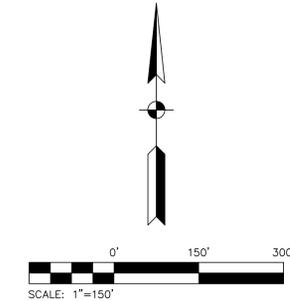
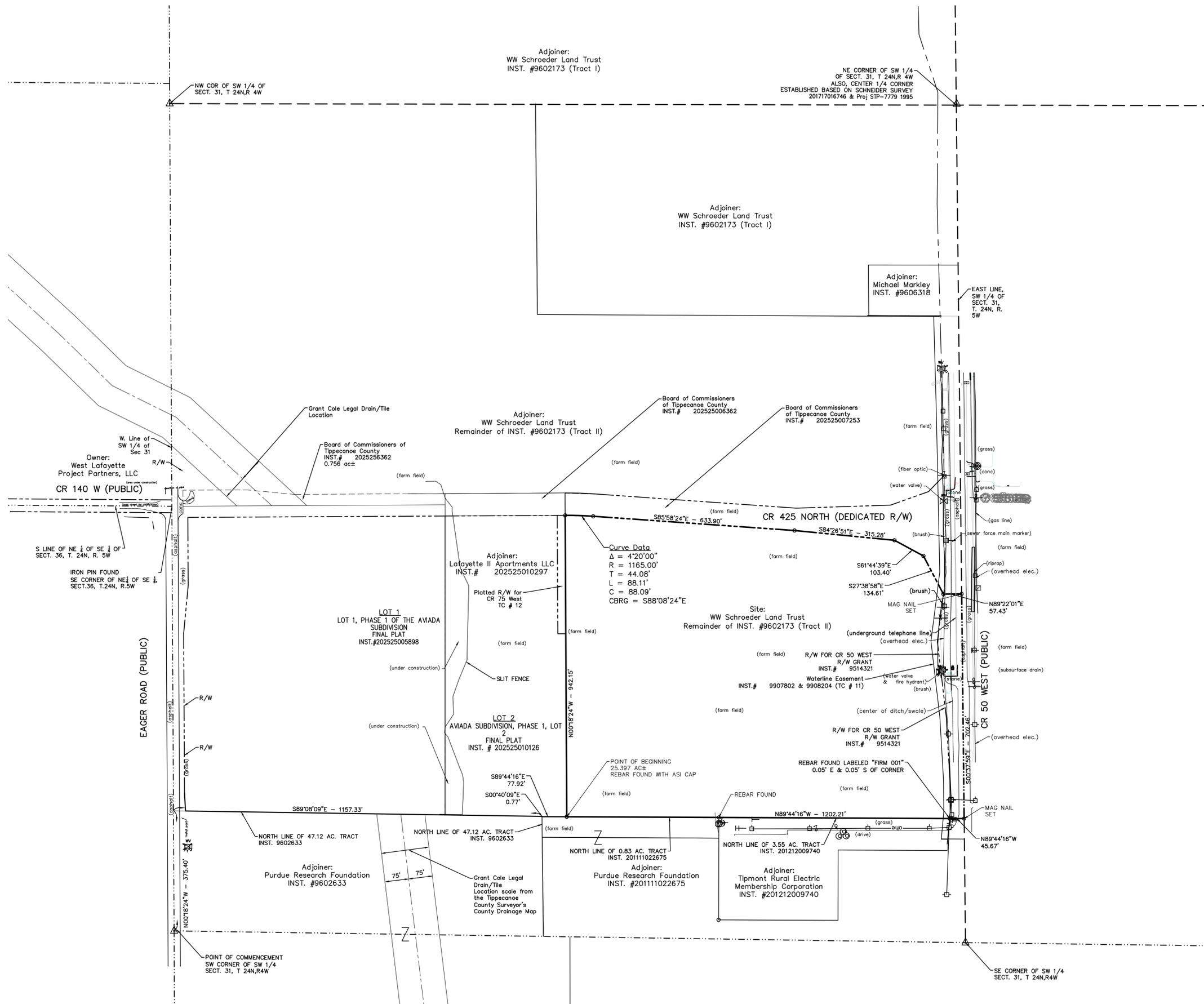


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 EDIT DATE: 11/03/2025
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 EDITED BY: ESW/EEL/AND
 PLOT SCALE: 1:60



- LEGEND**
- ⊕ Combination Pole
 - ⊞ Curb Inlet
 - ⊙ Electric Box
 - ⊕ Fire Hydrant
 - ⊕ Gas Marker
 - ⊕ Guy Wire
 - ⊕ Mail Box
 - ⊕ Manhole
 - ⊕ Post
 - ⊕ Power Pole
 - ⊕ Right of Way Marker
 - ⊕ Sign
 - ⊕ Telephone Handhole
 - ⊕ Telephone Marker
 - ⊕ Telephone Pedestal
 - ⊕ Temporary Bench Mark
 - ⊕ Water Marker
 - ⊕ Water Meter
 - ⊕ Water Valve
 - fo- Buried Fiber Optic Line
 - t- Buried Telephone Line
 - w- Buried Water Line
 - oe- Overhead Electric Line
 - oh- Overhead Telephone Line
 - TC Title Commitment

REMAINING 5/8" REBAR WITH CAP STAMPED "STRUCTURE #0094" WILL BE SET ALONG THE NORTHERN BOUNDARY LINE OF THE SITE AFTER FIELD BEING HARVESTED, UNLESS OTHERWISE NOTED.

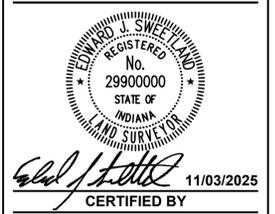


PARKVIEW HEALTH SYSTEMS, INC.
 PO BOX 31355
 SALT LAKE CITY,
 UTAH 84131



**PARKVIEW HOSPITAL
 ALTA/NSPS SURVEY**

North 50 West
 West Lafayette, IN 47906

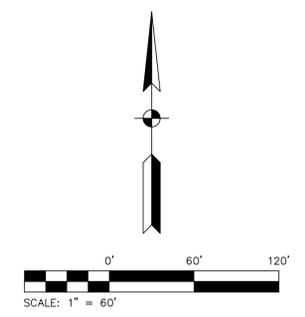


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DATE:	11/3/2025
PROJECT PHASE:	---

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NO.	DESCRIPTION	DATE
1	TITLE COMMITMENT	9/04/25
2	ATTORNEY'S COM.	10/31/25
3	UPDATED T.C.	11/03/25

Project Number 2025.02449

**ALTA/NSPS LAND
 TITLE SURVEY**



- LEGEND**
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**ALTA/NSPS LAND
 TITLE SURVEY**

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 EDITED BY: RESWEETLAND
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 PLOT SCALE: 1:60

Remainder of W.W. Schroeder Trust
Located south of County Road 425 North
25.397 Acres+-

A part of the Southwest Quarter of Section 31, Township 24 North, Range 4 West, Tippecanoe County, Indiana, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of Section 31; thence North 00 degrees 18 minutes 24 seconds West (bearings are derived from coordinates based on the Indiana Geospatial Coordinate System for Tippecanoe County, NAD 83 (2011), epoch 2010.0) 375.40 feet along the West Line of said Southwest Quarter to the northwest corner of the 47.12-acre tract of land recorded as Instrument Number 9602633 of the Tippecanoe County Recorder's Office; thence South 89 degrees 08 minutes 09 seconds East 1,157.33 feet along the north line of said 47.12-acre tract; thence South 00 degrees 40 minutes 09 seconds East 0.77 feet along the east line of said 47.12-acre tract to the northwest corner of the 0.83-acre tract of land recorded as Instrument Number 201111022675 in said Recorder's Office; thence South 89 degrees 44 minutes 16 seconds East 77.92 feet along the north line of said 0.83-acre tract of land to the southeast corner of Lot 2 of the Aviada Subdivision, Phase 1, Lot 2 Final Plat recorded as Instrument Number 202525010126 in said Recorder's Office and the POINT OF BEGINNING of this description; thence North 00 degrees 18 minutes 24 seconds West 942.15 feet along the east line of said Lot 2 to the southern right-of-way line of County Road 425 North recorded as Instrument Number 202525007253 of said Recorder's Office, the following five (5) courses are along the southern right-of-way line of County Road 425 North; 1) thence Easterly 88.11 feet along a non-tangent curve to the right having a radius of 1,165.00 feet and subtended by a long chord having a bearing of South 88 degrees 08 minutes 24 seconds East and a length of 88.09 feet; 2) thence South 85 degrees 58 minutes 24 seconds East 633.90 feet; 3) thence South 84 degrees 26 minutes 51 seconds East 315.28 feet; 4) thence South 61 degrees 44 minutes 39 seconds East 103.40 feet; 5) thence South 27 degrees 38 minutes 58 seconds East 134.61 feet to the western right-of-way line of County Road 50 West as recorded in Grant of Right-of-Way by Instrument Number 9514321 in said Recorder's office; thence North 89 degrees 22 minutes 01 second East 57.43 feet to the East Line of said Southwest Quarter; thence South 00 degrees 37 minutes 59 seconds East 702.46 feet along the East Line of said Southwest Quarter; thence North 89 degrees 44 minutes 16 seconds West 45.67 feet to the northeast corner of the 3.55-acre tract of land recorded within Instrument Number 201212009740 of said Recorder's Office; thence North 89 degrees 44 minutes 16 seconds West 1,202.21 feet along the north lines of Instrument Numbers 201111022675 and 201212009740 of said Recorder's Office to the POINT OF BEGINNING and containing 25.397 acres, more or less.

SURVEYOR'S REPORT

In accordance with 865 IAC 1-12-1 et seq., the following observations and opinions are submitted regarding the causes and the amounts of uncertainty in the locations of the lines and corners found or established during this survey as a result of:

- A.) availability and condition of reference monuments,
- B.) occupation or possession lines,
- C.) clarity or ambiguity of the record descriptions for the site and its adjoiners, and
- D.) the relative positional accuracy of the measurement.

A. The following monuments were found or re-established marking the corners common to the Section 31, Township 24 North, Range 4 West. Unless otherwise noted, there is negligible uncertainty associated with the locations of these corners.

- a. The Southwest Corner - A Bernisen Monument was found based on the Tippecanoe County Surveyor's section corner reference tie.
- b. The West 1/4 Corner - A Bernisen Monument was found based on the Tippecanoe County Surveyor's section corner reference tie.
- c. The Northwest Corner - A Bernisen Monument was found based on the Tippecanoe County Surveyor's section corner reference tie.
- d. The North 1/4 Corner - An iron pin was found based on the Tippecanoe County Surveyor's section corner reference tie.
- e. The Northeast Corner - A Bernisen Monument was found based on the Tippecanoe County Surveyor's section corner reference tie.
- f. The East 1/4 Corner - The section corner was calculated based on coordinate information listed on Tippecanoe County Surveyor's section corner reference tie.
- g. The South 1/4 Corner - A rebar was found based on the Tippecanoe County Surveyor's section corner reference tie.
- h. The Center 1/4 Corner - The section corner was calculated based on a Schneider Corporation survey recorded as Instrument Number 201717016746. An iron pin was located 1.14 feet east and 3.65 feet north of the corner's calculated location. The uncertainty of this point is 3.8 feet.
- i. The Southeast Corner - A PK nail set in a post was found based on the Tippecanoe County Surveyor's section corner reference tie.
- j. The East 1/4 Corner of Section 36, Township 24 West, Range 5 West - A Bernisen Monument was found based on the Tippecanoe County Surveyor's section corner reference tie.
- k. The Northeast Corner of Section 36, Township 24 West, Range 5 West - A Bernisen Monument was found based on the Tippecanoe County Surveyor's section corner reference tie.

B. Unless otherwise noted, there is no physical evidence of occupation or possession along the boundary lines of the subject parcel.

C. The record descriptions for the site and its adjoiners were obtained from the office of the Recorder of Tippecanoe County (the latest research date was August 12, 2025). The record descriptions for the adjoiners were mathematically retraced to disclose any gaps and/or overlaps between the boundary lines of the site and its adjoiners. The following observations are made as a result of this retracement: There were no gaps or overlaps between the boundary of the site and its adjoiners.

D. The relative positional accuracy (uncertainty due to random errors in measurement) of any point on the survey relative to any other point on the survey at the ninety-five percent (95%) confidence level is within the specifications for an Urban Survey (0.07 feet + 50 ppm) as defined in 865 IAC 1-12-7.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established during this survey are as follows:

- Due to **variances** in reference monuments: 3.80 feet;
- Due to **inconsistencies** in lines of occupation: see "B" above;
- Due to **discrepancies** in the record descriptions: 0.0 feet; and
- Due to **random errors** in measurement: within the specifications for an Urban Survey (0.07 feet + 50 ppm) as defined in 865 IAC 1-12-7.

SURVEYOR'S NOTES

1. This plat of an ALTA/NSPS LAND TITLE SURVEY is based upon the First American Title Company commitment for title insurance having Commitment No. 4054-270553 and the effective date of October 25, 2025.
2. No comment is made regarding the following Special Exceptions in Schedule B - Section II of the commitment for title insurance: 1 through 10 and 15 through 22.

The following notes are keyed to the Special Exceptions in Schedule B - Section II of the commitment for title insurance. Affects or does not affect

Item 11: See Waterline Easement recorded as Instrument Number 9907802 and re-recorded as Instrument Number 9908204 for the affect the easement has on the site. The easement is located along the eastern boundary of the site and is depicted on this survey.

Item 12: See Right-of-Way for a proposed County Road 75 as described with the Aviada Subdivision Phase 1, Lot 2 Final Plat and recorded within Instrument Number 202525010126. The right-of-way is located within the bounds of the site's western adjoinder and is depicted on this survey.

Item 13: See Sewer Easement Agreement recorded as Instrument Number 202525010350 for the affect the easement has on the site. The survey site is located within the 25.401 acre tract described within Exhibit B of the document.

Item 14: See Memorandum of Agreement recorded as Instrument Number 202525010351 for the affect the document has on the site. The survey site is located within the 25.401 acre tract described within Exhibit B of the document.

3. The purpose of this survey was to retrace and monument the boundary of the tract of land described herein and provide topographic information (without elevations) for the site.
4. No construction is underway at this site; this plat of an ALTA/NSPS LAND TITLE SURVEY represents the conditions at the date of latest field activity.

5. This plat of an ALTA/NSPS LAND TITLE SURVEY represents the conditions of the site on: August 12, 2025.

6. The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. Flood Insurance Rate Map having Community-Panel Number 18157C0131 D (effective date September 25, 2009) "X" (areas determined to be outside 500-year floodplain).

7. Basis of Bearing System: The West Line of the Southwest Quarter of Section 31, Township 24 North, Range 4 West was assumed to have a bearing of South 00 degrees 18 minutes 24 seconds East.

8. The locations of any underground utilities shown on this plat are based upon above ground evidence (including, but not limited to, manholes, inlets, and marks made on the ground by others) and are speculative in nature. There may be underground utilities for which there is no above ground evidence or for which the above ground evidence was not observed (i.e. buried or paved over).

9. The locations of any underground utilities shown on this plat are based upon above ground evidence (including, but not limited to, manholes, inlets, and marks made on the ground by IUPPS) and are speculative in nature. There may be underground utilities for which there is no above ground evidence or for which the above ground evidence was not observed (i.e. buried or paved over). There is no guarantee that the underground utilities comprise of all such utilities. Furthermore, there is no guarantee that the utilities shown are of the size, capacity, or in the exact location. Exact size, location and capacities of existing underground utilities should be field verified prior to any construction or related activity.

10. No buildings are located within the boundary of the site.

11. Currently no earth moving work, building construction or building additions as of the last field date.

12. American Structurepoint, Inc. makes no warranty, either expressed or implied, as to our stating, findings, recommendations, plans, specifications, zoning classification, setback requirements, flood hazard zones, wetlands or professional advice except that the work was performed pursuant to generally accepted standards of practice and degree of care exercised by members of the same profession on projects of comparable size and complexity. As used in this survey, the word certify (certified, certification, and/or certificate) shall be interpreted as meaning a professional opinion regarding the conditions of those facts and/or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied.

13. This plat of an ALTA/NSPS LAND TITLE SURVEY represents a survey made under my supervision and in compliance with "Rule 12" of TITLE 865 of the INDIANA ADMINISTRATIVE CODE (establishes minimum standards for the competent practice of land surveying) and the MINIMUM STANDARD DETAIL REQUIREMENTS and CLASSIFICATIONS for ALTA/NSPS LAND TITLE SURVEYS (a copy of which is attached hereto) and is hereby made a part hereof) with corners established as shown.

14. It should be noted that there could be unwritten rights associated with uncertainties mentioned.

15. Improvements shown on the within survey are a representation of the conditions on the last date of field work (August 12, 2025) and not necessarily the conditions of the certification date.

16. County Road 425 North is a proposed county roadway that is being designed and will be adjacent to the site's northern boundary line.

17. The site is currently zoned as R1 based on a zoning report by CDS, job number 25-09-0228 for the western adjoining property.

18. The site's address is N 50 W, West Lafayette, Indiana based on the Tippecanoe County Indiana GIS.

SURVEYOR'S CERTIFICATION

To Parkview Health System, Inc., First American Title Insurance Company, Metropolitan Title of Indiana LLC and W.W. Schroeder Land Trust:

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, 6a, 11(a), 13, 16, 17, and 18 (based on the survey's title commitment) of Table A thereof. The fieldwork was completed on August 12, 2025.

This document is not valid unless imprinted with a land surveyor's signature and seal.


Edward J. Sweetland
Professional Surveyor LS29900000
esweetland@structurepoint.com
Date: November 03, 2025

PARCEL & R/W AREA DIAGRAM NOT TO SCALE

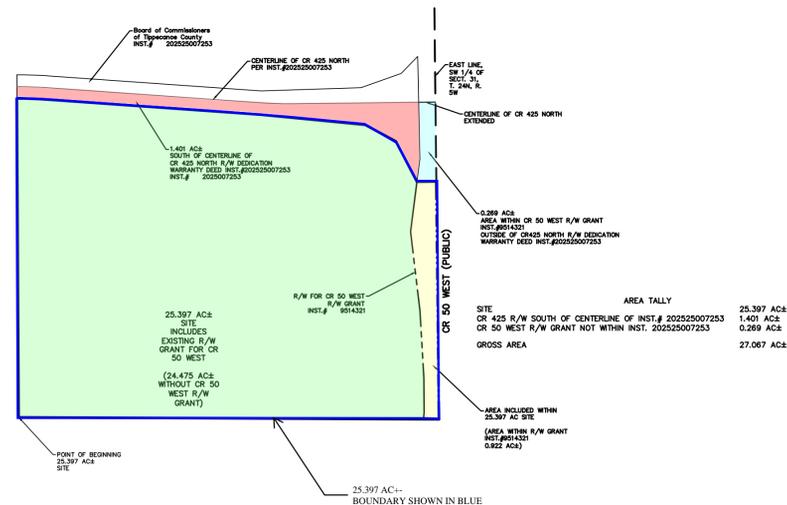
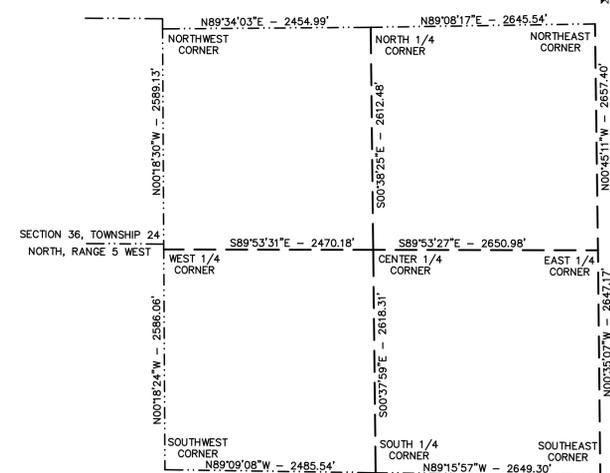


DIAGRAM SECTION 31, TOWNSHIP 24 NORTH, RANGE 4 WEST 1" = 1,000'



PARKVIEW HEALTH SYSTEMS, INC.
PO BOX 31355
SALT LAKE CITY, UTAH 84131



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

PARKVIEW HOSPITAL ALTA/NSPS SURVEY

North 50 West
West Lafayette, IN 47906



 11/03/2025
CERTIFIED BY

ISSUANCE INDEX

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