

Certify to: Challenge Foundation of Properties of Oregon, LLC
Meridian Title Corporation
Old Republic National Title Insurance Company

I, the undersigned, hereby certify that to the best of my professional knowledge, information and belief the within plat accurately represents a survey made under my supervision during March, 2008 and January 22, 2014 of the real estate described herein, and that said survey was performed in accordance with Title 865, Article 1, Rule 12 of the Administrative Code establishing minimum standards for the practice of Land Surveying in Indiana.

Parcel 1: School – 1st Floor

Part of Block 1 in Bruce-Baker Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 6, page 122 in the Office of the Recorder of Marion County, Indiana, part of Lot 14 in Block 2 in said Bruce-Baker Addition to the City of Indianapolis, and part of the vacated alley lying between Blocks 1 and 2 in said Bruce-Baker Addition to the City of Indianapolis, more particularly described as follows:

Beginning at the Northeast corner of said Lot 14, thence South 00 degrees 29 minutes 12 seconds West (assumed bearing) along the East line of said lot 14 which is the West right-of-way line of Yonkers Street a distance of 38.17 feet to the south face of a concrete wall; thence North 89 degrees 30 minutes 38 seconds West along the south face of said wall 178.72 feet to the east face of a concrete wall; thence South 00 degrees 03 minutes 18 seconds East along the east face of said wall 18.87 feet to the center of a concrete party wall (the next four courses are along the center of said party wall); (1) thence North 89 degrees 12 minutes 50 seconds West 63.88 feet; (2) thence South 00 degrees 47 minutes 10 seconds West 1.25 feet; (3) thence North 89 degrees 07 minutes 40 seconds West 32.61 feet; (4) thence North 00 degrees 23 minutes 41 seconds East 57.68 feet to the North line of Block 1 in said Bruce-Baker Addition which is the South right-of-way line of 22nd Street; thence South 89 degrees 31 minutes 19 seconds East along said South right-of-way line a distance of 277.12 feet to the point of beginning, containing 0.266 acres, more or less.

Parcel II: School – 2nd Floor

A parcel of land being a part of Block 1 in Bruce-Baker Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 6, page 122 in the Office of the Recorder of Marion County, Indiana, and part of the vacated alley lying between Blocks 1 and 2 in said Bruce-Baker Addition to the City of Indianapolis, said parcel being the area above a court yard lying above an elevation of 740.0 feet (National Geodetic Vertical Datum of 1929), more particularly described as follows:

Commencing at the Northeast corner of Lot 14 in Block 2 in said Bruce-Baker Addition to the City of Indianapolis; thence South 00 degrees 29 minutes 12 seconds West (assumed bearing) along the East line of said lot 14 which is the West right-of-way line of Yonkers Street a distance of 38.17 feet to the south face of a concrete wall; thence North 89 degrees 30 minutes 38 seconds West along the south face of said wall 159.32 feet to the Point of Beginning; thence continuing North 89 degrees 30 minutes 38 seconds West along the south face of said wall 19.40 feet to the east face of a concrete wall; thence South 00 degrees 03 minutes 18 seconds East along the east face of said wall 20.03 feet to the north face of a concrete wall; thence South 89 degrees 33 minutes 49 seconds East along the north face of said wall 18.92 feet to the east face of a concrete wall; thence North 01 degrees 19 minutes 35 seconds East along the east face of said wall 20.03 feet to the point of beginning, containing 38.4 square feet, more or less.

Parcel III: Court Yard

Part of Block 1 in Bruce-Baker Addition to the City of Indianapolis; the plat of which is recorded in Plat Book 6, page 122 in the Office of the Recorder of Marion County, Indiana; part of Lots 13 and 14 in Block 2 in said Bruce-Baker Addition to the City of Indianapolis; and part of the vacated alley lying between Blocks 1 and 2 in said Bruce-Baker Addition to the City of Indianapolis, more particularly described as follows:

Commencing at the Northeast corner of said Lot 14, thence South 00 degrees 29 minutes 12 seconds West (assumed bearing) along the East line of said lot 14 which is the West right-of-way line of Yonkers Street a distance of 38.17 feet to the Point of Beginning which lies on the south face of a concrete wall; thence North 89 degrees 30 minutes 38 seconds West along the south face of said wall 178.72 feet to the east face of a concrete wall; thence South 00 degrees 03 minutes 18 seconds East along the east face of said wall 20.05 feet to the north face of a concrete wall; thence South 89 degrees 33 minutes 48 seconds East along the north face of said wall 178.53 feet to the East line of said Lot 13 which is the West right-of-way line of Yonkers Street; thence North 00 degrees 29 minutes 12 seconds East along said West right-of-way line a distance of 19.88 feet to the point of beginning, containing 3566 square feet, more or less.

Parcel IV:

Part of Block 1 in Bruce-Baker Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 6, page 122 in the Office of the Recorder of Marion County, more particularly described as follows:

Commencing at the Northeast corner of Lot 14 of said Bruce-Baker Addition to the City of Indianapolis; thence North 89 degrees 31 minutes 19 seconds West along the South right-of-way line of 22nd Street 277.12 feet to the center of a concrete party wall, the Northwest corner of land described in Instrument No. A201300109778, recorded in said Recorder's Office, and the point of beginning; thence South 00 degrees 23 minutes 41 seconds West along said center of a concrete party wall and the West line of said described land and the Southernly extension thereof 58.42 feet to the south face of a metal siding building (the following six courses are along the east, south, west and north face of said metal siding building); (1) thence North 88 degrees 45 minutes 46 seconds West 1.01 feet; (2) thence South 00 degrees 40 minutes 15.227 feet; (3) thence South 89 degrees 41 minutes 24 seconds West 81.66 feet; (4) thence North 21 degrees 20 minutes 48 seconds West 190.03 feet; (5) thence North 00 degrees 37 minutes 05 seconds West 31.05 feet; (6) thence South 89 degrees 23 minutes 36 seconds East 153.55 feet to the west face of a concrete building; thence North 00 degrees 27 minutes 43 seconds East along said west face 4.69 feet to the South right-of-way line of said 22nd Street; thence South 89 degrees 31 minutes 19 seconds East along said south right-of-way line 0.79 feet to the point of beginning, containing 0.364 acres, more or less.

I further certify that the subject property lies within an unshaded Flood Zone X (areas determined to be outside the 500-year floodplain) as plotted by scale from "FIRM", Flood Insurance Rate Map, Community Panel Number 180159 0142 E, City of Indianapolis, Marion County, Indiana, effective date, January 5, 2001 as prepared by the Federal Emergency Management Agency.

This is to certify that this map or plat and the survey on which it is based were made in 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 1, 2, 3, 4, 7(a), 8, 9, 11(a), and 13 in table A thereof. The field work was completed on January 22, 2013.

SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Rule 12, of the Indiana Administrative Code, establishing minimum standards for the practice of land surveying in Indiana, effective August 16, 1991, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:

- a) Availability and condition of reference monuments;
- b) Clarity or ambiguity of the record description used and of adjacent's descriptions and the relationship of the lines of the subject tract with adjacent's lines;
- c) Occupation or possession lines;
- d) The relative positional accuracy of the measurements.

This is a replacement survey of land described in A201300109778 (Parcels I, II, and IV) and a survey of a new parcel (Parcel V) which is part of land described in Instrument No. 2004-015486. Parcel IV was created based on direction from the client.

The basis of bearings is assumed and was tied to control from a previous survey to the East on Block 3 in Bruce Baker Addition. This survey is based upon said previous survey which was completed in January, 2008 under PIC Job #M40362-30200.

The location of the corners and the lines of the subject real estate are dependent upon the location of Block 1 and the lots within Block 2 and Block 3 in Bruce Baker Addition recorded in Plat Book 6, page 122 in 1873. There are no original plat monuments indicated on said plat which a copy obtained from the Marion County Recorder's Office is of very poor quality. A copy of the assessor's plat map was also used in determining dimensions depicted on said plat. So, the physical location of the surrounding streets within Blocks 2 and 3, being 22nd Street, Columbia Ave, and Yonkers Street were located based upon curbs stiles and used to establish street rights-of-way, and lots. 21st Street which lies south of the subject real estate has been vacated and no physical evidence remains to determine its location. No evidence of monuments was found to establish the lot corners within Blocks 2 and 3. The plat measurement of 41 feet (north-south) for the lots within said Block 3. The plat measurement of 140 feet (east-west) for the lots within said Block 2 was held, as there was not enough physical evidence to determine otherwise. The deed measurements of 316.5 feet along the north line and 472 feet along the east line of Block 1 were held to establish the southerly boundary of the subject real estate along the Ball Railroad lying within said Block 1. Originally there were two sets of tracks as depicted in deeds, however now only the northern track remains. The rails of said track were located approximately every 50 feet to determine the alignment to calculate the exception described in Town Lot Record 324, page 469. It is this surveyor's opinion that the location of said exception parcel is within 0.5 +/- due to only one set of tracks remaining and lack of geometry indicated on the Right of Way and Track Maps.

The boundary for Parcel IV is described along the exterior face of a metal siding warehouse building as shown on the within survey.

No property corners were set as part of this survey because the corners are located along the face of the building.

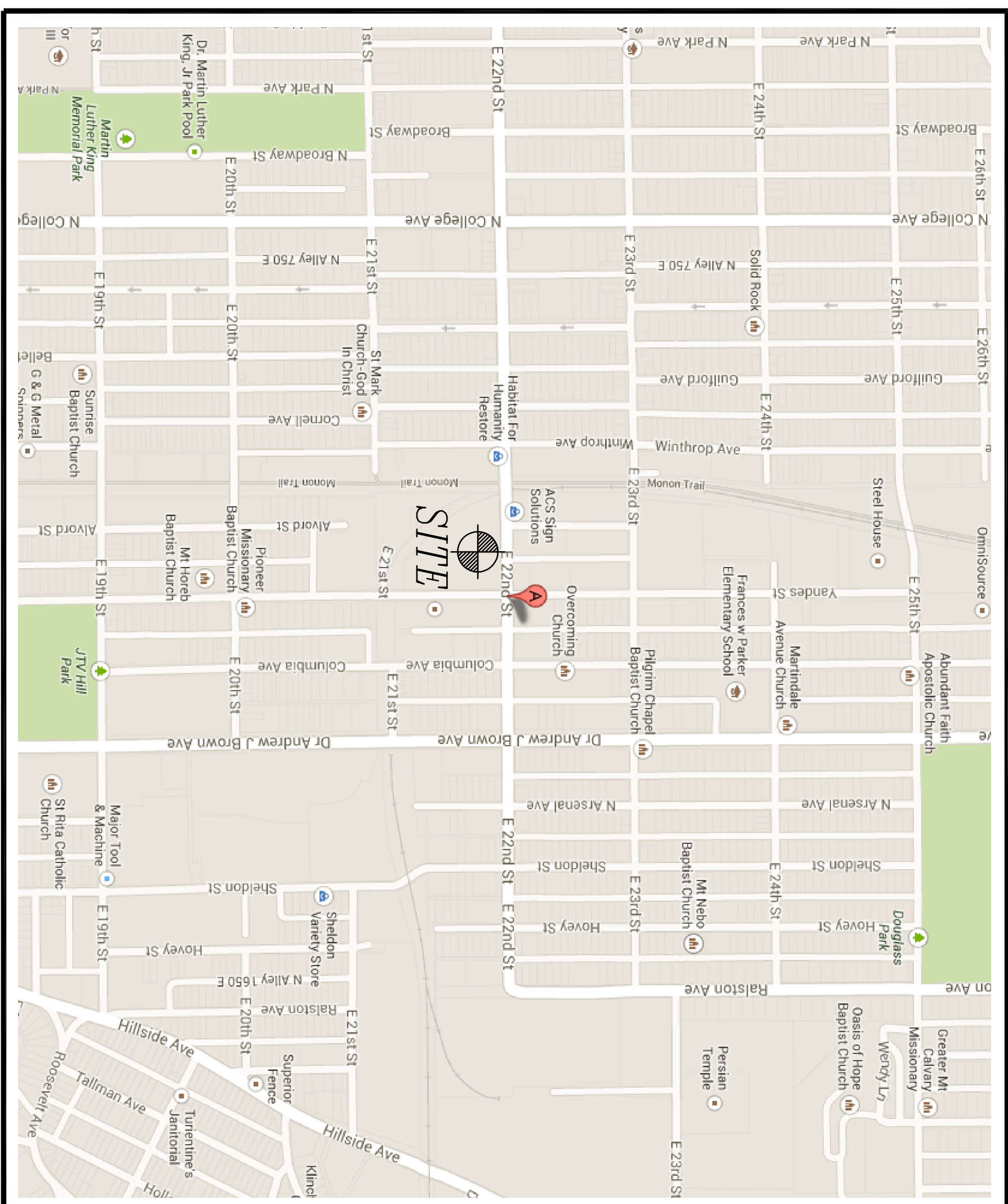
There are fences shown on the survey with their relationship to property/lot lines depicted thereon.

The fence that was located along the East side of the railroad has been removed. A new fence has been constructed approximately 20 feet West of the previously located fence. A portion of the south end of the building, concrete dock and concrete loading area encroach onto Lot 2 as depicted on the within survey. Also, the North and East face of the building encroach into the right-of-way on 22nd Street and Yonkers Street as shown on the within survey.

There is no discrepancy between the subject tract and the adjoining deed descriptions.

Based on methods and instrumentation used in this survey, it is my opinion that the relative positional accuracy of the boundary measurements is in accordance with the standards for an Urban survey (0.07 feet plus 50 parts per million) as defined in 865 IAC 1-12-7.

The within plat of survey is based in part upon information contained within Part II, Schedule B of Meridian Title File No. 13-47164, dated November 14, 2013 at 8:00 a.m. This surveyor performed no search of public records other than the subject and adjoining deeds and plat.



VICINITY MAP
NO SCALE

ITEM	REMARKS PER MERIDIAN TITLE CORPORATION (UNDEVELOPED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)
3c	THE NO. 13-47164, EFFECTIVE DATE: NOVEMBER 14, 2013 AT 8:00 A.M. COMMENTS, CONDITIONS, RESTRICTIONS AND DEVELOPMENT STANDARDS SET OUT IN COMMENTS CONCERNING USE OR DEVELOPMENT ON REAL ESTATE AS RECORDED IN INSTRUMENT NO. 2008-007246, AFFECTS THE SUBJECT REAL ESTATE BUT THERE IS NOTHING TO PLAT.
3d	RESTRICTIONS OR RESERVATION, EASEMENTS, COVENANTS, AGREEMENTS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 2008-0047392, AFFECTS THE SUBJECT REAL ESTATE BUT THERE IS NOTHING TO PLAT.

PREPARED BY ERIC C. WHITE

DATE: 1 P.M.
SCALE: E.C.W. 3-27-08
DRAWN BY: ERIC C. WHITE
NO. 29700012
STATE OF INDIANA
ERIC C. WHITE
REGISTERED LAND SURVEYOR
NO. 29700012
EXPIRES: 1-28-2014

Legal Township:	CENTER TWP., MARION CO.
Section:	30
Township:	16-N
Range:	3-E
Record Owner:	MB WAREHOUSE, LLC & OLD NATIONAL BANK

ALTA/ACSM LAND TITLE SURVEY
CHARTER SCHOOL - 1145 E. 22ND STREET
CHALLENGE FOUNDATION OF PROPERTIES OF OREGON, LLC
c/o PLEWS SHADLEY RACHER & BRAUN LLP, 1346 NORTH DELAWARE STREET
INDIANAPOLIS, IN 46202
PHONE: (317)-637-0700 FAX: (317)-637-0873

Cripe Architects + Engineers
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Revisions	Mark	Date	Description	TPM
		4-15-08	REVISE 2ND FL. DESCRIPTION TO LIE ABOVE EL. 740.0	