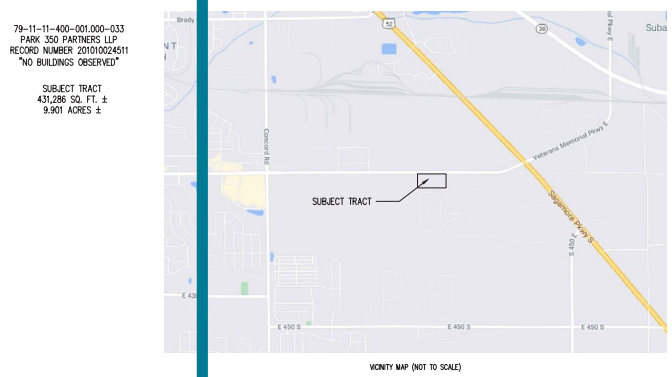


Land Description — Subject Tract (Per this Survey)

A part of the Southeast Quarter of Section 11, Township 22 North, Range 4 West of the Second Principal Meridian, Tippecanoe County, Indiana, being the Subject Tract shown on the plat of an ALTA/NPS survey certified by Easton T. French, P.S. 02/10/2007 on August 13, 2021 as Schneider Geomatics Project Number 13274 (all references to monuments and courses herein are as shown on said plat of survey) more particularly described as follows:

Beginning at an aluminum monument found marking the Northeast Corner of said Quarter, thence South 00 degrees 45 minutes 50 seconds East (Grid Bearing based on NAD83) 2011.0000 (Easement 2001) along the West line of said Quarter a distance of 623.33 feet (all distances herein are horizontal distances) to a 5/8" rebar with a yellow plastic cap stamped "Schneider Form #2007" (hereinafter referred to as Rebar) on the westerly right-of-way line of Veterans Memorial Parkway as described in a deed to the County of Tippecanoe in Record Number 93-06032 in the Office of the Recorder of said County, said point being the Point of Beginning; thence South 89 degrees 57 minutes 38 seconds East along said right-of-way line a distance of 883.98 feet to a Rebar on the westerly right-of-way line of Burr Swezey Drive as shown on said Plat; (1) thence South 44 degrees 57 minutes 38 seconds East a distance of 70.7 feet to a Rebar; (2) thence South 00 degrees 02 minutes 22 seconds West a distance of 108.76 feet to a Rebar; (3) thence South 03 degrees 02 minutes 52 seconds East a distance of 283.38 feet to a point with a Rebar 0.14 feet North, thence North 89 degrees 57 minutes 38 seconds East a distance of 283.38 feet to a point with a Rebar 0.14 feet North, thence North 00 degrees 02 minutes 52 seconds West, and a chord length of 263.33 feet; (4) thence westerly along said curve an arc distance of 294.54 feet to a Rebar; (5) thence North 89 degrees 57 minutes 38 seconds West a distance of 929.45 feet to a point on the aforementioned West line of said Quarter with a Rebar 0.14 feet West and 0.17 feet North; thence North 00 degrees 45 minutes 50 seconds East along said West line a distance of 461.35 feet to the Point of Beginning, containing 9.90 acres, more or less.



- LEGEND**
- INLET OR CATCH BASIN
 - SEWER MANHOLE
 - AREA LIGHT
 - UTILITY POLE WITH GUY WIRE
 - UTILITY POLE WITH RISER
 - TRAFFIC POLE
 - UTILITY PEDESTAL
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - HYDRANT
 - WATER VALVE
 - GAS VALVE
 - GAS METER
 - SIGNS
 - MAILBOX
 - TREE, SHRUB
 -
 - NO VEHICULAR ACCESS
 - RIGHT-OF-WAY LINE
 - OVERHEAD UTILITY LINES
 - UNDERGROUND TELEVISION
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - UNDERGROUND GAS LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND STORM SEWER
 - EDGE OF WOODS
 - FLOW LINE

UTILITY NOTE:

UTILITY LOCATION REQUESTS WERE SUBMITTED TO INDIANCOIL ON AUGUST 10, 2021 (TICKET NUMBER 21080393) BY SCHNEIDER GEOMATICS. SOME OF THE UTILITY LINES SHOWN HEREON ARE SHOWN PER FIELD MARKINGS BY THE RESPECTIVE UTILITY REPRESENTATIVES. THERE ARE WATER FACILITIES ON OR NEAR THE SUBJECT TRACT, BUT NO MARKING. PAINT MARKS WERE FOUND IN THE FIELD. UTILITIES SHOWN ARE A RESULT OF COMBINING PLANS, REFERENCE DRAWINGS, AND OBSERVED EVIDENCE. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, IT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

SURVEYOR'S REPORT

In accordance with the IBC, Article 1, Chapter 2 of the Indiana Administrative Code ("Title 17"), the following observations and opinions are submitted regarding the utility uncertainties in the location of the lines and courses established by this survey as a result of uncertainties in reference monuments/instruments: in reference monuments/instruments as indicated by random errors in measurement ("Statistical Uncertainty"); there may be unasserted rights associated with these uncertainties. The client should ensure there is an amount of uncertainty along the report in recognition of the discrepancy in the location of the lines of possession from the surveyed lines.

There may be differences of dead dimensions versus measured dimensions along the boundary lines shown herein and, likewise, there may be found survey markers here, but not precisely at some boundary corners, in cases where the magnitude of these differences are less than the feasible positional accuracy stated herein, and less than the uncertainty identified for the reference monuments/instruments (assumed below), the difference may be considered negligible and no action may be required for mathematical closure. Such differences that are greater than the feasible Positional Accuracy and the uncertainty in reference monuments/instruments should be considered worthy of notice and are hereby further discussed below.

This survey and report are based in part upon conditions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "law or a present" (IBC IAC 11-21-1105). None of the Indiana State Board of Registration for Land Surveyors, State Indiana has or is authorized to certify or otherwise endorse any or all procedures derived from common law precedent that is relied upon in the location of a boundary monument.

Unless otherwise noted or depicted herein, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments are, or will be, shown by existing ground visible otherwise stated.

This is an ALTA/NPS Land Title Original Boundary Survey of a tract of land (as hereinafter described) in a deed to Park 350 Partners, LLC, as recorded in Record Number 201010024511 in the Office of the Recorder of said County, Indiana. This survey was conducted by the Indiana Department of Transportation's Continuously Operating Reference Station (CORS) (Indiana State Plane 83 Zone 18) in the West of the center to subdivide the Subject Tract from the Parent Tract and Develop said subdivided tract.

Basis of Bearings and Distances:

This project was tied to the National Spatial Reference System (NSRS) as GPS measurements processed by the Indiana Department of Transportation's Continuously Operating Reference Station (CORS) (Indiana State Plane 83 Zone 18) bearings and distances, and areas shown herein are based upon the Indiana Geospatial Coordinate System's (IGCS) (NAD83) (Tippecanoe zone per IAD 83(2011)) Epoch 2010.00. This utilizes either a state factory such that the difference between the two is negligible, or that the Subject Tract, and created David Howarth Drive and Burr Swezey Drive, this was recorded July 4, 2008 as Record Number 20080600078.

Reference Monuments/Instruments:

The Parent Tract Deed: A Corporate Warranty Deed to Park 350 Partners, LLC recorded December 27, 2010 as Record Number 2010020411.

Indiana's Memorial Parkway Deed: A Warranty Deed to the County of Tippecanoe recorded July 4, 1993 as Record Number 93-06032.

Park 350 Subdivision Section 11: A Plat recorded on the 11th day of July, 2007 as Record Number 0704853, by Indiana Gas Company, Inc., d/b/a Indiana Gas Company, Inc. and the Lafayette Union Railway Company, its successors and assigns. (Not specific to location). This Encroachment agreement is for an area as described in an easement in Block 80, Page 1537 in the Recorder's Office, said easement does not fall within the Subject Tract.

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SCHNEIDER GEOMATICS
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 Telephone: 765-446-6661
 www.schneidergeomatics.com

PARK 350 INDUSTRIAL PARK
ALTA/NPS LAND TITLE SURVEY
 David Howarth Drive and Burr Swezey Drive, Lafayette, Indiana

Park 350 Partners, LLP
 1615 Segamore Parkway North, Lafayette, Indiana, 47905

DATE: 08/31/2021 PROJECT NO: 13274
 DRAWN BY: ETJ CHECKED BY: MSH
 SHEET TITLE: ALTA/NPS LAND TITLE SURVEY
 DRAWING FILE: \\P\WORK\2021\13274\ALTA.dwg
 SHEET NO: 1



OWNER OF RECORD:
 PARK 350 PARTNERS, LLP
DEED OF RECORD: RECORD #201010024511
TAX KEY NUMBER:
 PS #S21900007
 79-11-11-400-001-000-033

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each social security number in this document, unless required by law. Prepared by Easton T. French