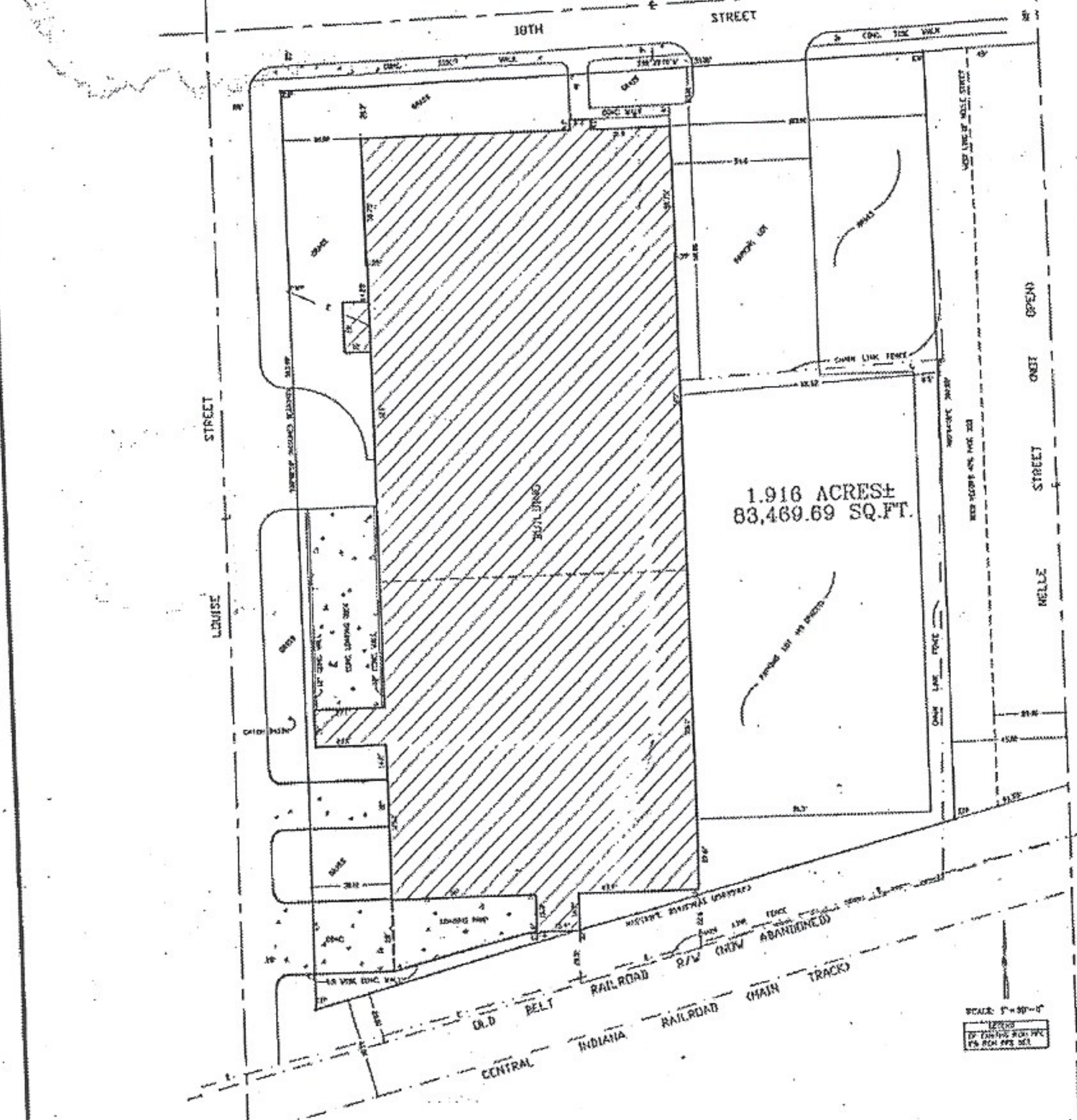


**RICHARD E. WARD & ASSOCIATES**  
**SURVEYORS**  
 307 N. RAINBOW BLVD. - INDIANAPOLIS, INDIANA 46204  
 P. O. BOX 178 - INDIANAPOLIS, INDIANA 46201-0178



## ALTA LAND TITLE SURVEY

Survey ordered by: Jerry Anderson, Esquire, 1815 West 18th Street, Indianapolis, Indiana. **Enclison Sparks** and **Better Homes**

A survey and partition of a part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 19 North, Range 7 East, more particularly described as follows:

Beginning at a point on the East line of Louise Street, said point being 200.0 feet South of the Southwest corner of Lot 25 in Shadeland Addition in the City of Indianapolis, Indiana, the plat of which is recorded in Plat Book 4, Page 78 to the Office of the Recorder of Madison County, Indiana, thence South 00 degrees 00 minutes 00 seconds (rounded) bearing) 382.00 feet to a point on the Northern right-of-way line of the Anderson Rail Railway Company, thence North 75 degrees 15 minutes 15 seconds East along the Northern right-of-way line of said Railroad a distance of 210.15 feet (210.00 feet distance) to a point 45 feet West of the extended Southeast corner of said Lot 25, thence South 00 degrees 00 minutes 00 seconds East a distance of 302.00 feet to a point being 60 feet South of the South line of Lot 25 in said Shadeland Addition, thence South 00 degrees 00 minutes 00 seconds West a distance of 231.00 feet to the point of beginning.

Being a part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 19 North, Range 7 East, and containing 1.916 acres, more or less. Subject to legal rights-of-way.

I, Richard E. Ward, a Registered Land Surveyor in the State of Indiana do hereby certify that the above is a true and correct plat of the above described property.

I further certify that the building is situated within the boundaries of said property, except for a corner at the East end of a leading platform which extends 8.7 feet South of the Northern right-of-way line of the Anderson Rail Railway Company. Buildings on adjoining properties do not encroach on said property in question.

Unless specifically shown herein, this survey does not purport to indicate the presence or absence of storage tanks, asbestos, contaminants, or other hazardous or environmentally harmful materials, and the surveyor expressly disclaims any responsibility or liability for the same.

Corner markers are located as shown on the above plat.

In accordance with the Indiana Survey Standards as defined in the Indiana Administrative Code, 805 IAC 3-11 (June 12'), the following observations and opinions are submitted regarding the various measurements in the boundaries of the land and corners established on this survey as a result of:

- Availability, condition and integrity of reference monuments;
- Recent observations;
- Lines of occupation;

There may be unrecorded rights associated with these measurements.

The theoretical uncertainty in the position of the lines and corners established by this survey is within the requirements for a Class "A" Survey (0.28 feet).

**REFERENCE MONUMENTS**  
 Existing iron pipes were found on all corners of the property surveyed as shown on a survey of said property by Martin A. Nelson on September 26, 1902.

**RECORD DESCRIPTIONS**  
 The legal description that Mr. Nelson used on his survey was changed to bearings and a change on the southerly line was changed to make the distance check with the angles that he showed on his survey.

**DISCLAIMER**  
 Except for the iron pipes found, no other lines of occupation were found on said property.

3) I certify that according to the National Flood Insurance Agency and Floodway Map No. 140166-0003 A, dated December 4, 1976, said property is in Zone "C" (area of minimal flooding).

Property address: 1815 West 18th Street, Indianapolis, Indiana

Proposed purchaser: Mahand D. Faleh

Survey and certified: December 14, 1984

Surveyed under the supervision of: *[Signature]*

Richard E. Ward, Registered Land Surveyor No. 00281

Job No. 112894-13140



# SURVEYOR LOCATION REPORT

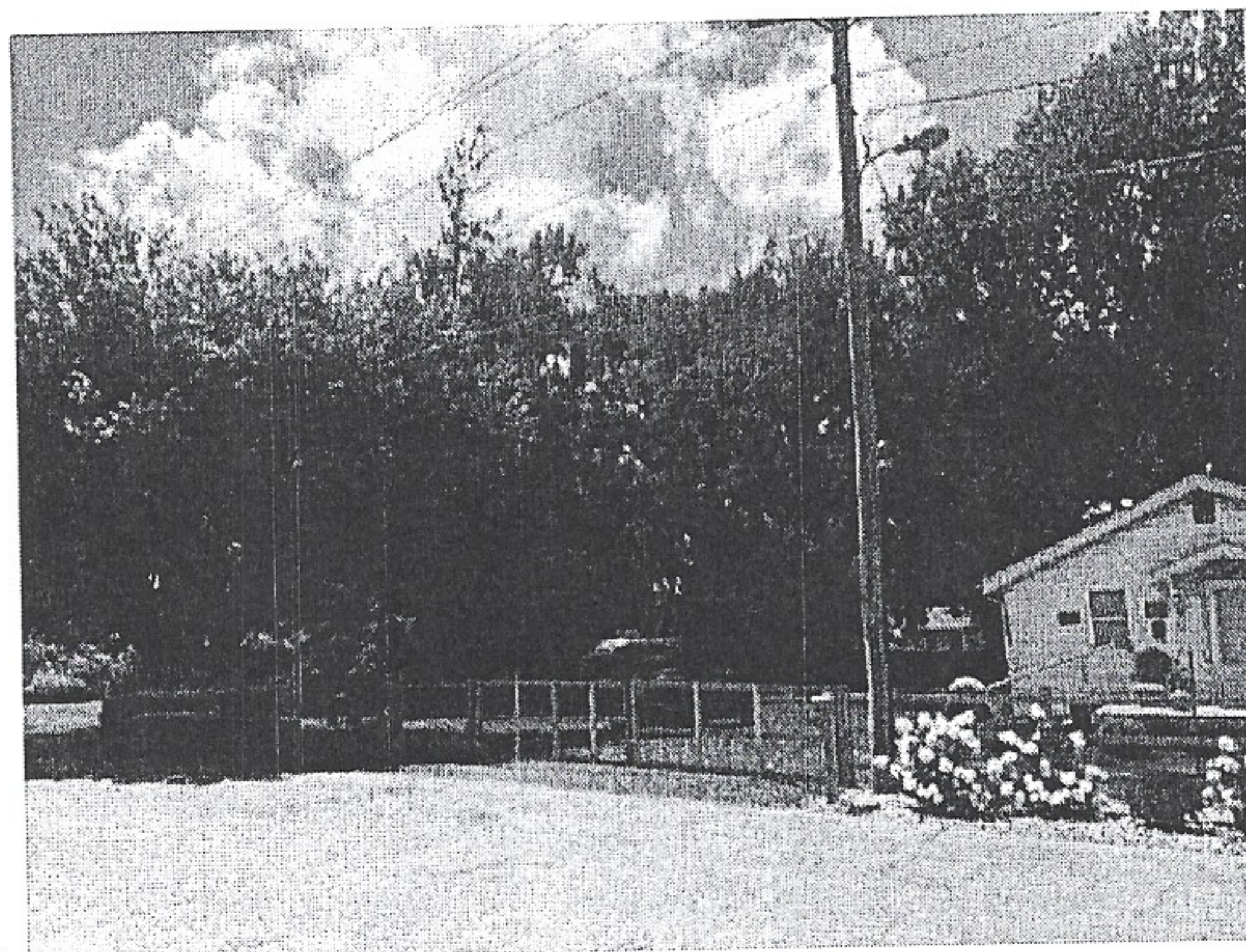
This report was prepared only for:

ATA NATIONAL TITLE GROUP OF INDIANA, LLC (#22841256-IND)

AND

STOCK YARDS BANK & TRUST COMPANY.

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES. THIS REPORT IS NOT INTENDED TO REPRESENT A SURVEY, NOR IS IT INTENDED TO BE USED BY AND/OR BENEFIT THE BORROWER(S).



PROPERTY ADDRESS: Louise Street, Anderson, IN 46016

PROPERTY DESCRIPTION: Lot Numbered Six (6) in Hillgoss Addition, an Addition to the City of Anderson, Madison County, Indiana.

This is to certify that the subject property does not lie within that Special Flood Hazard Area Zone "A" or "AE". The accuracy is subject to map scale uncertainty and to any other uncertainty in location or elevation on Community Panel Number 18095C 0252D of the Flood Insurance Rate Maps, effective date 05/03/2011.

BORROWER(S): Luxeen Group Corporation



**HAHN SURVEYING GROUP, INC.**

Land Surveyors

8925 N. Meridian Street, Suite 120  
Indianapolis, IN 46260

PHONE: (317) 846-0840 / (317) 846-4119

FAX: (317) 846-4298 / (317) 582-0662

EMAIL: [orders@hahnsurveying.com](mailto:orders@hahnsurveying.com)

[www.hahnsurveying.com](http://www.hahnsurveying.com)

Job No: S22-12023  
Sheet 1 of 2

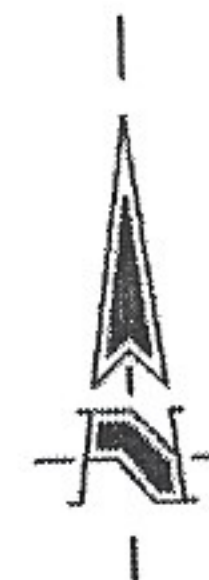
# SURVEYOR LOCATION REPORT

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.

Note: Fence locations shown are approximate.  
An accurate boundary survey is required to determine exact locations.

Note: Fence 10'± into Street R/W as shown.

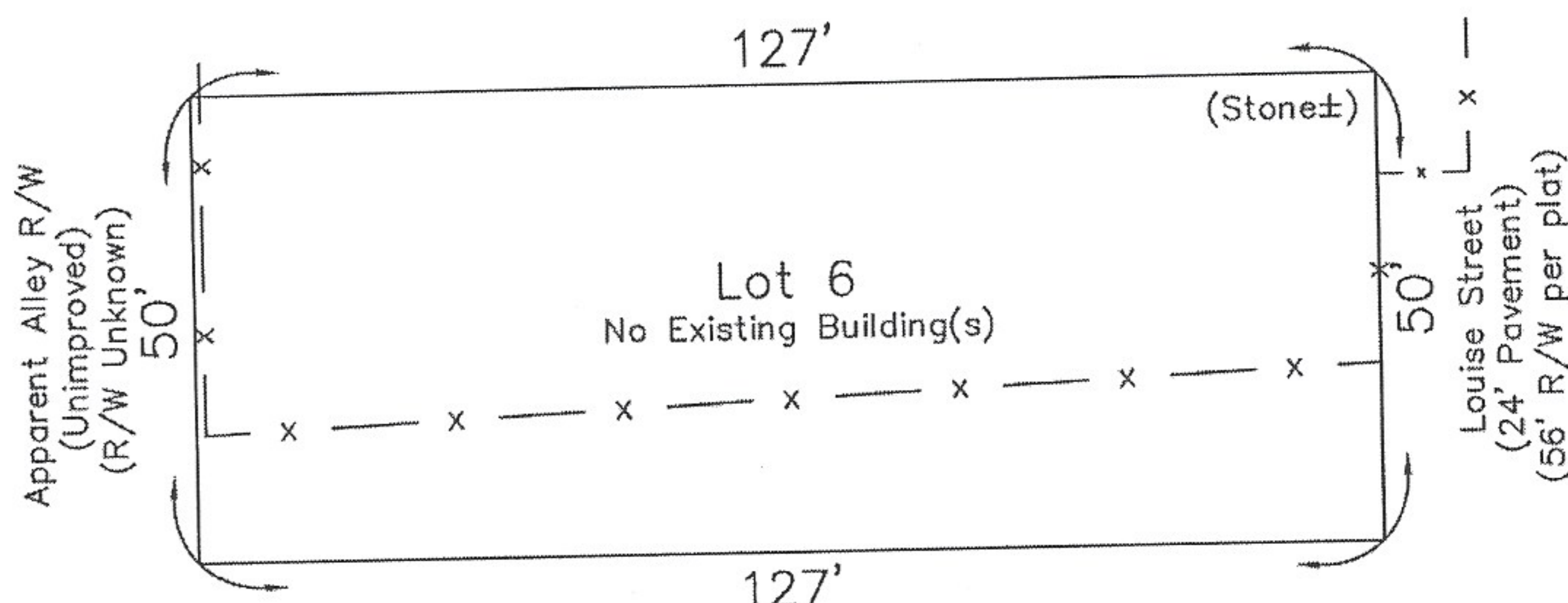
Note: Due to the lack of qualified monumentation found, the accuracy of this report is limited to 5'±.



Scale: 1"=30'

## Legend

|         |              |
|---------|--------------|
| — R/W — | Right-of-Way |
| — x —   | Fence±       |



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EMAIL: orders@hahnsurveying.com  
www.hahnsurveying.com



CERTIFIED: 08/3/2022

*Chad D. Hahn*

Chad D. Hahn  
Registered Land Surveyor,  
Indiana #20300031  
Job No.: S22-12023  
Drawn By: JAR  
Sheet 2 of 2