ALTA/ACSM LAND TITLE SURVEY

NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. 12-06129 DATED MAY 30, 2012

5. BUILDING SETBACK LINES AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION. (AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

8. EASEMENT AGREEMENT DATED JANUARY 17, 1983 BY AND AMONG EVANSVILLE ASSOCIATES, GREGORY G. KEMPF AND EDWIN L. KEMPF, HUSBAND AND WIFE AND WHARFSIDE RESTAURANTS, INCORPORATED, RECORDED FEBRUARY 14, 1983 IN DEED DRAWER 1, CARD 10818. (AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

9. RIGHT-OF-WAY GRANT AND EASEMENT BETWEEN DIANE DETERS KRUG AND PAUL R. DETERS, II AND THE CIVIL CITY OF EVANSVILLE, INDIANA, DATED MARCH 5, 1998 AND RECORDED APRIL 8, A998 IN DEED DRAWER 11, CARD 6692. (AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

10. TEMPORARY EASEMENT DATED MARCH 5, 1998 BETWEEN DIANE DETERS KRUG AND PAUL R. DETERS, II AND THE CIVIL CITY OF EVANSVILLE, INDIANA, RECORDED APRIL 8, 1998 IN DEED DRAWER 11, CARD 6693. (EASEMENT TERMINATED UPON COMPLETION OF CONSTRUCTION)

11. THOROUGHFARE SET-BACK ENCROACHMENT PERMIT FOR SIGN RECORDED MAY 21, 1999 IN MISCELLANEOUS DRAWER 5, CARD 9333. (AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

12. THOROUGHFARE SET-BACK ENCROACHMENT PERMIT FOR SIGN RECORDED FEBRUARY 21, 2003 AS DOCUMENT No. 2003R00008350. (DOES NOT AFFECT, SIGN DESCRIBED IN DOCUMENT NO LONGER IN EXISTENCE)

17. THE EASEMENT AND TERMS AND CONDITIONS THEREOF RECORDED AS DOCUMENT No. 83-02492 IN DEED DRAWER 1, CARD 10818 AND ANY AMENDMENTS AND REVISIONS THERETO INCLUDING LIMITED WAIVER, RELEASE AND ABANDONMENT OF DEED RESERVATIONS AND RESTRICTIVE COVENANTS BY EVANSVILLE ASSOCIATES, AN INDIANA GENERAL PARTNERSHIP. (AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

18. PERPETUAL EASEMENT FOR STORM SEWER RESERVED TO EVANSVILLE ASSOCIATES, AN INDIANA PARTNERSHIP, IT SUCCESSORS AND ASSIGNS, BY RESERVATION IN A WARRANTY DEED RECORDED JULY 7, 1993 IN DEED DRAWER 1, CARD 13425. (AFFECTS EAST PART OF SUBJECT PROPERTY, CAN NOT PLACE WITH GIVEN DESCRIPTION)

19. EASEMENT FOR RIGHT-OF-WAY GRANTED TO SOUTHERN INDIANA GAS AND ELECTRIC COMPANY BY AN INSTRUMENT DATED FEBRUARY 26, 1982 AND RECORDED APRIL 29, 1982 IN DEED DRAWER 1, CARD 7056. (AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON, LOCATION APPROXIMATE)

20. EASEMENT GRANTED TO SOUTHERN INDIANA GAS AND ELECTRIC COMPANY BY AND INSTRUMENT RECORDED FEBRUARY 7, 1986 IN DEED DRAWER 2, CARD 7184. (AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON, LOCATION APPROXIMATE)

21. EASEMENT FOR PIPELINE RIGHT-OF-WAY GRANTED TO SOUTHERN INDIANA GAS AND ELECTRIC COMPANY BY AN INSTRUMENT RECORDED APRIL 1, 1963 IN DEED RECORD 451, PAGE 483. (ILLEGIBLE DOCUMENT, CAN NOT PLACE)

22. EASEMENT FOR PIPELINE RIGHT-OF-WAY GRANTED TO SOUTHERN INDIANA GAS AND ELECTRIC COMPANY BY AN INSTRUMENT RECORDED JUNE 3, 1963 IN DEED RECORD 451, PAGE 479. (ILLEGIBLE DOCUMENT, CAN NOT PLACE)

24. GRANT OF EASEMENT TO THE BOARD OF COUNTY COMMISSIONERS BY INSTRUMENT DATED APRIL 29, 1974 AND RECORDED MAY 1, 1974 IN DEED RECORD 602, PAGE 249. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

LEGAL DESCRIPTION

PARCEL ONE

PART OF OUTLOT "C" EASTLAND PLACE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK L, PAGE 155 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT "C", WHICH IS AT THE INTERSECTION OF THE EAST LINE OF GREEN RIVER ROAD AND VIRGINIA STREET; FROM SAID PLACE OF BEGINNING THENCE ALONG THE SOUTH LINE OF VIRGINIA STREET AS FOLLOWS:

NORTH 89 DEGREES 41 MINUTES 34 SECONDS EAST FOR A DISTANCE OF FOURTEEN AND FIFTY-FOUR HUNDREDTHS (14.54) FEET TO THE BEGINNING OF A 12.091288 DEGREE CURVE TO THE LEFT; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF ONE HUNDRED FIFTY-EIGHT AND SIXTY-FOUR HUNDREDTHS (158.64) FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A 38.834045 DEGREE CURVE TO THE RIGHT; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF FORTY-NINE AND THIRTY-NINE HUNDREDTHS (49.39) FEET TO THE END OF SAID CURVE; THENCE NORTH 89 DEGREES 41 MINUTES 34 SECONDS EAST FOR A DISTANCE OF THREE AND TWENTY-NINE HUNDREDTHS (3.29) FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "C"; THENCE SOUTH 01 DEGREE 11 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "C" FOR A DISTANCE OF ONE HUNDRED NINETY-NINE AND FIFTY HUNDREDTHS (199.50) FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS WEST FOR A DISTANCE OF TWO HUNDRED TWENTY-TWO AND NO TENTHS (222.0) FEET TO A POINT IN THE WEST LINE OF SAID OUTLOT "C" AND THE EAST LINE OF GREEN RIVER ROAD; THENCE NORTH 01 DEGREE 11 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "C" AND THE EAST LINE OF GREEN RIVER ROAD FOR A DISTANCE OF ONE HUNDRED SIXTY-FIVE AND NO TENTHS (165.0) FEET TO THE PLACE OF BEGINNING.

PARCEL TWO

A NON-EXCLUSIVE RIGHT TO USE THE EASEMENTS OF INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC AS SET FORTH IN THE EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 83-02492 IN DEED DRAWER 1, CARD 10818 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: QUATTRO DEVELOPMENT, LLC AND BOSSE TITLE COMPANY
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, 5, 6(a), 7(a), 8, 9, 11(b), 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 28, 2012.
I, RODNEY K. YOUNG, REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THE SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT AND THE ATTACHED REPORT WAS EXECUTED IN ACCORDANCE WITH TITLE 865 CHAPTER 12, SECTIONS 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE DATED 2006. THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THIS SUBJECT TRACT AND OTHER MONUMENTS SHOWN AS ESTABLISHED THIS SURVEY, IS WITHIN THE SPECIFICATIONS FOR A SUBURBAN SURVEY AS DEFINED IAC 865.

FIELD SURVEY: Michael J. Feldbusch, Surveyor

For inquiries, questions or concerns about this survey contact Inquiries@ussurveyor.com or call 1-800-867-8783 ext. 209

U.S. SURVEYOR®
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
"America's Land Surveyor"
1-800- TO SURVEY

PREPARED FOR:
Quattro Development

PROJECT LOCATION:
VANDERBURGH COUNTY, STATE OF INDIANA

PROJECT ADDRESS:
499 N. GREEN RIVER RD.
EVANSVILLE, IN 47715

PROJECT TYPE:
ALTA/ACSM LAND TITLE SURVEY

RODNEY K YOUNG REGISTERED No. 910019 STATE OF INDIANA LAND SURVEYOR

Rodney K Young
RODNEY K. YOUNG P.E./L.S.
INDIANA REGISTRATION NO. 910019
DATE OF CERTIFICATION 07/05/12

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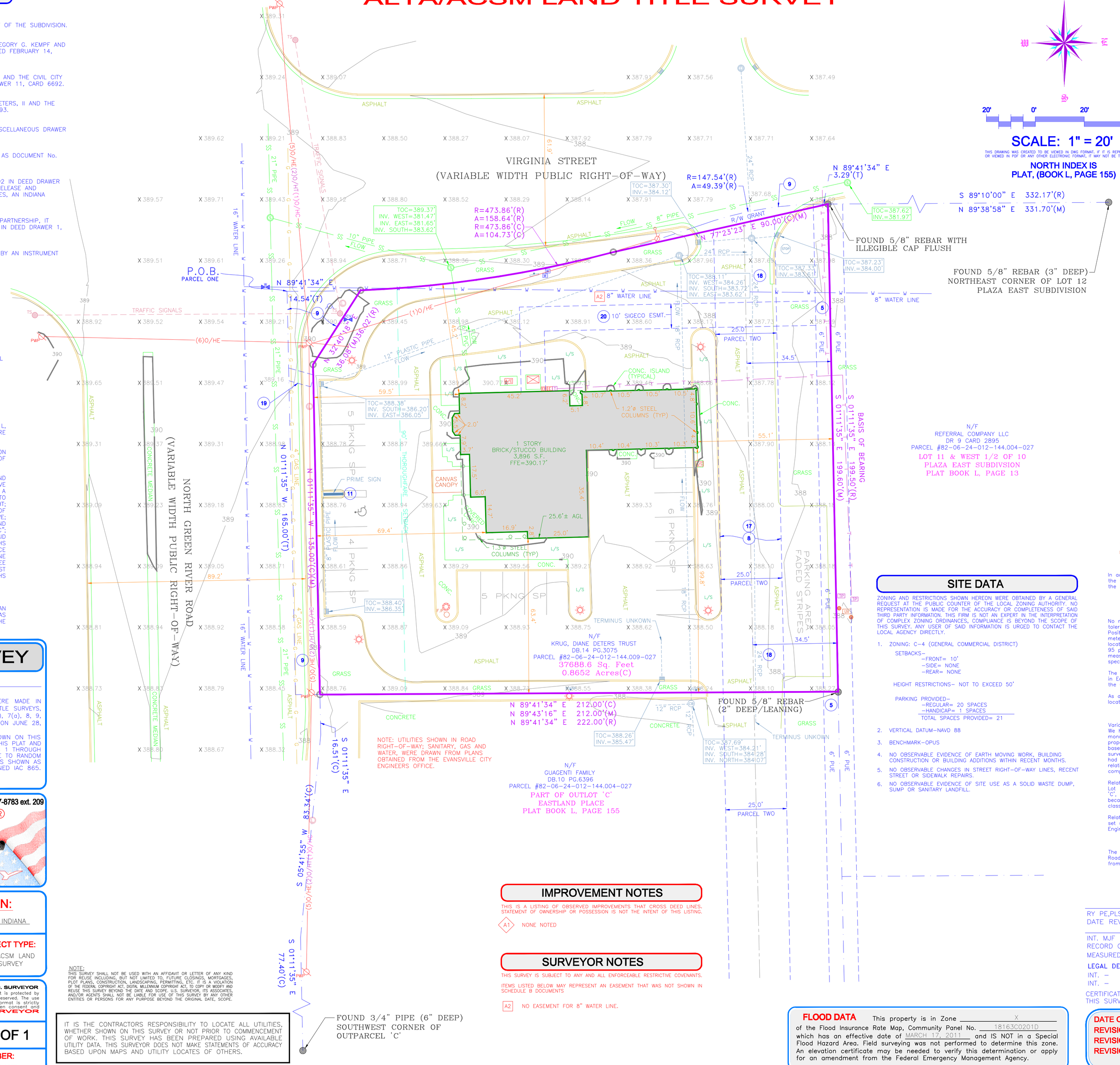
SHEET 1 OF 1

JOB NUMBER:
SS48443.DWG_MJF



NOTE:
THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, MORTGAGES, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT, DIGITAL MILLENNIUM COPYRIGHT ACT, TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE. U.S. SURVEYOR, ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE ORIGINAL DATE, SCOPE.

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

A1 NONE NOTED

SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.

ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS

A2 NO EASEMENT FOR 8" WATER LINE.

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETAION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

1. ZONING: C-4 (GENERAL COMMERCIAL DISTRICT)
   SETBACKS-
   -FRONT= 10'
   -SIDE= NONE
   -REAR= NONE

   HEIGHT RESTRICTIONS- NOT TO EXCEED 50'

   PARKING PROVIDED-
   -REGULAR= 20 SPACES
   -HANDICAP= 1 SPACES
   TOTAL SPACES PROVIDED= 21
2. VERTICAL DATUM-NAVD 88
3. BENCHMARK-OPUS
4. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.
6. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

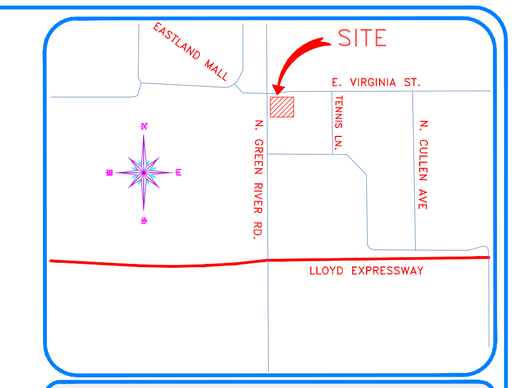
FLOOD DATA This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 18163C0201D which has an effective date of MARCH 17, 2011 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

SCALE: 1" = 20'
THIS DRAWING WAS CREATED TO BE VIEWED IN DWG FORMAT. IF IT IS REPRODUCED OR VIEWED IN PDF OR ANY OTHER ELECTRONIC FORMAT, IT MAY NOT BE TO SCALE

NORTH INDEX IS PLAT, (BOOK L, PAGE 155)

VICINITY MAP

NOT TO SCALE



STANDARD LEGEND

MONUMENT FOUND
SET 5/8" REBAR WITH U.S.SURVEYOR 0002 CAP
P.K. NAIL FOUND
P.K. NAIL SET
MAG NAIL FOUND
MAG NAIL SET
FOUND X MARK
SET X MARK
R.R. SPIKE FOUND
R.R. SPIKE SET
BENCHMARK
CONC. R/W MARKER
(R) RECORD DATA
(M) MEASURED DATA
(C) CALCULATED DATA
(T) TITLE DATA
R/W RIGHT OF WAY
BSL BACK SET LINE
RCP REINFORCED CONC PIPE
CMP CORRUGATED METAL PIPE
PVC PLASTIC PIPE
MTL METAL
AGL ABOVE GROUND LEVEL
F.P. FOOTPRINT
DECIDUOUS TREE
L/S LANDSCAPING
CONIFER
SQUARE METAL LID
FUEL TANK LID
FLAG POLE
UNKNOWN MANHOLE
FROZEN MANHOLE
UNKNOWN VAULT
UNKNOWN VAULT METAL
UNKNOWN VALVE
MAIL BOX
BOLLARD
BORE HOLE
MONITORING WELL
POWERPOLE
GUY WIRE
LIGHT POLE
GROUND LIGHT
STREET LIGHT POLE
ELEC. TRANSFORMER
AIR CONDITIONER
BURIED ELECTRIC
OVERHEAD ELECTRIC
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC BOX
GENERATOR
ELECTRICAL VAULT
WATER LINE
WATER MANHOLE
WATER VALVE
WATER METER
HYDRANT
BACK FLOW PREVENTOR
FIRE DEPARTMENT CONNECTION
FIRE PROTECTION VALVE
HOSE BIBB
CONTROL VALVE
IRRIGATION CONTROL VALVE
RECLAIMED WATER VALVE
WATER VAULT
GAS VALVE
GAS METER
UNDERGROUND
GAS MARKER
GAS MANHOLE
GAS LINE
PROPANE TANK
UNDERGROUND OIL MARKER
GUARD RAIL
FENCE
SAN. SEWER LINE
SEWER MANHOLE
GREASE TRAP
FORCE MAIN
CLEAN OUT
STORM DRAIN LINE
STORM DRAIN MANHOLE
STORM INLET
CATCH BASIN
CURB INLET
PAY PHONE
TELEPHONE BOX
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
TELEPHONE POLE
TELEPHONE LINE
OVERHEAD TELEPHONE
UNDERGROUND TELEPHONE MARKER
CABLE TELEVISION
FIBER OPTIC CABLE
OVERHEAD CABLE
CABLE BOX
CABLE PEDESTAL
UNDERGROUND CABLE MARKER
TELECOMMUNICATIONS MANHOLE
TELECOMMUNICATIONS PEDESTAL
TRAFFIC POLE
TRAFFIC SIGNAL
TRAFFIC MANHOLE
TRAFFIC SIGNAL BOX
TRAFFIC VAULT
STOP SIGN
SIGN

SURVEYOR'S REPORT

In accordance with title 865, IAC 1-12-1 through 30, 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 a result of:

a.) Variances in the referenced monuments
b.) Discrepancies in record descriptions and plats;
c.) Inconsistencies in line of occupation and;
d.) Random Errors in measurement (Relative Positional Accuracy)

No measurement is exact. All measurements whether linear or angluar have a +/- tolerance. The proable uncertainty of the points in a survey is described as Relative Positional Accuracy. "Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level. The Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract as established this survey is within the specifications for an Urban Survey (0.07ft +50 ppm) as defined in IAC 865.

The purpose of this survey was to perform a retracement survey on a part of outlot 'C' in Eastland Place, as per the recorded plat thereof recorded Plat book L, Page 155 in the Office of the Recorder of Vanderburgh County, Indiana.

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:

Various sized monuments were found during the course of this survey as shown hereon. We have no documented history for these monuments and none are believed to be original monuments. The line between the monument found at the northeast corner of the subject property and a monument at the southeast corner of said property were held as a baseline for this survey and rotated to the record bearing, the Basis of Bearing for this survey. This line was used because the terminal ends appeared to be undisturbed which had virtually the same distance as given on the deed. Also, the angular and distance relationships to adjacent monuments were within tolerances for this class of survey when compared to data given on the record plat.

Relative to the baseline stated hereon, the monuments found at the northeast corner of Lot 12 of Plaza East Subdivision and the southwest corner of the south portion of outlot 'C', were accepted as a faithful representation of the platted position of said corners because they were at or within the allowable statutory, relative positional accuracy for the class of this survey.

Relative to the baseline stated heron, the remaining corners of the subject property were set using record plat data and right-of-way plans obtained from the City of Evansville Engineer's Office.

Due to discrepancies in record descriptions and plats:

The record description has no mention of the right-of-way grants along North Green River Road and Virginia Street. This information was discovered from right-of-way plans obtained from the City of Evansville Engineer's Office.

Due to inconsistencies in lines of occupation:
None noted.

Due to relative positional accuracy:
Urban Survey 0.07 feet + 50 ppm = 0.15 feet.

RY PE,PLS
DATE REVIEWED: _____

INT. MJF
RECORD CLOSURE 1:4074.23
MEASURED CLOSURE 1:500,000

INT. –
DATE: –
FIELD REVIEWED

LEGAL DESCRIPTION REVIEWED BY:
INT. –
INT. –

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED.
THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: JULY 5, 2012
REVISION: _____ DATE: _____, 2012
REVISION: _____ DATE: _____, 2012
REVISION: _____ DATE: _____, 2012