Y 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. 18141CO208D), 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.

LEGEND AND ABBREVIATION

SEE SHEET 2 OF 2

Z ZOMMO MA ORAMACION			HEREON WAS PROVIDED B
ITEM	REQUIRED	OBSERVED	INSURED, INFORMATION WA
PERMITTED USE	C-2	*SC	NOT OBTAINED BY ASM, II
MINIMUM LOT AREA (SQ.FT.)	87,120	765,975±	CONTACT:
MINIMUM FRONTAGE	N/A	1102.47	MASSEY CONSULTING GRO SITE No. 22964
MINIMUM LOT WIDTH	200	1102.47	DATE OF REPORT: 2/12/
MAX BUILDING COVERAGE	25%	18%	PHONE/FAX:
MAX BUILDING HEIGHT	35'	30.2'	(866) 783-7153
MINIMUM SETBACKS			(866) 783-7154
FRONT	50'	57.5'	NOTES:
SIDE	50'	34.6'	CURRENT ZONING = $C-2$
REAR	50'	137.5'	(SHOPPING CENTER COMMERCIAL) WITHIN MAIN
PARKING REQUIREMENTS: 5 SPACES PER 1,000 SQ.FT. OF GROSS FLOOR AREA; 682 SPACES REQUIRED; 849 SPACES EXISTING			STREET EXTENDED SIGN OVERLAY *SC = SHOPPING CENTER

ONE PROVIDED TO THIS SURVEYOR

SCHEDULE "B" ITEMS

- SUBJECT TO SEWER RIGHTS AS RESERVED IN WARRANTY DEED DATED SEPTEMBER 20, 1928, FROM LOUISE GERTH, FELIX 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)
- DEED OF DEDICATION OF PERMANENT RIGHT OF WAY DATED SEPTEMBER 2 1996 BY AND BETWEEN CHARLES COUSSENS AND DOROTHY COUSSENS A HE 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)
- OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND HERITAGE MISHAWAKA, LLC, MISHAWAKA, IN, DATED JULY 6, 2001 AND RECORDED JULY 9, 2001 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, AS INSTRUMENT NO. 0131826.
 - AMENDED BY FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMEN 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
- 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)
- GRANT OF DRAINAGE EASEMENT DATED JUNE 28, 2002 GRANTED BY HERITAGE MISHAWAKA L.L.C. TO THE CITY OF MISHAWAKA, INDIANA RECORDED SEPTEMBER 19, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY, AS INSTRUMENT NO. 0250247. (AFFECTS, AS SHOWN)

SCHEDULE "B" ITEMS (CONITNUED)

- PROVISIONS RELATING TO BILLBOARDS, SIGNS, NOTICE POSTERS, ADVERTISING DEVISES OR OTHER DISPLAYS, AND RELEASE OF DAMAGES FOR EVERANCE OF THE LAND DESCRIBED THEREIN, CONTAINED IN WARRANTY DEED DATED FEBRUARY 4, 1955, FROM CAMIEL 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)
- 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)
- MEMORANDUM OF LEASE DATED JULY 14, 2002 BY AND BETWEEN PINE TREE MISHAWAKA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MARSHALLS OF MA. 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
- 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 NSTRUMENT NO. 0254340. AMENDED BY COMMENCEMENT AGREEMENT, RECORDED APRIL 28, 2014 AS INSTRUMENT NO. 1409365. (AFFECTS, LEASE AGREEMENT, NOTHING TO PLOT)
- 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

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE					
2 "TABLE A" PROPERTY ADDRESS	6Bvii CONTIGUITY STATEMENT	7b "TABLE A" BUILDING AREA			
3 "TABLE A" FLOOD INFORMATION	6Bx TITLE INFORMATION	7c "TABLE A" BUILDING HEIGHT			
4 "TABLE A" LAND AREA	6Bi TITLE DESCRIPTION	8 SURVEYOR'S NOTES			
5Biii ACCESS TO PROPERTY	6Biv BEARING BASIS	9 "TABLE A" PARKING SPACES			
5Ciii SURVEYOR OBSERVED POSSIBLE	6Dia NORTH ARROW & SCALE	13 "TABLE A" ADJOINING OWNERS			
ENCROACHMENT	6Dib LEGEND & ABBREVIATIONS	14 "TABLE A" INTERSECTING STREET			
5Ei SCHEDULE "B" ITEMS	6Dic VICINITY MAP	16 "TABLE A" EARTH MOVING NOTE			
5F CEMETERY NOTE	6Dvi TYPE OF SURVEY	18 "TABLE A" DUMP, SUMP OR LANDFILL NOTE			
6B RECORDED SETBACKS/					
RESTRICTIONS PROVIDED BY INSURED	7 SURVEYOR'S CERTIFICATE	22 "TABLE A" ZONING INFORMATION			

NOTE: ACCORDING TO THE STATE OF INDIANA RULES AND REGULATIONS REGARDING LAND SURVEYS, THIS SURVEY IS NOT TO BE CONSIDERED AS FINAL OR COMPLETE UNTIL THE SURVEYOR'S REPORT HAS BEEN PREPARED BY THE SIGNING SURVEYOR AND EITHER AFFIXED TO THIS SURVEY OR PROVIDED AS A SEPARATE ASSOCIATED DOCUMENT AND THE SURVEYOR HAS AFFIXED HIS SEAL AND SIGNATURE TO THIS DRAWING.

EATHER CONDITION NOTE NOW, SNOW PACK AND/OR ICE CONDITIONS WERE PRESENT ON THE DAY(S OF THE FIELD SURVEY. SOME AREAS OF THE SITE HAVE BEEN OBSTRUCTS IND THE VISIBILITY, OBSERVANCE AND/OR ACCESSIBILITY OF IMPROVEMENTS UTILITIES AND/OR PAINT STRIPING WERE UNOBTAINABLE AT THIS TIME. THIS

SURVEY IS SUBJECT TO CHANGE, ONCE SAID CONDITIONS DISSIPATE.

SEE SHEET 2 OF 2 FOR SURVEY

TITLE DESCRIPTION (CONTINUED)

URTHER EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, OWNSHIP 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 O DEGREES 25 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE F 1321.02 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE CENTERLINE OF UNIVERSITY DRIVE; THENCE NORTH 89 DEGREES 31 MINUTES 38 ECONDS EAST ALONG SAID NORTH LINE AND CENTERLINE A DISTANCE OF 81.34 FEET; THENCE SOUTH 00 EGREES 16 MINUTES 40 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF JNIVERSITY DRIVE. THE "POINT OF BEGINNING" OF SAID PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 89 EGREES 31 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 233.24 FEET; HENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 274.63 FEET; THENCE NORTH 90 DEGREES OO MINUTES OO 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 ECONDS WEST A DISTANCE OF 99.30 FEET; 3. NORTH 45 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 35.11 FEET TO THE "POINT OF BEGINNING".

NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL I, AS CREATED Y OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND HERITAGE MISHAWAKA, LLC, ECORDED AS INSTRUMENT NO. 0131826 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, OVER AND UPON THE FRONT DRIVE AND THE SERVICE DRIVE AS DESCRIBED THEREIN.

SURVEYOR'S NOTE: TITLE TRACT DESCRIPTION HAS NOT BEEN UPDATED TO REFLECT THE RIGHT-OF-WAY DEDICATION ALONG CASS ROAD (UNIVERSITY DRIVE). AS REFERENCED IN INSTRUMENT NO. 9217107 & INSTRUMENT NO. 9641341; THESE DOCUMENTS GRANT TO THE CITY OF MISHAWAKA THE NORTH 40' OF LAND WITHIN THE AFOREMENTIONED LANDS, AND IS GRAPHICALLY DEPICTED ON THIS SURVEY.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED

SURVEYOR'S REPORT

IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN TITLE 865, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED THIS SURVEY AS A RESULT OF:

AVAILABILITY, CONDITION AND INTEGRITY OF REFERENCE MONUMENTS; RECORD DESCRIPTION AND PLATS: LINES OF OCCUPATION, AND

RELATIVE POSITIONAL ACCURACY OF MEASUREMENTS THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

RELATIVE POSITIONAL ACCURACY (RPA), AS DEFINED BY IAC 865, IS A VALUE EXPRESSED IN FEET THAT REPRESENTS UNCERTAINTY DUE TO RANDOM ERRORS IN MEASUREMENT OF ANY POINT ON A SURVEY RELATIVE TO ANY OTHER POINT ON THE SAME SURVEY, AT A 95 PERCENT CONFIDENCE LEVEL. THE RPA OF THIS SURVEY, BASED UPON THE INTENDED LAND USE, IS WITHIN THE SPECIFICATIONS SET FORTH BY IAC 865 FOR A "URBAN" SURVEY (0.07 FEET PLUS 50 PARTS PER MILLION).

THERE MAY BE DIFFERENCES OF DEED DIMENSIONS VERSUS MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON AND, LIKEWISE, THERE MAY BE FOUND SURVEY MARKERS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS. IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES ARE LESS THAN THE POSITIONAL ACCURACY STATED ABOVE AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION (DISCUSSED BELOW), THE DIFFERENCES MAY BE CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR PURPOSES OF MATHEMATICAL CLOSURE. SUCH DIFFERENCES THAT ARE GREATER THAN THE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTATION SHOULD BE CONSIDERED WORTHY OF NOTICE AND ARE THEREFORE DISCUSSED FURTHER BELOW.

REFERENCE MONUMENTS:

MONUMENTS/SURVEYS OF RECORD LOCATED FOR THIS SURVEY: -ST. JOSEPH COUNTY CORNER RECORDS

-ALTA/ACSM SURVEY OF SUBJECT TRACT BY PAUL THOMSON PS OF PS BUSINESS CONSULTANTS INC., DATED 10/07/2003; THIS SURVEY PROVIDED BY CLIENT. -ALTA/ACSM SURVEY OF EASTERN ADJOINER BY ANTHONY STRICKLAND PS OF V3, DATED 11/18/2013; THIS SURVEY PROVIDED BY V3.

-ALTA/ACSM SURVEY OF WESTERN EXCEPTION TRACTS BY ROBERT PALM PS OF PALM & ASSOCIATES. INC., DATED 11/26/02; THIS SURVEY PROVIDED BY PALM & ASSOCIATES, INC. -ALTA/ACSM SURVEY OF SUBJECT TRACT BY TERRANCE LANG PS OF LANG, FEENEY & ASSOCIATES, INC. DATED 02/26/01; THIS SURVEY PROVIDED BY PALM & ASSOCIATES, INC. -RIGHT OF WAY PLAT AND DEDICATION OF PERMANENT RIGHT-OF-WAY OF MAIN STREET

EXTENSION-PHASE 3 PARCEL D, RECORDED AS INSTRUMENT #9217107. -RIGHT OF WAY PLAT AND DEDICATION OF PERMANENT RIGHT-OF-WAY OF CASS ROAD, RECORDED AS

INSTRUMENT #9641341. RECORD DESCRIPTIONS AND PLATS:

INSTRUMENT #9217107 & #9641341.

TITLE TRACT CONSISTS OF AN OVERALL PARCEL, AS WELL AS EXCEPTION PARCELS; DESCRIBED BY METES AND BOUNDS AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, ST. JOSEPH COUNTY, INDIANA; AND REFERENCING THE NORTHERLY RIGHT-OF-WAY OF THE INDIANA EAST-WEST TOLLWAY, AS WELL AS THE EASTERLY RIGHT-OF-WAY OF

TITLE PARCEL IS CONSISTENT WITH DESCRIPTIONS FOUND IN INSTRUMENT #0369967 AND HAS GOOD MATHEMATICAL CLOSURE. IT SHOULD BE NOTED, TITLE TRACT DESCRIPTION HAS NOT BEEN UPDATED TO REFLECT THE RIGHT-OF-WAY DEDICATION ALONG CASS ROAD (UNIVERSITY DRIVE), AS REFERENCED ABOVE IN

ANALYSIS OF OTHER ADJOINING DESCRIPTIONS DID NOT REVEAL ANY OTHER APPARENT GAPS, OVERLAPS OR AMBIGUITIES.

THEORY OF LOCATION IN THE ESTABLISHMENT OF SET CORNERS:

THE NW, SW, NE, AND SE CORNERS OF THE NORTHWEST QUARTER OF SECTION 27 WERE FOUND PER COUNTY CORNER RECORDS. TITLE TRACT WAS ESTABLISHED HOLDING RECORD ANGLE AND DISTANCES FROM THESE CORNERS PER

THE RECORD DESCRIPTIONS. THIS ALIGNMENT WAS IN AGREEMENT WITH THE ALIQUOT NORTHWEST QUARTER BREAKDOWN. ALSO, NUMEROUS MONUMENTS WERE FOUND WHICH MATCHED MONUMENTS SHOWN ON THE VARIOUS SURVEY'S REFERENCED ABOVE. HOWEVER, SEVERAL 3/4" IRON PIPES WITH CAPS INSCRIBED "2466" WERE FOUND ALONG THE SOUTHWEST END OF THE SITE. NO SURVEY WAS FOUND IN REGARDS TO THESE CAPS. AN EXTENSIVE SEARCH OF THE INDIANA LICENSING E-VERIFICATION WEBSITE, CALLING LOCAL SURVEY COMPANIES, AS WELL AS. THE COUNTY SURVEYOR WAS UNDERTAKEN IN AN ATTEMPT TO PROVIDE EVIDENCE OF HOW

THESE MONUMENTS WERE SET. NO ONE HAS BEEN ABLE TO RECOGNIZE THE NUMBER. NOR PROVIDE

ANY INFORMATION LEADING TO THESE MONUMENTS. AND SINCE I HAVE NO RECORD OF WHO SET SAID

MONUMENTS, NOR HOW THEY WERE SET, THEY WERE NOT HELD, AND ARE SHOWN DIMENSIONED OFF THE RIGHT-OF-WAY OF INDIANA EAST-WEST TOLLROAD WAS HELD AS ESTABLISHED ON THE PRIOR SURVEYS IN THE AREA. THIS ALIGNMENT WAS IN AGREEMENT WITH RECORD DESCRIPTIONS AND MATCHED WELL WITH THE RIGHT-OF-WAY FENCE.

LINES OF OCCUPATION:

-A CHAIN LINK RIGHT-OF-WAY FENCE EXITS +/-0.7' SOUTHERLY OF THE SOUTH MOST LINE. -A DITCHLINE / DRAINAGE WAY EXISTS ALONG THE EAST MOST LINE, THE CENTERLINE OF WHICH VARIES AS MUCH AS 9.3' WEST OF SAID LINE AS SHOWN. -A BUILDING LINE EXISTS ALONG A PORTION OF THE WEST LINE AS SHOWN. -A PORTION OF THE WEST LINE IS WITHIN AN ACCESS DRIVE AS SHOWN. -A CURB LINE EXISTS ALONG PORTIONS OF THE NORTH MOST LINE AS SHOWN. -THERE WERE NO OTHER APPARENT LINES OF POSSESSION OBSERVED.

> SURVEY PREPARED BY: AMERICAN SURVEYING AND MAPPING, INC. 3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FL 32803 PHONE: (407) 426-7979 FAX: (407) 426-9741 INFO@ASMCORPORATE.COM

, 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 (IC 36-2-11-15D).

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF INDIANA TO THE BEST OF MY KNOWLEDGE, INFORMATION,

AND BEL	IEF.					
DATE	REVISIONS	TECH	FIELD	BW	DRAWING SCALE	1"=100'
2/18/16	UPDATE ZONING	CSC	DRAWN BY	JD/BB	QC BY	
3/21/16	REVISE CERT.	WS	DRAWING	1501899 -	- GRANGER IN - SIG	N & SEAL.DWG
1 /11 /16	DEVICE CLIDVEY	DII	NAME			

BXITITLE COMMITMENT INFORMATION TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: HICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 497400, HAVING AN EFFECTIVE

OF 2

il title description

DATE OF NOVEMBER 12, 2015.

A PARCEL OF LAND BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIF 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 OO DEGREES 25 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A ISTANCE OF 1321.02 FEET TO THE NORTH LINE OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; HENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 81.34 TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 1243.27 FEET TO THE EAST LINE OF THE WEST HALF OF NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 00 DEGREES 16 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 1223.15 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE INDIANA EAST-WEST TOLLWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 7489.44 FEET AND A CENTRAL ANGLE OF 08 DEGREES 26 MINUTES 03 ECONDS AND LIMITED IN LENGTH BY A CHORD WHICH BEARS SOUTH 85 DEGREES 05 MINUTES 19 SECONDS WEST, A DISTANCE OF 1101.47 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 105.39 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE NORTH OO DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID MAIN STREET RIGHT OF WAY NE, A DISTANCE OF 344.71 FEET; THENCE NORTH 04 DEGREES 55 MINUTES 22 SECONDS WEST ALONG SAID RIGHT OF WAY LINE OF MAIN STREET, A DISTANCE OF 802.64 FEET; THENCE NORTH 00 DEGREES 16 MINUTES SECONDS WEST ALONG SAID RIGHT OF WAY OF MAIN STREET, A DISTANCE OF 99.30 FEET; THENCE NORTH 4 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 35.11 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 22 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM:

A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, CITY OF MISHAWAKA, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 89 DEGREES 36 MINUTES 39 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 117.96 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE NORTH 00 DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 12.41 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00 DEGREES 16 MINUTES 40 CONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 344.71 FEET; THENCE NORTH 04 DEGREES 55 MINUTES 22 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 653.45 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 623.99 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 7.07 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE 263.80 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CASS ROAD; THENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 34.43 FEET; THENCE SOUTH OO DEGREES OO MINUTES OO SECONDS EAST, A DISTANCE OF 021.79 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 9.21 FEET; THENCE NORTH 90 DEGREES 0 INUTES 00 SECONDS EAST, A DISTANCE OF 119.75 FEET; THENCE SOUTH 0 DEGREES 00 SECONDS 00 MINUTES AST, A DISTANCE OF 112.02 FEET; THENCE SOUTH 48 DEGREES 42 MINUTES 57 SECONDS WEST, A DISTANCE (5.55 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 57.13 FEET; THENCE SOUTH 48 DEGREES 19 MINUTES 55 SECONDS WEST, A DISTANCE OF 34.33 FEET; THENCE NORTH 90 DEGREES MINUTES 00 SECONDS WEST, A DISTANCE OF 45.71 FEET; THENCE SOUTH 62 DEGREES 24 MINUTES 57 CONDS WEST, A DISTANCE OF 20.11 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A STANCE OF 165.80 FEET; THENCE SOUTH OO DEGREES OO MINUTES OO SECONDS EAST, A DISTANCE OF 36.91 ET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE INDIANA EAST-WEST TOLLWAY; THENCE ALONG AID NORTH RIGHT OF WAY BEING A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 7489.44 FEET CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 27 SECONDS AND LIMITED IN LENGTH BY A CHORD WHICH BEARS OUTH 88 DEGREES 16 MINUTES 37 SECONDS WEST, A DISTANCE OF 268.94 FEET; THENCE CONTINUING ALONG AID NORTH RIGHT OF WAY LINE SOUTH 89 DEGREES 18 MINUTES 20 SECONDS WEST, A DISTANCE OF 105.39 EET TO THE POINT OF BEGINNING.

URTHER EXCEPTING THEREFROM:

PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, OWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH DEGREES 25 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE 1321.02 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE CENTERLINE OF UNIVERSITY DRIVE; THENCE NORTH 89 DEGREES 31 MINUTES 38 ECONDS EAST, ALONG SAID NORTH LINE AND CENTERLINE A DISTANCE OF 81.34 FEET; THENCE SOUTH 00 EGREES 16 MINUTES 40 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF NIVERSITY DRIVE; THENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST, ALONG SAID RIGHT OF WAY LINI DISTANCE OF 233.24 FEET TO THE POINT OF BEGINNING OF SAID PARCEL OF LAND HEREIN DESCRIBED: HENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 96.11 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 276.25 FEET; THENCE IORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 196.10 FEET; THENCE NORTH 00 DEGREES MINUTES OF SECONDS EAST A DISTANCE OF 274.63 FEET TO THE POINT OF BEGINNING.

ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE

GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.

. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICAT OF INSURANCE TO BE FURNISHED UPON REQUEST.

DETERMINATION OF THE RELATIONSHIP OR LOCATION OF DIVISION OR PARTY WALLS HAS NOT BEEN MADE.

. THERE ARE THREE LOADING DOCKS ON THE PARCEL

AND ARFA 765,975± SQUARE FEET 17.585± ACRES BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF SUBJECT PROPERTY

WHICH BEARS S00°16'38"E, PER INSTRUMENT NO. 0369967.

CEMETERY NOTE HERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

PARKING SPACES

EGULAR = 833 HANDICAP = 16 TOTAL = 849

E SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO UNIVERSITY DRIVE A EDICATED PUBLIC STREET OR HIGHWAY.

LEARTH MOVING NOTE

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

IDUMP. SUMP OR LANDFILL NOTE

ANITARY LANDFILL ICONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE NOT CONTIGUOUS WITHOUT

ANY GAPS, GORES OR OVERLAPS.

HERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OF

7 I SURVEYOR'S CERTIFICATE D: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, ACTING SOLELY ON BEHALF OF AND FOR T

ENEFIT OF, AND WITH ITS LIABILITY LIMITED TO THE ASSETS OF, ITS INSURANCE COMPANY SEPARATE CCOUNT, PRISA II; WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT, FOR TH BENEFIT OF LENDERS, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; APOLLO LOBAL MANAGEMENT LLC, ATHENE ASSET MANAGEMENT L.P. OR ANY OF APOLLO'S AFFILIATES, GENTS, ADVISORS, SUCCESSORS AND ASSIGNS; FIDELITY NATIONAL TITLE INSURANCE COMPANY; HICAGO TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; INLAND REAL STATE UNIVERSITY CROSSINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; IRC UNIVERSITY ROSSINGS , L.L.C., A DELAWARE LIMITED LIABILITY COMPANY:

HIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE I ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, S(a). 6(b). 7(a). 7(b)(1). 7(c), 8, 9, 11(a), 13, 14, 16, 18, AND 21 OF TABLE A THEREOF. THE FIELD

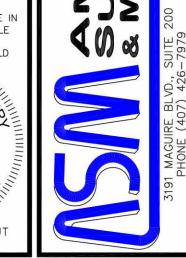
WORK WAS COMPLETED ON 1/8/2016. DATE OF PLAT OR MAP: 1/12/2016.

OR AND ON BEHALF OF AMERICAN SURVEYING AND MAPPING, INC.

ADAM CHRISTENBERRY

PROFESSIONAL LAND SURVEYOR NO:

STATE OF: INDIANA PROJECT NO: 1501899 THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.



No. 21100020

STATE OF

SURVEYOR OBSERVED POSSIBLE ENCROACHMENT

(A) BUILDING EXTENDS INTO THE EASEMENT BY AT MOST 0.6'.

Y 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. 18141CO208D), 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.

LEGEND AND ABBREVIATION

SEE SHEET 2 OF 2

22 ZUNING INFO	RMAII	JN	HEREON WAS PROVIDED E
ITEM	REQUIRED	OBSERVED	INSURED, INFORMATION W
PERMITTED USE	C-2	*SC	NOT OBTAINED BY ASM, I
MINIMUM LOT AREA (SQ.FT.)	87,120	765,975±	CONTACT: MASSEY CONSULTING GRO
MINIMUM FRONTAGE	N/A	1102.47	SITE No. 22964
MINIMUM LOT WIDTH	200	1102.47	DATE OF REPORT: 2/12/
MAX BUILDING COVERAGE	25%	18%	PHONE/FAX:
MAX BUILDING HEIGHT	35'	30.2	(866) 783-7153
MINIMUM SETBACKS			(866) 783-7154
FRONT	50'	57.5'	NOTES:
SIDE	50'	34.6'	CURRENT ZONING = $C-2$
REAR	50'	137.5'	(SHOPPING CENTER COMMERCIAL) WITHIN MAIN
PARKING REQUIREMENTS: 5 SQ.FT. OF GROSS FLOOR A			STREET EXTENDED SIGN OVERLAY

ONE PROVIDED TO THIS SURVEYOR

REQUIRED; 849 SPACES EXISTING

SCHEDULE "B" ITEMS

- SUBJECT TO SEWER RIGHTS AS RESERVED IN WARRANTY DEED DATED SEPTEMBER 20, 1928, FROM LOUISE GERTH, FELIX 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)
- DEED OF DEDICATION OF PERMANENT RIGHT OF WAY DATED SEPTEMBER 2 1996 BY AND BETWEEN CHARLES COUSSENS AND DOROTHY COUSSENS A HE 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)
- OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND HERITAGE MISHAWAKA, LLC, MISHAWAKA, IN, DATED JULY 6, 2001 AND RECORDED JULY 9, 2001 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, AS INSTRUMENT NO. 0131826.
 - AMENDED BY FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMEN 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
- 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)
- GRANT OF DRAINAGE EASEMENT DATED JUNE 28, 2002 GRANTED BY HERITAGE MISHAWAKA L.L.C. TO THE CITY OF MISHAWAKA, INDIANA, RECORDED SEPTEMBER 19, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY, AS INSTRUMENT NO. 0250247. (AFFECTS, AS SHOWN)

SCHEDULE "B" ITEMS (CONITNUED)

- PROVISIONS RELATING TO BILLBOARDS, SIGNS, NOTICE POSTERS, ADVERTISING DEVISES OR OTHER DISPLAYS, AND RELEASE OF DAMAGES FOR EVERANCE OF THE LAND DESCRIBED THEREIN, CONTAINED IN WARRANTY DEED DATED FERRUARY 4 1955 FROM CAMIEL 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)
- 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)
- MEMORANDUM OF LEASE DATED JULY 14, 2002 BY AND BETWEEN PINE TREE MISHAWAKA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MARSHALLS OF MA. 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
- 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 NSTRUMENT NO. 0254340. AMENDED BY COMMENCEMENT AGREEMENT, RECORDED APRIL 28, 2014 AS INSTRUMENT NO. 1409365. (AFFECTS, LEASE AGREEMENT, NOTHING TO PLOT)
- TREE MISHAWAKA, LLC, AND PIER 1 IMPORTS (U.S.) INC. AND RECORDED DECEMBER 10, 2002 IN THE OFFICE OF THE RECORDER OF THE COUNTY,

ALTA/ACSM LANI	D TITLE SURVEY IDENT	IFICATION TABLE
2 "TABLE A" PROPERTY ADDRESS	6Bvii CONTIGUITY STATEMENT	7b "TABLE A" BUILDING AREA
3 "TABLE A" FLOOD INFORMATION	6Bx TITLE INFORMATION	7c "TABLE A" BUILDING HEIGHT
4 "TABLE A" LAND AREA	6Bi TITLE DESCRIPTION	8 SURVEYOR'S NOTES
5Biii ACCESS TO PROPERTY	6Biv BEARING BASIS	9 "TABLE A" PARKING SPACES
5Ciii SURVEYOR OBSERVED POSSIBLE	6Dia NORTH ARROW & SCALE	13 "TABLE A" ADJOINING OWNERS
ENCROACHMENT	6Dib LEGEND & ABBREVIATIONS	14 "TABLE A" INTERSECTING STREET
5Ei SCHEDULE "B" ITEMS	6Dic VICINITY MAP	16 "TABLE A" EARTH MOVING NOTE
5F CEMETERY NOTE	6Dvi TYPE OF SURVEY	18 "TABLE A" DUMP, SUMP OR LANDFILL NOTE
RECORDED SETBACKS/ RESTRICTIONS PROVIDED BY INSURED	7 SURVEYOR'S CERTIFICATE	22 "TABLE A" ZONING INFORMATION

NOTE: ACCORDING TO THE STATE OF INDIANA RULES AND REGULATIONS REGARDING LAND SURVEYS, THIS SURVEY IS NOT TO BE CONSIDERED AS FINAL OR COMPLETE UNTIL THE SURVEYOR'S REPORT HAS BEEN PREPARED BY THE SIGNING SURVEYOR AND EITHER AFFIXED TO THIS SURVEY OR PROVIDED AS A SEPARATE ASSOCIATED DOCUMENT AND THE SURVEYOR HAS AFFIXED HIS SEAL AND SIGNATURE TO THIS DRAWING.

SEE SHEET 2 OF 2 FOR SURVEY

- MEMORANDUM OF LEASE DATED OCTOBER 30, 2002, BY AND BETWEEN PINE AS INSTRUMENT NO. 0267865. (AFFECTS, LEASE AGREEMENT, NOTHING TO

EATHER CONDITION NOTE

NOW, SNOW PACK AND/OR ICE CONDITIONS WERE PRESENT ON THE DAY(S OF THE FIELD SURVEY. SOME AREAS OF THE SITE HAVE BEEN OBSTRUCTS IND THE VISIBILITY, OBSERVANCE AND/OR ACCESSIBILITY OF IMPROVEMENTS UTILITIES AND/OR PAINT STRIPING WERE UNOBTAINABLE AT THIS TIME. THIS SURVEY IS SUBJECT TO CHANGE, ONCE SAID CONDITIONS DISSIPATE.

URTHER EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, OWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TITLE DESCRIPTION (CONTINUED)

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH O DEGREES 25 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE F 1321.02 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27. ALSO BEING THE CENTERLINE OF UNIVERSITY DRIVE: THENCE NORTH 89 DEGREES 31 MINUTES 38 ECONDS EAST ALONG SAID NORTH LINE AND CENTERLINE A DISTANCE OF 81.34 FEET; THENCE SOUTH 00 EGREES 16 MINUTES 40 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF JNIVERSITY 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; HENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 274.63 FEET; THENCE NORTH 90 DEGREES ON MINUTES ON 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 ECONDS WEST A DISTANCE OF 99.30 FEET; 3. NORTH 45 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 35.11 FEET TO THE "POINT OF BEGINNING".

NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL I, AS CREATED Y OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND HERITAGE MISHAWAKA. LLC. ECORDED AS INSTRUMENT NO. 0131826 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, OVER AND UPON THE FRONT DRIVE AND THE SERVICE DRIVE AS DESCRIBED THEREIN.

SURVEYOR'S NOTE: TITLE TRACT DESCRIPTION HAS NOT BEEN UPDATED TO REFLECT THE RIGHT-OF-WAY DEDICATION ALONG CASS ROAD (UNIVERSITY DRIVE). AS REFERENCED IN INSTRUMENT NO. 9217107 & INSTRUMENT NO. 9641341; THESE DOCUMENTS GRANT TO THE CITY OF MISHAWAKA THE NORTH 40' OF LAND WITHIN THE AFOREMENTIONED LANDS, AND IS GRAPHICALLY DEPICTED ON THIS SURVEY.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED

SURVEYOR'S REPORT

IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN TITLE 865, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED THIS SURVEY AS A RESULT OF:

AVAILABILITY, CONDITION AND INTEGRITY OF REFERENCE MONUMENTS; RECORD DESCRIPTION AND PLATS: LINES OF OCCUPATION, AND

RELATIVE POSITIONAL ACCURACY OF MEASUREMENTS THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

RELATIVE POSITIONAL ACCURACY (RPA), AS DEFINED BY IAC 865, IS A VALUE EXPRESSED IN FEET THAT REPRESENTS UNCERTAINTY DUE TO RANDOM ERRORS IN MEASUREMENT OF ANY POINT ON A SURVEY RELATIVE TO ANY OTHER POINT ON THE SAME SURVEY, AT A 95 PERCENT CONFIDENCE LEVEL. THE RPA OF THIS SURVEY, BASED UPON THE INTENDED LAND USE, IS WITHIN THE SPECIFICATIONS SET FORTH BY IAC 865 FOR A "URBAN" SURVEY (0.07 FEET PLUS 50 PARTS PER MILLION).

THERE MAY BE DIFFERENCES OF DEED DIMENSIONS VERSUS MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON AND, LIKEWISE, THERE MAY BE FOUND SURVEY MARKERS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS. IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES ARE LESS THAN THE POSITIONAL ACCURACY STATED ABOVE AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION (DISCUSSED BELOW), THE DIFFERENCES MAY BE CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR PURPOSES OF MATHEMATICAL CLOSURE. SUCH DIFFERENCES THAT ARE GREATER THAN THE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTATION SHOULD BE CONSIDERED WORTHY OF NOTICE AND ARE THEREFORE DISCUSSED FURTHER BELOW.

REFERENCE MONUMENTS:

MONUMENTS/SURVEYS OF RECORD LOCATED FOR THIS SURVEY: -ST. JOSEPH COUNTY CORNER RECORDS

-ALTA/ACSM SURVEY OF SUBJECT TRACT BY PAUL THOMSON PS OF PS BUSINESS CONSULTANTS INC., DATED 10/07/2003: THIS SURVEY PROVIDED BY CLIENT. -ALTA/ACSM SURVEY OF EASTERN ADJOINER BY ANTHONY STRICKLAND PS OF V3, DATED 11/18/2013;

THIS SURVEY PROVIDED BY V3. -ALTA/ACSM SURVEY OF WESTERN EXCEPTION TRACTS BY ROBERT PALM PS OF PALM & ASSOCIATES, INC., DATED 11/26/02; THIS SURVEY PROVIDED BY PALM & ASSOCIATES, INC. -ALTA/ACSM SURVEY OF SUBJECT TRACT BY TERRANCE LANG PS OF LANG, FEENEY & ASSOCIATES, INC. DATED 02/26/01; THIS SURVEY PROVIDED BY PALM & ASSOCIATES, INC. -RIGHT OF WAY PLAT AND DEDICATION OF PERMANENT RIGHT-OF-WAY OF MAIN STREET

EXTENSION-PHASE 3 PARCEL D, RECORDED AS INSTRUMENT #9217107. -RIGHT OF WAY PLAT AND DEDICATION OF PERMANENT RIGHT-OF-WAY OF CASS ROAD, RECORDED AS INSTRUMENT #9641341.

RECORD DESCRIPTIONS AND PLATS:

INSTRUMENT #9217107 & #9641341.

TITLE TRACT CONSISTS OF AN OVERALL PARCEL, AS WELL AS EXCEPTION PARCELS; DESCRIBED BY METES AND BOUNDS AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, ST. JOSEPH COUNTY, INDIANA; AND REFERENCING THE NORTHERLY RIGHT-OF-WAY OF THE INDIANA EAST-WEST TOLLWAY, AS WELL AS THE EASTERLY RIGHT-OF-WAY OF

TITLE PARCEL IS CONSISTENT WITH DESCRIPTIONS FOUND IN INSTRUMENT #0369967 AND HAS GOOD MATHEMATICAL CLOSURE. IT SHOULD BE NOTED. TITLE TRACT DESCRIPTION HAS NOT BEEN UPDATED TO REFLECT THE RIGHT-OF-WAY DEDICATION ALONG CASS ROAD (UNIVERSITY DRIVE), AS REFERENCED ABOVE IN

ANALYSIS OF OTHER ADJOINING DESCRIPTIONS DID NOT REVEAL ANY OTHER APPARENT GAPS, OVERLAPS OR AMBIGUITIES.

THEORY OF LOCATION IN THE ESTABLISHMENT OF SET CORNERS:

THE NW, SW, NE, AND SE CORNERS OF THE NORTHWEST QUARTER OF SECTION 27 WERE FOUND PER COUNTY CORNER RECORDS.

TITLE TRACT WAS ESTABLISHED HOLDING RECORD ANGLE AND DISTANCES FROM THESE CORNERS PER THE RECORD DESCRIPTIONS. THIS ALIGNMENT WAS IN AGREEMENT WITH THE ALIQUOT NORTHWEST QUARTER BREAKDOWN. ALSO, NUMEROUS MONUMENTS WERE FOUND WHICH MATCHED MONUMENTS SHOWN ON THE VARIOUS SURVEY'S REFERENCED ABOVE.

HOWEVER, SEVERAL 3/4" IRON PIPES WITH CAPS INSCRIBED "2466" WERE FOUND ALONG THE SOUTHWEST END OF THE SITE. NO SURVEY WAS FOUND IN REGARDS TO THESE CAPS. AN EXTENSIVE SEARCH OF THE INDIANA LICENSING E-VERIFICATION WEBSITE, CALLING LOCAL SURVEY COMPANIES, AS WELL AS. THE COUNTY SURVEYOR WAS UNDERTAKEN IN AN ATTEMPT TO PROVIDE EVIDENCE OF HOW THESE MONUMENTS WERE SET. NO ONE HAS BEEN ABLE TO RECOGNIZE THE NUMBER. NOR PROVIDE ANY INFORMATION LEADING TO THESE MONUMENTS. AND SINCE I HAVE NO RECORD OF WHO SET SAID MONUMENTS, NOR HOW THEY WERE SET, THEY WERE NOT HELD, AND ARE SHOWN DIMENSIONED OFF OF THE CALCULATED CORNERS

THE RIGHT-OF-WAY OF INDIANA EAST-WEST TOLLROAD WAS HELD AS ESTABLISHED ON THE PRIOR SURVEYS IN THE AREA. THIS ALIGNMENT WAS IN AGREEMENT WITH RECORD DESCRIPTIONS AND MATCHED WELL WITH THE RIGHT-OF-WAY FENCE.

LINES OF OCCUPATION:

-A CHAIN LINK RIGHT-OF-WAY FENCE EXITS +/-0.7' SOUTHERLY OF THE SOUTH MOST LINE. -A DITCHLINE / DRAINAGE WAY EXISTS ALONG THE EAST MOST LINE, THE CENTERLINE OF WHICH VARIES AS MUCH AS 9.3' WEST OF SAID LINE AS SHOWN. -A BUILDING LINE EXISTS ALONG A PORTION OF THE WEST LINE AS SHOWN. -A PORTION OF THE WEST LINE IS WITHIN AN ACCESS DRIVE AS SHOWN. -A CURB LINE EXISTS ALONG PORTIONS OF THE NORTH MOST LINE AS SHOWN.

-THERE WERE NO OTHER APPARENT LINES OF POSSESSION OBSERVED.

SURVEY PREPARED BY: AMERICAN SURVEYING AND MAPPING, INC. 3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FL 32803 PHONE: (407) 426-7979 FAX: (407) 426-9741 INFO@ASMCORPORATE.COM

, 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 (IC 36-2-11-15D).

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF INDIANA TO THE BEST OF MY KNOWLEDGE, INFORMATION,

AND BELIEF.						
DATE	REVISIONS	TECH	FIELD	BW	DRAWING SCALE	1"=100'
2/18/16	UPDATE ZONING	CSC	DRAWN BY	JD/BB	QC BY	
3/21/16	REVISE CERT.	WS	DRAWING	1501899 - GRANGER IN - SIGN & SEAL.DW		
4/11/16	REVISE SURVEY	BLI	NAME			

BXITITLE COMMITMENT INFORMATION

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

OF 2

I TITLE DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIF 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 OO DEGREES 25 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER. A ISTANCE OF 1321.02 FEET TO THE NORTH LINE OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; HENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 81.34 TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 1243.27 FEET TO THE EAST LINE OF THE WEST HALF OF NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 00 DEGREES 16 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 1223.15 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE INDIANA EAST-WEST TOLLWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 7489.44 FEET AND A CENTRAL ANGLE OF 08 DEGREES 26 MINUTES 03 SECONDS AND LIMITED IN LENGTH BY A CHORD WHICH BEARS SOUTH 85 DEGREES 05 MINUTES 19 SECONDS WEST, A DISTANCE OF 1101.47 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 105.39 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE NORTH OO DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID MAIN STREET RIGHT OF WAY NE, A DISTANCE OF 344.71 FEET; THENCE NORTH 04 DEGREES 55 MINUTES 22 SECONDS WEST ALONG SAID RIGHT OF WAY LINE OF MAIN STREET, A DISTANCE OF 802.64 FEET; THENCE NORTH 00 DEGREES 16 MINUTES) SECONDS WEST ALONG SAID RIGHT OF WAY OF MAIN STREET, A DISTANCE OF 99.30 FEET; THENCE NORTH 4 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 35.11 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 22 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM:

A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, CITY OF MISHAWAKA, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 89 DEGREES 36 MINUTES 39 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 117.96 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE NORTH OO DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 12.41 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00 DEGREES 16 MINUTES 40 CONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 344.71 FEET; THENCE NORTH 04 DEGREES 55 MINUTES 22 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 653.45 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 623.99 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 7.07 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE 263.80 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CASS ROAD: THENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE. DISTANCE OF 34.43 FEET; THENCE SOUTH OO DEGREES OO MINUTES OO SECONDS EAST, A DISTANCE OF 021.79 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 9.21 FEET; THENCE NORTH 90 DEGREES 0 INUTES 00 SECONDS EAST, A DISTANCE OF 119.75 FEET; THENCE SOUTH 0 DEGREES 00 SECONDS 00 MINUTES AST, A DISTANCE OF 112.02 FEET; THENCE SOUTH 48 DEGREES 42 MINUTES 57 SECONDS WEST, A DISTANCE (5.55 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 57.13 FEET; THENCE SOUTH 48 DEGREES 19 MINUTES 55 SECONDS WEST, A DISTANCE OF 34.33 FEET; THENCE NORTH 90 DEGREES MINUTES 00 SECONDS WEST, A DISTANCE OF 45.71 FEET; THENCE SOUTH 62 DEGREES 24 MINUTES 57 CONDS WEST, A DISTANCE OF 20.11 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A STANCE OF 165.80 FEET; THENCE SOUTH OO DEGREES OO MINUTES OO SECONDS EAST, A DISTANCE OF 36.91 ET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE INDIANA EAST-WEST TOLLWAY; THENCE ALONG AID NORTH RIGHT OF WAY BEING A NON—TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 7489.44 FEET CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 27 SECONDS AND LIMITED IN LENGTH BY A CHORD WHICH BEARS OUTH 88 DEGREES 16 MINUTES 37 SECONDS WEST, A DISTANCE OF 268.94 FEET; THENCE CONTINUING ALONG AID NORTH RIGHT OF WAY LINE SOUTH 89 DEGREES 18 MINUTES 20 SECONDS WEST, A DISTANCE OF 105.39 EET TO THE POINT OF BEGINNING.

URTHER EXCEPTING THEREFROM:

PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, OWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH O DEGREES 25 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE 1321.02 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE CENTERLINE OF UNIVERSITY DRIVE; THENCE NORTH 89 DEGREES 31 MINUTES 38 ECONDS EAST, ALONG SAID NORTH LINE AND CENTERLINE A DISTANCE OF 81.34 FEET; THENCE SOUTH 00 EGREES 16 MINUTES 40 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF NIVERSITY DRIVE; THENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST, ALONG SAID RIGHT OF WAY LINI DISTANCE OF 233.24 FEET TO THE POINT OF BEGINNING OF SAID PARCEL OF LAND HEREIN DESCRIBED: HENCE NORTH 89 DEGREES 31 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 96.11 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 276.25 FEET; THENCE IORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 196.10 FEET; THENCE NORTH 00 DEGREES MINUTES OO SECONDS EAST A DISTANCE OF 274.63 FEET TO THE POINT OF BEGINNING.

ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE

GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.

. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATI OF INSURANCE TO BE FURNISHED UPON REQUEST.

DETERMINATION OF THE RELATIONSHIP OR LOCATION OF DIVISION OR PARTY WALLS HAS NOT BEEN MADE. . THERE ARE THREE LOADING DOCKS ON THE PARCEL

I AND ARFA 765.975± SQUARE FEET 17.585± ACRES

BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF SUBJECT PROPERTY WHICH BEARS SOO"16'38"E, PER INSTRUMENT NO. 0369967.

CEMETERY NOTE

HERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY. PARKING SPACES

EGULAR = 833 HANDICAP = 16 TOTAL = 849

LEARTH MOVING NOTE

E SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO UNIVERSITY DRIVE A EDICATED PUBLIC STREET OR HIGHWAY.

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

DUMP. SUMP OR LANDFILL NOTE

HERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OF ANITARY LANDFILL

ICONTIGUITY STATEMENT THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE NOT CONTIGUOUS WITHOUT

ANY GAPS, GORES OR OVERLAPS. 7 I SURVEYOR'S CERTIFICATE

D: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, ACTING SOLELY ON BEHALF OF AND FOR T ENEFIT OF, AND WITH ITS LIABILITY LIMITED TO THE ASSETS OF, ITS INSURANCE COMPANY SEPARATE CCOUNT, PRISA II; WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT, FOR TH BENEFIT OF LENDERS, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; APOLLO LOBAL MANAGEMENT LLC, ATHENE ASSET MANAGEMENT L.P. OR ANY OF APOLLO'S AFFILIATES, GENTS, ADVISORS, SUCCESSORS AND ASSIGNS; FIDELITY NATIONAL TITLE INSURANCE COMPANY; HICAGO TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; INLAND REAL STATE UNIVERSITY CROSSINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; IRC UNIVERSITY ROSSINGS , L.L.C., A DELAWARE LIMITED LIABILITY COMPANY:

HIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE I ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. AND INCLUDES ITEMS 2. 3. 4.

δ(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18, AND 21 OF TABLE A THEREOF. THE FIELI WORK WAS COMPLETED ON 1/8/2016. DATE OF PLAT OR MAP: 1/12/2016.

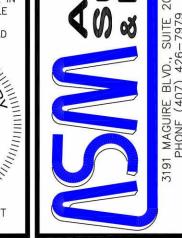




THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

No. 21100020

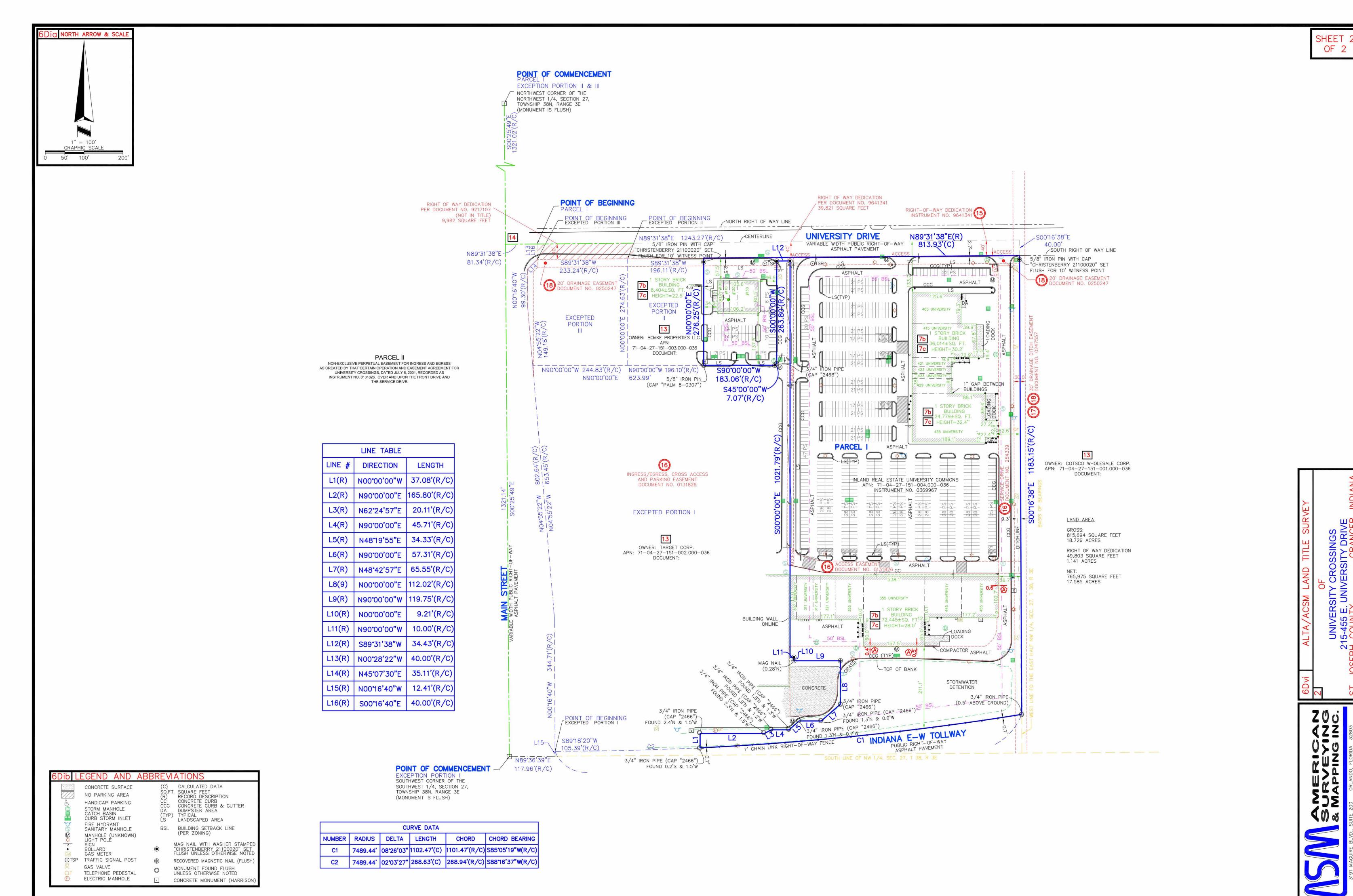
STATE OF



PROFESSIONAL LAND SURVEYOR NO:

STATE OF: INDIANA

PROJECT NO: 1501899



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