

First American Title INSURANCE Company

File NO. NSC-1080267-PHX1 - SCHEDULE A:

Schedule A Description AND

HISTORIC DESCRIPTION: (Per Instrument# 200409341)

Beinga part of the Southeast Quarter of the Northeast.Quarter of Section Thirteen (13), Township Twenty-four (24) North, Range Seven (7) Bast in the City of Marion, Franklin Township, Grant County, State of Indiana and being follows:further described as

Commencing at the Southwest corner of the Southeast Quarter of the Northeast Quarter of the aforesaid Section Thirteen (13)1 thence North 89° 06:14" Bast a distance of one hundred ninety-four and six-tenths (19.11-. 6) feet. or to the centerline of Valley Avenue; thence North 27° 37' 14" East on said centerline a distance of four hundred

forty-six and seventy-three hundreths (446.73) feet to an established property corner; thence South 85° 50 06 East on an existing property line a distance of two

hundred fifty-seven and forty-three hundredths (257.43) feet to an established property corner; thence North 00°-29 06. West on an esablished property line a distance of two hundred twenty-six and ninety-six hundredths (226.96) feet to an established property corner; thence North 89° 11' 20" East on an established property line a distance of three hundred ninety-three and sixty-five hundredths (393.65) feet to the. place of beginning: thence North 89° 11' 20" East on said established property line a distance of one hundred ninety and D-hundredths (190.00) feet to the Westerly right-of-way line of State Road #9 and #15; thence South 00° 35' 00" East on said Westerly right-of-way line a distance of two hundred seven and twelve hundredths (207.12) feet to the point of curvature of a 00° 05 .1' curve to the left and a radius

of sixty-seven thousand four hundred five and fifty-six hundredths $\{67,405.56\}$ feet; thence South 00° 37,50_HEast on said Westerly right-of-way line with said curve a distance of seventy-seven and forty-hundredths (77.40) feet; thence South 43° 59_H 00_H West a distance of thirteen and forty-one hundredths (13.41) feet; thence South 88° 59_H 00_H West a distance of two hundred five and no-hundredths (205.00) feet; thence North 01° 01_H 00_H West a distance of two hundred twenty-two and forty-eight hundredths (222.48) feet; thence North 19° 11' 20_HEast a distance of eventy-six and ninety-three hundredths (76.93) feet to the place of beginning; Containing in said tract of land one and four hundred thirty-three thousandths (1.433) acres, more or less.

EXCEPT: A part of the Southeast Quarter of the Northeast Quarter of Section 13, Township 24
North, Range7 East, Qrant County, Indiana, describedas follows: Commencing at the
Southwest corner of said Quarter-Quarter Section; thence North89 degrees 44 minutes 39 seconds
Bast 194.60 feet to the center line of ValleyAvenue; thence North 28 degrees 25 minutes 07 seconds
East 446.73 feet along said center line; thence South 85 degrees 02 minutes 13 seconds East
257.43 feet; thence North 0 degree 18 minutes 47 seconds East 226.96 feet to the prolonged North
line ofthe owner's land; thence North 89 degrees 59 minutes 13 seconds East 583.65 feet along
the prolonged Northline and along the North line of the owner 's land to the Western boundary of

the prolonged Northline and along the North line of the owner 's land to the Western boundary of S. R. 9 (S. R. 15 and S. R. 37) and the point of beginning of this description; thence South 0 degree 12 minutes 53 seconds West 207.12 feet along the boundary of said s. R. 9; thence along said boundary Southerly 77.40 feet along an arc to the left and having a radius of 67,456,80 feet and subtended by a long chord having a bearing of South O degree 10 minutes 55 seconds West and a length of 77.40 feet to the Southeast corner of the owner's land; thence South 44 degrees 46 minutes

53 seconds West 13.41 feet along the Southeastern line of the owner's land to the South line of the owner's land; thence South .99 degrees 46 minute 53 eeconds West 8.48 feet along said South line; tence North O degree 13 minutes 27 seconds East

4.27 feet; thence North 11 degrees 32 minutes 03 seconds East 25.50 feet1 thence North O degree 13 minutes 27 seconds East 26.81 feet to the North line of the owner's land; thence North 89 degrees 59 mi.nutes 13 seconds East 12.79 feet along said North line to the point of beginning and containing 0.087 acres, more or less.

A NEW DESCRIPTION IS HEREBY RECOMMENDED TO ACCURATE DESRIBE THE LINES AND CORNERS

FLOOD HAZARD STATEMENT:

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 above real estate is situate in Zone "X" as said land plots by scale on Community Panel #18053C0143E of the Flood Insurance Rate Maps for GRANT County dated 12-9-2014.

I, Randall Miller, hereby certify that a survey was made by me and under my direct supervision on August 27,2021 for Quattro Development LLC. The survey was completed to the best of my knowledge and belief and complies with the rules and regulations governing land surveyors, specifically those listed under Title 865 I.A.C. 1.1-12 et seq. The field work was completed on August 25,2021. The attached plat of survey shows the above ground improvements, if any. The attached plat of survey is according to the recorded plat and deeds in the office of the Grant County Recorder.

CERTIFICATION:The above real estate is situate at:

3148 S Western SAve, Marion, Indiana 46953

First American Title INSURANCE Company

File NO. NSC-1080267-PHX1 - SCHEDULE - SCHEDULE B, SECTION II:

Numbers correspond with Schedule B exception items contained in the above referenced Title Commitment.

SCHEDULE B ITEMS

3 Easements With Covenants and Restrictions Affecting Land, between Wal-Mart Properties, Inc., a Delaware corporation and Horne Properties, Inc., dated July 25, 1988 and recorded August 2, 1988, in Miscellaneous Micro Record 88, Page 785. This document described recoprocity agreements typical of a developed are including but not limited to flowage of water, utilities, parkeing ingress egress etc.

Amendment to Easements With Covenants and Restrictions Affecting Land, dated March 2, 1989 and recorded March 20, 1989, in Miscellaneous Micro Record 89, Page 254. This is a easement with Indiana Gas as shown on the survey

Survey of Natural Gas Pipeline Easement by John Wesley Bauer, Registered land Surveyor No. S0457, dated June 28, 1990 and recorded July 30, 1990 in Survey Micro Record 90, Page 99. This is a easement with Indiana Gas as shown on the survey

Gas Line Easement, between Horne Properties, Inc., and Indiana Gas Company, Inc., an Indiana corporation, its successors and assigns, dated December 16, recorded January 9, 1989 in Deed Micro Record 89, Page 23. This is a easement with Indiana Gas as shown on the survey

Agreement for Sewer Extension, by and between Horne Properties, Inc., and Marion Utility Service Board, Marion, Indiana, dated January 5, 1989 and recorded February 28, 1989 in Miscellaneous Micro Record 89, Page 190. This easement is not on the subject property but may be an appertant use for the

Survey of Natural Gas Pipeline Easement, by John Wesley Bauer, Registered Land Surveyor No. S0457, dated June 28, 1990 and recorded March 15, 1991 in Survey Micro

Record 91, Page 48. This is a easement with Indiana Gas as shown on the survey

Limited Access Restrictions Permanently Extinguishing Rights and Easements of Ingress and Egress, as set out in Warranty Deed from Horne Properties, Inc., to the State of Indiana, dated April 24, 1989 and recorded June 7, 1989, in Deed Micro Record 89, Page 999. As shown on the survey

9 Subject to a Public Utility Easement across the North 12 feet, a Building Line across the East 40 feet, a Right of Way across the East 30 feet and a Master Plan Right of Way across the East 60 feet as set out on Deed of Easement and Plat of excluded Division of Land, recorded April 16, 1990 in Miscellaneous Micro Record 90, Page 454

As shown on the survey

11 The acreage stated in the legal description of the land is for description purposes only. The quantity of the land is not insured.

Rights of the Public, the State of Indiana and the Municipality in and to that part of the land, if any, taken and used for road purposes, including utility rights of way. As shown on the survey

SURVEYOR'S REPORT:

In accordance with the Indiana survey standards as defined in Title 865 I.A.C. 1.1-12 et. seq., the following opinions and observations are submitted regarding uncertainties in the location of the title lines and corners established this survey as a result of:

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:

The area was thoroughly searched, yielding only those monuments denoted on the attached plat of survey and enlargement detail and listed in the table below. The areas where no monuments were found upon this search are indicated on the attached plat of survey by an "X" at the respective corners.

#5 steel rebars with identification caps stamped "RMA Firm #0074" were set at the corners of the subject tract indicated on the attached plat of survey in accordance with the area monuments, the recorded plat and deeds, and the client's instructions.

REFERENCE TO FOUND MONUMENTS

LOCATION	SIZE/TYPE	DEPTH	AGE/ HISTORY	HELD/ NOT HELI
NORTHEAST CORNER NORTHEAST QUARTER	1" IRON PIN-INDOT	SURFACE	RMA/INDOT 50 YRS	(PER C.S. REF. HELD
SOUTHEAST CORNER SOUTHEAST QUARTER	1" IRON PIN-INDOT	SURFACE	RMA/INDOT 50 YRS	(PER C.S. REF.) HELD
PROPERTY CORNERS	5/8" STEEL REBAR	1" BELOW	RMA 20+ YRS	(COMMON REPO HELD
R/W	CONC MONUMENTS	SURFACE	INDOT 50 YRS	HELD

(C.S. REF. = COUNTY SURVEYOR'S REFERENCES)

B) OCCUPATION OR POSSESSION LINES:

In regard to uncertainties of lines of occupation or possession, occupation refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges, and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line, due to the meandering nature of these objects. Therefore, portions of the occupation line may vary from the surveyed line by a distance greater than the uncertainty cited in this report or on the attached plat of survey.

The possession on the North is to the improvements of the property along the title line. The possession on the east is to the indot right of way. The possession on the South is to the access improvements. The possession on the west is to the curbing and is allowed per an easement. The property is subject to flowage drainage and other utilities as shown and described in the title policy

Any uncertainties in possession may result in unwritten title rights and should be reviewed with a title company, a real estate attorney and RMA.

C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

There are no gaps or overlaps between the subject parcel and its contiguous parcels per the geometry, intent, and controlling calls of the record descriptions.

The description of the subject tract, created by this survey, produces a mathematically closed figure.

D) RELATIVE POSITIONAL ACCURACY OF MEASUREMENTS:

"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 ninety-five percent (95%) confidence level. This survey met the requirements of an **URBAN** survey according to title 865 IAC 1-12-7.

THEORY OF LOCATION:

This is an ALTA Retracement Survey of a 1.34 Acre tract of land situate in the Northeast Quarter of Section 13, Township 24 North, Range 7 East in Grant County, Indiana. A "Retracement Survey" means a survey of real property that has been previously described in documents conveying an interest in the real property [per 865 IAC 1-12-2(i)]. The purpose of this survey is to establish and locate the title lines and corners

The basis of this survey for the locations of the lines and corners was the record description of the subject parcel, and the recorded deeds. The found and held evidence was applied to the geometry of the record description and the recorded plat for the determined locations of the lines and corners. The basis of bearings for this survey was derived from Real Time Kinematic (RTK) GPS session and an ETS with an ISPC coordinate system East zone.

Any significant variances in measurements observed upon reconstruction of the record geometry, the positional uncertainties of the monuments found that were not held, and any apparent uncertainties relative to the existing possession lines are as shown on the plat of survey and enlargement details.

THEORY OF LOCATION FOR SECTION CORNERS:

The United States Bureau of Land Management (under the Department of the Interior) instructions of 1815 made no reference for establishing the center of section by any other means other than at the intersection of lines connecting opposite quarter corners. After the original government survey of the Township, local county deputy surveyors continued more permanent perpetuation of the quarter corners, center of sections and various partition boundaries. These local records and perpetuated monumentation of the corners were held as controlling evidence for this survey even though these methods may be in conflict with the original instructions regarding the establishment of the center of section.

The entire section was located and the report for the pertinent corners are is the table"A" description.

REFERENCE TO SURVEYS (RECORDED AND/OR KNOWN UNRECORDED):

A prior survey performed by RMA, JC Horner were utilized as a reference for this survey.

ZONING:

Zoning Classification: **SC** (SHOPPING CENTER)
Max. Building Height: 35'

ding Sethacks

Building Setbacks: Front Yard - 30'

Side Yard - 15' Rear Yard - 10'.

Zoning and restrictions per CITY OF MARION Plan Commission Comprehensive Zoning Ordinance

NOTES:

- Measurements of this survey are based on Real Time Kinematic (RTK) GPS and robotic total station traverse measurements.
 No title commitment or other form of title information was supplied to R.M.A. for use on this survey.
- 3) No county regulated drains in the form of open ditches or drainage tiles were observed on or near the subject parcel, unless otherwise shown,

upon visual inspection of the premises. No warranty is explicit or implied. The county surveyor should be consulted.

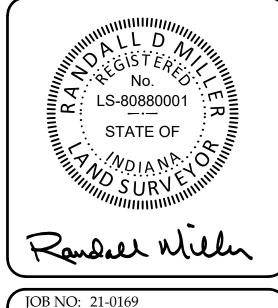
- 4) This survey plat has been prepared for use on this particular project and for the exclusive use of the person(s) or entity hereon named and is not certified to or to be used by any other party. The evidence, possession, ownership, conditions, etc. change constantly and, therefore, the use of this survey is limited only to the date indicated herein.
- 5) Any possible US Army Corps of Engineers (USACOE) flowage easement or other USACOE easement affecting the subject property is not shown on this survey. A search was not completed for any such easement nor was the property inspected for visible signs of such easement. The USACOE should be consulted to identify whether any flowage or other easements exist. This survey is subject to any documents identifying any flowage or other easements related to the USACOE.

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261 S. Wabash St.
Phr. (20

201 S. Wabash St.
Phr. (20





CDEIAL M.C. TD

CREW: MG TR
DRAWN BY: RM

CHECKED BY: PM

DATE: August 27, 2021

TALL PAUL
PROPERTIES

8 SOUTH WESTERN AVENUE IARION INDIANA

HORIZONTAL SCALE

20 VERTICAL SCALE