

REPORT OF SURVEYOR:

IN ACCORDANCE WITH TITLE 865, IAC 1-1-12, 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) VARIANCES IN THE REFERENCE MONUMENTS
- B) DISCREPANCIES IN RECORD DESCRIPTION AND PLATS
- C) INCONSISTENCIES IN LINES OF OCCUPATION AND
- D) RELATIVE POSITIONAL ACCURACY OF MEASUREMENTS

THIS SURVEY REPRESENTS A URBAN SURVEY CLASSIFICATION AND HAS BEEN AN ACCEPTABLE RELATIVE POSITIONAL ACCURACY OF 0.07 FEET PLUS 200 PARTS PER MILLION.

THE FIELD WORK FOR THIS SURVEY WAS PERFORMED FEBRUARY 15, 2022

THIS SURVEY REPRESENTS A URBAN SURVEY CLASSIFICATION AND HAS BEEN AN ACCEPTABLE RELATIVE POSITIONAL ACCURACY OF 0.07 FEET PLUS 200 PARTS PER MILLION.

CORNERS SET: MONUMENT SET ON NORTHWEST CORNER AS PER PLAT.

DEED ANALYSIS: NO AMBIGUITIES ARE SHOWN

THE UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE:

DUE TO UNCERTAINTIES IN MONUMENTS: BENT IRON PIN ON SOUTH WEST CORNER

DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: NONE

DUE TO INCONSISTENCIES IN LINE OF OCCUPATION: NONE

TITLE REPORT WITH REGARD TO ENCUMBRANCES WAS NOT PROVIDED

ALL BEARINGS AND DISTANCES SHOWN ARE BOTH CALCULATED AND RECORD FROM DEED OF RECORD.

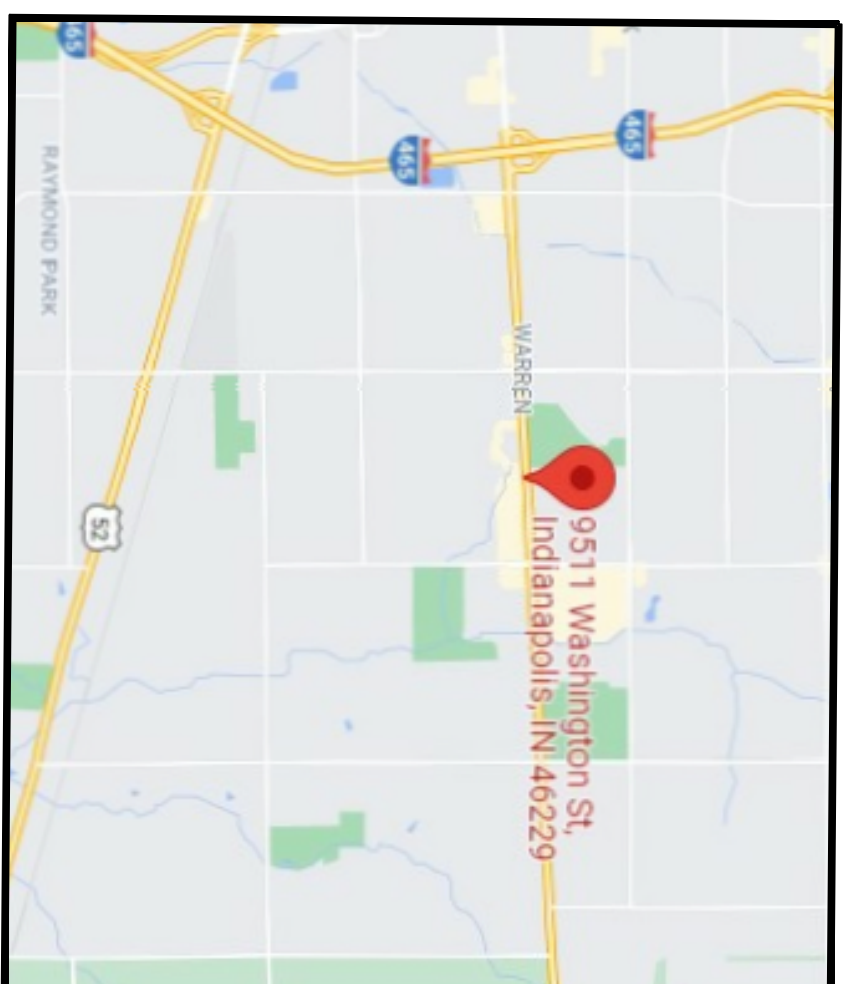
THE IRON PINS FOUND WERE 5/8" RBAR

THE BUILDINGS ARE ONE STORY IN HEIGHT.

CONDOMINIUM PLAT FOR:

EASTSIDE PLAZA CONDOMINIUM
 9503 E. WASHINGTON STREET
 LOCATED IN SECTION 5, TOWN 15N, RANGE 5E
 EAST OF THE PRINCIPAL MERIDIAN
 MARION COUNTY, INDIANA

TOTAL SITE AREA: 50,000.00SF = 1.1478 ACRES
 R/W AREA: 11061.01SF = 0.2539 ACRES
 REMAINDER AREA: 38,938.99SF = 0.8939 ACRES



VICINITY MAP
N.T.S.

REAL PROPERTY DESCRIPTION:
 SITUATE IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A FOUND 3/8" IRON PIN ON THE CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION, THENCE NORTH 07°34'6" WEST 173.86' TO A POINT, THENCE NORTH 88°32'02"E EAST 204.15' ALONG THE CENTERLINE OF EAST WASHINGTON STREET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 88°32'02"E EAST 200.00' CONTINUING ALONG THE CENTERLINE OF WASHINGTON STREET TO A POINT, THENCE SOUTH 07°34'42" EAST 230.31' PASSING A 3/8" IRON PIN AT 82.7' ALONG THE COMMON PROPERTY LINE SHARED WITH WINKAL HOLDINGS, L.L.C. TO A FOUND 3/8" IRON PIN, THENCE SOUTH 88°32'02" WEST 200.00' ALONG THE COMMON PROPERTY LINE SHARED WITH SEDD REALTY CT LLC, AS RECORDED IN A20200112028 TO A FOUND 3/8" IRON PIN, THENCE NORTH 07°34'6" WEST 230.31' PASSING A SET MAG NAIL AT 192.02' ALONG THE COMMON PROPERTY LINE SHARED WITH PC INVESTMENTS LLC, AS RECORDED IN A202100128578 TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.1478 ACRES TOTAL, 0.2539 ACRES RIGHT-OF-WAY, 0.8939 ACRES REMAINDER, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS CONTAINING IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND, THIS DESCRIPTION WAS PREPARED BY STEVEN L. LEESSMAN, OHIO LICENSED SURVEYOR, ON FEBRUARY 15, 2022 WITH BEARINGS BASED UPON THE MVD 83 (NO TRANS) OHIO STATE PLAINES COORDINATE SYSTEMS, OHIO SOUTH ZONE, ALL PINS SET ARE 3/8" WITH CAP S.L. LEESSMAN, LSP1600010, TOGETHER WITH AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND ALL LEGAL HIGHWAYS.

BUILDING A DESCRIPTION:
 SITUATE IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A FOUND 3/8" IRON PIN ON THE CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION, THENCE NORTH 07°34'6" WEST 173.86' TO A POINT, THENCE NORTH 88°32'02"E EAST 204.15' ALONG THE CENTERLINE OF EAST WASHINGTON STREET TO A POINT, THENCE SOUTH 07°34'42" EAST 96.28' TO A SET MAG NAIL, THENCE SOUTH 87°31'42" EAST 65.27' ALONG A TIE-LINE TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 07°34'42" EAST 71.00' ALONG THE WEST SIDE OF A COMMON WALL, THENCE SOUTH 88°32'02" WEST 77.20', THENCE NORTH 07°34'42" WEST 71.00', THENCE NORTH 88°32'02" EAST 77.20' TO THE TRUE POINT OF BEGINNING.

SAID BUILDING CONTAINS 6,481.2 SQ. FT., MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS CONTAINING IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND, THIS DESCRIPTION WAS PREPARED FROM A FIELD SURVEY PERFORMED BY STEVEN L. LEESSMAN, OHIO LICENSED SURVEYOR, ON FEBRUARY 15, 2022 WITH BEARINGS BASED UPON THE MVD 83 (NO TRANS) OHIO STATE PLAINES COORDINATE SYSTEMS, OHIO SOUTH ZONE, ALL PINS SET ARE 3/8" WITH CAP S.L. LEESSMAN, LSP1600010, TOGETHER WITH AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND ALL LEGAL HIGHWAYS.

BUILDING B DESCRIPTION:
 SITUATE IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A FOUND 3/8" IRON PIN ON THE CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION, THENCE NORTH 07°34'6" WEST 173.86' TO A POINT, THENCE NORTH 88°32'02"E EAST 204.15' ALONG THE CENTERLINE OF EAST WASHINGTON STREET TO A POINT, THENCE SOUTH 07°34'42" EAST 96.28' TO A SET MAG NAIL, THENCE SOUTH 87°31'42" EAST 65.27' ALONG A TIE-LINE TO THE TRUE POINT OF BEGINNING, THENCE NORTH 88°32'02" EAST 80.00', THENCE SOUTH 07°34'42" EAST 81.00', THENCE SOUTH 88°32'02" WEST 80.00', THENCE NORTH 07°34'42" WEST 81.00' ALONG THE EAST SIDE OF A COMMON WALL TO THE TRUE POINT OF BEGINNING.

SAID BUILDING CONTAINS 7,280.90 SQ. FT., MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS CONTAINING IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND, THIS DESCRIPTION WAS PREPARED FROM A FIELD SURVEY PERFORMED BY STEVEN L. LEESSMAN, OHIO LICENSED SURVEYOR, ON FEBRUARY 15, 2022 WITH BEARINGS BASED UPON THE MVD 83 (NO TRANS) OHIO STATE PLAINES COORDINATE SYSTEMS, OHIO SOUTH ZONE, ALL PINS SET ARE 3/8" WITH CAP S.L. LEESSMAN, LSP1600010, TOGETHER WITH AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND ALL LEGAL HIGHWAYS.

WITNESSES:
 EASTSIDE PLAZA CONDOMINIUM
 PC INVESTMENTS LLC
 7035272
 A202100128578

PRD PROPERTIES, LTD
 RANCA CORREPATI

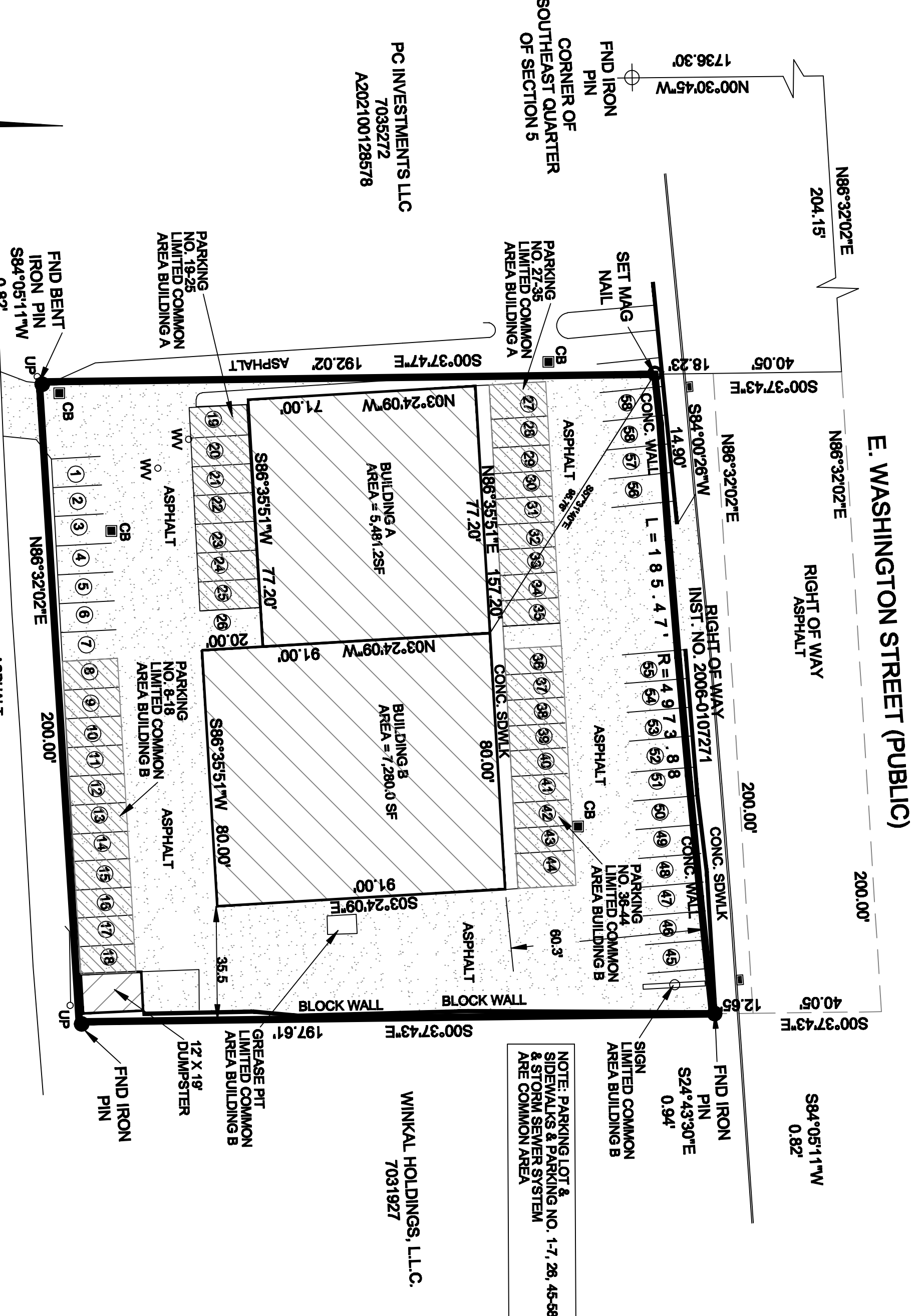
State of INDIANA
 County of MARION SS

Be it remembered that on this _____ Day of _____, 2022, before me a Notary Public in and for said county and state personally appeared, _____ who acknowledged that they/he/she did sign the foregoing plat of survey as the authorized representative of the owner and that the same is their/his/her free act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my notarial seal this day and year above said.

Notary Public _____ My Commission Expires _____

REGISTERED LAND SURVEYOR
 LICENSE # LS21800010

REGISTERED PROFESSIONAL ENGINEER
 LICENSE # PE19700583



BASIS OF BEARING
 THE BEARINGS IN THIS PLAT ARE BASED UPON
 INST. NO. 2006-0107271

BACK REFERENCE
 INST. NO. 2006-0107271
 INST. NO. 2009-0029976

SURVEYORS NOTES:
 1) FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 2) DATA SOURCES INCLUDE DOCUMENTS CITED
 3) EVIDENCE IN GENERAL FITS THE SURVEY

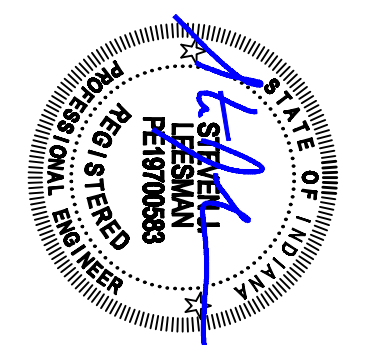
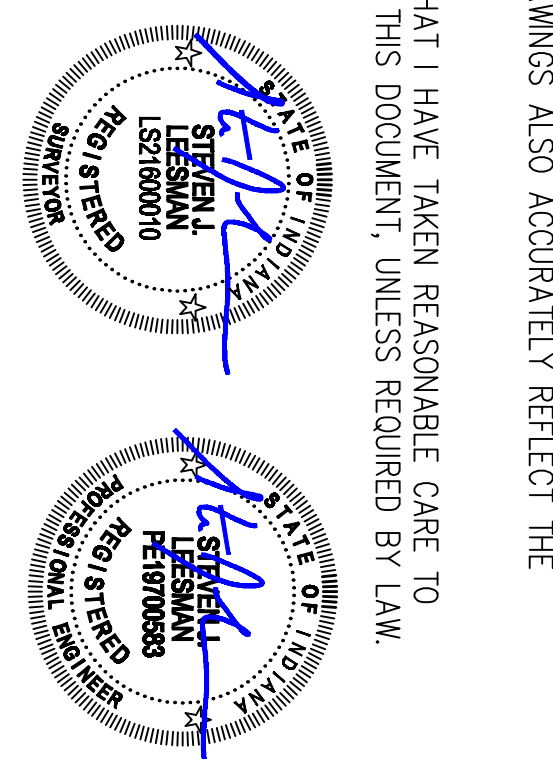
OWNER:
 PRD PROPERTIES, LTD
 RANCA CORREPATI
 11843 KEMPER-SPRINGS DR.
 CINCINNATI, OHIO 45240
 HAMILTON COUNTY

BUILDING AREA:
 BUILDING A = 5,481.2 SQ FT
 BUILDING B = 7,280.0 SQ FT

PROPERTY ADDRESSES:
 9503 E. WASHINGTON STREET
 MARION COUNTY, INDIANA 46229

EASTSIDE PLAZA CONDOMINIUM
 9503 E. WASHINGTON STREET
 SECTION 5, TOWN 15N, RANGE 5E
 EAST OF THE PRINCIPAL MERIDIAN
 MARION COUNTY, INDIANA

DATE: 2/15/2022
 SCALE: 1"=30' feet
 SHEET NO. 1 of 3



LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 2120 TOPHILLS, CINCINNATI, OHIO 45248
 513-417-0420