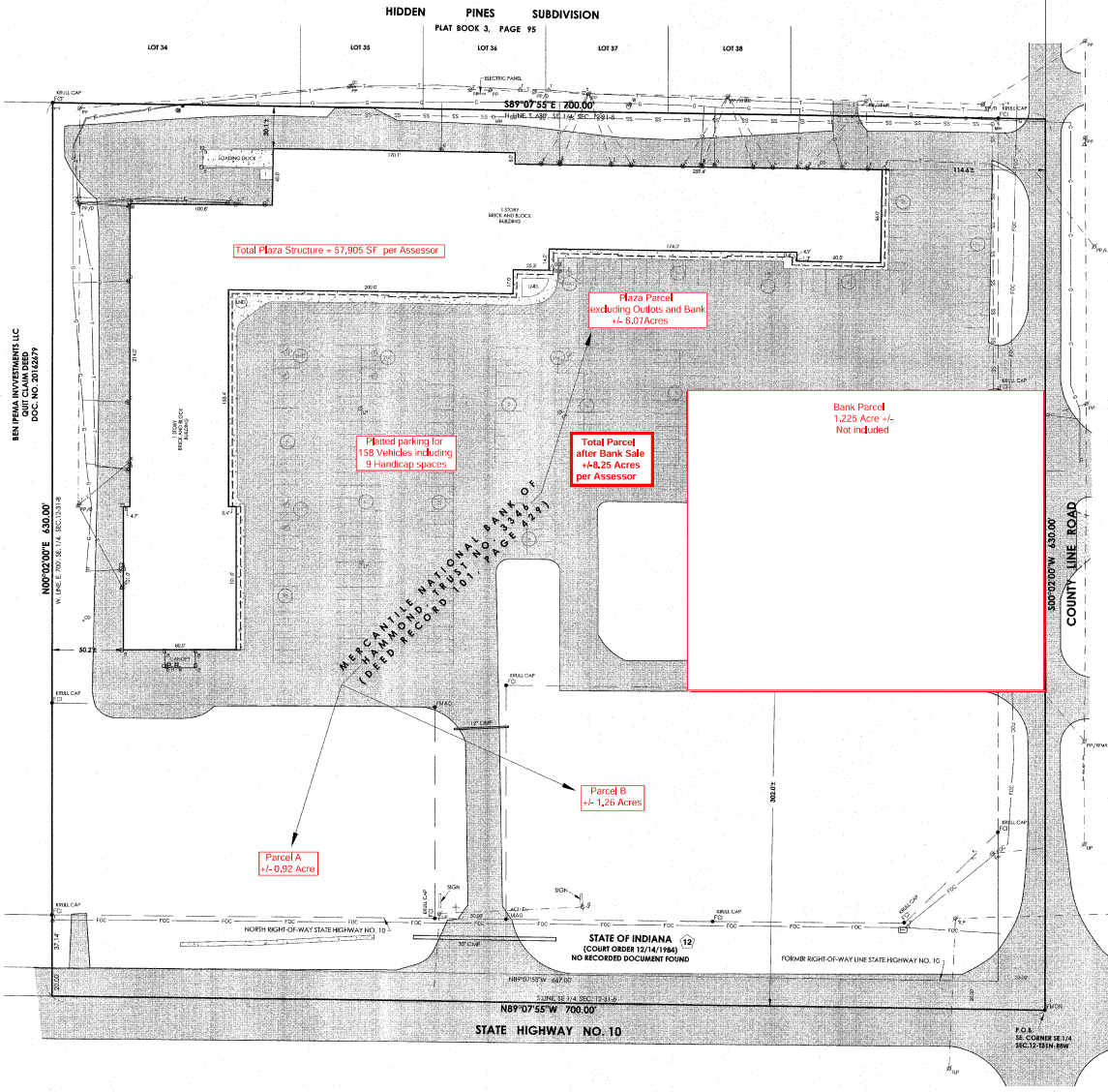


ALTA/NSPS LAND TITLE SURVEY

TITLE COMMITMENT FILE NO. CTNW1903987
EFFECTIVE DATE: AUGUST 8, 2019, REVISED SEPTEMBER 30, 2019
NAME OF INSURER: CHICAGO TITLE INSURANCE COMPANY



LEGAL DESCRIPTION: (FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CTNW1903987) **Prior to Bank Sale, See Plat annotation.**
PART OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN NEWTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 8 WEST, AND PROCEEDING NORTHERLY ALONG THE WESTERLY BOUNDARY OF THE COUNTY LINE A DISTANCE OF 40 FEET; THENCE PROCEEDING WESTERLY A DISTANCE OF 700 FEET; THENCE PROCEEDING SOUTHWESTERLY A DISTANCE OF 40 FEET TO THE SOUTHWEST CORNER OF SECTION 12; THENCE EASTERLY A DISTANCE OF 700 FEET TO THE PLACE OF BEGINNING, SAID TRACT CONTAINING 10.724 ACRES, MORE OR LESS.

SUBJECTS' RECORD:
IN ACCORDANCE WITH TITLE 665, ARTICLE 1.1, CHAPTER 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 ON THIS SURVEY AS NOTED:

- AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS;
- OCCUPATION OR POSSESSION LINES;
- CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND OF ADJONERS' DESCRIPTIONS AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH ADJONERS' LINES;
- THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS.

CLIENT NAME: LAKE HOLIDAY PLAZA
OWNERS OF RECORD: MERCANTILE NATIONAL BANK OF HAMMOND, AS TRUSTEE UNDER TRUST NUMBER 3344

TYPE OF SURVEY AND PURPOSE: ALTA/NSPS LAND TITLE SURVEY
A. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: MONUMENTS RECOVERED AND USED FOR THIS SURVEY WERE IN GOOD CONDITION AND AT GRADE UNLESS OTHERWISE NOTED.

- OCCUPATION OR POSSESSION LINES: ROAD IMPROVEMENTS ALONG THE NORTHERLY AND SOUTHERLY LOT LINES, UTILITIES THAT SERVE THE HIDDEN PINES SUBDIVISION;
- CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND OF ADJONERS' DESCRIPTIONS AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH ADJONERS' LINES: THE RECORD CALLS FOR BEARING AND DISTANCE ALONG W. B/W OF THE COUNTY LINE. THE FIELD CALL PROVED BEARING AND DISTANCE ALONG E. LINE 1/4 OF SAID SECTION.
- THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS, THE CLASSIFICATION OF THIS SURVEY IS AN URBAN SURVEY: 0.07 FEET (21 MILLIMETERS) PLUS 0.01 PARTS PER MILLION.

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: 0.3 +/-
DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: NONE FOUND
DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: NONE FOUND

PLATS AND NOTES:

- PARCEL AND ADJOINING DEEDS
- PRIOR SURVEY BY KRULL & ABONMARCHÉ DATED JANUARY 12, 2018 AS A.C.T. JOB # 17-1657
- PRIOR SURVEYS OF TRACT PARCELS BY KRULL & SON
- RECORDS AND FIELD NOTES OBTAINED FROM KRULL SURVEYING
- RIGHT-OF-WAY RECORDS FOR STATE HIGHWAY NO. 10
- NEWTON COUNTY GIS WEBSITE

GENERAL NOTES:

- A TOTAL STATION WAS USED TO COLLECT THE DATA NEEDED TO COMPLETE THIS SURVEY.
- THE FIELD WORK FOR THIS PROJECT WAS COMPLETED ON AUGUST 29, 2019.
- MARK OF BEARING: FROM KRULL & SON SURVEY.

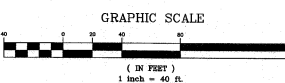
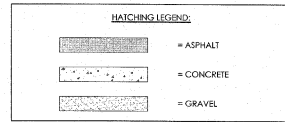
TABLE NOTES:

- SEE PLAT FOR MICHIGANIS FOUND/PLACED.
- PARCEL ADDRESS: 5914 E. STATE ROAD 10, DEMOTTE, IN 46310 (PROVIDED IN TITLE COMMANDMENTS)
- FOR FEMA MAP NUMBER 1811 L FLOOD, EFFECTIVE DEC. 14, 2014, THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN).
- PARCEL AREA = 10.12 ACRES +/- (Prior to Bank Sale, See Plat annotation).
- SEE PLAT FOR BUILDING DIMENSIONS AT GROUND LEVEL.
- SEE PLAT FOR SUBSTANTIAL FEATURES OBSERVED.
- PARKING STALLS SHOWN ON PLAT, REGULAR STALLS = 218; HANDICAPPED STALLS = 11; TOTAL STALLS = 229 (Prior to Bank Sale, See Plat annotation).
- SEE PLAT FOR NAMES OF ADJOINING LAND OWNERS AND RECORDING INFO.

SCHEDULE B, PART 1, EXCEPTIONS:

- NOT SURVEY RELATED
- RIGHTS OF THE PUBLIC: THE STATE OF INDIANA AND/OR THE MUNICIPALITY, AND OTHERS ENTITLED THERETO, IN AND TO THAT PART OF THE LAND SAID OR USED FOR STATE HIGHWAY NO. 10 AND COUNTY LINE ROAD, **SHOWN ON PLAT**
- INTENTIONALLY DELETED
- NOT SURVEY RELATED

Confirm all annotations in Red.

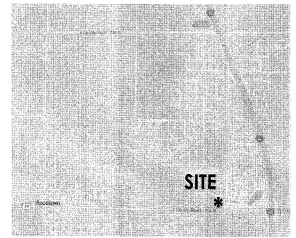


LAND SURVEYORS' CERTIFICATE:
TO: CREA SPRINGHILL, LLC, INDIANA LAND TRUST COMPANY TRUST NUMBER 3344, OR DESIGNEE, CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 ANNUAL STANDARDS (SAL) REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 11 AND 13 FROM TABLE A. THE FIELD WORK WAS COMPLETED ON AUGUST 29, 2019. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THE CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL CAPACITY AS A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THE DOCUMENT, UNLESS REQUIRED BY LAW.

DATE OF PLAT OR MAP: 10/02/2019
MICHAEL J. ROYCE, P.E.
PROFESSIONAL LAND SURVEYOR #2505010
STATE OF INDIANA



VICINITY MAP (N.T.S.)

SYMBOL LEGEND:	
□	= AIR CONDITIONER
○	= BOLLARD POST
—	= CABLE PEDESTAL
⊕	= ELECTRIC METER
⊕	= FIRE HYDRANT
⊕	= FLAG POLE
⊕	= FOUND CAPPED IRON (5/8" REBAR W/KRULL L.D.)
⊕	= FOUND MAG NAIL
⊕	= GAS METER
⊕	= GUY ANCHOR
⊕	= HANDICAP PARKING
⊕	= LAMP
⊕	= LIGHT POLE
⊕	= MANNHOLE
⊕	= POWER POLE
⊕	= POWER POLE W/DROP CABLE
⊕	= POWER POLE W/LIGHT
⊕	= POWER POLE W/TRANSFORMER
⊕	= SANITARY CLEAN OUT
⊕	= STREET SIGN
⊕	= TELEPHONE PEDESTAL
⊕	= TRAFFIC LIGHT POLE
⊕	= UTILITY VAULT
⊕	= WATER VALVE

LINE TYPE LEGEND:	
—	= UNDERGROUND ELECTRIC LINE (AS MARKED)
—	= UNDERGROUND FIBER OPTIC LINE (AS MARKED)
—	= UNDERGROUND GAS LINE (AS MARKED)
—	= OVERHEAD WIRE
—	= SANITARY SEWER LINE
—	= UNDERGROUND TELEPHONE LINE (AS MARKED)

KRULL & ABONMARCHÉ
Civil, Survey, and Engineering
1325 South State Street, Suite 100, Demotte, IN 46310
Tel: 765-231-1111
Fax: 765-231-1112
www.krullandabonmarche.com

PART OF E 1/2 OF SE 1/4
SECTION 12-31N-8W
NEWTON COUNTY, INDIANA

ALTA/NSPS LAND TITLE SURVEY
5914 E. STATE ROAD 10
DEMOTTE, IN 46310

DRAWN BY: TJ
DESIGNED BY: N/A
PW REVIEW: MJR
QA/QC REVIEW: EG/HFM
DATE: 09/13/2019
SCALE:

SECTION-TOWNSHIP-RANGE
12-31N-8W

SCALE:
HORIZ: 1" = 40'
VERT: N/A

AG JOB # 19-1174
SHEET NO. 1 of 1