

5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS
 ⚠️ BUILDING EXTENDS INTO THE EASEMENT BY AT MOST 0.6'.

3 FLOOD INFORMATION
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 180227 0208 D (MAP NO. 18141C0208D), WHICH BEARS AN EFFECTIVE DATE OF JANUARY 6, 2011, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Dii LEGEND AND ABBREVIATIONS

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	C-2	*SC
MINIMUM LOT AREA (SQ.FT.)	87,120	765,975±
MINIMUM FRONTAGE	N/A	1102.47'
MINIMUM LOT WIDTH	200	1102.47'
MAX BUILDING COVERAGE	25%	18%
MAX BUILDING HEIGHT	35'	30.2'
MINIMUM SETBACKS		
FRONT	50'	57.5'
SIDE	50'	34.6'
REAR	50'	137.5'

NOTES:
 CURRENT ZONING = C-2 (SHOPPING CENTER COMMERCIAL) WITHIN MAIN STREET EXTENDED SIGN OVER.
 *SC = SHOPPING CENTER

6Bj RECORDED SETBACKS/RESTRICTIONS
 NONE PROVIDED TO THIS SURVEYOR.

5Ei SCHEDULE "B" ITEMS

14 SUBJECT TO SEWER RIGHTS AS RESERVED IN WARRANTY DEED DATED SEPTEMBER 20, 1928, FROM LOUISE GERTH, RUTH GERTH AND HERBERT E. GERTH TO GILBERT A. ELLIOTT, TRUSTEE, RECORDED SEPTEMBER 20, 1928 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, IN DEED RECORD 212, PAGE 118. (AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT)

15 DEED OF DEDICATION OF PERMANENT RIGHT OF WAY DATED SEPTEMBER 23, 1998 BY AND BETWEEN CHARLES COUSSENS AND DOROTHY COUSSENS AND THE CITY OF MISHAWAKA, INDIANA, RECORDED OCTOBER 16, 1996 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, AS INSTRUMENT NO. 9641341. (AFFECTS, AS SHOWN)

16 OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND HERITAGE MISHAWAKA, LLC, MISHAWAKA, IN, DATED JULY 8, 2001 AND RECORDED JULY 9, 2001 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, AS INSTRUMENT NO. 0131826.

17 AMENDED BY FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND PINE TREE MISHAWAKA, LLC, DATED SEPTEMBER 20, 2002 AND RECORDED OCTOBER 9, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY, AS INSTRUMENT NO. 0254339. (AFFECTS, BLANKET IN NATURE, PLOTTABLE ITEMS APPROXIMATE LOCATIONS SHOWN)

18 COUNTY DRAINAGE DITCH EASEMENT REDUCTION RECORDED SEPTEMBER 5, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY, AS INSTRUMENT NO. 0247557. (AFFECTS, AS SHOWN)

19 GRANT OF DRAINAGE EASEMENT DATED JUNE 28, 2002 GRANTED BY HERITAGE MISHAWAKA, LLC, TO THE CITY OF MISHAWAKA, INDIANA, RECORDED SEPTEMBER 20, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY, AS INSTRUMENT NO. 0250247. (AFFECTS, AS SHOWN)

6Bvi TITLE COMMITMENT INFORMATION
 THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 497400, HAVING AN EFFECTIVE DATE OF NOVEMBER 12, 2015.

6Bi TITLE DESCRIPTION (CONTINUED)
 FURTHER EXCEPTING THEREFROM:
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27, THENCE SOUTH 00 DEGREES 25 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1321.02 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE CENTERLINE OF UNIVERSITY DRIVE, THENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE AND CENTERLINE A DISTANCE OF 81.34 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 40 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF UNIVERSITY DRIVE, THE "POINT OF BEGINNING" OF SAID PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 233.24 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 274.63 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 244.83 FEET TO THE EAST RIGHT OF WAY LINE OF MAIN STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1. NORTH 04 DEGREES 55 MINUTES 22 SECONDS WEST A DISTANCE OF 149.18 FEET; 2. NORTH 00 DEGREES 16 MINUTES 40 SECONDS WEST A DISTANCE OF 89.30 FEET; 3. NORTH 45 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 35.11 FEET TO THE "POINT OF BEGINNING".

6Bvii CONTIGUITY STATEMENT
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 TO: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, ACTING SOLELY ON BEHALF OF AND FOR THE BENEFIT OF, AND WITH ITS LIABILITY LIMITED TO THE ASSETS OF, ITS INSURANCE COMPANY, SEPARATE ACCOUNT, PRISA II, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT FOR THE BENEFIT OF LENDERS, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; APOLLO GLOBAL MANAGEMENT LLC, ATHENS ASSET MANAGEMENT L.P. OR ANY OF APOLLO'S AFFILIATES, AGENTS, ADVISORS, SUCCESSORS AND ASSIGNS; FIDELITY NATIONAL TITLE INSURANCE COMPANY, CHICAGO TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; INLAND REAL ESTATE UNIVERSITY CROSSINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; IRC UNIVERSITY CROSSINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

6Bviii ACCESS TO PROPERTY
 THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO UNIVERSITY DRIVE A DEDICATED PUBLIC STREET OR HIGHWAY.

18 EARTH MOVING NOTE
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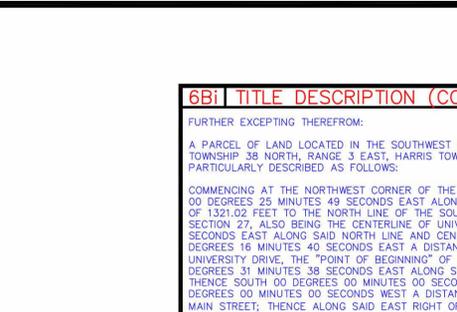
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 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 180227 0208 D (MAP NO. 18141C0208D), WHICH BEARS AN EFFECTIVE DATE OF JANUARY 6, 2011, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

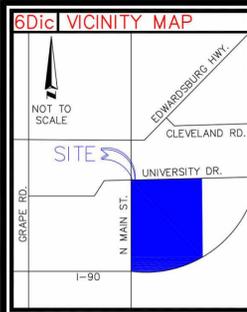
6Dii LEGEND AND ABBREVIATIONS

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	C-2	*SC
MINIMUM LOT AREA (SQ.FT.)	87,120	765,975±
MINIMUM FRONTAGE	N/A	1102.47'
MINIMUM LOT WIDTH	200	1102.47'
MAX BUILDING COVERAGE	25%	18%
MAX BUILDING HEIGHT	35'	30.2'
MINIMUM SETBACKS		
FRONT	50'	57.5'
SIDE	50'	34.6'
REAR	50'	137.5'

NOTES:
 CURRENT ZONING = C-2 (SHOPPING CENTER COMMERCIAL) WITHIN MAIN STREET EXTENDED SIGN OVER.
 *SC = SHOPPING CENTER

6Bj RECORDED SETBACKS/RESTRICTIONS



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS
 ⚠️ BUILDING EXTENDS INTO THE EASEMENT BY AT MOST 0.6'.

3 FLOOD INFORMATION
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 180227 0208 D (MAP NO. 18141C0208D), WHICH BEARS AN EFFECTIVE DATE OF JANUARY 6, 2011, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Dii LEGEND AND ABBREVIATIONS

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NOTES:
 CURRENT ZONING = C-2 (SHOPPING CENTER COMMERCIAL) WITHIN MAIN STREET EXTENDED SIGN OVER.
 *SC = SHOPPING CENTER

6Bj RECORDED SETBACKS/RESTRICTIONS
 NONE PROVIDED TO THIS SURVEYOR.

5Ei SCHEDULE "B" ITEMS

14 SUBJECT TO SEWER RIGHTS AS RESERVED IN WARRANTY DEED DATED SEPTEMBER 20, 1928, FROM LOUISE GERTH, RUTH GERTH AND HERBERT E. GERTH TO GILBERT A. ELLIOTT, TRUSTEE, RECORDED SEPTEMBER 20, 1928 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, IN DEED RECORD 212, PAGE 118. (AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT)

15 DEED OF DEDICATION OF PERMANENT RIGHT OF WAY DATED SEPTEMBER 23, 1998 BY AND BETWEEN CHARLES COUSSENS AND DOROTHY COUSSENS AND THE CITY OF MISHAWAKA, INDIANA, RECORDED OCTOBER 16, 1996 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, AS INSTRUMENT NO. 9641341. (AFFECTS, AS SHOWN)

16 OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND HERITAGE MISHAWAKA, LLC, MISHAWAKA, IN, DATED JULY 8, 2001 AND RECORDED JULY 9, 2001 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, AS INSTRUMENT NO. 0131826.

17 AMENDED BY FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND PINE TREE MISHAWAKA, LLC, DATED SEPTEMBER 20, 2002 AND RECORDED OCTOBER 9, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY, AS INSTRUMENT NO. 0254339. (AFFECTS, BLANKET IN NATURE, PLOTTABLE ITEMS APPROXIMATE LOCATIONS SHOWN)

18 COUNTY DRAINAGE DITCH EASEMENT REDUCTION RECORDED SEPTEMBER 5, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY, AS INSTRUMENT NO. 0247557. (AFFECTS, AS SHOWN)

19 GRANT OF DRAINAGE EASEMENT DATED JUNE 28, 2002 GRANTED BY HERITAGE MISHAWAKA, LLC, TO THE CITY OF MISHAWAKA, INDIANA, RECORDED SEPTEMBER 20, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY, AS INSTRUMENT NO. 0250247. (AFFECTS, AS SHOWN)

6Bx TITLE COMMITMENT INFORMATION
 THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 497400, HAVING AN EFFECTIVE DATE OF NOVEMBER 12, 2015.

6Bi TITLE DESCRIPTION (CONTINUED)
 FURTHER EXCEPTING THEREFROM:
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27, THENCE NORTH 00 DEGREES 25 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1321.02 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE CENTERLINE OF UNIVERSITY DRIVE, THENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE AND CENTERLINE A DISTANCE OF 81.34 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 40 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF UNIVERSITY DRIVE, THE "POINT OF BEGINNING" OF SAID PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 233.24 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 274.63 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 244.83 FEET TO THE EAST RIGHT OF WAY LINE OF MAIN STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1. NORTH 04 DEGREES 55 MINUTES 22 SECONDS WEST A DISTANCE OF 149.18 FEET; 2. NORTH 00 DEGREES 16 MINUTES 40 SECONDS WEST A DISTANCE OF 89.30 FEET; 3. NORTH 45 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 35.11 FEET TO THE "POINT OF BEGINNING".

5Ei SCHEDULE "B" ITEMS (CONTINUED)

19 PROVISIONS RELATING TO BILLBOARDS, SIGNS, NOTICE POSTERS, ADVERTISING DEVICES OR OTHER DISPLAYS, AND RELEASE OF DAMAGES FOR SEVERANCE OF THE LAND DESCRIBED THEREIN, CONTAINED IN WARRANTY DEED DATED FEBRUARY 4, 1955, FROM GABRIEL COUSSENS AND IRENE COUSSENS, HIS WIFE, TO STATE OF INDIANA, RECORDED FEBRUARY 4, 1955, IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA IN DEED RECORD 537, PAGE 462. (MAY OR MAY NOT AFFECT, DOCUMENT ILLEGIBLE)

20 RESOLUTION NO. 2002-10 OF THE CITY OF MISHAWAKA, INDIANA, REDEVELOPMENT COMMISSION CONFIRMING A RESOLUTION DESIGNATING AND DECLARING CERTAIN AREAS AS ECONOMIC DEVELOPMENT AREAS AND AMENDING AND APPROVING THE ECONOMIC DEVELOPMENT PLAN FOR THE NORTHWEST AREA IMPROVEMENT PROJECT, ADOPTED AND APPROVED DECEMBER 18, 2002 AND RECORDED FEBRUARY 26, 2003 IN THE OFFICE OF THE RECORDER OF THE COUNTY AS INSTRUMENT NO. 0311927. (AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT)

21 MEMORANDUM OF LEASE DATED JULY 14, 2002 BY AND BETWEEN PINE TREE MISHAWAKA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MARSHALLS OF IA, INC., A MASSACHUSETTS CORPORATION, RECORDED OCTOBER 1, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY AS INSTRUMENT NO. 0252487. (AFFECTS, LEASE AGREEMENT, NOTHING TO PLOT)

22 MEMORANDUM OF LEASE DATED AUGUST 30, 2002 BY AND BETWEEN PINE TREE MISHAWAKA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND BABY SUPERSTORE, INC., A SOUTH CAROLINA CORPORATION, RECORDED OCTOBER 9, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY, AS INSTRUMENT NO. 0254340. AMENDED BY COMMENCEMENT AGREEMENT, RECORDED APRIL 28, 2014 AS INSTRUMENT NO. 1409365. (AFFECTS, LEASE AGREEMENT, NOTHING TO PLOT)

23 MEMORANDUM OF LEASE DATED OCTOBER 30, 2002 BY AND BETWEEN PINE TREE MISHAWAKA, LLC, AND PIER 1 IMPORTS (U.S.) INC. AND RECORDED DECEMBER 10, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY, AS INSTRUMENT NO. 0267865. (AFFECTS, LEASE AGREEMENT, NOTHING TO PLOT)

6Bvi TITLE DESCRIPTION
 PARCEL I:
 A PARCEL OF LAND BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 00 DEGREES 25 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1321.02 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE CENTERLINE OF UNIVERSITY DRIVE, THENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE AND CENTERLINE A DISTANCE OF 81.34 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 40 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF UNIVERSITY DRIVE, THE "POINT OF BEGINNING" OF SAID PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 233.24 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 274.63 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 244.83 FEET TO THE EAST RIGHT OF WAY LINE OF MAIN STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1. NORTH 04 DEGREES 55 MINUTES 22 SECONDS WEST A DISTANCE OF 149.18 FEET; 2. NORTH 00 DEGREES 16 MINUTES 40 SECONDS WEST A DISTANCE OF 89.30 FEET; 3. NORTH 45 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 35.11 FEET TO THE "POINT OF BEGINNING".

6Bvii CONTIGUITY STATEMENT
 THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE NOT CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE
 TO: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, ACTING SOLELY ON BEHALF OF AND FOR THE BENEFIT OF, AND WITH ITS LIABILITY LIMITED TO THE ASSETS OF, ITS INSURANCE COMPANY, SEPARATE ACCOUNT, PERSA II, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT FOR THE BENEFIT OF LENDERS, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; APOLLO GLOBAL MANAGEMENT LLC, ATHENS ASSET MANAGEMENT L.P. OR ANY OF APOLLO'S AFFILIATES, AGENTS, ADVISORS, SUCCESSORS AND ASSIGNS; FIDELITY NATIONAL TITLE INSURANCE COMPANY, CHICAGO TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; INLAND REAL ESTATE UNIVERSITY CROSSINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; IRC UNIVERSITY CROSSINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

6Bviii ACCESS TO PROPERTY
 THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO UNIVERSITY DRIVE A DEDICATED PUBLIC STREET OR HIGHWAY.

18 EARTH MOVING NOTE
 THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE
 THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bviii CONTIGUITY STATEMENT
 THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE NOT CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE
 I, THE HEREON SIGNED PROFESSIONAL LAND SURVEYOR, DO HEREBY AFFIRM UNDER THE PENALTIES OF PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW (C 36-2-11-150).

6Bix TITLE COMMITMENT INFORMATION
 THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 497400, HAVING AN EFFECTIVE DATE OF NOVEMBER 12, 2015.

6Bi TITLE DESCRIPTION (CONTINUED)
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5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS
 ⚠️ BUILDING EXTENDS INTO THE EASEMENT BY AT MOST 0.6'.

3 FLOOD INFORMATION
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 180227 0208 D (MAP NO. 18141C0208D), WHICH BEARS AN EFFECTIVE DATE OF JANUARY 6, 2011, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Dii LEGEND AND ABBREVIATIONS

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
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MINIMUM LOT AREA (SQ.FT.)	87,120	765,975±
MINIMUM FRONTAGE	N/A	1102.47'
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 CURRENT ZONING = C-2 (SHOPPING CENTER COMMERCIAL) WITHIN MAIN STREET EXTENDED SIGN OVER.
 *SC = SHOPPING CENTER

6Bj RECORDED SETBACKS/RESTRICTIONS
 NONE PROVIDED TO THIS SURVEYOR.

5Ei SCHEDULE "B" ITEMS

14 SUBJECT TO SEWER RIGHTS AS RESERVED IN WARRANTY DEED DATED SEPTEMBER 20, 1928, FROM LOUISE GERTH, RUTH GERTH AND HERBERT E. GERTH TO GILBERT A. ELLIOTT, TRUSTEE, RECORDED SEPTEMBER 20, 1928 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, IN DEED RECORD 212, PAGE 118. (AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT)

15 DEED OF DEDICATION OF PERMANENT RIGHT OF WAY DATED SEPTEMBER 23, 1998 BY AND BETWEEN CHARLES COUSSENS AND DOROTHY COUSSENS AND THE CITY OF MISHAWAKA, INDIANA, RECORDED OCTOBER 16, 1996 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, AS INSTRUMENT NO. 9641341. (AFFECTS, AS SHOWN)

16 OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND HERITAGE MISHAWAKA, LLC, MISHAWAKA, IN, DATED JULY 8, 2001 AND RECORDED JULY 9, 2001 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, AS INSTRUMENT NO. 0131826.

17 AMENDED BY FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND PINE TREE MISHAWAKA, LLC, DATED SEPTEMBER 20, 2002 AND RECORDED OCTOBER 9, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY, AS INSTRUMENT NO. 0254339. (AFFECTS, BLANKET IN NATURE, PLOTTABLE ITEMS APPROXIMATE LOCATIONS SHOWN)

18 COUNTY DRAINAGE DITCH EASEMENT REDUCTION RECORDED SEPTEMBER 5, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY, AS INSTRUMENT NO. 0247557. (AFFECTS, AS SHOWN)

19 GRANT OF DRAINAGE EASEMENT DATED JUNE 28, 2002 GRANTED BY HERITAGE MISHAWAKA, LLC, TO THE CITY OF MISHAWAKA, INDIANA, RECORDED SEPTEMBER 20, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY, AS INSTRUMENT NO. 0250247. (AFFECTS, AS SHOWN)

6Bx TITLE COMMITMENT INFORMATION
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6Bi TITLE DESCRIPTION (CONTINUED)
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5Ei SCHEDULE "B" ITEMS (CONTINUED)

19 PROVISIONS RELATING TO BILLBOARDS, SIGNS, NOTICE POSTERS, ADVERTISING DEVICES OR OTHER DISPLAYS, AND RELEASE OF DAMAGES FOR SEVERANCE OF THE LAND DESCRIBED THEREIN, CONTAINED IN WARRANTY DEED DATED FEBRUARY 4, 1955, FROM GABRIEL COUSSENS AND IRENE COUSSENS, HIS WIFE, TO STATE OF INDIANA, RECORDED FEBRUARY 4, 1955, IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA IN DEED RECORD 537, PAGE 462. (MAY OR MAY NOT AFFECT, DOCUMENT ILLEGIBLE)

20 RESOLUTION NO. 2002-10 OF THE CITY OF MISHAWAKA, INDIANA, REDEVELOPMENT COMMISSION CONFIRMING A RESOLUTION DESIGNATING AND DECLARING CERTAIN AREAS AS ECONOMIC DEVELOPMENT AREAS AND AMENDING AND APPROVING THE ECONOMIC DEVELOPMENT PLAN FOR THE NORTHWEST AREA IMPROVEMENT PROJECT, ADOPTED AND APPROVED DECEMBER 18, 2002 AND RECORDED FEBRUARY 26, 2003 IN THE OFFICE OF THE RECORDER OF THE COUNTY AS INSTRUMENT NO. 0311927. (AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT)

21 MEMORANDUM OF LEASE DATED JULY 14, 2002 BY AND BETWEEN PINE TREE MISHAWAKA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MARSHALLS OF IA, INC., A MASSACHUSETTS CORPORATION, RECORDED OCTOBER 1, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY AS INSTRUMENT NO. 0252487. (AFFECTS, LEASE AGREEMENT, NOTHING TO PLOT)

22 MEMORANDUM OF LEASE DATED AUGUST 30, 2002 BY AND BETWEEN PINE TREE MISHAWAKA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND BABY SUPERSTORE, INC., A SOUTH CAROLINA CORPORATION, RECORDED OCTOBER 9, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY, AS INSTRUMENT NO. 0254340. AMENDED BY COMMENCEMENT AGREEMENT, RECORDED APRIL 28, 2014 AS INSTRUMENT NO. 1409365. (AFFECTS, LEASE AGREEMENT, NOTHING TO PLOT)

23 MEMORANDUM OF LEASE DATED OCTOBER 30, 2002 BY AND BETWEEN PINE TREE MISHAWAKA, LLC, AND PIER 1 IMPORTS (U.S.) INC. AND RECORDED DECEMBER 10, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY, AS INSTRUMENT NO. 0267865. (AFFECTS, LEASE AGREEMENT, NOTHING TO PLOT)

6Bvi TITLE DESCRIPTION
 PARCEL I:
 A PARCEL OF LAND BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 00 DEGREES 25 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1321.02 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE CENTERLINE OF UNIVERSITY DRIVE, THENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE AND CENTERLINE A DISTANCE OF 81.34 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 40 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF UNIVERSITY DRIVE, THE "POINT OF BEGINNING" OF SAID PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 233.24 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 274.63 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 244.83 FEET TO THE EAST RIGHT OF WAY LINE OF MAIN STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1. NORTH 04 DEGREES 55 MINUTES 22 SECONDS WEST A DISTANCE OF 149.18 FEET; 2. NORTH 00 DEGREES 16 MINUTES 40 SECONDS WEST A DISTANCE OF 89.30 FEET; 3. NORTH 45 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 35.11 FEET TO THE "POINT OF BEGINNING".

6Bvii CONTIGUITY STATEMENT
 THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE NOT CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE
 TO: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, ACTING SOLELY ON BEHALF OF AND FOR THE BENEFIT OF, AND WITH ITS LIABILITY LIMITED TO THE ASSETS OF, ITS INSURANCE COMPANY, SEPARATE ACCOUNT, PERSA II, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT FOR THE BENEFIT OF LENDERS, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; APOLLO GLOBAL MANAGEMENT LLC, ATHENS ASSET MANAGEMENT L.P. OR ANY OF APOLLO'S AFFILIATES, AGENTS, ADVISORS, SUCCESSORS AND ASSIGNS; FIDELITY NATIONAL TITLE INSURANCE COMPANY, CHICAGO TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; INLAND REAL ESTATE UNIVERSITY CROSSINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; IRC UNIVERSITY CROSSINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

6Bviii ACCESS TO PROPERTY
 THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO UNIVERSITY DRIVE A DEDICATED PUBLIC STREET OR HIGHWAY.

18 EARTH MOVING NOTE
 THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE
 THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bviii CONTIGUITY STATEMENT
 THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE NOT CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE
 I, THE HEREON SIGNED PROFESSIONAL LAND SURVEYOR, DO HEREBY AFFIRM UNDER THE PENALTIES OF PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW (C 36-2-11-150).

6Bix TITLE COMMITMENT INFORMATION
 THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 497400, HAVING AN EFFECTIVE DATE OF NOVEMBER 12, 2015.

6Bi TITLE DESCRIPTION (CONTINUED)
 FURTHER EXCEPTING THEREFROM:
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27, THENCE NORTH 00 DEGREES 25 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1321.02 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE CENTERLINE OF UNIVERSITY DRIVE, THENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE AND CENTERLINE A DISTANCE OF 81.34 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 40 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF UNIVERSITY DRIVE, THE "POINT OF BEGINNING" OF SAID PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 233.24 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 274.63 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 244.83 FEET TO THE EAST RIGHT OF WAY LINE OF MAIN STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1. NORTH 04 DEGREES 55 MINUTES 22 SECONDS WEST A DISTANCE OF 149.18 FEET; 2. NORTH 00 DEGREES 16 MINUTES 40 SECONDS WEST A DISTANCE OF 89.30 FEET; 3. NORTH 45 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 35.11 FEET TO THE "POINT OF BEGINNING".

6Bix TITLE COMMITMENT INFORMATION
 THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 497400, HAVING AN EFFECTIVE DATE OF NOVEMBER 12, 2015.

6Bix TITLE COMMITMENT INFORMATION
 THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 497400, HAVING AN EFFECTIVE DATE OF NOVEMBER 12, 2015.



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS
 ⚠️ BUILDING EXTENDS INTO THE EASEMENT BY AT MOST 0.6'.

3 FLOOD INFORMATION
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 180227 0208 D (MAP NO. 18141C0208D), WHICH BEARS AN EFFECTIVE DATE OF JANUARY 6, 2011, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Dii LEGEND AND ABBREVIATIONS

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	C-2	*SC
MINIMUM LOT AREA (SQ.FT.)	87,120	765,975±
MINIMUM FRONTAGE	N/A	1102.47'
MINIMUM LOT WIDTH	200	1102.47'
MAX BUILDING COVERAGE	25%	18%
MAX BUILDING HEIGHT	35'	30.2'
MINIMUM SETBACKS		
FRONT	50'	57.5'
SIDE	50'	34.6'
REAR	50'	137.5'

NOTES:
 CURRENT ZONING = C-2 (SHOPPING CENTER COMMERCIAL) WITHIN MAIN STREET EXTENDED SIGN OVER.
 *SC = SHOPPING CENTER

6Bj RECORDED SETBACKS/RESTRICTIONS
 NONE PROVIDED TO THIS SURVEYOR.

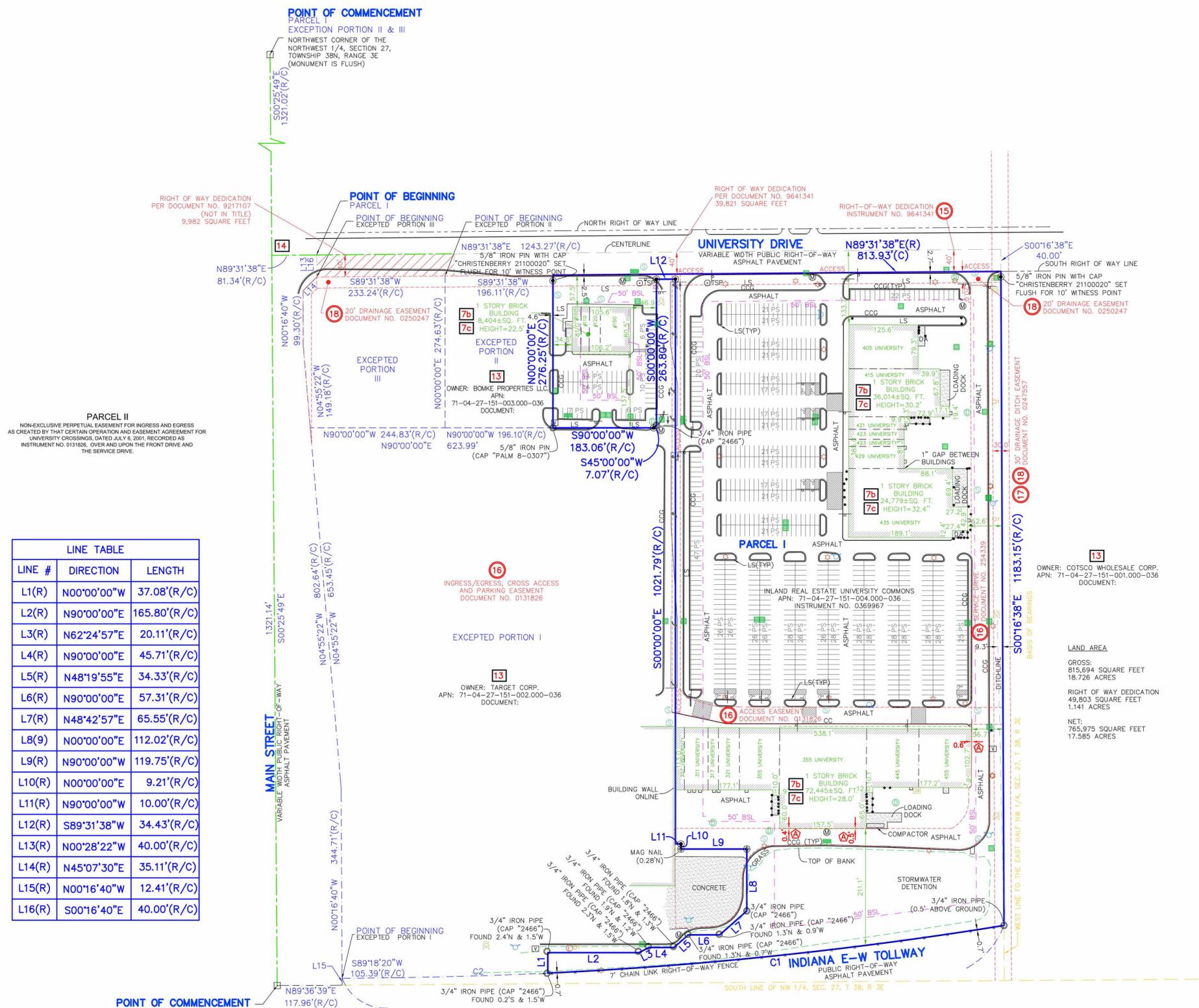
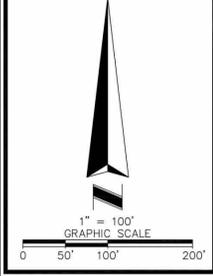
5Ei SCHEDULE "B" ITEMS

14 SUBJECT TO SEWER RIGHTS AS RESERVED IN WARRANTY DEED DATED SEPTEMBER 20, 1928, FROM LOUISE GERTH, RUTH GERTH AND HERBERT E. GERTH TO GILBERT A. ELLIOTT, TRUSTEE, RECORDED SEPTEMBER 20, 1928 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, IN DEED RECORD 212, PAGE 118. (AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT)

15 DEED OF DEDICATION OF PERMANENT RIGHT OF WAY DATED SEPTEMBER 23, 1998 BY AND BETWEEN CHARLES COUSSENS AND DOROTHY COUSSENS AND THE CITY OF MISHAWAKA, INDIANA, RECORDED OCTOBER 16, 1996 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, AS INSTRUMENT NO. 9641341. (AFFECTS, AS SHOWN)

16 OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND HERITAGE MISHAWAKA, LLC, MISHAWAKA, IN, DATED JULY 8, 2001 AND RECORDED JULY 9, 2001 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, AS INSTRUMENT NO. 0131826.

17 AMENDED BY FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND PINE TREE MISHAWAKA, LLC, DATED SEPTEMBER 20, 2002 AND RECORDED OCTOBER



LINE TABLE

LINE #	DIRECTION	LENGTH
L1(R)	N00°00'00"W	37.08'(R/C)
L2(R)	N90°00'00"E	165.80'(R/C)
L3(R)	N62°24'57"E	20.11'(R/C)
L4(R)	N90°00'00"E	45.71'(R/C)
L5(R)	N48°19'55"E	34.33'(R/C)
L6(R)	N90°00'00"E	57.31'(R/C)
L7(R)	N48°42'57"E	65.55'(R/C)
L8(9)	N00°00'00"E	112.02'(R/C)
L9(R)	N90°00'00"W	119.75'(R/C)
L10(R)	N00°00'00"E	9.21'(R/C)
L11(R)	N90°00'00"W	10.00'(R/C)
L12(R)	S89°31'38"W	34.43'(R/C)
L13(R)	N00°28'22"W	40.00'(R/C)
L14(R)	N45°07'30"E	35.11'(R/C)
L15(R)	N00°16'40"W	12.41'(R/C)
L16(R)	S00°16'40"E	40.00'(R/C)

CURVE DATA

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	7489.44'	08°26'03"	1102.47'(C)	1101.47'(R/C)	S85°05'19"W(R/C)
C2	7489.44'	02°03'27"	268.63'(C)	268.94'(R/C)	S88°16'37"W(R/C)

6D1b LEGEND AND ABBREVIATIONS

	CONCRETE SURFACE	(C)	CALCULATED DATA
	NO PARKING AREA	(SQ.FT.)	SQUARE FEET
	HANDICAP PARKING	(R)	RECORD DESCRIPTION
	STORM MANHOLE	CCG	CONCRETE CURB & GUTTER
	CATCH BASIN	DA	DUMPSTER AREA
	CURB STORM INLET	(TYP)	TYPICAL
	FIRE HYDRANT	LS	LANDSCAPED AREA
	SANITARY MANHOLE	BSL	BUILDING SETBACK LINE (PER ZONING)
	MANHOLE (UNKNOWN)		
	LIGHT POLE		
	SIGN		
	BOLLARD		
	GAS METER		
	TRAFFIC SIGNAL POST		
	GAS VALVE		
	TELEPHONE PEDESTAL		
	ELECTRIC MANHOLE		
	RECOVERED MAGNETIC NAIL (FLUSH)		
	MONUMENT FOUND FLUSH UNLESS OTHERWISE NOTED		
	CONCRETE MONUMENT (HARRISON)		

PARCEL II
 NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THAT CERTAIN OPERATION AND EASEMENT AGREEMENT FOR UNIVERSITY CROSSINGS, DATED JULY 8, 2001, RECORDED AS INSTRUMENT NO. 013102, OVER AND UPON THE FRONT DRIVE AND THE SERVICE DRIVE.

LAND AREA
 GROSS: 815,694 SQUARE FEET
 18.726 ACRES
 RIGHT OF WAY DEDICATION: 49,803 SQUARE FEET
 1.141 ACRES
 NET: 765,891 SQUARE FEET
 17.585 ACRES

6DVI ALTA/ACSM LAND TITLE SURVEY
 2
 OF
 UNIVERSITY CROSSINGS
 215-455 E. UNIVERSITY DRIVE
 GRANGER, INDIANA
 ST. JOSEPH COUNTY

ASM AMERICAN SURVEYING & MAPPING INC.
 3191 MAGUIRE BLVD., SUITE 200
 ORLANDO, FLORIDA 32803
 PHONE (407) 426-7979
 WWW.ASMCORPORATE.COM