

Commencing at the Southwest Corner of the East Half of said Southeast Quarter, thence North 00 degrees 06 minutes 28 seconds (assumed bearing) along the west line of said east half a distance of 481.20 feet; thence South 88 degrees 23 minutes 31 seconds West a distance of 16.50 feet to the southwest corner of real estate as described in a Warranty Deed to Mann Realty Co., as recorded by Instrument No. 86-46361, in the Office of the Recorder of Marion County, Indiana; thence North 00 degrees 06 minutes 28 seconds East parallel with said west line and along the west line of said real estate a distance of 796.00 feet to the northwest corner of real estates described in a Warranty Deed to Van Dynecrotty, Marion County, Indiana, said corner also being the Point of Beginning; thence South 89 degrees 53 minutes 32 seconds East along the north line of said real estate a distance of 173.89 feet to a rebar found in this survey at the southwest corner of real estate as described in Warranty Deed to Robert J. and Debra K. Whitman as recorded by Instrument No. 94-15484, in the Office of the Recorder of Marion County, Indiana; thence North 00 degrees 06 minutes 28 seconds East parallel with the west line of said east half and along the west line of said Whitman real estate a distance of 304.00 feet to a rebar found in this survey at northwest corner of said Whitman real estate, said point being on the north line of said Mann Realty Co., real estate; thence North 89 degrees 53 minutes 32 seconds West along said north line a distance of 173.89 feet to the northwest corner of said Mann real estate; thence South 00 degrees 06 minutes 28 seconds West parallel with the west line of said east half and along the west line of said Mann real estate a distance of 304.00 feet to the Point of Beginning, Together with an ingress/egress easement as set forth in the Declaration of Reciprocal Easements for Common Facilities dated July 13, 1993 as Instrument No. 1993-0088248 in the Office of the Recorder of Marion County, Indiana.

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.

The purpose of this survey was to perform an ALTA/NSPS Land Title survey of the parcel owned by 7260 Georgetown Road, LLC and recorded as Instrument Number A201800025600 in the Office of the Recorder of Marion County. Information and data used to perform this survey includes, but is not limited to, the following: the deeds and/or plats of the subject property and adjoining properties, reference surveys completed by the undersigned and others in the vicinity of the surveyed property and monuments and physical evidence found as shown on the plat of the survey.

Reference documents recovered, analyzed, and used in this survey consisted of the following:

- A. An unrecorded survey east of the surveyed property performed by Weihe Engineers, certified by Mark Joseph Duffy, dated December 14, 2000, and having a project number of W001002. This property was also previously surveyed by Weihe Engineers in 1993 by Michael L. DeBoy having a project number of 93-845. The section lines shown on these two reference
- B. A survey on the southern adjoining property performed by Melton-Packard and Associates, certified by Gary L. Piers, dated May 6, 1993, and recorded as Instrument Number A199300178257 in the Office of the Recorder of Marion County.
- C. A survey south of the surveyed property performed by Melton-Packard and Associates, certified by Gary L. Piers, dated June 26, 1995, and recorded as Instrument Number A199500149457 in the Office of the Recorder of Marion County.
- D. A survey on the surveyed property performed by Melton-Packard and Associates, certified by Gary L. Piers, dated July 19, 1994, and recorded as Instrument Number A199500019713 in the Office of the Recorder of Marion County.
- E. An unrecorded survey east of the surveyed property performed by Weihe Engineers, certified by Michael L. DeBoy, dated December 5, 1995, and having a project number of 95-1367.
- F. A survey southwest of the surveyed property performed by Woolpert, certified by John R. Heshelman, dated September 12, 2000, and recorded as Instrument Number A200100002784 in the Office of the Recorder of Marion County.
- G. A survey of the west adjoiner performed by Woolpert, certified by John R. Heshelman, dated September 12, 2000, and recorded as Instrument Number A200100002775 in the Office of the Recorder of Marion County.
- H. An unrecorded survey southeast of the surveyed property performed by Weihe Engineers, certified by Joshua David Werner, dated January 13, 2016, and having a project number of W160009. This property was also previously surveyed by Weihe Engineers in 2003, 2005, and 2007 by Mark Joseph Duffy and having project numbers of W030532, W050616, and W070506. The section lines shown on all four of these reference surveys were identical.
- I. A survey on the surveyed property performed by Banning Engineering, certified by Brian L. Haggard, dated April 3, 2007, and recorded as Instrument Number A200700171269 in the Office of the Recorder of Marion County.

Section Corner Tie Sheets and other information obtained from the Marion County Surveyor's Office (MCSO).

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 (1301 IN East Zone - N.A.D. 1983), 2011 adjustment as determined by RTK GPS measurements utilizing INDOT's INCORS RTK Network. All measurements shown on this survey are derived from grid coordinates and have US

There may be differences of deed (D) or platted (P) dimensions versus measured (M) or calculated (C) dimensions along the surveyed lines shown hereon and, likewise, survey markers may be found near, but not precisely at, some title corners. 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.

The Relative Positional Accuracy (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 IAC 865.

The location of the lines and corners of the subject tract are dependent upon the geometric data shown and the monuments found, accepted, and/or located with this survey. Those monuments shown with no variation were found to be within 0.3 feet of the computed position and it is the undersigned's opinion that their variations do not need to be addressed.

USPLS- Recovered Section Corners SW Cor., SE 1/4, Sec. 25-T17N-R2E

A Harrison Monument was found flush and in good, stable condition at the Southwest Corner of the Southeast Quarter of Section 25, Township 17 North, Range 2 East. The MCSO Tie Sheet stated that the Harrison was set in place of a frost pin at the corner in 1990 and the measured coordinates of the monument matched the published coordinates shown on the tie sheet within 0.1 feet. Reference Surveys A, E, H, and I called for a Harrison Monument found at this corner and the monument measured within 0.1 feet of its computed location shown on the reference survey. Reference Surveys F and G called for a Harrison Monument found at this corner and the monument measured within 0.2 feet of its computed location shown on the reference survey. Based upon this evidence the monument was held as the corner. The estimated uncertainty for this corner is 0.3 feet.

SE Cor., SE 1/4, Sec. 25-T17N-R2E

A Harrison Monument was found flush and in good, stable condition at the Southeast Corner of the Southeast Quarter of Section 25, Township 17 North, Range 2 East. The MCSO Tie Sheet stated that the Harrison was set over a stone found at the corner in 1997 and the measured coordinates of the monument matched the published coordinates shown on the tie sheet within 0.3 feet. Reference Surveys A, H and I called for a Harrison Monument found at this corner and the monument measured within 0.1 feet of its computed location shown on the reference surveys. Reference Survey E called for a pk nail set per MCSO ties at this corner and the monument measured within 0.2 feet of the nail's computed location shown on the reference survey. Reference Surveys F and G called for a monument found at this corner and the monument measured within 0.1 feet of its computed location shown on the reference survey. Based upon this evidence the monument was held as the corner. The estimated uncertainty for this corner

NE Cor., SE 1/4, Sec. 25-T17N-R2E

No monument was recovered at the Northeast Corner of the Southeast Quarter of Section 25, Township 17 North, Range 2 East. The MCSO Tie Sheet stated that a rebar dating back to 1958 was set at the corner and that between 1975 and 1991 a building was built in the location of the corner and that the corner falls within the center of the building. The MCSO computed the location of this corner by using reference surveys and information and called for reference monuments in the area surrounding the building. This corner was computed using the coordinates shown on the MCSO Tie Sheet coupled with the reference monuments shown on the Tie Sheet. A Weihe capped rebar was found 1 inch below grade South 38 degrees 26 minutes 46 seconds West 960.58 feet from the computed location of the corner and the measured coordinates of the rebar matched the published coordinates within 0.1 feet. A rebar was found 6 inches below grade North 25 degrees 06 minutes 31 seconds West 718.26 feet from the computed location of the corner and the measured coordinates of the rebar matched the published coordinates within 0.1 feet. A FECO capped rebar was found 1 inch above grade North 13 degrees 23 minutes 44 seconds East 679.34 feet from the computed location of the corner and the measured coordinates of the rebar matched the published coordinates within 0.1 feet. Reference Surveys A, E, and H called for a rebar found as per MCSO and stated that the section corners were taken from a traverse from a previous project. The computed location shown on the reference surveys was found to lie 1.5 feet west and 0.2 feet north of the computed location shown on the MCSO Tie Sheet. Based upon this evidence the MCSO computed location was held this survey as the corner. The estimated uncertainty for this corner is 1.6 feet.

NE Cor., NE 1/4, Sec. 25-T17N-R2E

A Harrison Monument was found flush and in good, stable condition at the Northeast Corner of the Northeast Quarter of Section 25, Township 17 North, Range 2 East. The MCSO Tie Sheet stated that the Harrison was set in place of a brass plug found at the corner in 1989 and the measured coordinates of the monument matched the published coordinates shown on the tie sheet within 0.1 feet. Based upon this evidence the monument was held as the corner. The estimated uncertainty for this corner is 0.3 feet.

NW Cor., NE 1/4, Sec. 25-T17N-R2E

A Harrison Monument was found flush and in good, stable condition at the Northwest Corner of the Northeast Quarter of Section 25, Township 17 North, Range 2 East. The MCSO Tie Sheet stated that the Harrison was set over a stone found at the corner in 2015 and the measured coordinates of the monument matched the published coordinates shown on the tie sheet within 0.1 feet. Based upon this evidence the monument was held as the corner. The estimated uncertainty for this corner is 0.3 feet.

SW Cor., E 1/2, SE 1/4, Sec. 25-T17N-R2E

A magnail was found flush and in good, stable condition at the Southwest Corner of the East Half of the Southeast Quarter of Section 25, Township 17 North, Range 2 East. The MCSO Tie Sheet stated that a survey mark nail was over brass plug found at the corner in 2012 and the measured coordinates of the monument matched the published coordinates shown on the tie sheet within 0.1 feet. Reference Surveys A, E, and H computed this location by holding the midpoint of the south line of the guarter and was found to compute 2.6 feet west and 0.2 feet south of the nail. Reference Surveys B, C, and D called for a pk nail found at this corner and the nail measured within 0.1 feet of its computed location shown on the reference surveys. Reference Surveys F and G computed this location by holding the midpoint of the south line of the quarter and was found to compute 2.4 feet west and 0.2 feet south of the nail. Reference Survey I stated that the corner had been obliterated by construction and computed this corner based upon boundary surveys in the area and recovered monuments. The computed location shown on the reference survey computed within 0.2 feet of the measured location of the nail. Based upon this evidence the nail was held as the corner. The estimated uncertainty for this corner is 2.5 feet.

NW Cor., E 1/2, SE 1/4, Sec. 25-T17N-R2E

A MCSO capped rebar was found flush and in good, stable condition at the Northwest Corner of the East Half of the Southeast Quarter of Section 25, Township 17 North, Range 2 East. The MCSO Tie Sheet stated that a MCSO capped rebar was set at corner in 2012 based upon information shown on previous surveys and the measured coordinates of the monument were found to lie 0.9 feet west and 0.6 feet south the published coordinates shown on the tie sheet. Reference Surveys A, E, and H computed this location by holding the midpoint of the south line of the quarter and was found to compute 9.6 feet east and 6.1 feet north of the nail. Reference Surveys B, C, and D called for a rebar found at this corner but did not dimension the line, so the rebar's location could not be computed from these surveys. Reference Survey I stated that the corner had been obliterated by construction and computed this corner based upon boundary surveys in the area and recovered monuments but did not dimension the line, so the corner's location could not be computed from this survey. Based upon this evidence the rebar was held as the corner. The estimated uncertainty for this corner is 1.5 feet.

Other Monuments and Corners

A bent MPA capped rebar was found flush near the southeast corner of the south adjoiner. The rebar was set during Reference Survey B and was found to lie 0.9 feet east and 0.1 feet south of the computed location for the corner shown on the reference survey. This monument was not held this survey but was used to verify the computed location of the reference survey.

A capped rebar with illegible cap was found 6 inches above grade at the southwest corner of a property south of the surveyed property. Reference Survey C called for a rebar set at this corner during the reference survey and the rebar measured within 0.1 feet of its computed location shown on the reference survey. This monument was held this survey and used to determine a portion of the surveyed properties lead in call.

A Banning capped rebar was found at the northwest corner of the surveyed property. Reference Survey D called for a rebar found at this corner with a Woolpert rebar found 1.8 feet east and 2.3 feet south of the corner. The rebar measured 0.4 feet east and 0.3 feet south of the corner's computed location shown on the reference survey. Reference Survey I stated that this corner was set during a previous survey in 1998 and the rebar measured within 0.2 feet of its computed location shown on the reference survey.

A Banning capped rebar was found at the southeast corner of the surveyed property. Reference Survey D called for a rebar found at this corner and the rebar measured 0.4 feet east and 0.3 feet south of the corner's computed location shown on the reference survey. Reference Survey I stated that this corner was set during a previous survey in 1998 and the rebar measured within 0.1 feet of its computed location shown on the reference survey.

A pk nail was found flush at the southwest corner of a property east of the surveyed property as shown on Reference Survey E. Reference Survey E called for a pk nail set at this corner and the nail measured within 0.1 feet of its computed location shown on the reference survey.

A bent rebar was found 3 inches above grade at the northeast corner of a property east of the surveyed property as shown on Reference Survey E. Reference Survey E called for a rebar set at this corner and the rebar measured 0.8 feet west and 0.4 feet north of its computed location shown on the reference survey.

A 1-inch diameter steel rod was found flush at the northeast corner of the west adjoiner. Reference Survey G stated that a rebar with cap was set at this corner and the rod measured within 0.2 feet of its computed location shown on the reference survey.

All additional monuments shown on the plat of survey were found without any reference to their origin and were not held this survey. All monuments found were found flush with the ground surface unless otherwise noted.

Theory of Location

The lead in call for the survey was retraced by holding the Southwest Corner of the East Half of the Southeast Quarter of Section 25, Township 17 North, Range 2 East and proceeding along the west line of said half for the deeded distance. It should be noted that the description does not state if the first call is northeast or northwest. The surrounding descriptions and a call in the surveyed description parallel to the line in question indicated that the call should be northeast. Either way the informative call in the description was not held due to the controlling call for the half quarter section line. The deed geometry was then held for the next call which matched a found rebar. A line parallel with the west line of said half for the last lead in call. The south line of the surveyed property was retraced by holding the deed bearing through the capped Banning rebar found at the southeast corner of the property. The east line of the surveyed property was retraced by holding the deed bearing through the capped Banning rebar found at the southeast corner of the property. The north line of the surveyed property was retraced by holding the deed bearing through the capped Banning rebar found near the northwest corner of the property. The west line of the surveyed property was held as a line parallel with the west line of said half. This caused the Banning rebar to fall 0.4 feet east of the northwest corner of the property.

The existing right of way for Georgetown Road was not examined or retraced during this survey due to it being located off and away from the surveyed property. The ingress/egress easements that the property utilizes to access Georgetown Road have controlling calls to the right of way, so the exact location of the right of way does not impact access to Georgetown Road through the easement. The approximate right of way line shown on this survey was shown per the geometry of the south adjoining property and the ingress/egress easement.

Occupation means some observable improvement either man made, or a natural barrier manipulated by man to delineate the property line. It should be noted that not all fences are erected to define property lines and caution is warranted before accepting this type of barrier as such. One should also be aware that when these types of occupation are not in agreement with deed lines certain unwritten rights may exist over the land between them. Those parties relying on the survey should assume that the uncertainty of ownership of these areas where occupation lines and deed lines are not in coincidence is, at least, equal to the magnitude of the difference. The south line of the parking lot was found to lie 1.4-1.8 feet north of the south line of the surveyed property. See plat of survey for more information.

A 2.1 feet wide overlap between the deeded descriptions of the surveyed property and the northern adjoiner was found during this survey. This overlap was caused by a difference in commencing and leading calls coupled with a lack of controlling calls in the north adjoining description. No deed gaps, overlaps, or gores were found with the surveyed property and the lines of the west, east, and south adjoiners.

The uncertainties of the survey are summarized as follows:

Availability and condition of reference monuments: 2.5 feet Occupation or possession lines: up to 1.8 feet

Clarity or ambiguity of record descriptions and/or adjoining descriptions: 2.1 feet

The address of the surveyed property was found to be 7260 Georgetown Road per Marion County GIS.

The subject parcel appears to be located in 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 18097C0038F, revised date April 19, 2016, Federal Emergency Management Agency, Federal Insurance Administration. Per said FIRM, this parcel does not appear to lie within the boundary of the 100-year flood area. The accuracy of any flood hazard statement is subject to map scale uncertainty.

Total Surveyed Area: 1.22 Acres +/-.

A Zoning Letter dated March 31, 2022 from the City of Indianapolis having a Case Number of RSR22-00278 was provided by the client for this survey. The letter states that the Primary Zoning of the surveyed property is I-2 Light Industrial and that no zoning or building code violations regarding improvements on this site was found in their records. The setbacks for this property were not provided to the surveyor and are not shown on the plat of survey.

The property is accessing Georgetown Road through a drive located in easements listed in Items 11-13.

35 Spaces Regular Parking Spaces: ADA Parking Spaces: 1 Space 36 Spaces Total Spaces:

All underground utilities shown on this survey are shown as a result of Indiana811 locate request tickets. Note to the client, insurer, and lender - With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be

Utility locate requests were called in via the Indiana811 call center for the site and the following comments are in relation to those

Ticket Numbers: 2201213185

of the property as shown on the plat of survey.

No utility information was provided to the surveyor by the client for this survey.

The client did not specify an intersecting street to have a distance from the surveyed property shown on this survey.

No evidence of recent earth moving work, building construction, or building additions was observed in the process of conducting

No evidence of recent street or sidewalk construction or repairs was observed in the process of conducting the fieldwork for this survey. The surveyed property does not have frontage along a street right of way.

Evidence of source of title for the survey property is based upon First American Title Insurance Company commitment for title insurance having Commitment No. NCS-1106956-INDY and an effective date of January 5, 2022.

No comment is made regarding the following Special Exceptions in Schedule B - Section II of the commitment for title insurance:

The following notes are keyed to the Special Exceptions in Schedule B - Section II of the commitment for title insurance.

Item 4 - Terms, provisions and conditions contained in Lease by and between Steven L. Powers and Challen L. Powers, Lessor and Progressive Design Apparel, Inc., Lessee, dated July 02, 1999, as disclosed by a memorandum of lease recorded June 25, 2001, as document 2001-0108145 for a term of 10 years, and all rights thereunder of and all acts done and suffered thereunder of claiming by, through or under said lessee. The description in this document describes the surveyed property and is not shown on

the plat of survey. Item 5 - Easements contained in right of way contract recorded June 16, 1958, in Book 1708 Page 341, and the terms and provisions contained therein. Assignment and Assumption Agreement between Amoco Pipeline Company and Williams

Communications, Inc. recorded April 14, 2000, as document 2000-0059180. This easement was found to lie along the west end

Item 6 - Right of Way Contract granted to Standard Oil Company for a Pipeline easement as set forth in an instrument dated May 14, 1958, and recorded June 16, 1958, in Deed Record 1708, Page 339; assigned to Williams Communications, Inc. by an Assignment and Assumption Agreement dated September 28, 1999, and recorded April 14, 2000, as Instrument No. 2000-59180. This easement was found to lie along the west end of the property as shown on the plat of survey.

Item 7 - Supplemental Pipeline Right-Of-Way Agreement in favor of Williams Communications, Inc., recorded April 17, 2000, as document 2000-0060133, and the terms and provisions contained therein. The description in this document describes the surveyed property and is not shown on the plat of survey.

Item 8 - Driveway Agreement between Amoco Oil Company, Steven L. Powers and Challen Powers, recorded July 24, 1995, as document 1995-0087908, and the terms and provisions contained therein. The description in this document describes the surveyed property and is not shown on the plat of survey.

Item 9 - Electric Line Easement in favor of Indianapolis Power & Light Company, recorded June 01, 1995, as document 1995-0062581, and the terms and provisions contained therein. This easement was found to lie along the north, south, and east sides of the surveyed property and is shown on the plat of survey.

Item 10 - Easement in favor of Indianapolis Water Company, recorded January 05, 1995, as document 1995-001304, and the terms and provisions contained therein. This item was found to lie along the south 15 feet of the surveyed property and is shown on the plat of survey.

Item 11 - Easement Agreement between Mann Realty Co. and Van Dyne-Crotty Inc., recorded July 15, 1993, as document 1993-0088251, and the terms and provisions contained therein. The description in Exhibit A completely encompasses the surveyed property. The description in Exhibit B describes the south adjoining property. The easement in this document described in Exhibit C was found to lie along the south 24 feet of the surveyed property and extends east to the east adjoiner's east line.

Item 12 - Declaration of Covenants of Georgetown Business Center dated October 3, 1990, and recorded October 17, 1990, as document 90-108437; amended by First Amendment to Declaration of Covenants of Georgetown Business Center dated July 13, 1993, and recorded July 15, 1993, as document 93-88249. The first easement description in Exhibit A described an easement south of the surveyed property and is not shown on the plat of survey. The second easement description describes an easement between Georgetown Road and the east line of the east adjoining property. The surveyed property is accessing Georgetown Road through this easement. The description shown in Exhibit B is the same as the second description in Exhibit A. The description shown in Exhibit C describes the surveyed property's southern adjoiner. The description shown in Exhibit D completely encompasses the surveyed property.

Item 13 - Declaration of Reciprocal Easements for Common Facilities dated July 13, 1993, and recorded July 15, 1993, as document 93-88248, and the terms and provisions contained therein. The description in Exhibit A of this document fully encompasses the surveyed property. The first easement description in Exhibit C described an easement south of the surveyed property and is not shown on the plat of survey. The second easement description describes an easement between Georgetown Road and the east line of the east adjoining property. The surveyed property is accessing Georgetown Road through this

Item 14 - Drainage Easement Agreement and Vacation and Release of Existing Easement between Mann Realty Co. and Wilber Partnership, recorded as document 1993-0088247, and the terms and provisions contained therein. The description in Exhibit A completely encompasses the surveyed property. The description in Exhibit B was found to lie south of the surveyed property. The description of the easement was found to lie up to 0.2 feet north of the south line of the surveyed property. It is likely that the easement was not intended to extend onto the surveyed property, but the description did not include any controlling calls to the property line.

Item 15 - Declaration of Reciprocal Easements executed by Mann Real Co., an Indiana general partnership on June 4, 1990, and recorded June 8, 1990, as document 90-56652, and the terms and provisions contained therein. The description in Exhibit A is incomplete and is unable to be drafted due to a lack of calls. Based upon the calls in the description it is possible that the intent was to describe a property that encompasses the surveyed property, but without the missing calls the location of the description is not able to be determined. The description in Exhibit B was found to lie south of the surveyed property. The description in Exhibit C was found to lie south of the surveyed property and is not on and does not touch the surveyed property. The description in Exhibit D was found to lie south of the surveyed property and is not on and does not touch the surveyed property. The easements in this item are not shown on the surveyed property.

Item 16 - Utility Easement for Georgetown Business Center, recorded June 01, 1988, as document 880051654, and the terms and provisions contained therein. This easement was found to lie along the north side of the surveyed property and is shown on the plat of survey.

Item 17 - Easement for Electric Power Lines as set forth in an instrument recorded May 6, 1988, as document 88-42235, and the terms and provisions contained therein. This easement was found to lie along the west side of the surveyed property and is shown on the plat of survey.

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Item 19 - Sewer Service Agreement recorded November 17, 1987, as document 87-132196, and the terms and provisions contained therein. The description in this document completely encompasses the surveyed property.

SURVEYOR'S CERTIFICATE

I, Jacob T. Hoffman, a Registered Land Surveyor in the State of Indiana, hereby 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.

To: First American Title Insurance Company; Ice Miller LLP; 7260 PRI Properties, LLC; 7260 Georgetown Road LLC, an Indiana

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 12, 13, 14, 16, 17, and 19 of Table A thereof. The fieldwork was completed on February 7, 2022.

AUGUST 18, 2022 No. LS21100009 Prepared løy: (Jaçøb T. Høfflmar PS No. L\$21100009

State of Indiana

As used in this survey, certify means to state or declare a professional opinion of conditions regarding those facts or finding which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied. Interpretations are not a part of any certification.

No warranty, either express or implied, is made as to the accuracy 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 underground utilities, flood hazard zones, floodway zones, wetlands, recording information, zoning, and regulated drains. In no event will Weihe Engineers, Inc., its employees, agents, and/or assigns be liable for any damages arising out of the furnishing and/or use of such information

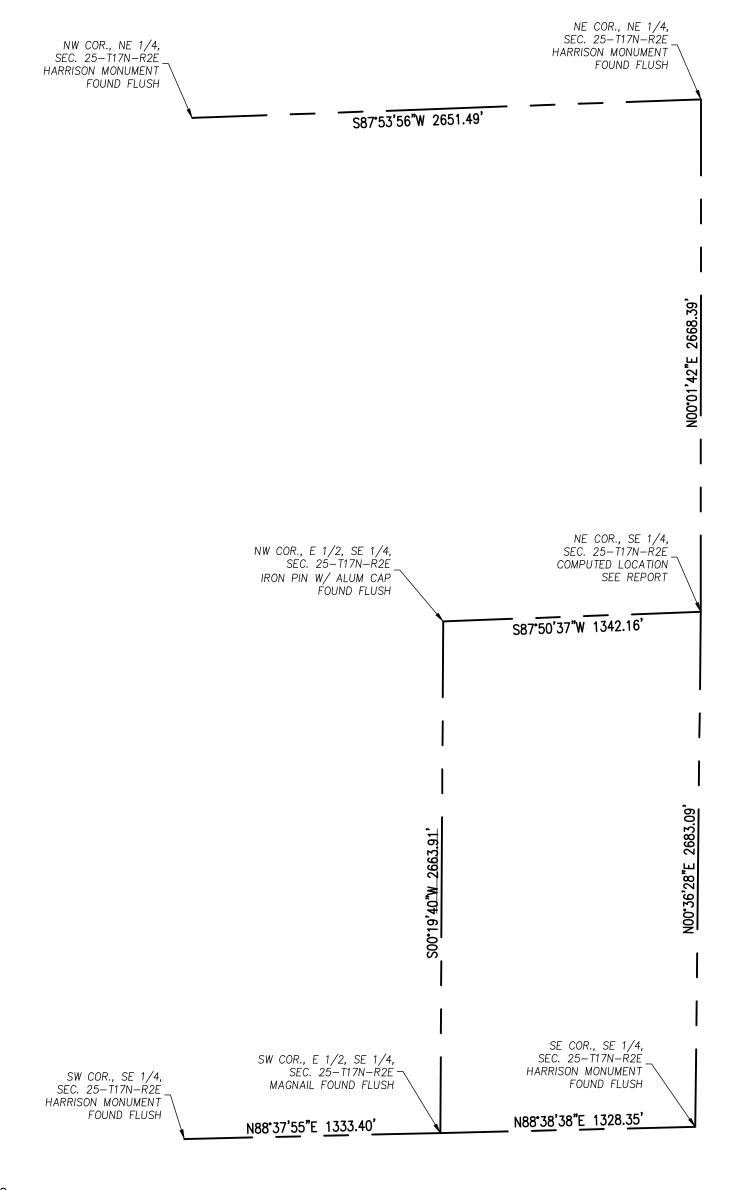
Monuments were set or found during the course of this survey, those set in the ground are 5/8" rebar with yellow plastic caps stamped "WEIHE ENGR 0012", unless otherwise noted. Monuments set in hard surfaced areas, such as asphalt, are as indicated on the drawing and have a washer stamped "WEIHE ENGR 0012" where possible. There may be 5/8" rebar with red plastic caps stamped "TRAVERSE", wooden stakes, or spike nails found on or near the subject real estate. These are working points and should not be confused with monuments marking the boundaries of the subject property.

Improvements shown on the within survey are a representation of the conditions on the last date of field work and not necessarily the conditions of the certification date.

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. Jacob T. Hoffman

The survey was prepared by Jacob T. Hoffman, Weihe Engineers, 10505 N. College Avenue, Indianapolis, Indiana 46280.

SECTION DETAIL



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HEET NO.