

**SURVEYED PARCEL LAND DESCRIPTION PER TITLE COMMITMENT**

**PARCEL I:**  
Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 in First Section Factory Park, an Addition to the City of Indianapolis, as per plat thereof, recorded in Plat Book 12, page 148, in the Office of the Recorder of Marion County, Indiana.

**PARCEL II:**  
Lots 3 and 4 in Peerless Investment Co's Addition, an addition to the City of Indianapolis, as per plat thereof, recorded in Plat Book 21, page 108, 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 D. Underwood, LLC and recorded as Instrument Number A20200002609 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:

An unrecorded survey performed by Civil and Environmental Consultants, in draft format as of the date of this survey and having a project number of 191-874. (Hereafter referred to as CEC survey).

The plat for The First Section of Factory Park, dated April 1, 1902, and recorded in Plat Book 12, Page 148 in the Office of the Recorder of Marion County.

The plat for The Second Section of Factory Park, dated April 14, 1902, and recorded in Plat Book 13, Page 41 in the Office of the Recorder of Marion County.

The plat for Peerless Investment Co.'s Addition, dated January 10, 1975, and recorded in Plat Book 21, Page 108 in the Office of the Recorder of Marion County.

**InGCS "Marion" zone:**  
Unless noted otherwise, all bearings, distances, areas, and coordinates shown hereon are based upon the Indiana Geospatial Coordinate System's (InGCS) "Marion" zone per NAD 83 (2011) epoch 2010.00 and are reported in U.S. Survey Feet and decimal parts thereof. The "Marion" and "Johnson" zones have identical parameters. These zones were developed to minimize the differences between ground-measured horizontal distances and the corresponding grid coordinate (map) distances within the counties bearing these zones' names.

**InGCS "Johnson" and "Marion" Zone Parameters**  
Geometric Datum: NAD 83(2011) epoch 2010.00  
Projection Type: Transverse Mercator  
Central Meridian: 86°09'00" west longitude  
Central Meridian scale factor: 1.000031  
Latitude of Grid Origin: 39°18'00" north latitude  
False Northing: 36,000,000 m (118,110,000 U.S.Ft)  
False Easting: 240,000,000 m (787,400,000 U.S.Ft)

There may be differences of deed dimensions versus measured dimensions along the surveyed lines shown hereon, 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.

Three CEC capped rebars as well as a magnall were found along portions of Section 2 of Factory Park. These monuments were set during the CEC survey and measured within 0.3 feet of their location shown on the survey. These monuments were set based upon curb splits of the surrounding streets and were held this survey. Two ARE capped rebars were found at Lot 59 of Factory Park Section 2. No survey was recovered showing the origins of these monuments, but they measured within 0.3 feet matching the lines shown on the CEC survey and were held this 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.

The right of way for St. Clair Street, Ketcham Street, Walnut Street, Arnolda Avenue, and the Alley were all dedicated by the plats listed above. The east right of way for Arnolda Avenue was retraced by holding a best fit line between the CEC and ARE monuments which matched the curb splits within 0.3 feet. The north right of way for Walnut Street was retraced by holding the CEC monuments found along the right of way. The CEC survey split the curb to determine the right of way and the monuments measured within 0.2 feet of the measured curb splits this survey. It is the opinion of the undersigned that a solution that held the previous surveyor's locations was more appropriate than recreating the right of way based upon the curb splits due to the proximity of the two solutions. The south right of way for Saint Clair Street and the west right of way for Ketcham Street were retraced by holding the curb splits and the platted right of way widths.

There are several possible solutions for retracing the alley right of way that were examined during this survey. The first solution was creating a best fit line between the existing pavement splits of the alley. This solution generally matches the pavement with some variation along the west right of way where the pavement measured outside of the right of way, but also caused the overhead power lines to be located outside of the alley and placed an existing fence 1.5 feet inside of the alley. This solution also did not match

the found monuments between 1.8-3.0 feet. The second solution was holding the platted distances found on Factory Park Section One in accordance with Senior Rights (Section One was approved 2 weeks prior to Section Two). This solution resulted in the found monuments measuring 1 foot east of the west right of way for the alley, the pavement on the north end being 3 feet outside of the right of way, and the fence being located outside of the alley. The third solution studied was full proration along the right of way and placing the alley in the computed middle of the two blocks. The solution matched a best fit line between the monuments found along the west right of way for the alley within 0.3 feet. This solution also placed the overhead lines inside of the alley while placing the fence outside of the alley. This solution on the other hand does place the east edge of pavement of the alley up to 2.1 feet outside of the alley. The third solution is also the solution held during the CEC survey. Since this solution was so close to a best fit solution holding the recovered monuments, then the best fit solution was held in lieu of recomputing the location to stay consistent with the previous surveyors. After consideration of the aforementioned three solutions, the third solution was held this survey. The third solution seemed to match the improvements in the alley and is consistent with other surveyors' work in the area. The estimated uncertainty of the alley is up to 3 feet.

The individual lot lines were retraced this survey by holding the aforementioned right of ways for the surrounding roads and alley and then prorating the distance calls along each of the rights of way.

Fences, drives and utilities were found at, along, and near the lines of the surveyed parcel. A chain-link fence was found surrounding the property that varied from the surveyed lines was generally contained within the limits of the surveyed lines (see plat for dimensions) with the east line where the fence was found up to 1.1 foot east of the east line. A deck on the northern adjoiner was found to lie up to 2.5 feet of the north line. The pavement limits of the alley were found to lie up to 1.8 feet east of the west line. There is an amount of uncertainty in any line where evidence of occupation is in conflict with the surveyed line equal to the magnitude of the variance. See the plat of survey for further information about evidence of possession.

No deed gaps, overlaps, or gores were found with the surveyed property and the lines of the adjoiners.

The uncertainties of the survey are summarized as follows:

Availability and condition of reference monuments: up to 2.5 feet  
Occupation or possession lines: up to 4.2 feet  
Clarity or ambiguity of record descriptions and/or adjoining descriptions: 0 feet

The address of the surveyed property was found to be 722 Ketcham Street per Marion County Records.

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 18097C0139F, 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 (Measured): 1.121 Acres +/-  
Total Surveyed Area (Platted): 1.128 Acres +/-

The vertical datum for this survey was based upon the North American Vertical Datum of 1988 (NAVD88) and was established by an OPUS solution. Differential leveling was performed on the survey control points prior to data collection to ensure that vertical tolerances for this survey were met. Unless otherwise noted the topographic data shown on this survey was collected using standard radial techniques utilizing electronic total stations and data collectors. Contours have been plotted based upon the interpolation of spot elevations obtained from the radial survey and have an interval of 1 foot.

No zoning information (letter of report) was provided to the surveyor by the client for this survey.

Curb cuts along Ketcham Street were found indicating physical access to a public way.

All underground utilities shown on this survey are shown as a result of IndianaB11 locate requests. Note to the client, insurer, and lender: With regard to Table A, Item 1, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.1.v. 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 necessary.

IndianaB11 Ticket Request Numbers: 2007210112 & 2007210108

The following comments are made in relation to the underground utilities on the surveyed property:  
Communications (AT&T, Bright House, MCI, TCS Communications, Zayo Bandwidth): No underground communications lines were marked as a result of the IndianaB11 request. An MCI splice box was found on the east side of Ketcham Street.

Gas (Citizens Energy): A very small section of gas was marked near Lot 5 along the west side of Ketcham Street between the sidewalk and the curb and a portion was marked 0.1 feet from the center of the road near Lot 14 to the east. Gas meters were found on the buildings on the surveyed property and a gas valve was found near the markings near Lot 5.

Sewer (Citizens Energy): Sanitary sewer was found running along the center of Ketcham Street.

Water (Citizens Energy): Water markings were found running inside of the pavement of Ketcham Street. A water shut off valve was also found south of the markings near Lot 6.

Electric (Indianapolis Power and Light): Overhead electric lines were found running in the alley to the west of the surveyed property and no underground lines were marked this survey.

Evidence of source of title for the survey property is based upon Chicago Title Insurance Company commitment for title insurance having Commitment No. CTIN2005755 and an effective date of June 8, 2020.

No comment is made regarding the following Special Exceptions in Schedule B - Section II of the commitment for title insurance: 1-12, 14-16.

The following notes are keyed to the Special Exceptions in Schedule B - Section II of the commitment for title insurance.  
Item 13 - Land Contract Recorded as Instrument Number A201300012097 - The description contained within 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 MetroFiberNet, LLC; Chicago Title Insurance Company;

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, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 11, 13 of Table A thereof. The fieldwork was completed on July 24, 2020.

Date: JULY 30, 2020

Prepared by: Jacob T. Hoffman  
PS No. L621100009  
State of Indiana



NOTES:  
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.

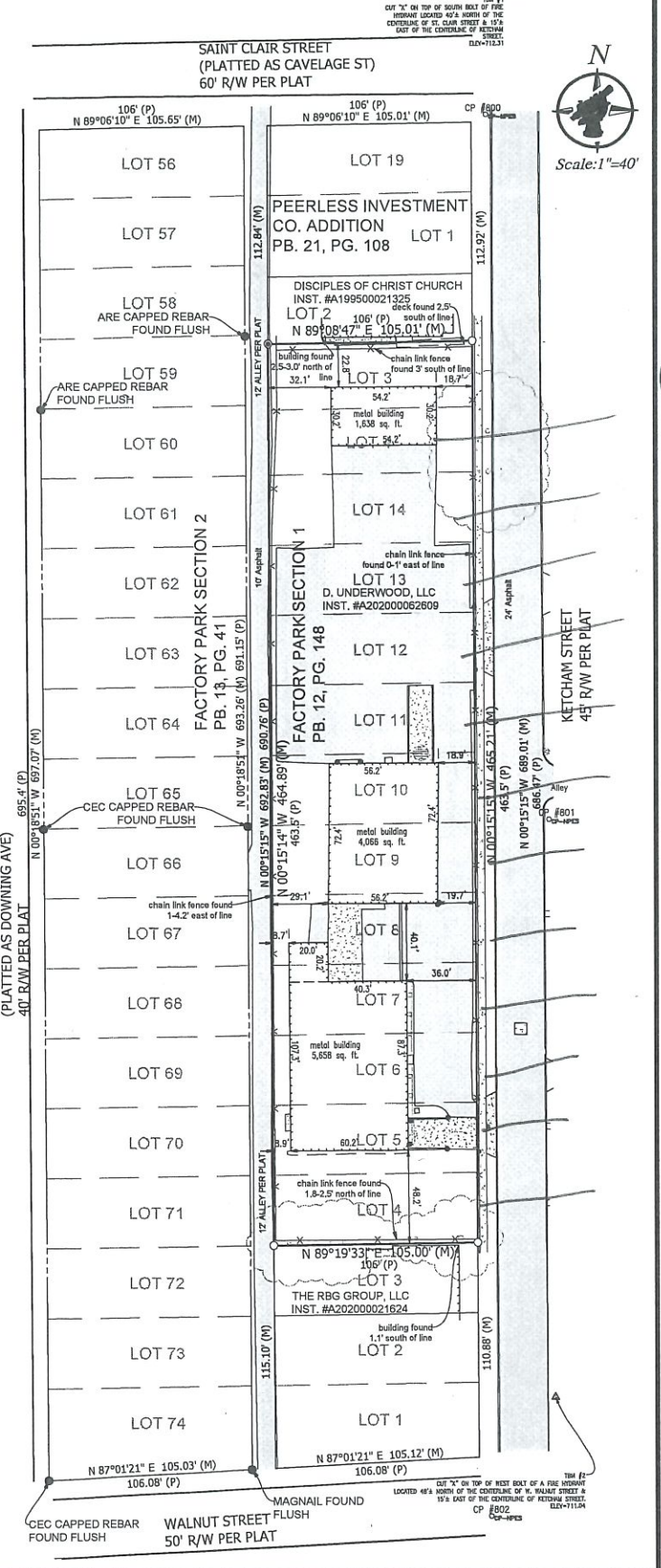
I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in the document, unless required by law. Jacob T. Hoffman

The survey was prepared by Jacob T. Hoffman, Northpointe Engineering and Surveying, 6125 South East Street, Suite B, Indianapolis, Indiana 46227-2147.

| CONTROL TABLE |           |           |           |   |
|---------------|-----------|-----------|-----------|---|
| Number        | Northing  | Eastings  | Elevation | Description                               |
| 1             | 292489    | 770931    | 712.31    | TBM 1                                     |
| 2             | 291763    | 770936    | 711.04    | TBM 2                                     |
| 800           | 292425.38 | 770901.55 | 710.31    | 5/8" Rebar w/ NPES Traverse Cap Set Flush |
| 801           | 292061.38 | 770933.12 | 709.82    | 5/8" Rebar w/ NPES Traverse Cap Set Flush |
| 802           | 291701.86 | 770903.37 | 709.15    | Magnall w/ NPES Traverse Washer Set Flush |

**LEGEND**

- CATCH BASIN
- CURB INLET
- POWER POLE W/ LIGHT
- ELECTRIC METER
- POWER POLE
- GAS METER
- GAS VALVE
- TELEPHONE SPLICE BOX
- WATER VALVE
- BOLLARD POST
- SANITARY MANHOLE
- CONCRETE
- ASPHALT
- TEMPORARY BENCH MARK
- MONUMENT FOUND
- 
- MAGNALL W/ NPES FIRM #0127 WASHER SET FLUSH
- Platted
- Measured



|  |   |  |                           |
|--|---|--|---------------------------|
| <b>PREPARED FOR</b><br>eX2 Technology, LLC | <b>PROJECT NAME</b><br>722 KETCHAM STREET<br>City of Indianapolis, Wayne Township<br>Marion County, Indiana |  | <b>DATE</b><br>07.29.2020 |
|  | <b>SHEET TITLE</b><br>ALTA/NSPS SURVEY  |  | <b>Sheet</b> 1<br>of 1    |

|  |  |  |
|--|--|--|
| <b>UTILITY STATEMENT:</b><br>INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. |  | <b>Engineering, Land Surveying</b><br>Consulting & Inspection<br>Donna Jo Smithers<br>Professional Land Surveyor<br>President / Owner<br>Venus L.L. Thorne<br>Professional Engineer<br>Vice President<br>Martin K. Spees<br>Professional Engineer<br>Vice President Engineering<br>6125 South East Street, Suite "B"<br>Indianapolis, Indiana 46227-2147<br>Office - 317-884-3020<br>www.npsindy.com |
|  |  | <b>PREPARED FOR</b><br>eX2 Technology, LLC   |

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4066  
5658  
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