

LEGAL DESCRIPTION

Current owner of record: State of Indiana
 Deed Type: Warranty Deed
 Land Record 42, page 136, Instrument No. 14588
 Forty-one (41) acres out of the following described real estate:

Beginning at a point on the South East corner of the Northeast Quarter of Section Numbered Twenty seven (27) Township Numbered Sixteen (16) North, Range Two (2) East and running thence West on the South line of the said Northeast Quarter of Section Twenty seven (27) to the West line of said Quarter Section; thence North along said West line to the South line of the right of way of the Peoria Division West of the Cleveland, Cincinnati, Chicago and St. Louis Railroad; thence Southeast along the South line of said right of way to the East line of said Northeast Quarter of Section Twenty seven (27); thence South along the East line of said Quarter Section to the place of beginning, containing Eighty seven and one half (87.1/2) acres more or less.

This description describes the same tract of land as that described in the title commitment.

TITLE COMMITMENT NOTES

This Survey was prepared utilizing information contained in Royal Title Services File No. 11-2971, dated October 19, 2011. Some of the items disclosed in Schedule B of said Commitment have been shown on the survey, if possible, and are identified by their record information. If there is a need for additional items to be shown on the survey, please advise and provide the appropriate information.

Schedule B2 Items -

LINE 13 - Right to enter upon, construct, maintain and use a sewer through and across the North West Quarter of Section 26, Township 16 North, Range 2 East upon the State of Indiana purchasing the North East Quarter of Section 27, Township 16 North, Range 2 East lying South of the right of way of the Peoria Division of the Big Four Railroad and forty acres off of the North end of the South East Quarter of Section 27, Township 16 North, Range 2 East, by and between Elizabeth E. Miller, survivor and the State of Indiana, dated August 31, 1903, recorded September 12, 1903 in Land Record 42, page 134 in the Office of the Recorder of Marion County, Indiana. Affects subject property overall and is hereby in nature.

LINE 14 - Transmission Line Easement by and between the State of Indiana and Indianapolis Power & Light Company, its successors and assigns dated June 12, 1939, recorded September 23, 1939 in Volume 1771 page 464, in the Office of the Recorder of Marion County, Indiana. Affects subject property (both overall and proposed) and is shown hereon 175' off west line of both the subject and proposed properties.

LINE 15 - Grant of Public Easement by and between the State of Indiana acting through Elton Bugh, Governor, Wilton Shenselberry, Commissioner, Department of Administration, and H. Christian DeBruyn, Commissioner, Department of Correction on behalf of the State of Indiana to The City of Indianapolis, Department of Capital Asset Management, recorded October 11, 1995 as Instrument Number 1995-01287/4 in the Office of the Recorder of Marion County, Indiana. Does not affect either property (overall nor proposed). Lies on land owned by the State of Indiana but which is south of the overall subject property shown hereon.

LINE 16 - Right of Way and Easement Grant by and between State of Indiana, acting by and through Katherine Humphreys, Commissioner, Indiana Department of Administration; H. Christian DeBruyn, Commissioner, Indiana Department of Correction; and the Honorable Elton Bugh, Governor, State of Indiana and Indianapolis Power and Light Company, recorded March 15, 1994 as Instrument Number 1994-0041800 in the Office of the Recorder of Marion County, Indiana. Affects subject property (both overall and proposed) and is shown hereon at the northwest corner of the subject property. There are multiple easements that run off of the overall easement at the northwest corner and those are shown hereon as well being along the northwesterly line of the subject property as well as immediately east of and contiguous to easement Line 14 as shown.

LINE 17 - Easement by and between the State of Indiana, acting by and through the Department of Administration on behalf of the Department of Correction and Indiana Bell Telephone Company, Incorporated dated May 13, 1981, recorded June 12, 1981 as Instrument Number 81-36142. Affects overall subject property but not the proposed property. Is not shown hereon because no legal was provided other than a graphic representation that would need to be field verified with locations in the interior of the overall property. This was not intended for the overall scope of the project for preparing the proposed legal.

SURVEYORS CERTIFICATE

Certificate of Survey
 ALTA/ACSM Land Title Survey

To: State of Indiana; Royal Title Services; Colliers International;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to this certification, Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the Relative Positional Accuracy of this survey does not exceed that which is specified herein.

I further certify that to the best of my professional knowledge, information, and belief, the within plot represents the results of an Urban Survey, as defined in 853 IAC 1-12-7, completed, in the field, under my direct supervision on December 29, 2011.

Donn M. Scotten
 Donn M. Scotten
 Professional Land Surveyor #30510
 January 21, 2012



SURVEYORS REPORT

The planimetric data was gathered using standard radial surveying techniques with an electronic instrument with data collector. The following paragraphs are observations and opinions regarding the uncertainties in the locations of monuments (found and set), record documents, and the deed lines in this survey, and as introduced by probable random errors in the measurements made due to the instrumenting and techniques employed (relative positional accuracy). The survey may show differences between the deed (D) or plot (P) dimensions and the measured (M) dimensions along the deed lines. There may be differences between lines of occupation (possession) and the deed lines as shown on this survey.

Monuments were set or found flush with the surface, unless otherwise noted during the course of this survey. There may be 5/8" rebar with orange plastic caps stamped "REFERENCE POINT" found on or near the subject real estate. These are working points and not to be confused as monuments marking the boundaries of the subject property. Monuments found at or near the deed corners, or along the deed lines of the subject real estate are indicated on the drawing. Monuments were not set in those cases where a found monument was not in exact agreement with this survey, but within the tolerances required for the survey, because the difference is deemed insignificant. The difference may be shown on the survey to accentuate the uncertainty of that corner. In those cases where the difference is greater than the relative positional accuracy or uncertainty in controlling monuments, caution should be exercised before making any improvements in the lines affected. Those uncertainties considered to be significant are discussed below.

Water boundaries are subject to change due to erosion, accretion, avulsion or other natural causes, or by the hand of man; therefore, if any water boundaries are shown on the survey, they may not represent the actual limit of title.

The monuments of the corners of the subject real estate established this survey are within the acceptable relative positional specifications for an Urban Survey, 0.07 feet + 50 ppm as defined in 855 IAC 1-12-7.

The subject real estate is described by metes and bounds. These types of descriptions make "calls," which are references to record, natural or artificial monuments at the corners; and record, natural or cultural boundary lines. The most common method is to recite the direction and length of each line as one would walk around the perimeter of the property. The following paragraphs are observations relative to those controlling monuments and calls as referenced in the description.

The purpose of this survey was to retrace and monument the boundary of the tract of land described in the above "Description" and provide a modern legal description for the proposed tract created from said overall description.

The following are the monuments found or re-established marking the corners common to the Northeast Quarter of Section 27, Township 16 North, Range 2 East:

Northwest Corner - Copper weld found in agreement with the Marion County Surveyor reference tie sheets.

Northeast Corner - Calculated position based off of the section corners staked hereon and their relative position using state plane coordinates provided on the section corner tie sheets from Marion County Surveyor's Office.

Southeast Corner - Harrison monument found per the Marion County Surveyor reference tie sheets.

Southwest Corner - Stone found per the Marion County Surveyor reference tie sheets.

Information regarding the ownership of the subject real estate or adjoining parcels is that as shown in local government records, or as furnished by others.

A comparison was made between the deed calls of the subject real estate and those adjoining parcels with common lines with the surveyed parcel and the following discrepancies were found. Minor inconsistencies were found through the subject property and the adjoining properties to the northeast in the distances and directions called from the starting point. These inconsistencies were found to be most in point because the overall controlling calls were specific to the section lines as staked and the south line of the former Cleveland, Cincinnati, Chicago and St. Louis Railroad. Using the controlling calls as such there were no gaps or overlaps.

LINES OF OCCUPATION

Occupation means some observable improvement either man made or a natural barrier manipulated by man to delineate the boundary line. It should be noted that not all fences are oriented to define boundary lines and caution is warranted before accepting this type of border as such. One should also be aware that when these types of occupation are not in agreement with deed lines certain unwritten rights may exist over the land between them. Those parties relying on the survey should assume that the uncertainty of ownership of these areas where occupation lines and deed lines are not in concordance is, at least, equal to the magnitude of the difference. Unless otherwise noted or shown on the survey, there is no visible evidence of occupation (possession) along the deed lines of the subject real estate.

A farm field fence runs along the west of the subject property and is east of said west line.

A gravel drive runs south of the proposed tract and on 50' proposed easement will need to be created dependent upon new ownership requirements to ensure property is not landlocked.

A power station lies within the easement shown at the northwest of the property.

A wood deck fails on the subject property that seems ownership would be that of 7615 Cowfordville Road property.

BASIS OF BEARING

The basis of bearing for this survey is North 00 degrees 00 seconds East along the west line of the Northeast Quarter of Section 27, Township 16 North, Range 2 East per subject deed and taken from previous documents describing property to our north/south.

GENERAL NOTES

- Table A Item Notes:
- Item 16 - There is no evidence of earth moving on the subject tract.
 - Item 17 - There is no visible evidence of recent street or sidewalk construction or repairs.
 - Item 18 - There is no evidence of site being used as a solid waste dump, dump or sanitary landfill. These observations are based upon a loggers observations.

FLOOD ZONE NOTE

The accuracy of the 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. According to the Federal Emergency Management Agency Flood Insurance Rate Map for the City of Indianapolis, Marion County, Community Panel #180159 0116 E dated January 5, 2001, the described real estate lies within Zone "X," where no base flood elevation has been determined and the Unshaded Zone "X," which area is determined to be outside 500-year floodplain, by graphic plotting only. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the federal management Agency.

UTILITY NOTE

The locations of utilities shown hereon are based on above ground structures and/or locations as marked by others. No excavations were made during the progress of this survey to locate buried utilities/structures. AIS Surveying encourages the use of the Indiana Underground Plant Protection Services, UPPS, a.k.a. "Holey Moley." Their services are available by telephone at 1-800-382-5544 or through the Internet at www.ippss.org.

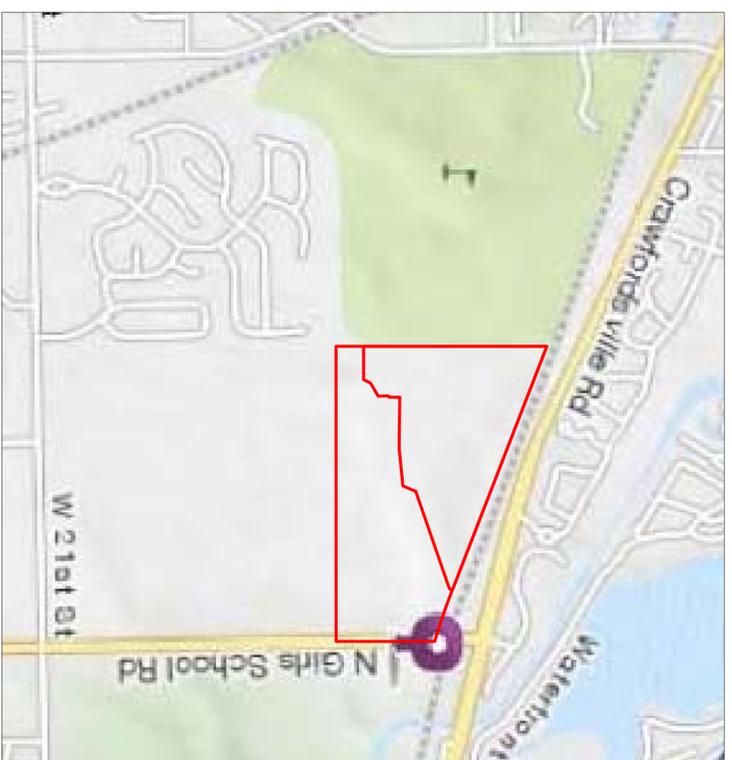
ZONING NOTE

According to the Comprehensive Zoning Maps for Marion County, Indiana, the subject real estate is in an area designated as having a S18, S118, and S143 zoning. There may be a need for an interpretation of certain restrictions and requirements that can only be given by the Zoning Administrator. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. Set back requirements for these zoning can be variable, transitional, and subject to legal interpretation; therefore, setback lines are not depicted on the survey.

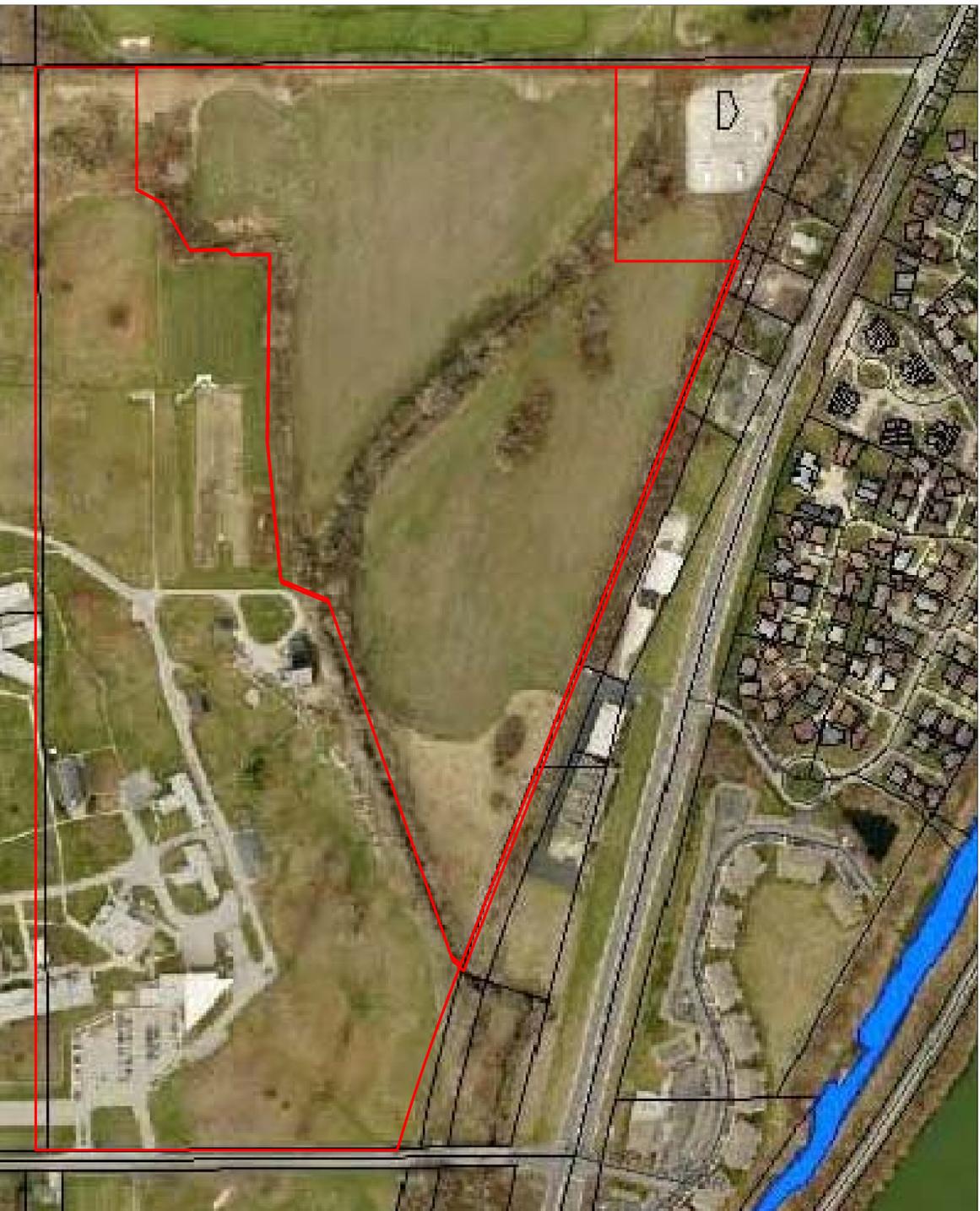
HOLEY MOLEY SAYS
 "DON'T DIG BLIND!"

 CALL TOLL FREE
"IT'S THE LAW"
 CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544

VICINITY MAP (NOT TO SCALE)



AERIAL MAP (NOT TO SCALE)



INDIANA

WOMEN'S PRISON

2800 NORTH GIRLS SCHOOL ROAD
 INDIANAPOLIS, INDIANA 46234

ALTA/ACSM LAND TITLE SURVEY

PROJECT LOCATED IN:
 SOUTHEAST QUARTER OF SECTION 27
 TOWNSHIP 16 NORTH
 RANGE 2 EAST
 WAYNE TOWNSHIP
 MARION COUNTY

PREPARED FOR:
 COLLIER INTERNATIONAL
 990 EAST 96TH STREET SUITE 550
 INDIANAPOLIS, INDIANA 46240

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DRAWN BY: R. STOHLER
CHECKED BY: D. SCOTTEN
ISSUE DATE: 01-27-2012

REVISIONS:		
Revision #	Date	Remarks and revision descriptions:
1	02-24-2012	REVISED PROPOSED LEGAL

PROJECT NUMBER
 1-21081