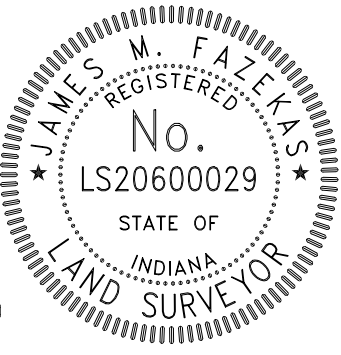


CERTIFICATE OF LAND SURVEY
This Land Survey, prepared by V3, is hereby certified to the following.

To: Chicago Title Insurance Company; Meridian Title Corporation; Robert Kort;
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 1-4, 7(a), 7(b)(1), 8, 9, 11 and 13 of Table A thereof. The fieldwork was completed on 10/23/20.

Date: October 27, 2020

James M. Fozekas
Registered Land Surveyor of the State of Indiana
Registration Number LS20600029



Land Description
Parcel I:
Lots 27 and 28 in McKernan and Pierce's Subdivision of a part of Out Lot 128 of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 136, in the Office of the Recorder of Marion County, Indiana.
Parcel II:
A part of Lot 21 in McKernan and Pierce's Subdivision of Out Lot 128 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 136, in the Office of the Recorder of Marion County, Indiana, described as follows:

Beginning at the Northwest corner of said Lot 21; thence South 04 degrees 54 minutes 14 seconds West 30.00 feet; thence South 85 degrees 01 minutes 46 seconds East 34.20 feet; thence North 13 degrees 01 minutes 44 seconds East 30.30 feet; thence North 85 degrees 01 minutes 46 seconds West 38.47 feet to the point of beginning and containing in all 1,090 square feet, more or less. Excepting and reserving unto the State of Indiana any and all rights of Ingress to and Egress from the land here in over and across the 30.30 foot line thereof.

Also: A part of Lot 20 in McKernan and Pierce's Subdivision of Out Lot 128 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 136 in the Office of the Recorder of Marion County, Indiana, described as follows:
Beginning at the Northwest corner of said Lot 20; thence South 04 degrees 54 minutes 14 seconds West 30.00 feet; thence South 85 degrees 01 minutes 46 seconds East 38.47 feet; thence North 13 degrees 01 minutes 44 seconds East 30.30 feet; thence North 85 degrees 01 minutes 46 seconds 42.75 feet to the point of beginning and containing in all 1,218 square feet, more or less. Excepting and reserving unto the State of Indiana any and all rights of Ingress to and Egress from the land herein over and across the 30.30 foot line thereof.

Also: A part of Lot 19 in McKernan and Pierce's Subdivision a part of Out Lot 128 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 136, in the Office of the Recorder of Marion County, Indiana, described as follows:
Beginning at the Northwest corner of said Lot 19; thence South 04 degrees 54 minutes 14 seconds West 30.00 feet; thence South 85 degrees 01 minutes 46 seconds East 42.75 feet; thence North 13 degrees 01 minutes 44 seconds East 30.30 feet; thence North 85 degrees 01 minutes 46 seconds West 47.03 feet to the point of beginning and containing in all 1,346 square feet, more or less. Excepting and reserving unto the State of Indiana any and all right of Ingress to and Egress from the land herein over and across the 30.30 foot line thereof.

Also: A part of Lot 18 in McKernan and Pierce's Subdivision a part of Out Lot 128 in the City of Indianapolis, as per plat thereof recorded in Plat Book 2, page 136, in the Office of the Recorder of Marion County, Indiana, described as follows:
Beginning at the Northwest corner of said Lot 18; thence South 04 degrees 54 minutes 14 seconds West 30.00 feet; thence South 85 degrees 01 minutes 46 seconds East 47.03 feet; thence North 13 degrees 01 minutes 44 seconds East 30.30 feet; thence North 85 degrees 01 minutes 46 seconds West 51.31 feet to the point of beginning and containing in all 1,475 square feet, more or less. Excepting and reserving unto the State of Indiana any and all right of Ingress to and Egress from the land herein over and across the 30.30 foot line thereof.

Also: A part of Lot 17 in McKernan and Pierce's Subdivision a part of Out Lot 128 in the City of Indianapolis, as per plat thereof recorded in Plat Book 2, page 136, in the Office of the Recorder of Marion County, Indiana, described as follows:
Beginning at the Northwest corner of said Lot 17; thence South 04 degrees 54 minutes 14 seconds West 30.00 feet; thence South 85 degrees 01 minutes 46 seconds East 51.31 feet; thence North 13 degrees 01 minutes 44 seconds East 30.01 feet; thence North 29 degrees 46 minutes 44 seconds East 0.31 feet; thence North 85 degrees 01 minutes 46 seconds West 55.69 feet to the point of beginning and containing in all 1,605 square feet, more or less. Excepting and reserving unto the State of Indiana any and all rights of Ingress to and Egress from the land herein over and across the 30.01 foot and .31 foot line thereof.

Also: A part of Lot 16 in McKernan and Pierce's Subdivision a part of Out Lot 128 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 136, in the Office of the Recorder of Marion County, Indiana, described as follows:
Beginning at the Northwest corner of said Lot 16; thence South 04 degrees 54 minutes 14 seconds West 30.00 feet; thence South 85 degrees 01 minutes 46 seconds East 55.69 feet; thence North 29 degrees 46 minutes 44 seconds East 33.05 feet; thence North 85 degrees 01 minutes 46 seconds West 69.59 feet to the point of beginning and containing in all 1,878 square feet, more or less. Excepting and reserving unto the State of Indiana any and all rights of Ingress to and Egress from the land herein conveyed over and across the 33.05 foot line thereof.

Also: A part of Lots 14 and 15 in McKernan and Pierce's Subdivision part of Out Lot 128 in the City of Indianapolis as per plat thereof, recorded in Plat Book 2, page 136, in the Office of the Recorder of Marion County, Indiana, described as follows:
Beginning at the Northwest corner of said Lot 14; thence South 04 degrees 54 minutes 14 seconds West 60.00 feet; thence South 85 degrees 01 minutes 46 seconds East 69.59 feet; thence North 29 degrees 46 minutes 44 seconds East 49.04 feet; thence North 05 degrees 47 minutes 44 seconds East 15.51 feet; thence North 85 degrees 01 minutes 46 seconds West 90.52 feet to the point of beginning and containing in all 4,962 square feet, more or less.

Excepting and reserving unto the State of Indiana any and all rights of Ingress to and Egress from the land herein over and across the 19.04 and 15.51 foot line thereof.

Land Surveyor's Report

In direct accordance with the laws governing the State of Indiana, of the United States of America, and following Title 865 State Board of Registration for Land Surveyors, Article 1, General Provisions, Rule 12, Land Surveying; Competent Practice, of the Indiana Administrative Code (IAC), the following beliefs, opinions, observations, conclusions, and information are hereby submitted for record. The degree of precision and accuracy necessary for a survey shall be based upon the intended use of the real estate. If the client does not provide information regarding the intended use, the classification of the survey shall be based on the current use of the real estate. The surveyed premises shown hereon are classified as an Urban Survey, having an acceptable relative positional accuracy of 0.07 feet plus 50 parts per million. The purpose of this project was to perform and prepare a Retracement Survey on the real estate that has been described hereon, under direction and instructions from the client.

Relative positional accuracy (RPA) means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the ninety-five percent (95%) confidence level. There may be unwritten rights associated with these uncertainties. The amount of uncertainty created by any discrepancies in the lines of occupation is equal to that discrepancy itself and in situations where that uncertainty is less than that of the appropriate RPA, it may have been considered negligible and gone unnoted. Unless otherwise noted or shown on the within survey plat, there is no evidence of occupation along the perimeter lines of the subject real estate.

This plat of survey accurately shows the location of all visible improvements, unless noted otherwise, on the premises as of the date of last field work for this project. Also shown are all lines of occupation and their relationship to the established lines of the subject real estate. A more accurate explanation of these relationships and how they were determined is described within this report. Unless otherwise illustrated hereon, there is no evidence of occupation along the exterior perimeter of the subject real estate.

This plat of survey accurately shows the position of easements, highways, rights of way, restrictions, covenants or other encumbrances of which the Surveyor was informed of. Land Surveyor's within the State of Indiana are not qualified to perform the extensive searches needed to acquire all of those documents or agreements, and they rely upon a Title Company, the client, the client's attorney, or the land owner to provide such information. Observable evidence of these burdens are shown hereon as utility lines or associated improvements, drains, swales, roadways, driveways, paths, etcetera.

Land Survey Markers, or monuments, were either set or found at all corners of the subject real estate, as shown and noted hereon. In situations where the corner is inaccessible or it would not be reasonable to set a monument at a corner, due to terrain or other hindrances, offset monuments may have been set instead, and those have been annotated hereon as well.

There may be differences of deed (D) dimensions versus measured (M) dimensions along the established lines of the subject real estate and likewise, there may be found survey markers near, but not precisely at, some established corners. In cases where the extent of these differences are less than the stated RPA, and less than the uncertainty recognized with regard to any reference monuments used for this project, those differences may be considered insignificant and have been shown only for the purposes of mathematical closure. Conversely, any differences that may exceed the stated RPA and other uncertainties are considered significant and have been discussed further below.

The Theory of Location applied for this project is as follows.

The basis of bearings for this project is the physical centerline of Chadwick Street, bearing North 01 degrees 59 minutes 44 seconds East.

It is this Land Surveyor's professional opinion that the cause and the amount of uncertainty in these lines and corners is due to the following:

- (A) Availability and condition of reference monuments
 - Concrete curbs and walks were used to establish the centerlines of Chadwick, McCarty, Missouri and Wyoming Streets and were used to control this survey.
 - Additional monuments were found at or near the established corners for the subject real estate and its adjoining and any variances have been annotated hereon.
 - The amount of uncertainty created by the controlling monuments and any other monuments shown hereon is equal to 0.4'.

- (B) Occupation or possession lines
 - A metal fence along the East line of Parcel II was found to be as much as 0.6'W.
 - The amount of uncertainty created by these discrepancies is equal to 0.6'.

- (C) Clarity or ambiguity of the record documents
 - Plat distances were held in the North/South direction (between McCarty & Wyoming Streets), which worked well with the physical locations of said centerlines.
 - Measured distances were held in the East/West direction (between Chadwick and Missouri Streets).

- (D) The relative positional accuracy of the measurements
 - This survey meets or exceeds the requirements set forth by the State of Indiana.

Land Surveyor's Notes

Any underground utilities depicted on the attached plat of survey have been located per visual observations or utility markings on the ground. 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, but not including but not limited to 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 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.

Along any line where a deed gap or overlap or inconsistency in line of occupation occurs, unwritten rights may be available to the subject and/or the adjoining real estates.

Flood Information Note

Flood status information was obtained using Flood Insurance Rate Maps (FIRM) provided by the United States Department of Homeland Security, Federal Emergency Management Agency (FEMA), on their website, located at <http://msc.fema.gov/>.

The Subject Real Estate described hereon was mathematically calculated and scaled on the FIRM Maps of Marion County, Indiana, Map Number 18097C0143F, dated 4/19/16, and was found to be located in Flood Zone X (unshaded).

The accuracy of any flood hazard data shown on this Land Survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. This certification is restricted to a review of the FIRM noted above and shall not be construed as a confirmation or denial of flooding potential.

Title Insurance Company Commitment Note

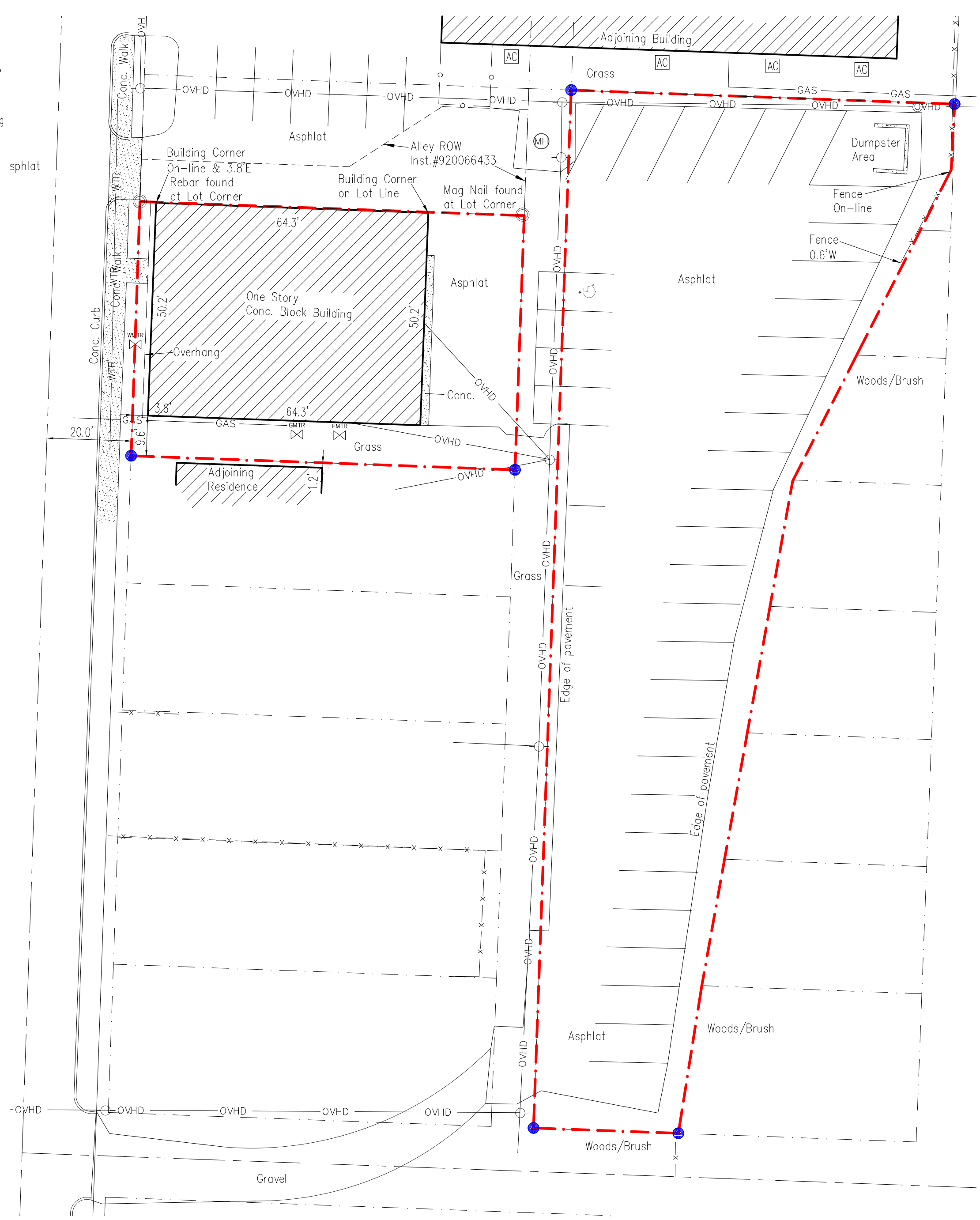
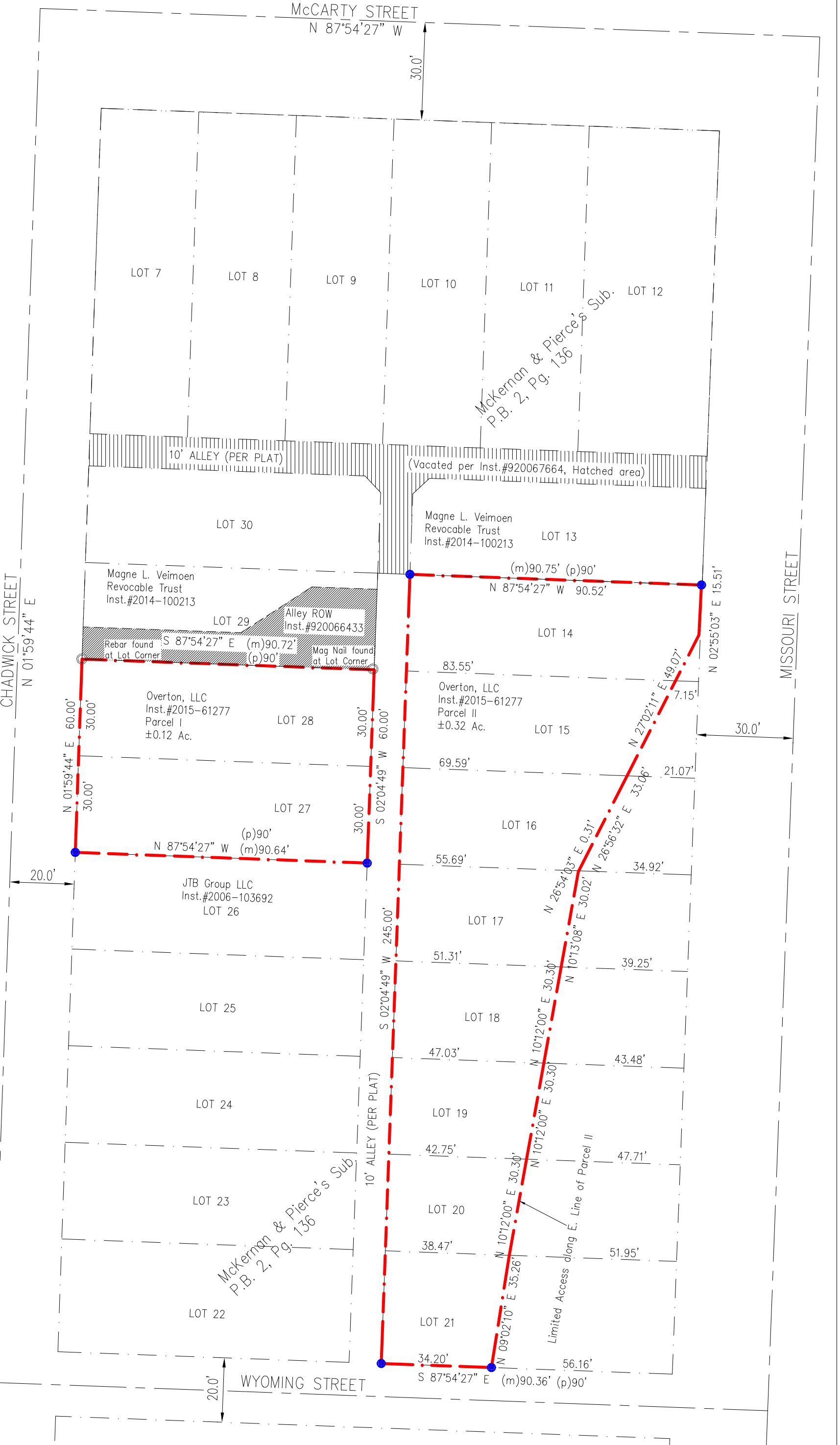
Evidence of source of title for the subject tract was provided by Chicago Title Insurance Company, having a Title Commitment Number of 20-41892 and is dated effective 10/08/20. Some certain survey-related "Exceptions" exist that were disclosed in Schedule B of said title commitment, and have been depicted on the survey, each being identified by their recording data. Should any additional items need to be depicted on the survey, please notify us and provide the appropriate documents.

Survey related "Exceptions" with regard to the Subject Real Estate:

- #16. Inst.#1993-0023447 - No plottable easement defined in document.
- 17. Inst.#2016-78526 - No plottable easement defined in document.

Current ownership for the Subject and Adjoining real estates are shown per County Assessor records, and the documents listed hereon can be obtained from the County Recorder's Office.

PLAT DETAIL - NOT TO SCALE



PARKING COUNT:

- 35 Regular Painted Spaces
- 1 Handicap Painted Space

GRAPHIC SCALE



SYMBOL LEGEND

SEA GROUP MONUMENT SET	SIGN	FIRE MAIN	GAS LINE MARKER
CUT "X" SET or FOUND	LARGE SIGN	FIRE HYDRANT	GAS VALVE
BRASS PLUG / COPPER WELD	UTILITY POLE	WATER METER	GAS METER
SURVEY MARKER FOUND	LIGHT POLE	WATER VALVE	COMMUNICATIONS MANHOLE
PK or MAG NAIL FOUND	GROUND LIGHT	WATER WELL	TRAFFIC UTILITY
SECTION CORNER (AS NOTED)	ELECTRIC METER	BEE-HIVE INLET	COMMUNICATIONS LINE MARKER
BENCHMARK (AS NOTED)	ELECTRIC UTILITY	CURB INLET	SANITARY SEWER MANHOLE
RIGHT OF WAY MARKER	DECIDUOUS TREE	DRAINAGE INLET	SANITARY SEWER MARKER
TRAFFIC SIGNAL POLE	EVERGREEN TREE	MANHOLE	STORM SEWER MANHOLE
AIR CONDITIONER	MAIL BOX	AIR / VACUUM EQUIPMENT	COMMUNICATIONS UTILITY
BOLLARD	HANDICAPPED PARKING SPOT	MONITORING WELL	CLEAN OUT



494 Gradle Drive Carmel, Indiana 46032
Phone: 317.844.3333 Fax: 317.844.3383
V3co.com

Surveyors - Scientists - Engineers

PROJECT LOCATED IN:

SECTION 11 - TOWNSHIP 15 NORTH - RANGE 03 EAST

MARION COUNTY, IN

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

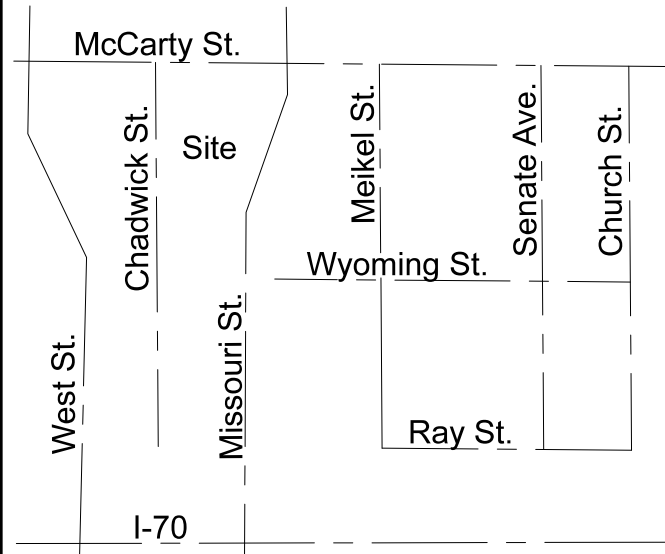
Kort Builders, Inc.
8709 Castle Park Drive
Indianapolis, IN 46256

REV. #	DATE	REV. DESC.
1	11/05/20	Add. of Inst.#920066433

DRAWING LEGEND

EXISTING METAL-TYPE FENCE	EXISTING WOOD-TYPE FENCE
GAS	GAS
COM	COM
WTR	WTR
STM	STM
SAN	SAN
FBOP	FBOP
USE	USE
OHE	OHE
OVHD	OVHD
TRAF	TRAF
IRR	IRR
B.S.L. = BUILDING SETBACK LINE	EASEMENT (AS NOTED)
REAL ESTATE LINES (AS NOTED)	SUBJECT REAL ESTATE SURVEY LINE (AS NOTED)
EXISTING CURB (AS NOTED)	TOB = TOP OF BANK
TOS = TOP OF SLOPE	EXISTING DRAINAGE
CONTOURS - MAJOR INTERVAL	CONTOURS - MINOR INTERVAL
(P) = PLATTED BEARING AND DIMENSION	(D) = DEEDED BEARING AND DIMENSION
(C) = CALCULATED BEARING AND DIMENSION	(W) = MEASURED BEARING AND DIMENSION

VICINITY MAP - NOT TO SCALE



Approved By: JMF
Drawn By: JMF
Date of Last Field Work: 10/23/20
Date Plotted: 10/27/20

Reference #: 19462

Project Number:

20632
Sheet Number :