# ALTA / ACSM LAND TITLE SURVEY
## 5110 Pike Plaza Road
## Indianapolis, IN

CERTIFICATE OF LAND SURVEY
This Land Survey, prepared by SEA Group Land Surveyors, is hereby certified to the following.

To: PIKE PLAZA REAL ESTATE LLC, an Indiana limited liability company; Stewart Title Guaranty 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 2011, and includes Items 1-4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 13, and 16 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. Field conditions were verified on May 18, 2015.

Date: June 4, 2015

[signature]

JAMES M. FAZEKAS REGISTERED No. LS20600029 STATE OF INDIANA LAND SURVEYOR

James M. Fazekas
Registered Land Surveyor of the State of Indiana
Registration Number LS20600029

Land Description (Trustee's Deed, Inst.#2009-0078065):
Parcel 1
Part of the Northwest Quarter of Section 18, Township 16 North, Range 3 East in Marion County, Indiana, more particularly described as follows:
Beginning at the northwest corner of the Southwest Quarter of Section 18, Township 16 North, Range 3 East; thence South 00 degrees 08 minutes 53 seconds West (assumed bearing) on the west line thereof, 32.34 feet to the northwesterly right-of-way of Pike Plaza Road as located by the Department of Transportation plans for Georgetown-Moller Road Connector (Project ST-16-027 dated 1977) related to deeds recorded as Instrument No. 77-76519 and Instrument No. 77-76521, in the Office of the Marion County Recorder, wherein the real estate was quitclaimed to the City of Indianapolis for the use and benefit of the Department of Transportation; thence North 56 degrees 25 minutes 36 seconds East on said right-of-way line 807.93 feet to the True Beginning Point of the real estate herein described; continuing thence North 56 degrees 25 minutes 36 seconds East on said right-of-way 1,308.00 feet; thence North 08 degrees 51 minutes 09 seconds East on said right-of-way line 27.09 feet to the westerly right-of-way line of Lafayette Road as located by I.S.H.C plans for Project FA 40, dated 1934; thence North 34 degrees 57 minutes 44 seconds West on said westerly right-of-way line 630.99 feet to the point of curvature of a curve having a radius length of 42,921.85 feet which bears South 55 degrees 02 minutes 16 seconds West; thence northwesterly on said right-of-way and curve 189.79 feet to a point that is 355.50 feet east of the west line of the East Half of the Northwest Quarter of said Section 18, as measured parallel with the south line thereof; thence South 00 degrees 01 minute 45 seconds West parallel with said Half Quarter west line 195.63 feet to a point that is 1630.6 feet north of the south line ofsaid Half Quarter as measured parallel with the west line thereof; thence South 89 degrees 31 minutes 44 seconds West parallel with said south line 284.25 feet; thence North 00 degrees 01 minute 45 seconds East parallel with the west line of said Half Quarter 80.65 feet to a point that is 900.00 feet North 33 degrees 43minutes 24 seconds West of the northwesterly right-of-way line of Pike Plaza Road; thence South 56 degrees 25 minutes 36 seconds West parallel with said right-of-way line 475.00 feet; thence South 11 degrees 55 minutes 48 seconds West 741.94 feet to a point that is 380.00 feet North 33 degrees 34 minutes 24 seconds West of the True Beginning Point; thence South 33 degrees 34 minutes 24 seconds East 380.00 feet to the True Beginning Point. Containing 22.916 acres, more or less.

SAVING AND EXCEPTING THEREFROM so much of the property described as follows:

(1) Part of the Northwest Quarter of Section 18, Township 16 North, Range 3 East, in Marion County, Indiana, described as follows: Commencing at the northwest corner of the Southwest Quarter of Section 18, Township 16 North, Range 3 East; thence South 00 degrees 08 minutes 53 seconds West (assumed bearing) on the west line thereof 32.34 feet to the northwesterly right-of-way line of Pike Plaza Road as located by Department of Transportation Plans for Georgetown-Moller Road Connector (Project ST-16-027 dated 1977) related to deeds recorded as Instrument No. 77-76519 and Instrument No. 77-76521, in the Office of the Marion County Recorder, wherein real estate was quitclaimed to the City of Indianapolis for the use and benefit of the Department of Transportation; thence North 56 degrees 25 minutes 36 seconds East on said right-of-way line 2115.93 feet; thence North 08 degrees 51 minutes 09 seconds East on said right-of-way line 27.09 feet to the westerly right-of-way line of Lafayette Road as located by I.S.H.C. plans for Project FA 40 dated 1934; thence North 34 degrees 57 minutes 44 seconds West on said westerly right-of-way line 630.99 feet to the point of curvature of a curve having a radius length 42,921.85 feet, the radius point of which bears South 55 degrees 02 minutes 16 seconds West; thence northwesterly on said right-of-way and curve 189.79 feet to a point that is 355.50 feet east of the west line of the East Half of the Northeast Quarter of said Section 18, as measured parallel with the south line thereof; thence South 00 degrees 01 minute 45 seconds West parallel with said Half Quarter west line 195.63 feet to a point that is 1,630.6 feet north of the south line of said Half Quarter, as measured parallel with the west line thereof, said point also being the Point of Beginning; thence South 89 degrees 31 minutes 44 seconds West parallel with said south line 177.45 feet; thence South 33 degrees 34 minutes 24 seconds East 188.79 feet to the point of curvature of a curve having a radius of 60.00 feet, the radius point of which bears North 56 degrees 25 minutes 36 seconds East; thence southeasterly along said curve 114.06 feet to the point of tangency thereof; thence North 37 degrees 30 minutes 42 seconds East 103.44 feet; thence North 34 degrees 57 minutes 44 seconds West 98.00 feet; thence South 89 degrees 31 minutes 44 seconds West 31.37 feet to the Beginning Point. Containing 0.712 acres, more or less.

(2) Part of the Northwest Quarter of Section 18, Township 16 North, Range 3 East in Marion County, Indiana, more particularly described as follows:
Commencing at the northwest corner of the Southwest Quarter of Section 18, Township 16 North, Range 3 East; thence South 00 degrees 08 minutes 53 seconds West (assumed bearing) on the west line thereof, 32.34 feet to the to the northwesterly right-of-way of Pike Plaza Road as located by the Department of Transportation plans for Georgetown-Moller Road Connector (Project ST-16-027 dated 1977) related to deeds recorded as Instrument No. 77-76519 and Instrument No. 77-76521, in the Office of the Marion County Recorder, wherein the real estate was quitclaimed to the City of Indianapolis for the use and benefit of the Department of Transportation; thence North 56 degrees 25 minutes 36 seconds East on said Right of Way line 1918.56 feet to the Point of Beginning; continuing thence North 56 degrees 25 minutes 36 seconds East on said Right of Way line 197.37 feet; thence North 08 degrees 51 minutes 09 seconds East on said Right of Way line 27.09 feet to the westerly Right of Way line of Lafayette Road as located by I.S.H.C. plans for Project FA 40 dated 1934; thence North 34 degrees 57 minutes 44 seconds West on said westerly Right of Way line 169.05 feet; thence South 56 degrees 25 minutes 36 seconds West 196.55 feet to the Point of Curvature of a curve having a radius of 15.00 feet, the radius point of which bears South 33 degrees 34 minutes 24 seconds West; thence southerly along said curve 23.56 feet to the point of tangency thereof; thence South 33 degrees 34 minutes 24 seconds East 174.00 feet to the Beginning Point, containing 0.92 acres, more or less.

(3) That land as decribed in that certain Warranty Deed to David Campos, recorded July 15, 2009 as Instrument No. 2009-0080091; and

(4) That land as decribed in that certain Special Warranty Deed to David Avila, DDS, recorded July 10, 2010 as Instrument No. A201000069482.

AND,

PARCEL 2
Part of the Northwest Quarter of Section 18, Township 16 North, Range 3 East in Marion County, Indiana, more particularly described as follows:
Commencing at the northwest corner of the Southwest Quarter of Section 18, Township 16 North, Range 3 East; thence South 00 degrees 08 minutes 53 seconds West (assumed bearing) on the west line thereof, 32.34 feet to the to the northwesterly right-of-way of Pike Plaza Road as located by the Department of Transportation plans for Georgetown-Moller Road Connector (Project ST-16-027 dated 1977) related to deeds recorded as Instrument No. 77-76519 and Instrument No. 77-76521, in the Office of the Marion County Recorder, wherein the real estate was quitclaimed to the City of Indianapolis for the use and benefit of the Department of Transportation; thence North 56 degrees 25 minutes 36 seconds East on said Right of Way line 1918.56 feet to the Point of Beginning; continuing thence North 56 degrees 25 minutes 36 seconds East on said Right of Way line 197.37 feet; thence North 08 degrees 51 minutes 09 seconds East on said Right of Way line 27.09 feet to the westerly Right of Way line of Lafayette Road as located by I.S.H.C. plans for Project FA 40 dated 1934; thence North 34 degrees 57 minutes 44 seconds West on said westerly Right of Way line 169.05 feet; thence South 56 degrees 25 minutes 36 seconds West 196.55 feet to the Point of Curvature of a curve having a radius of 15.00 feet, the radius point of which bears South 33 degrees 34 minutes 24 seconds West; thence southerly along said curve 23.56 feet to the point of tangency thereof; thence South 33 degrees 34 minutes 24 seconds East 174.00 feet to the Beginning Point, containing 0.92 acres, more or less.

BEING the same property which by Trustee's Deed recorded July 10, 2009 and recorded in the Office of the Recorder for Marion County, Indiana as Instrument No. A200900078065 was granted and conveyed by acquired from Wells Fargo Bank, NA, Trustee under the Chase Commercial Mortgage Securities Corporation, Commercial Certificate Series 2000-2, unto Pike Plaza Real Estate LLC, an Indiana limited liability company.

The above described tract of land is one and the same as that described in Stewart Title Guaranty Company Commitment File No. 81504, having an effective date of 3/19/15.

Land Surveyor's Report

In direct accordance with the laws governing the State of Indiana, of the United States of America, and following Title 865 State Board of Registration for Land Surveyors, Article 1, General Provisions, Rule 12, Land Surveying; Competent Practice, of the Indiana Administrative Code (IAC), the following beliefs, opinions, observations, conclusions, and information are hereby submitted for record. The degree of precision and accuracy necessary for a survey shall be based upon the intended use of the real estate. If the client does not provide information regarding the intended use, the classification of the survey shall be based on the current use of the real estate. The surveyed premises shown hereon are classified as an Urban Survey, having an acceptable relative positional accuracy of 0.07 feet plus 50 parts per million.

The purpose of this project was to perform and prepare a Retracement Survey on the real estate that has been described hereon, under direction and instructions from the client.

Relative positional accuracy (RPA) means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the ninety-five percent (95%) confidence level. There may be unwritten rights associated with these uncertainties. The amount of uncertainty created by any discrepancies in the lines of occupation is equal to that discrepancy itself and in situations where that uncertainty is less than that of the appropriate RPA, it may have been considered negligible and gone unnoted. Unless otherwise noted or shown on the within survey plat, there is no evidence of occupation along the perimeter lines of the subject real estate.

This plat of survey accurately shows the location of all visible improvements, unless noted otherwise, on the premises as of the date of last field work for this project. Also shown are all lines of occupation and their relationship to the established lines of the subject real estate. A more accurate explanation of these relationships and how they were determined is described within this report. Unless otherwise illustrated hereon, there is no evidence of occupation along the exterior perimeter of the subject real estate.

This plat of survey accurately shows the position of easements, highways, rights of way, restrictions, covenants or other encumbrances of which the Surveyor was informed of. Land Surveyor's within the State of Indiana are not qualified to perform the extensive searches needed to acquire all of those documents or agreements, and they rely upon a Title Company, the client, the client's attorney, or the land owner to provide such information. Observable evidence of these burdens are shown hereon as utility lines or associated improvements, drains, swales, roadways, driveways, paths, etcetera.

Land Survey Markers, or monuments, were either set or found at all corners of the subject real estate, as shown and noted hereon. In situations where the corner is inaccessible or it would not be reasonable to set a monument at a corner, due to terrain or other hindrances, offset monuments may have been set instead, and those have been annotated hereon as well.

There may be differences of deed (D) dimensions versus measured (M) dimensions along the established lines of the subject real estate and likewise, there may be found survey markers near, but not precisely at, some established corners. In cases where the extent of these differences are less than the stated RPA, and less than the uncertainty recognized with regard to any reference monuments used for this project, those differences may be considered insignificant and have been shown only for the purposes of mathematical closure. Conversely, any differences that may exceed the stated RPA and other uncertainties are considered significant and have been discussed further below.

The Theory of Location applied for this project is as follows.
The basis of bearings for this project is the west line of the Southwest Quarter of said Section 18, bearing South 00 degrees 08 minutes 53 seconds West (per deed).

It is this Land Surveyor's professional opinion that the cause and the amount of uncertainty in these lines and corners is due to the following:

(A) Availability and condition of reference monuments
- A rebar was found 0.6' down at the southwest corner of said Northwest Quarter, no history of this corner could be found.
- A harrison monument was found at the southwest corner of said Southwest Quarter, per Marion County Ties.
- Additional monuments were found at or near the established corners for the subject real estate and its adjoiners and any variances have been annotated hereon.
- The amount of uncertainty created by the controlling monuments and any other monuments shown hereon is equal to 0.3'.

(B) Occupation or possession lines
- A chain link type fence along a west line of the subject real estate (near the northeast corner of the site) was found to be as much as 1.5' east.

(C) Clarity or ambiguity of the record description used and of adjoiner's descriptions and the relationship of the lines of the subject tract with adjoiner's lines
- No gaps or overlaps in title or deed lines were discovered during this survey.

(D) The relative positional accuracy of the measurements
- This survey meets or exceeds the requirements set forth by the State of Indiana.

Land Surveyor's Notes
Any underground utilities depicted on the attached plat of survey have been located per visual observations or utility markings on the ground. No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information presented on underground utilities, or as to its fitness for any particular purpose or use. In no event will SEA Group, its employees, agents, and/or assigns, be held liable for any damages arising out of the furnishing and/or use of such information. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Agency at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines.

No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information provided by governmental authorities and/or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on zoning, setback requirements, flood hazard zones and wetlands area(s). In no event will SEA Group, its employees, agents, and/or assigns, be liable for any damages arising out of the furnishing and/or use of such information.

Any depiction of possible intrusion, trespass, invasion, and/or possible encroachment into the possessions or rights of another is not a matter of survey. An attorney and/or title company should be consulted in all matters with respect to any rights of possession(s) and matters of title.

Along any line where a deed gap or overlap or inconsistency in line of occupation occurs, unwritten rights may be available to the subject and/or the adjoining real estates.

Flood Information Note
Flood status information was obtained using Flood Insurance Rate Maps (FIRM) provided by the United States Department of Homeland Security, Federal Emergency Management Agency (FEMA), on their website, located at http://msc.fema.gov/.

The Subject Real Estate described hereon was mathematically calculated and scaled on the FIRM Maps of Marion County, Indiana, Map Number 18097C0125 E, dated January 5, 2001, and was found to be located in Flood Zone X and NOT within a Special Flood Hazard Zone.

The accuracy of any flood hazard data shown on this Land Survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. This certification is restricted to a review of the FIRM noted above and shall not be construed as a confirmation or denial of flooding potential.

Title Insurance Company Commitment Note
Evidence of source of title for the subject tract was provided by Stewart Title Guaranty Company, having a Title Commitment File Number of 81504 and is dated effective 3/19/15. Some certain survey-related "Special Exceptions" exist that were disclosed in Schedule B of said title commitment, and have been depicted on the survey, each being identified by their recording data. Should any additional items need to be depicted on the survey, please notify us and provide the appropriate documents.

Survey related "Special Exceptions" with regard to the Subject Real Estate:

7) Inst.#75-19785 - Could not be graphically depicted, blanket in nature
8) Inst.#770076521 - Shown hereon
9) Inst.#77076522 - Shown hereon.
10) Inst.#770077597 Could not be graphically depicted (release, blanket in nature).
11) Inst.#840000284 - Could not be graphically depicted, blanket in nature.
12) Inst.#840005046 - Could not be graphically depicted (release, blanket in nature).
13) Inst.#860007319 - Does not affect
14) Inst.#860123292 - Could not be graphically depicted, blanket in nature.
15) Inst. #860123293 - Could not be graphically depicted, blanket in nature.
16) Inst.#870141364 - Does not affect. Lapsed May 1, 1998.
17) Inst.#880091875 - Shown hereon.
18) Inst.#880094522 - Shown hereon.
19) Inst.#880111455 - Shown hereon.
20) Inst.#880126479 - Could not be graphically depicted, blanket in nature.
Inst.#890104919 - Could not be graphically depicted, blanket in nature.
Inst.#920109289 - Shown hereon.
21) Inst.#880132441 - Shown hereon.
24) Inst.#2000-0200497- Could not be graphically depicted, blanket in nature, Parcel 2
25) Inst.#2001-0048711 - Could not be graphically depicted, blanket in nature.
26) Inst.#2007-0045973 - Only first 2 pages of document provided. Cannot review.
27) Inst.#201000080092 - Could not be graphically depicted, blanket in nature.
Inst.#201300045253 - Could not be graphically depicted, blanket in nature.
28) Inst.#201000069483 - Could not be graphically depicted, blanket in nature.
29) Inst.#99-73099 - Copy not provided for review
30) Inst.#2002-85874 - Copy not provided for review
31) Inst.#2007-50592 - Copy not provided for review

Items included in prior Title Commitment and not currently included:
Inst.#20090080093 - Could not be graphically depicted, blanket in nature (party wall shown).
Inst. #880006840 - Could not be graphically depicted (release, blanket in nature)).
Inst.#880053543 - Could not be graphically depicted, blanket in nature.

Current ownership for the Subject and Adjoining real estates are shown per County Assessor records, and the documents listed hereon can be obtained from the County Recorder's Office.

## SYMBOL LEGEND

| | | | |
|---|---|---|---|
| SEA GROUP MONUMENT SET | SIGN | FIRE MAIN | GAS LINE MARKER |
| CUT "X" SET or FOUND | LARGE SIGN | FIRE HYDRANT | GAS VALVE |
| BRASS PLUG / COPPER WELD | UTILITY POLE | WATER METER | GAS METER |
| SURVEY MARKER FOUND | LIGHT POLE | WATER VALVE | TELEPHONE MANHOLE |
| PK or MAG NAIL FOUND | GROUND LIGHT | WATER WELL | TELEPHONE UTILITY |
| SECTION CORNER (AS NOTED) | ELECTRIC METER | BEE-HIVE INLET | TELEPHONE LINE MARKER |
| BENCHMARK (AS NOTED) | ELECTRIC UTILITY | CURB INLET | SANITARY SEWER MANHOLE |
| RIGHT OF WAY MARKER | DECIDUOUS TREE | DRAINAGE INLET | SANITARY SEWER MARKER |
| TRAFFIC SIGNAL POLE | EVERGREEN TREE | MANHOLE | STORM SEWER MANHOLE |
| AIR CONDITONER | MAIL BOX | AIR / VACUUM EQUIPMENT | CABLE UTILITY |


SEA Group Land Surveyors
494 Gradle Drive
Carmel, IN 46032
Phone: 317.844.3333
Fax: 317.844.3383
www.SEAGroupLLC.com


5110 Pike Plaza Road
Indianapolis, IN

PROJECT LOCATED IN:

SECTION 18 - TOWNSHIP 16 NORTH - RANGE 03 EAST

MARION COUNTY

ALTA/ACSM
LAND TITLE SURVEY

PREPARED FOR:

Schulman Realty Group
3121 Highway 35
Hazlet, NJ

| REV. # | DATE | REV. DESC. |
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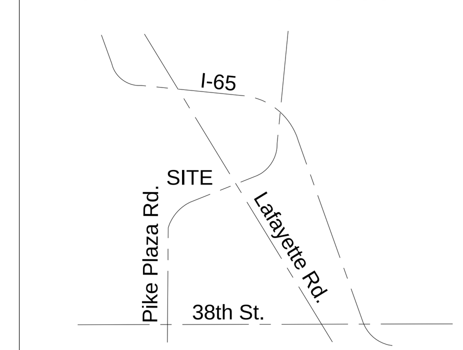
DRAWING LEGEND

EXISTING METAL-TYPE FENCE
EXISTING WOOD-TYPE FENCE
GAS = UNDERGROUND GAS LINES
CATV = UNDERGROUND CABLE TELEVISION LINES
WTR = UNDERGROUND WATER LINES
STM = UNDERGROUND STORM SEWER
SAN = UNDERGROUND SANITARY SEWER
FBOP = UNDERGROUND FIBER-OPTIC
UGT = UNDERGROUND TELEPHONE
UGE = UNDERGROUND ELECTRIC
OHE = OVERHEAD ELECTRIC
OHT = OVERHEAD TELEPHONE
OVHD = OVERHEAD UTILITY
TRAF = OVERHEAD TRAFFIC LINES
IRR = UNDERGROUND IRRIGATION LINES
SECTION LINE (AS NOTED)
R.O.W. = RIGHT OF WAY (AS NOTED)
CENTERLINE AS NOTED
B.S.L. = BUILDING SETBACK LINE
EASEMENT (AS NOTED)
REAL ESTATE LINES (AS NOTED)
SUBJECT REAL ESTATE SURVEY LINE (AS NOTED)
EXISTING CONC. CURB (AS NOTED)
TOB = TOP OF BANK
TOS = TOE OF SLOPE
EXISTING FLOWLINE
CONTOURS - MAJOR INTERVAL
CONTOURS - MINOR INTERVAL

CMP=CORREGATED METAL DRAINAGE PIPE
RCP=REINFORCED CONCRETE DRAINAGE PIPE
(C) = CALCULATED BEARING AND DIMENSION
(M) = MEASURED BEARING AND DIMENSION

VICINITY MAP - NOT TO SCALE

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|---|---|
| Approved By: | JMF |
| Drawn By: | JMF/TMC |
| Date of Last Field Work: | 5/18/2015 |
| Date Plotted: | 06/04/2015 |

Reference #: C13-7696

Project Number:

C15-0442

Sheet Number :

1 of 1