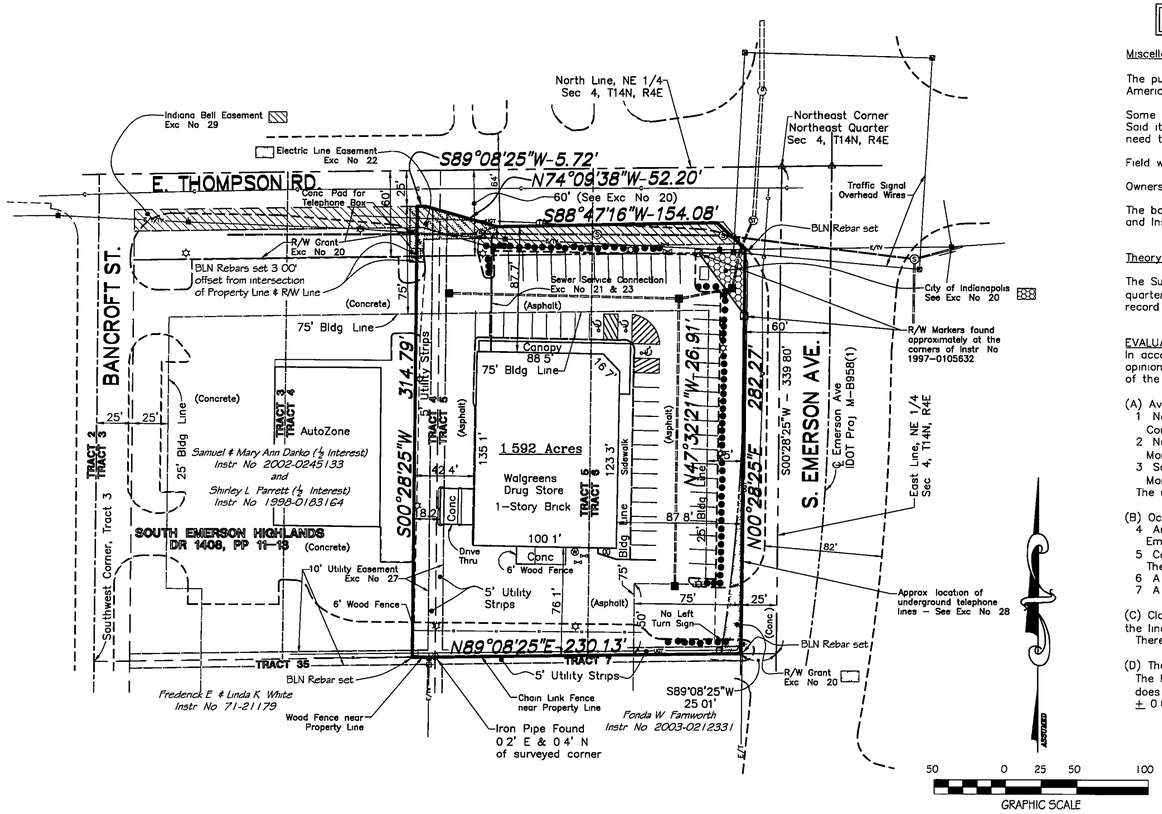


SURVEYOR'S REPORT

Miscellaneous Survey Information

The purpose of this survey is to perform an ALTA/ACSM Land Title Survey of property described in First American Title Insurance Company Commitment No 315537, Revision #1, printed March 12, 2008

Some of the items disclosed in Schedule B–Section II of said Commitments may be depicted on the survey Said items are listed herein by their Item Letter as shown on said Commitment Should any additional items need to be depicted on the survey please advise and provide the appropriate documents

Field work and property research were conducted in March, 2008

Ownership information indicated hereon is as identified in Marion County, Indiana records

The basis of bearings for the Surveyed Tract is per the record vesting deeds, Instrument No 1998–0183164 and Instr No 2002–0245133 in the Office of the Recorder of Marion County, Indiana

Theory of Location

The Surveyed Tract is mostly dependent on the section lines which were determined by found monuments at quarter corners per Marion County Surveyor's records The remaining lines were laid in by the bearings of the record description

EVALUATION NOTES AND COMMENTS
In accordance with Title 865, Chapter 12, of the Indiana Administrative Code, the following observations and opinions are submitted regarding the cause and the amount of uncertainty in those lines and corners because of the following

(A) Availability and condition of reference monuments
1 Northeast corner Section 4, Township 14 North, Range 4 East Harrison Monument found per Marion County Surveyor's ties
2 Northwest corner of the Northeast Quarter of Section 4, Township 14 North, Range 4 East Harrison Monument found per Marion County Surveyor's ties
3 Southeast corner of the Northeast Quarter of Section 4, Township 14 North, Range 4 East Harrison Monument found per Marion County Surveyor's ties
The uncertainty associated with any of the above monuments is less than 1 foot

(B) Occupation or possession lines
4 An iron pipe was found within 0 4 foot of the common south corner of Tracts 4 and 5 of South Emerson Highlands
5 Concrete R/W markers were found at the corner cut at the northeast corner of the Surveyed Tract They are within 0 5 foot of the calculated locations
6 A chain link fence lies within 0 5 foot of the south surveyed line
7 A 6–foot wood fence lies within 0 5 foot of the south surveyed line

(C) Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines
There are no discrepancies between the Surveyed Tract and any of its adjoiners

(D) The relative positional accuracy of the measurements
The Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract does not exceed that allowable for an Urban Survey (0 07 feet plus 50 parts per million) which equates to ± 0 07 foot for this survey

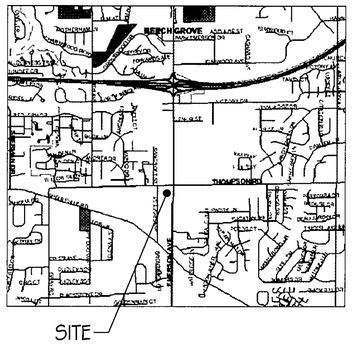
LEGEND

- Light Pole
- Power Pole
- Telephone Pole
- Combination Utility Pole (Ele & Tel)
- Guy Wire Anchor
- Telephone Pedestal
- Drainage Inlet
- Gas Meter
- Fire Hydrant
- Water Valve
- Water Meter
- Traffic Pole
- —W— Water Line
- —G— Gas Line
- —E/T/TV— Overhead Electric / Telephone / Cable TV
- —UGT— Underground Telephone Line
- —UGE— Underground Electric Line
- Grate Inlet

The locations of existing underground utilities shown on this plan are based on above ground evidence only, including, but not limited to, manholes, meters, valves, and marks made by others

VICINITY MAP

NOT TO SCALE



FLOOD NOTE

THIS TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE 'X' (UNSHADED), AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN, AS SAID TRACT PLOTS BY SCALE ON COMMINITY PANEL NUMBER 18097C0254 E, THE FLOOD INSURANCE RATE MAPS FOR MARION COUNTY, INDIANA, DATED JANUARY 5, 2001

PARKING INFORMATION

REGULAR PARKING SPACES	55
HANDICAPED PARKING SPACES	3
TOTAL PARKING SPACES	58

SCHEDULE B EXCEPTIONS
First American Title Insurance Company
Commitment No 315537
Revision #1, printed March 12, 2008

Item 20 Grant of right-of-way easement to the City of Indianapolis recorded October 13, 1995 as Document No 1995-0130711
- Part of this document affects the Surveyed Tract The easement area described and shown on Pages 1 and 2 of Exhibit "A" is in front of the AutoZone parcel, therefore this area does not affect the Surveyed Tract The easement area described and shown on Pages 3 and 4 of Exhibit "A" is near the southeast corner of the Surveyed Tract as shown on the Survey Plat
NOTE No record was found or supplied that granted the right-of-way along the south side of Thompson Road within the Surveyed Tract to the 60-foot line A "Certificate for Transfer of Real Estate on Tax Records" recorded as Instrument No 1997-0105632 includes the 0 017-acre "corner cut" at the northeast corner of the Surveyed Tract, also shown on the Survey Plat This area is bounded on the north by the 60-foot line which seems to imply that the 60-foot line was already under some control by the City, however nothing official in that regard seems to be available

Item 21 Terms, provisions and conditions as contained in Agreement for Construction of Sanitary Sewer Under Private Contract recorded September 25, 1996 as Document No 1996-133255
- Affects the Surveyed Tract There is a sewer connection to the building on the Surveyed Tract as depicted on the Survey Plat near the northwest corner of the building

Item 22 Electric Line Easement granted to Indianapolis Power and Light Company recorded September 22, 1995 as Document No 1995-0119440
- Affects the Surveyed Tract as shown on the Survey Plat near the northwest corner of the Surveyed Tract
- The document states that the 10-foot easement previously existing between Tracts 4 and 5 was to be abandoned by IPL However, no formal description of the abandoned area was included in the document and no recorded document of the "Partial Release of Easement" was found or supplied

Item 23 Sewer Service Agreement to the City of Indianapolis recorded September 20, 1995 as Document No 1995-0117334
- Affects the Surveyed Tract There is a sewer connection to the building on the Surveyed Tract as depicted on the Survey Plat near the northwest corner of the building

Item 24 Declaration of Easements, Covenants and Restrictions as set out in instrument recorded March 29, 1995 as Document No 1995-34421
- Affects the Surveyed Tract. Access across and through the AutoZone parcel is shown on the Survey Plat. NOTE most of the features on the AutoZone parcel were derived from aerial photography from the Indianapolis/Marion County GIS and are only as accurate as declared by same

Item 25 Commitments relative to the use or development of the land recorded January 31, 1995 as Document No 1995-011747
- Affects a part of the Surveyed Tract The land described in this document is Tract 4 of South Emerson Highlands Only the east 16 feet of Tract 4 is included within the Surveyed Tract

Item 26 Easements and Building set back lines as shown on recorded survey recorded March 1, 1951 in Deed Record 1408, Pages 11, 12, 13
- Affects the Surveyed Tract The survey in question is of South Emerson Highlands The building and easement (labeled "Utility Strips" on the said survey and on the Survey Plat) lines are shown on the Survey Plat

Item 27 Easement granted to Indianapolis Power and Light Company recorded May 5, 1952 as Document No 29074, Deed Record 1451, Page 601
- Affects the Surveyed Tract The ground described in this document includes the 5-foot utility strips between Tracts 4 and 5 and between the south line of the Surveyed Tract and Tracts 7 and 35

Item 28 Easement granted to American Telephone and Telegraph Company recorded November 13, 1948 as Instrument No 67255, Deed Record 1315, Page 558
- Possibly affects the Surveyed Tract This easement is "one rod" (16.5 feet) wide, the west line of which is 5 feet west of "the first cable laid " This is vague and nearly impossible to discern its current location based on any physical locations first laid down in the late 1940's or early 1950's There were overhead telephone lines along the east side of Emerson Avenue before the 1995-1996 construction on Emerson Avenue and there is evidence of underground cables which likely replaced those overhead lines If one could use this current location of the lines, the west edge of this easement would be approximately 2-3 feet west of the east line of the Surveyed Tract.

Item 29 Easement granted to Indiana Bell Telephone Company recorded June 21, 1995 as Document No 1995-72683
- Affects the Surveyed Tract This 15-foot wide easement runs along the north lines of both the AutoZone and Walgreen's parcel as shown on the Survey Plats

ALTA/ACSM Land Title Survey

To Sunbeam Development, Inc
First American Trust, SB
First American 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes Items 1-4, 7a, 8-10, 11a, 13-15, and 17 of Table A thereof Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the Relative Positional Accuracy of this survey does not exceed that which is specified therein

To the best of my knowledge and belief the within plat represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code The field work for this survey was completed on March 14, 2008

Given under my hand and seal
this 21st day of March, 2008

L Randolph Compton

L Randolph Compton, Professional Land Surveyor
Registration No LS20100072, State of Indiana

RANDOLPH COMPTON REGISTERED No LS20100072 STATE OF INDIANA LAND SURVEYOR

BLN Beam, Longest and Neff, LLC
Consulting Engineers, Land Surveyors, Land Planners & Landscape Architects
8126 Castleton Road, Indianapolis, IN 46250
Phone 317 849 5832
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Fax 317 841 6281

REVISIONS AND ISSUES	DATE	BY

PLAN DATE 03/21/08
DWG FILE: 080011 LTS
CHECK: LNC
DRAWN: LNC
FIELD: LNC

ALTA/ACSM LAND TITLE SURVEY
5095 E. THOMPSON RD.
INDIANAPOLIS, INDIANA

PREPARED FOR: Sunbeam Development
9200 East 116th Street
Fishers, Indiana 46037-2830

SHEET NO. 1 of 1

PROJECT NO. 080011

rcompton P:\proj\080011 - Walgreen's\dwg\080011 master dwg | Layout1 | 3 21 2008 6 39 PM