AND THE EXCEPTION ALONG THE RAILROAD WAS ESTABLISHED AT THE DEEDED DISTANCES.

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE DEGREE OF UNCERTAINTY IN THE LOCATIONS OF THE LINES AND CORNERS ON THIS SURVEY ARE AS FOLLOWS:
RELATIVE POSITIONAL ACCURACY: 0.07' PLUS 50 ppm (URBAN)

DUE TO VARIANCES IN MONUMENTATION: 1.42' E&W, 040' N&S.

DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: NONE

DUE TO INCONSISTENCIES IN THE LINES OF OCCUPATION:

2.0' N&S DUE TO THE BUILDING ALONG THE RAILROAD RIGHT OF WAY.

I, CRAIG S. BATDORFF, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #21200006, DO HEREBY CERTIFY THAT THIS REPRESENTS A SURVEY PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THIS SURVEY WAS COMPLETED ON FEBRUARY 6, 2017 IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE. I FURTHER AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Progressive Engineering Inc.
58640 State Road 15
Goshen, IN 46528
Phone (574) 533-0337
Fax (574) 533-0736
www.p-e-i.com

Pei

CURT: LINDA RAYMOND
TITLE: ALTA/NSPS SURVEY
702 S. MICHIGAN ST.

| DATE | REVISION |
|-----------|----------|
| 2/6/2017 | |
| 2017-0268 | |

OWN: CRAIG
DATE: 2/6/2017
SCALE: 1" = 40'
JOB NO: 2017-0268
OWN: C-170268