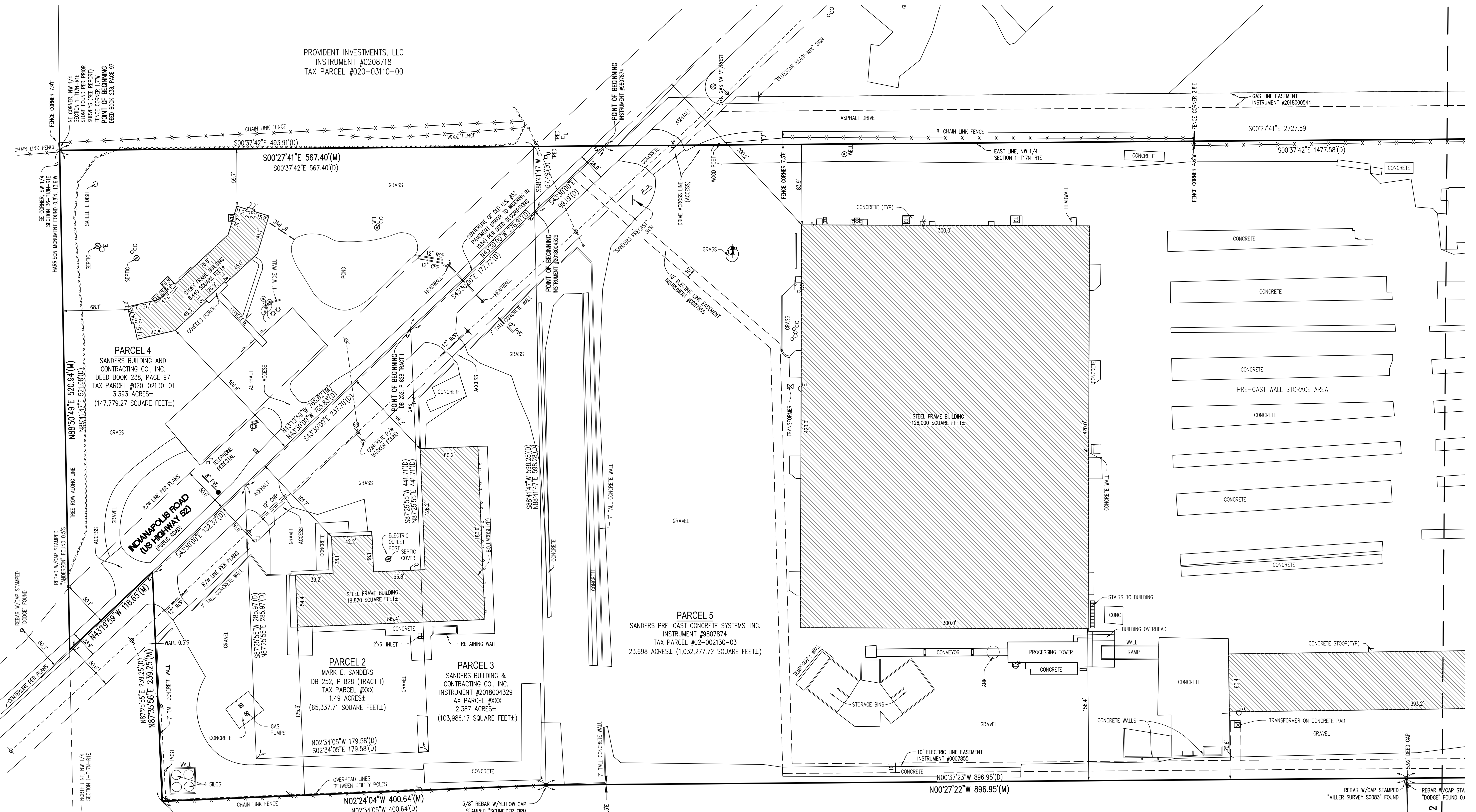
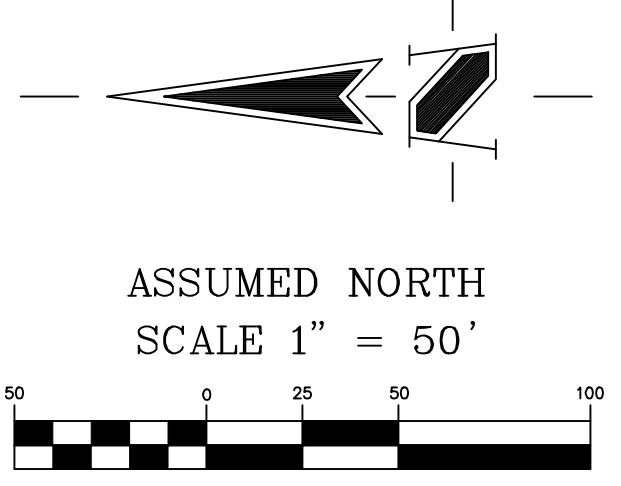


PROVIDENT INVESTMENTS, LLC
 INSTRUMENT #0208718
 TAX PARCEL #020-03110-00

LEGEND	
	INLET OR CATCH BASIN
	SEWER MANHOLE
	TELEPHONE MANHOLE
	ACCESS COVER
	TRAFFIC MANHOLE
	WATER MANHOLE
	MANHOLE
	CLEANOUT
	AREA LIGHT
	UTILITY POLE WITH GUY WIRE
	UTILITY POLE WITH RISER
	FLAG POLE
	TRAFFIC POLE
	UTILITY PEDESTAL
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	CONDITIONING UNIT
	UTILITY VALVE
	HYDRANT
	WELL
	WATER VALVE
	WATER METER
	GAS VALVE
	GAS METER
	SIGNS
	MAILBOX
	TREE, SHRUB
	BENCHMARK
	SOIL BORING
	CONCRETE R/W MARKER
	OVERHEAD UTILITY LINES
	UNDERGROUND TELEVISION
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	UNDERGROUND FIBER OPTIC
	UNDERGROUND FORCE MAIN
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	SEWER LINE
	UNDERGROUND STORM SEWER
	UNDERGROUND SANITARY SEWER
	EDGE OF WOODS
	FENCE LINE
	FLOW LINE



ZELLER-401 LRH RESTRUCTURED TIC, L.L.C. (58.3887% INTEREST)
 ZELLER-401 LORD TIC, L.L.C. (16.6112% INTEREST)
 LORD REALTY HOLDINGS, LLC (10.5218% INTEREST)
 BGP PARTNERS, LLC (11.8190% INTEREST)
 A.J.N., LLC (2.6593% INTEREST)
 INSTRUMENT #2018000290
 TAX PARCEL #020-01650-01



(D) = DEED BEARING OR DISTANCE
 (R) = RECORD BEARING OR DISTANCE
 (M) = MEASURED BEARING OR DISTANCE
 (P) = PLAT ANGLE OR DISTANCE

Schneider

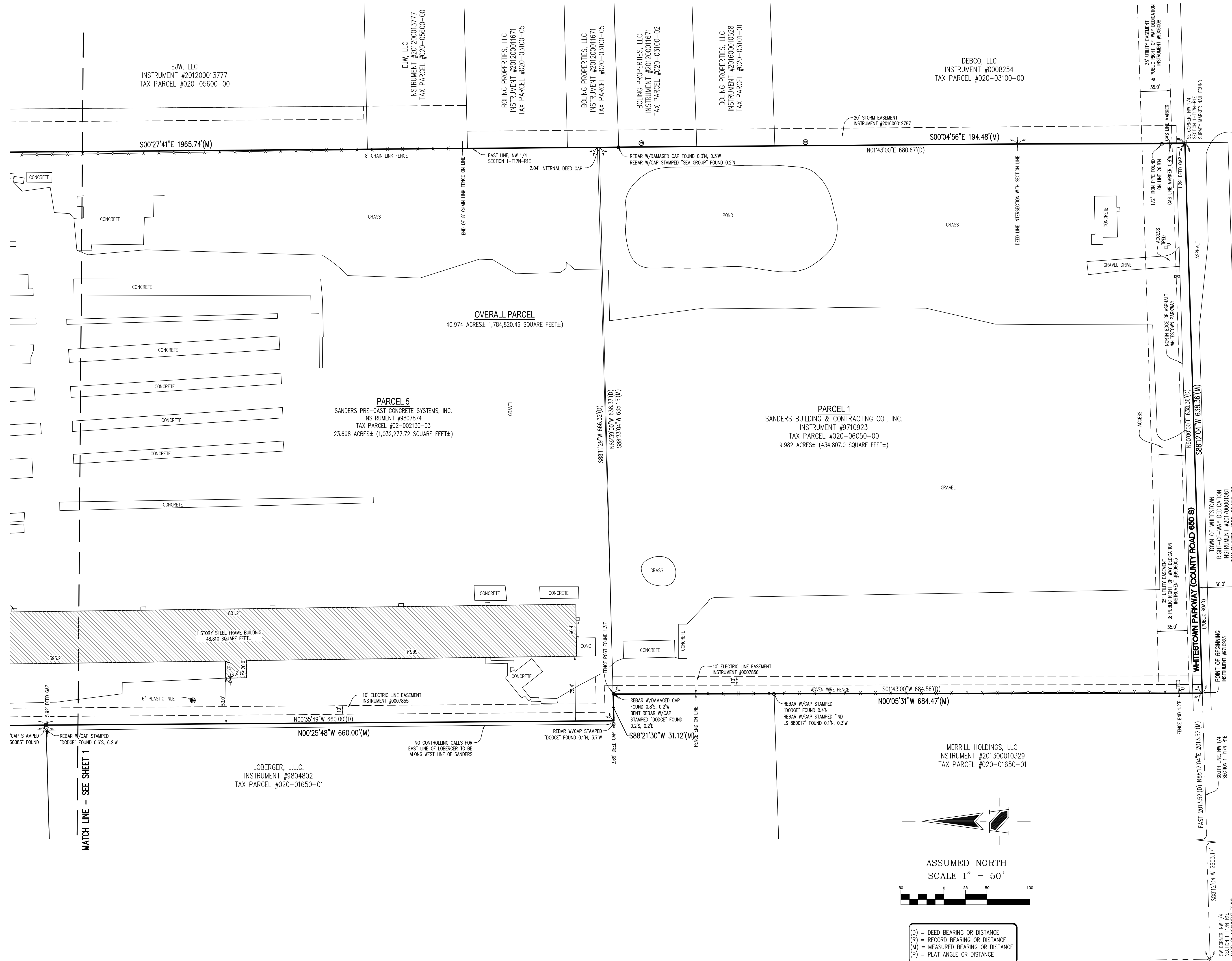
THE SCHNEIDER CORPORATION
 Historic Fort Harrison
 8901 Odis Avenue
 Indianapolis, IN 46216-1037
 Telephone: 317.826.7100
 Fax: 317.826.7200
 www.schneidercorp.com

Civil Engineering
 GIS * LIS
 Land Surveying
 Landscape Architecture

PROJECT INFORMATION:
ALTA/NSPS Land Title Survey
Retacement Survey
Sanders Pre-Cast Concrete
 Indianapolis Road, Whitestown, IN

CLIENT INFORMATION:
 The Sanders Group of Companies
 600 S Indianapolis Road, Whitestown, IN 46085

DATE: 7/20/2018	PROJECT NO.: 11278.001
DRAWN BY: TMC	CHECKED BY: SWR
REVISIONS: 1-TMC 8/3/18 Minor revisions per comments	
DRAWING FILES: T:\VIA\11278\001\CAD\11278001.dwg	
XREF: Project No. 4861	
SHEET NO.: 1	
of 3	



LEGEND

- INLET OR CATCH BASIN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- ACCESS COVER
- TRAFFIC MANHOLE
- WATER MANHOLE
- MANHOLE
- CLEANOUT
- AREA LIGHT
- UTILITY POLE WITH GUY WIRE
- UTILITY POLE WITH RISER
- FLAG POLE
- TRAFFIC POLE
- UTILITY PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- CONDITIONING UNIT
- UTILITY VALVE
- HYDRANT
- WELL
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- SIGNS
- MAILBOX
- TREE, SHRUB
- BENCHMARK
- SOIL BORING
- CONCRETE R/W MARKER

--- OVERHEAD UTILITY LINES
 --- UNDERGROUND TELEVISION
 --- UNDERGROUND ELECTRIC
 --- UNDERGROUND TELEPHONE
 --- UNDERGROUND FIBER OPTIC
 --- UNDERGROUND FORCE MAIN
 --- UNDERGROUND GAS LINE
 --- UNDERGROUND WATER LINE
 --- SEWER LINE
 --- UNDERGROUND STORM SEWER
 --- UNDERGROUND SANITARY SEWER
 --- EDGE OF WOODS
 --- FENCE LINE
 --- FLOW LINE

Schneider

THE SCHNEIDER CORPORATION
 Historic Fort Harrison
 8901 Otis Avenue
 Indianapolis, IN 46216-1037
 Telephone: 317.826.7100
 Fax: 317.826.7200
 www.schneidercorp.com

Civil Engineering
 GIS * LIS
 Land Surveying
 Landscape Architecture

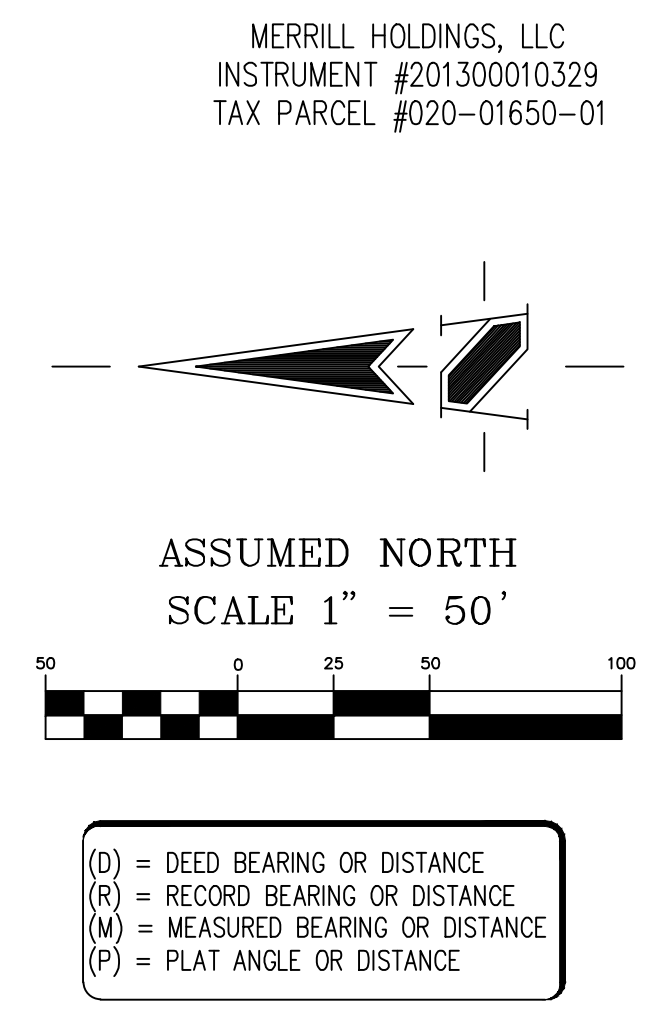
PROJECT INFORMATION

ALTA/NSPS Land Title Survey
Retacement Survey
Sanders Pre-Cast Concrete
 Indianapolis Road, Whitestown, IN

CLIENT INFORMATION

The Sanders Group of Companies
 800 S Indianapolis Road, Whitestown, IN 46075

DATE: 7/20/2018	PROJECT NO.: 11278.001
DRAWN BY: TMC	CHECKED BY: SWR
REVISIONS: 1 TMC 8/3/18 Minor revisions per comments	
DRAWING FILES: F:\VIA\11278\001\CAD\11278001L.dwg	
XREF: Project No. 4861	
SHEET NO.: 2	
of 3	



MATCH LINE -- SEE SHEET 1

LOBERGER, L.L.C.
 INSTRUMENT #9804802
 TAX PARCEL #020-01650-01

PARCEL 5
 SANDERS PRE-CAST CONCRETE SYSTEMS, INC.
 INSTRUMENT #9807874
 TAX PARCEL #02-002130-03
 23.698 ACRES± (1,032,277.72 SQUARE FEET±)

PARCEL 1
 SANDERS BUILDING & CONTRACTING CO., INC.
 INSTRUMENT #9710923
 TAX PARCEL #020-06050-00
 9.982 ACRES± (434,807.0 SQUARE FEET±)

OVERALL PARCEL
 40.974 ACRES± 1,784,820.46 SQUARE FEET±

EJW, LLC
 INSTRUMENT #201200013777
 TAX PARCEL #020-05600-00

EJW, LLC
 INSTRUMENT #201200013777
 TAX PARCEL #020-05600-00

BOLING PROPERTIES, LLC
 INSTRUMENT #201200011671
 TAX PARCEL #020-03100-05

BOLING PROPERTIES, LLC
 INSTRUMENT #201200011671
 TAX PARCEL #020-03100-05

BOLING PROPERTIES, LLC
 INSTRUMENT #201200011671
 TAX PARCEL #020-03100-02

BOLING PROPERTIES, LLC
 INSTRUMENT #201600010528
 TAX PARCEL #020-03101-01

DEBCO, LLC
 INSTRUMENT #0008254
 TAX PARCEL #020-03100-00

SURVEYOR'S REPORT

1. In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), 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 uncertainties in reference monumentation; in record descriptions and plots; in lines of occupation; and as introduced by random errors in measurement ("Relative Positional Accuracy"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

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 Relative Positional Accuracy stated below 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 Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with law or a precedent ("865 IAC 1-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors"). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The within Retracement Survey was commissioned by the client to locate and monument the lines and corners of the described real estate, to depict the physical improvements thereon and to report other such matters in accordance with the attached certificate.

The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for an Urban Class Survey (0.07 feet plus 50 ppm) as defined in IAC 865.

Prior surveys of the west adjoining tracts of land completed by The Schneider Corporation as Project No. 4861.002, 4861.003 and 4861.008 were utilized during this survey to establish the section geometry. Project No. 4861.002 was certified on November 21, 2007 by Bryan F. Catlin and recorded as Instrument #20090005093 in Book 11, Page 30, in the Office of the Recorder in Boone County, Indiana. Project No. 4861.003 was certified on April 17, 2007 by Steven W. Reeves and recorded as Instrument #20090005094 in Book 11, Page 32, in the Office of the Recorder in Boone County, Indiana. Project No. 4861.008 is an overall survey of the above two parcels and as of July 20, 2018 has not been recorded.

A Harrison monument was found at the southwest corner of Section 36, Township 18 North, Range 1 East and at the northwest corner of Section 1, Township 17 North, Range 1 East per the Boone County Surveyor's Section Corner Records. A Harrison monument was found marking the southeast corner of the Southwest Quarter of Section 36, Township 18 North, Range 1 East said corner records which indicate a stone marking the northeast corner of the Northwest Quarter of Section 1, Township 17 North, Range 1 East lying 13.60' east of the Harrison monument. No monument was found at the northeast corner during this survey, but geometry from the aforementioned surveys utilized were in agreement with said corner lying 13.60' east of the Harrison monument and this location was held. A survey marker nail was found at the southeast corner of the Northwest Quarter of said Section 1. There are no corner records available and this survey marker nail was held during the aforementioned prior surveys. A Harrison monument was found at the southwest corner of the Northwest Quarter of said Section 1.

The basis of bearings is per said survey prepared by The Schneider Corporation as Project No. 4861.002 for the south line of the Southwest Quarter of said Section 36 being South 88 degrees 48 minutes 36 seconds West.

The surveyed parcels of land lie in the Northwest Quarter of Section 1, Township 17 North, Range 1 East. There are a total of 5 parcels which have been granted by 5 separate deeds. An overall description was prepared and is shown on this survey.

The centerline of "Old US Highway 52" was established per the deed geometry noted in the deeds. The geometry for US Highway 52 was established per F.A. Project No. 40 SEC B2 - Lebanon-Indianapolis Road, dated 1934, during prior surveys. This geometry was situated between the concrete right-of-way marker found on the south right-of-way line thereof within Parcel 2 and rebar found on either side of the roadway near or on the north line of the Quarter Section. During prior surveys, a rebar with "Dodge" cap was found on the southern right-of-way line at the intersection with the north line of the Quarter Section. This monument was not found during this survey. There is up to 5.0' of uncertainty with the location of the centerline and right-of-way as shown versus the location thereof shown on other surveys in the area.

PARCEL 1

The boundary lines of Parcel 1 as described in a Warranty Deed recorded as Instrument #9710923 were established by holding deed distances and bearings. The direction for the lead-in call and first course is described as "East" along the south line and was held as North 90 degrees 00 minutes 00 seconds East. The first course does not call out as being "to the southeast corner of the Quarter Section" and the record distances fall short of said corner by 1.29' creating a gap at that location. The angular relationship between the first course and second was held and this line crosses the east line of the Quarter Section 194.48' north of said southeast corner. Since the caption controls the parcel to lying within the Northwest Quarter of Section 1, the remaining courses were established by holding the deed bearings and distances and that portion of the property lying east of the east line was cut off resulting in an uncertainty of 3.22' along the north line. The overall description for this parcel does not close by 0.11' if all bearings and distances are held.

PARCEL 2

The boundary lines of Parcel 2 as described in a Warranty Deed recorded in Deed Book 252, Page 828 were established by holding deed distances and bearings. There is no uncertainty with the location of this parcel.

PARCEL 3

The boundary lines of Parcel 3 as described in a Personal Representative's Deed recently recorded as Instrument #2018004329 and previously described in said Warranty Deed recorded in Deed Book 252, Page 828 as Tract II, were established by holding deed distances and bearings. There is no uncertainty with the location of the boundary lines of this parcel.

The geometry for Parcels 2 and 3 as shown on this survey do not coincide with the tax parcel geometry as shown on the Boone County GIS, therefore tax parcel numbers are not listed in the owner information for these two tracts of land.

A 1.59 acre parcel of land which lies over a portion of Parcels 2 and 3 not shown on this survey was granted from Mark E. Sanders to Sanders Building & Contracting Co., Inc. per Warranty Deed recorded as Instrument #0415726. It is unclear as to why this deed was prepared as the boundary lines for the 1.59 acre parcel described does not coincide with any of the lines of said Parcels 2 and 3, this parcel is not described within the Title Commitment provided and a Personal Representative's Deed for Parcel 3 was recently recorded as Instrument #2018004329. The location of said 1.59 acre parcel of land will be depicted on the survey if advised to do so after review of the survey by the title company and attorneys.

PARCEL 4

The boundary lines of Parcel 4 as described in a Warranty Deed recorded in Deed Book 238, Page 97 were established by holding deed distances and bearings. This parcel lies on the northern side of US Highway 52 and the east and north lines lie along the section lines and the southwestern line lies along the centerline of Old US Highway 52. The southwest line along the centerline measured 0.21' short of the deeded distance and the north line measured 0.14' long. This negligible difference in measurements along said lines is likely due to the location of the section corner monuments found and held this survey versus at the time the descriptions were created.

PARCEL 5

The boundary lines of Parcel 5 as described in a Warranty Deed recorded as Instrument #9807874 were established by holding deed distances and bearings as well. There are several calls made in this description which appear to have been made to hold the locations of the corners of the tract at certain locations from certain Quarter Quarter lines, Quarter Quarter lines and corners of such. The first call of this type is for the south end of the first course along the east line of the Northwest Quarter to be at the "Southeast corner of the Northwest Quarter of the aforesaid Northwest Quarter". This call cannot be correct as this line lies along the east line of the Northwest Quarter and the Southwest Quarter of said Northwest Quarter lies a quarter mile west. Controlling call for the west end of the following course is to a "point 660 feet from the west line of the Southwest Quarter of the aforesaid Northwest Quarter" which is in error as well for the same reason as the prior reference. Calls from this point forward make the same erroneous calls and create more discrepancies in measurement and with the common lines of the adjoining tracts of land as they are from sixteen corners, etc. which are not monumented. All of the controlling calls were ignored due to the amount of uncertainty associated therein.

There is an internal deed gap of 2.04' between the southeast corner of Parcel 5 and the northeast corner of Parcel 1. These lines intersect at the west end.

There is a deed gap of 3.69 feet to 5.92 feet along the 660.00' course with the east line of the Loberger tract described in Instrument #9804802. The lines of Loberger tract are called along the lines of the adjoining tracts of land except for the east line thereof, resulting in this deed gap. Monuments were found marking the east line of the Loberger tract.

There are no other deed gaps or overlaps along the lines of the overall parcel other than those discussed above. There is, in my opinion, up to 5.92' of uncertainty associated with the exterior boundary lines of the surveyed parcels.

A drive provided access to the subject tract of land and the east adjoining parcel from Indianapolis Road lies across the 1965.74' course. A 8' chain link fence lies 7.3' to 2.8' east of said line and then crosses to the west and of said line and lies up to 4.6' west to on the line. A gas line marker lies 0.8' west of the line near the south end.

The south line lies along the physical centerline of Whitestown Parkway.

A fence lies on the 684.47' course and up to 1.2' east.

A 7' concrete wall lies between 1.3' east to 0.3' west of the 896.95' course.

A 7' concrete wall lies between 0.3' and 0.7' west of the 400.64' course. A fence lies between 0.3' and 0.5' west.

A 7' concrete wall lies between 0.4' and 0.5' south of the 239.25' course. Overhead lines cross said line from a utility pole on the site to one on the south side of the road.

There is up to 4.6' of uncertainty associated with the physical lines of occupation.

2. The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The within described tract of land lies within Flood Hazard Zone X, an area of minimal flooding, as said tract plots by scale on Community Panel Number 180015, Map Number 18011C0328 the Flood Insurance Rate Maps for the Town of Whitestown of Boone County, Indiana (maps dated January 18, 2012).

3. Ownership information indicated hereon is as identified in County or Township records or on title work provided by others.

4. The subject tract is zoned I-1 and I-2 per the Whitestown Zoning Map dated 11/2017. The setback requirements for said zoning can be variable, transitional and subject to legal interpretation, therefore, setback lines are not depicted hereon. Upon delivery of a Zoning Report by the client, said zoning can be verified and the setback information listed.

5. Note - With regard to utility lines shown hereon, source information from plans and markings, where provided, was combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

6. Evidence of source of title for the subject tract was provided in the form of Fidelity National Title Insurance Company Commitment No. 18-06265 dated June 23, 2018 and issued by the Abstract & Title Guaranty Co., Inc. Some of the items disclosed in Schedule BII thereof may have been depicted on the survey and are identified by their recording data. Should any additional items need to be depicted on the survey please advise and provide the appropriate documents.

CERTIFICATE OF SURVEY

ALTA/NSPS Land Title Survey

To: OMC-Whitestown LLC, a Wisconsin corporation
Sanders Building & Contracting Co., Inc., an Indiana corporation
Sanders Building & Contracting Co., Inc., an Indiana corporation and the heirs at law or devisees of Mark E. Sanders, deceased
Sanders Pre-Cast Concrete Systems, Inc.
Fidelity National Title Insurance Company
The Abstract & Title Guaranty Co., Inc.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9 and 13 of Table A thereof. The field work was completed on July 7, 2018.

To the best of my knowledge and belief the within plot also represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code. The topographic data was gathered using standard radial surveying techniques with an Electronic total station and data collector and/or using Global Positioning (GPS).

Tania M. Cree

Tania M. Cree
Registered Land Surveyor #20400014
July 20, 2018
tcree@schneidercorp.com



REDACTION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Tania M. Cree

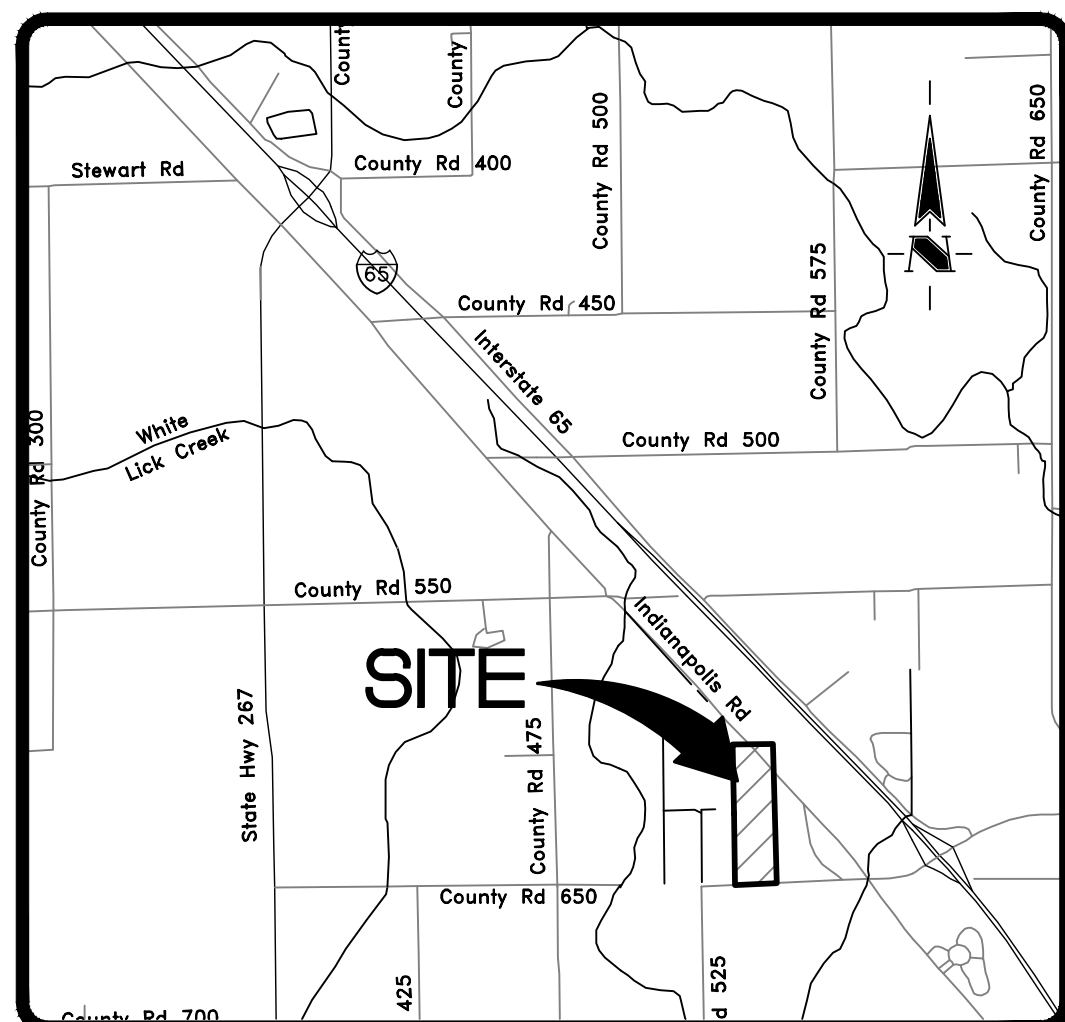
TITLE COMMITMENT NOTES

Per Fidelity National Title Insurance Commitment No. 18-06265 dated June 23, 2018
As of July 20, 2018, Schedule B, Part II documents have not been provided for review.

- Deed Restrictions and Commitments - Instrument #9909563 (Parcel 1)
- Grant of Utility Easement and Rights of Way - Instrument #9906005 - Shown on survey. (Parcel 1)
- Electric Line Easement - Instrument #0007856 - Shown on survey. (Parcel 1)
- Waiver and Remonstrance to Annexation - Instrument #0510953 (Parcels 2 and 3)
- Waiver and Remonstrance to Annexation - Instrument #0510102 (Parcels 2 and 3)
- Electric Line Easement - Instrument #0007855 - Shown on survey. (Parcels 5)

VICINITY MAP

SCALE: 1"=300'



LAND DESCRIPTIONS

Per Fidelity National Title Insurance Commitment No. 18-06265 dated June 23, 2018

Parcel 1: (Warranty Deed - Sanders Building & Contracting Co., Inc. - Instrument #9710923)

A part of the Northwest fractional quarter of Section 1, Township 17 North, Range 1 East in Boone County, Indiana, more particularly described as follows:

Begin at the Southwest corner of the aforesaid Northwest Quarter Section, run thence on and assumed bearing of East along the South line of said quarter section 2013.52 feet to the place of beginning of the within described tract; continue thence East along the said South line 638.36 feet; thence North 01 degree 43 minutes 00 seconds East 680.67 feet; thence North 89 degrees 39 minutes 00 seconds West 638.37 feet; thence South 01 degree 43 minutes 00 seconds West 684.56 feet to the place of beginning, containing 10.0001 acres, more or less.

Parcel 2: (Warranty Deed - Mark E. Sanders - Deed Book 252, Page 828 Tract I)

A part of the northwest quarter of Section 1, Township 17 North, Range 1 East, situated in Perry Township, Boone County, Indiana, and being more particularly described as follows, to wit:

From the northeast corner of the aforesaid tract, proceed thence south 00 degrees 37 minutes 42 seconds east (the bearing computed from bearings shown on state highway plans) along the quarter section line for a distance of 567.40 feet to the centerline of old U.S. Highway #52; thence north 43 degrees 30 minutes 00 seconds west, with said centerline for a distance of 276.91 feet to the point of beginning. From said point of beginning, proceed thence south 87 degrees 25 minutes 55 seconds west for a distance of 441.71 feet; thence north 2 degrees 34 minutes 05 seconds west for a distance of 179.58 feet; thence north 87 degrees 25 minutes 55 seconds east for a distance of 285.97 feet to the centerline of U.S. Highway #52; thence south 43 degrees 30 minutes 00 seconds east with said centerline for a distance of 237.70 feet to the point of beginning. Containing 1.49 acres, more or less.

Parcel 3: (Personal Representative's Deed - Sanders Building & Contracting Co., Inc. - Instrument #2018004329)

A part of the northwest quarter of Section 1, Township 17 North, Range 1 East, situated in Perry Township, Boone County, Indiana, and being more particularly described as follows:

From the northeast corner of the aforesaid northwest quarter, proceed thence South 0 degrees 37 minutes 42 seconds East (the bearing computed from the bearings shown on State Highway plans) along the quarter section line, 493.91 feet, which point is in the east right-of-way of Old U.S. #52; thence South 88 degrees 41 minutes 47 seconds West, 67.49 feet to the point of beginning, which point is in the centerline of Old U.S. #52 pavement (prior to widening in 1934). From said point of beginning, proceed thence South 88 degrees 41 minutes 47 seconds West, 598.28 feet; thence North 2 degrees 34 minutes 05 seconds West, 400.64 feet; thence North 87 degrees 25 minutes 55 seconds East, 239.25 feet which point is in the centerline of the aforesaid Old U.S. Highway #52 pavement; thence South 43 degrees 30 minutes 00 seconds East said centerline, 132.37 feet; thence South 87 degrees 25 minutes 55 seconds West, 285.97 feet; thence South 2 degrees 34 minutes 05 seconds East, 179.58 feet; thence North 87 degrees 25 minutes 55 seconds East, 441.71 feet to a point in the centerline of the aforesaid U.S. Highway #52 pavement; thence South 43 degrees 30 minutes 00 seconds East, along said centerline, 177.72 feet to the point of beginning. Containing 2.3672 acres more or less.

Parcel 4: (Warranty Deed - Sanders Building and Contracting Co., Inc. - Deed Book 238, Page 97)

A part of the northwest quarter of Section 1, Township 17 North, Range 1 East, situated in Perry Township, Boone County, Indiana, and being more particularly described as follows, to-wit:

Beginning at the northeast corner of the aforesaid tract, and proceed thence South 03°37'42" East (the bearing computed from the bearing of state highway plans) along the quarter section line for a distance of 567.40 feet to the centerline of Old U.S. #52; thence North 43°30'00" West, along said centerline, for a distance of 765.83 feet to the section line; thence North 88°41'47" East, with the section line, for a distance of 521.08 feet to the point of beginning, containing 3.3935 acres, more or less.

Parcel 5: (Warranty Deed - Sanders Pre-Cast Concrete Systems, Inc. - Instrument #9807874)

A part of the East Half of the Northwest Quarter of Section 1, Township 17 North, Range 1 East, situated in Perry Township, Boone County, Indiana, and more particularly described as follows:

From an iron rod, set at the Northeast corner of the aforesaid East Half of the Northwest Quarter; proceed thence South 00 degrees 37 minutes 42 seconds East (the bearing determined from State Highway #52 plans) along the East line of the East Half of the Northwest Quarter 567.40 feet to the point of beginning, which point is in the centerline of Old U.S. #52 (now Lakeview Avenue). From said point of beginning continue thence South 00 degrees 37 minutes 42 seconds East along the aforesaid East line of the East Half 1477.58 feet, which point is the Southeast corner of the Northeast Quarter of the Southwest Quarter of the aforesaid Northwest Quarter; thence South 88 degrees 11 minutes 29 seconds West along the Quarter-Quarter Section line 666.32 feet, which point is 660 feet from the West line of the Southwest Quarter of the aforesaid Northwest Quarter; thence North 00 degrees 35 minutes 49 seconds West parallel with the West line of the Southwest Quarter of the aforesaid Northwest Quarter 660.00 feet to a point, which point lies North 88 degrees 45 minutes 13 seconds East of a point on the West line of the Northeast Quarter of said Northwest Quarter; which point lies South 00 degrees 35 minutes 49 seconds East 1393.92 feet from the Northwest corner of the Northeast Quarter of the Northwest Quarter; thence North 00 degrees 37 minutes 42 seconds West 896.95 feet to a point which lies South 88 degrees 41 minutes 47 seconds West 665.77 feet from a point on the East line of said Northwest Quarter, which point lies South 00 degrees 37 minutes 42 seconds East 493.91 feet from the Northeast corner of said Northwest Quarter; thence North 88 degrees 41 minutes 47 seconds East 598.28 feet to the centerline of old U.S. Highway #52 (now Lakeview Avenue); thence South 43 degrees 30 minutes 00 seconds East along the aforesaid centerline 99.19 feet to the point of beginning, containing 23.6979 acres, more or less.

OVERALL SURVEYED LAND DESCRIPTION

Part of the Northwest Quarter of Section 1, Township 17 North, Range 1 East, in Boone County, Indiana, being that 40.97 acre tract of land shown on the plot of a retracement survey of said tract certified by Tania M. Cree, PS #LS20400014 on July 20, 2018 as The Schneider Corporation's project number 11278.001 (all references to monuments and courses herein are as shown on said plot of survey) described as follows:

BEGINNING at the northeast corner of said Northwest Quarter; thence South 00 degrees 27 minutes 41 seconds East (assumed bearing per survey of the west adjoining tract of land recorded as Instrument #20090005094 in Book 11, Page 32, in the Office of the Recorder in Boone County, Indiana) along the east line of said Quarter Section a distance of 567.40 feet to the centerline of Old US Highway #52 as noted in Deed Book 238, Page 97, in said Recorder's Office; thence continuing South 00 degrees 27 minutes 41 seconds East along said east line a distance of 1965.74 feet to the intersection of the east line of a tract of land described in Instrument #9810923 in said Recorder's Office; thence South 00 degrees 04 minutes 56 seconds East along said east line a distance of 638.36 feet to the southwest corner of said tract of land; thence North 00 degrees 05 minutes 31 seconds West along the west line thereof a distance of 684.47 feet to the south line of a tract of land described in Instrument #9807874 in said Recorder's Office; thence South 88 degrees 21 minutes 30 seconds West along said south line a distance of 3112 feet to the southwest corner thereof; thence North 00 degrees 25 minutes 46 seconds West along the west line of said tract of land a distance of 660.00 feet to a 5/8" rebar with yellow cap stamped "Miller Survey S0063"; thence North 00 degrees 27 minutes 22 seconds West along a west line of said tract of land a distance of 896.95 feet to the northwest corner thereof; said corner being the southwest corner of a 2.39 acre tract of land described in Deed Book 252, Page 828, in said Recorder's Office; thence North 02 degrees 24 minutes 04 seconds West along the west line of said 2.39 acre a distance of 400.64 feet to the northwest corner thereof; thence North 87 degrees 35 minutes 56 seconds East along the north line of said tract a distance of 239.25 feet to said centerline of Old US Highway #52; thence North 43 degrees 19 minutes 59 seconds West along said centerline a distance of 118.65 feet to the north line of said Northwest Quarter; thence North 88 degrees 50 minutes 49 seconds East along said line a distance of 520.94 feet to the POINT OF BEGINNING, containing 40.97 acres, more or less.

LEGEND	
	INLET OR CATCH BASIN
	SEWER MANHOLE
	TELEPHONE MANHOLE
	ACCESS COVER
	TRAFFIC MANHOLE
	WATER MANHOLE
	MANHOLE
	CLEANOUT
	AREA LIGHT
	UTILITY POLE WITH GUY WIRE
	UTILITY POLE WITH RISER
	FLAG POLE
	TRAFFIC POLE
	UTILITY PEDESTAL
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	CONDITIONING UNIT
	VALVE
	HYDRANT
	WELL
	WATER VALVE
	WATER METER
	GAS VALVE
	GAS METER
	SIGN
	MAILBOX
	TREE, SHRUB
	BENCHMARK
	SOIL BORING
	CONCRETE R/W MARKER
----- OVERHEAD UTILITY LINES	
	TV UNDERGROUND TELEVISION
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	UNDERGROUND FIBER OPTIC
	UNDERGROUND FORCE MAIN
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	SEWER LINE
	UNDERGROUND STORM SEWER
	UNDERGROUND SANITARY SEWER
	EDGE OF WOODS
	FENCE LINE
	FLOW LINE

THE SCHNEIDER CORPORATION
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
Fax: 317.826.7200
www.schneidercorp.com

Civil Engineering
GIS * LIS
Land Surveying
Landscape Architecture

PROJECT INFORMATION: **ALTA/NSPS Land Title Survey**
Retracement Survey
Sanders Pre-Cast Concrete
Indianapolis Road, Whitestown, IN

CLIENT INFORMATION: **The Sanders Group of Companies**
601 S. Indianapolis Road, Whitestown, IN 46075

DATE: 7/20/2018	PROJECT NO.: 11278.001
DRAWN BY: TMC	CHECKED BY: SWR
REVISIONS: 1-TMC 8/3/18 Minor revisions per comments	
DRAWING FILES: T:\VIA\11278\001\CAD\11278001.dwg	
XREF: Project No. 4861	
SHEET NO.: 3	
of 3	