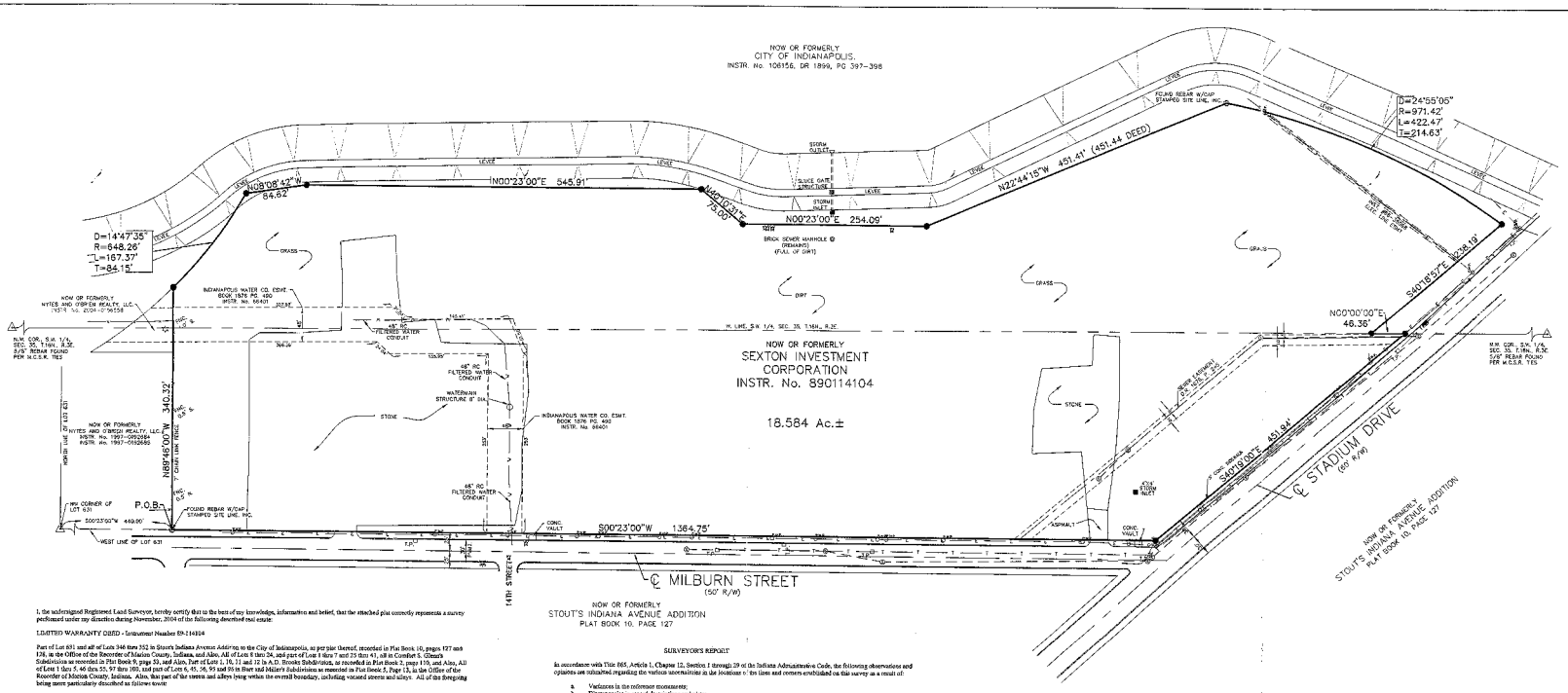



I, the undersigned Registered Land Surveyor, hereby certify that to the best of my knowledge, information and belief, that the attached plat correctly represents a survey performed under my direction during November, 2004 of the following described real estate:

LIMITED WARRANTY DEED - Instrument Number 89-114104

Part of Lot 631 and all of Lots 346 thru 352 in Stout's Indiana Avenue Addition to the City of Indianapolis, as per plat thereof, recorded in Plat Book 10, pages 127 and 128, in the Office of the Recorder of Marion County, Indiana, and Also, All of Lots 8 thru 24, and part of Lot 1 thru 7 and 25 thru 41, all in Comfort S. Glenn's Subdivision as recorded in Plat Book 9, page 53, and Also, Part of Lots 1, 10, 11 and 12 in A.D. Brooks Subdivision, as recorded in Plat Book 2, page 110, and Also, All of Lot 1 thru 5, 46 thru 55, 97 thru 103, and part of Lots 6, 45, 56, 95 and 96 in Burt and Miller's Subdivision as recorded in Plat Book 5, Page 13, in the Office of the Recorder of Marion County, Indiana. Also, that part of the streets and alleys lying within the overall boundary, including vacated streets and alleys. All of the foregoing being more particularly described as follows:tovit

Beginning at a point in the West line of Lot 631 in said Stout's Indiana Avenue Addition which lies 440.0 feet South of the Northwest corner of said lot; running thence South 00 degrees 23 minutes West upon and along the East line of Milburn Street and along the West line of Lots 631 and 332 in said Stout's Addition a distance of 1364.75 feet to the Southwest corner of said Lot 332; running thence South 40 degree 19 minutes 00 seconds East upon and along the Northeast line of Stadium Drive, upon and along the South line of Lots 352 thru 346 in Stout's Indiana Avenue Addition, crossing Hiawatha Street, and entering into Lot 1 in A. D. Brooks Subdivision, a distance of 451.94 feet to the point of curvature of a curve having a South tangent with a length of 129.85 feet which lies on a bearing of North 37 degrees, 23 minutes, 57 seconds East (said curve has a central angle of 15 degrees, 20 minutes, 30 seconds and a radius of 971.55 feet); running thence in a Northeasterly direction upon and along said curve to the left leaving Lot 1 in A. D. Brook's Subdivision, entering Lot 25 at a point 40.45 feet East of the Southwest corner of said Lot 25, crossing thru Lots 26, 27, and entering into Lot 28 all in Comfort S. Glenn's Subdivision, a distance of 200.13 feet to the point of compound curvature of a curve with a southerly tangent of 126.67 feet in length and a bearing of North 22 degrees, 23 minutes, 06 seconds East (said curve has a radius of 971.55 feet and a central angle of 15 degrees, 05 minutes, 31 seconds); running thence Northeasterly upon said curve to the left, a distance of 193.89 feet having crossed thru Lots 28, 29, 30 and leaving Lot 31 at a point 11.38 feet South of the Northeast corner of said Lot 31 all in said Glenn's Subdivision, running thence North 27 degrees 44 minutes, 12 seconds West a distance of 451.44 feet; running thence North 00 degrees 23 minutes, 00 seconds East a distance of 254.09 feet; running thence North 40 degrees, 10 minutes, 31 seconds East a distance of 79 feet; running thence North 00 degrees 23 minutes 00 seconds East a distance of 545.91 feet; running thence North 8 degrees, 08 minutes, 42 seconds West a distance of 84.62 feet to a point in Lot 11 in said A. D. Brook's Subdivision on the Northeasterly line of a certain parcel of real estate heretofore conveyed to The William H. Block Company by City of Indianapolis, Department of Redevelopment; thence in a Northwesterly direction on a curve to the right with a radius of 648.26 feet, on the Northeasterly line of said parcel of real estate heretofore conveyed to The William H. Block Company, a distance of 313.69 feet; running thence South 60 degrees, (measured bearing for this entire description) parallel to and 34 feet West of the West line of Section 35, Township 16 North, of Range 3 East a distance of 113.88 feet to a point; running thence North 89 degrees 46 minutes West a distance of 349.31 feet to the point or place of beginning.

Except, however, the following described parcel taken from the above described tract, being a strip of ground 30 feet wide by parallel lines running Southeasterly from the West line of Section 35, Township 16 North, Range 3 East North of, along and parallel to the North line of Stadium Drive to the Southeast corner of said above described land.

THE ABOVE-DESCRIBED REAL ESTATE WAS FOUND BY THIS SURVEY TO BE DESCRIBED AS FOLLOWS:

Part of Lot 631 and all of Lots 346 through 352 in Stout's Indiana Avenue Addition to the City of Indianapolis, as per plat thereof, recorded in Plat Book 10, Pages 127 and 128, in the Office of the Recorder of Marion County, Indiana.

ALSO, all of Lots 8 through 24, and part of Lots 1 through 7 and 25 through 41, all in Comfort S. Glenn's Subdivision as recorded in Plat Book 9, Page 53;

ALSO, part of Lot 1, 10, 11 and 12 in A.D. Brooks Subdivision, as recorded in Plat Book 2, Page 110;

ALSO, all of Lots 1 through 5, 46 through 55, 97 through 100, and part of Lots 6, 45, 56, 95 and 96 in Burt and Miller's Subdivision as recorded in Plat Book 5, Page 13, in the Office of the Recorder of Marion County, Indiana;

ALSO, that part of the streets and alleys lying within the overall boundary, including vacated streets and alleys. All of the foregoing being more particularly described as follows:

Beginning at a point in the West line of lot 631 in said Stout's Indiana Avenue Addition which lies 440.00 feet South of the Northwest corner of said lot; running thence South 00 degrees 23 minutes 00 seconds West upon and along the East right-of-way line of Milburn Street and along the West line of Lots 631 and 332 in said Stout's Addition a distance of 1,364.75 feet to the Southwest corner of said Lot 332; running thence South 40 degrees 19 minutes 00 seconds East upon and along the Northeast right-of-way line of Stadium Drive, upon and along the South line of Lots 352 through 346 in Stout's Indiana Avenue Addition a distance of 451.94 feet to a point on the West line of the Southwest Quarter of Section 35, Township 16 North, Range 3 East thence North 00 degrees 00 minutes 00 seconds East along said West line 46.38 feet to a point being 30.00 feet Northeast measured perpendicularly from the Northeast right-of-way line of Stadium Drive; thence South 40 degree 19 minutes 00 seconds East parallel with said Northeast right-of-way line 228.19 feet to a point on a curve concave Northeasterly, the radius point of said curve being North 53 degrees 33 minutes 13 seconds West 971.42 feet from said point; thence southeasterly along said curve 422.47 feet to a point on said curve, the radius point of said curve being North 78 degrees 59 minutes 18 seconds West 971.42 feet from said point; thence North 22 degrees 44 minutes 15 seconds West 451.41 feet, thence North 61 degrees 23 minutes 09 seconds East 254.09 feet; thence North 40 degree 10 minutes 31 seconds East 79.00 feet; thence North 00 degrees 23 minutes 00 seconds East 545.91 feet, thence North 08 degrees 08 minutes 42 seconds West 84.62 feet to a point on a curve concave northeasterly, the radius point of said curve being North 30 degrees 18 minutes 23 seconds East 648.26 feet from said point; thence southeasterly along said curve 167.37 feet to a point on said curve, the radius point of said curve being North 44 degrees 57 minutes 38 seconds East 648.26 feet from said point; thence North 89 degrees 46 minutes 00 seconds West 340.32 feet to the place of beginning, containing 18.584 acres, more or less.

I further certify that there are no building(s) on the above-described real estate and that the building(s) located on the adjoining property do not encroach upon said real estate, except as indicated.

This is to certify that the subject property is not located in that Special Flood Hazard Zone A as said tract plots by scale on Community Panel #18097C141 E of the Flood Insurance Rate Maps dated January 3, 2001.

CERTIFIED: November 18, 2004.

Curtis C. Huff
Registered Land Surveyor
No. 80040348

CURTIS C. HUFF
REGISTERED
No. 80040348
STATE OF INDIANA
LAND SURVEYOR

S:\ACSM\Legal\283048.doc
November 10, 2004
Revised November 18, 2004

SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Chapter 12, Section 1 through 29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location(s) of the lines and corners established on this survey as a result of:

a. Variances in the reference monument;
b. Discrepancies in record descriptions and plats;
c. Inconsistencies in lines of occupation and;
d. Random Errors in Measurement (Theoretical Uncertainty);

The theoretical uncertainty (due to random errors in measurement) of the corners of the subject tract established on this survey is within the specifications for a Class C Survey (0.5 feet) as defined in IAC 865.

The reference monuments for the Quarter Section corners were found in place per County Surveyor's ties as shown.

A minimum standard survey preformated by Site Line, Inc. (dated May 20, 1.98) was used as reference for this survey.

The western boundary of the Subject Tract was established as along the West line of said Lot 631 which is the East Right-Of-Way line of Milburn Street, established by curb splits.

The northern boundary of the Subject Tract was established along the North Right-Of-Way line of Stadium Drive, established by curb splits.

The North-South line along the eastern boundary of the Subject Tract measuring a distance of 456.59 feet was established as parallel with the West line of said Lot 631.

The northern boundary of the Subject Tract was established as parallel with the North line of said Lot 631.

Existing monumentation and face lines for adjoining tracts were found as shown on this plat.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to variances in reference monuments: 0.3 feet North-South and East-West

Due to Discrepancies in the record descriptions: None Found

Due to Inconsistencies in lines of occupation: EQUAL to the differences shown between the property line evidence found and the property lines established by this survey.

Certificate of Survey
ALTA/ACSM Land Title Survey

To: Indiana State Building Commission, Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established an adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Dated: November 18, 2004

Curtis C. Huff
Registered Land Surveyor
No. 80040348

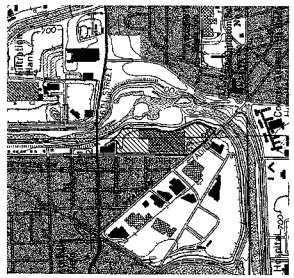
CURTIS C. HUFF
REGISTERED
No. 80040348
STATE OF INDIANA
LAND SURVEYOR

S:\ACSM\Legal\283048.doc
November 11, 2004

LEGEND

| | |
|---|---|
| | FLOW LINE |
| BOC | BURIED ELECTRIC LINE |
| E | OVERHEAD ELECTRIC LINES |
| BTC | BURIED TELEPHONE LINE |
| T | TELEPHONE LINE |
| BCTV | BURIED CABLE T.V. LINE |
| CTV | CABLE T.V. LINE |
| G | GAS LINE |
| W | WATER LINE |
| | SANITARY SEWER MAN HOLE, MANHOLE |
| | SANITARY CLEANOUT |
| | STORM SEWER LINE, MANHOLE & DETECTION |
| | FIRE HYDRANT |
| | BENCH MARK (FIRE DEPT) |
| | CHANGE PLAT PAGE |
| | CURVE LINE |
| | SET PK NAIL - UNLESS OTHERWISE STATED |
| | SET CAPPED REBAR STAMPED SAM 9001 or 0008 |
| MCSA | MARION COUNTY SURVEYOR'S RECORD |
| | POWER POLE |
| | UTILITY POLE |
| | ELECTRIC TRANSFORMER |
| | ELECTRIC PEDESTAL |
| | ELECTRIC METER |
| | GAS METER |
| | TELEPHONE POLE |
| | TELEPHONE PEDESTAL |
| | TELEPHONE MANHOLE |
| | CABLE T.V. POLE |
| | CABLE T.V. PEDESTAL |
| | TRAFFIC SIGNAL POLE |
| | TRAFFIC MANHOLE |
| | TRAFFIC SIGNAL BOX |
| | GAS VALVE |
| | GAS METER |
| | WATER METER |
| | WATER VALVE |
| | FIRE HYDRANT |
| | VALVE |

VICINITY MAP
NOT TO SCALE



CONSULTING ENGINEERS – LAND SURVEYORS
(317) 849-5935 1-800-728-6917 FAX:(317) 849-5942
INDIANAPOLIS INDIANA

CERTIFIED:

| DRAN BY | |
|---|---|
| APPD. | |
| CHKD. | |
| SCALE | CC04 |
| 1" EQUAL | 60' |
| DATE | 11/18/04 |

| DATE | MARK | REVISIONS | BY |
|---|---|---|---|

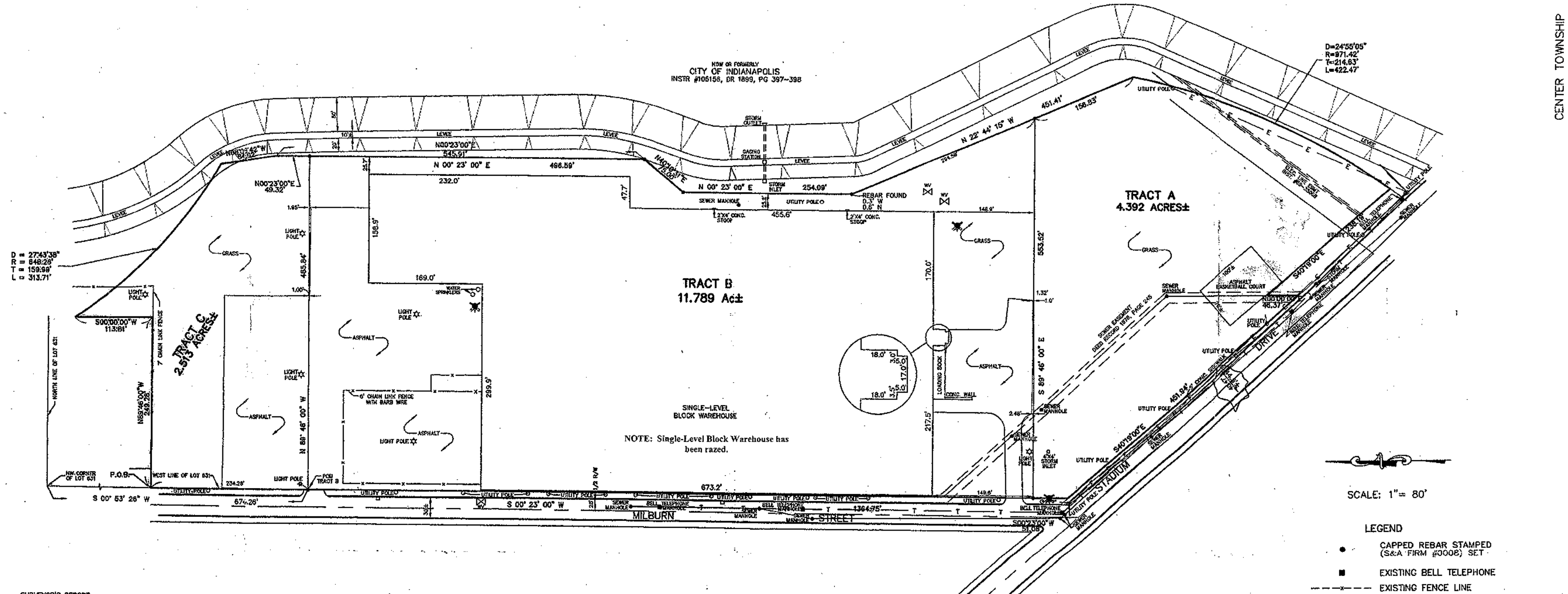
# ALTA/ACSM LAND TITLE SURVEY

## INDIANA STATE BUILDING COMMISSION

CENTER TOWNSHIP MARION CO., INDIANA

SHEET NO. 1 OF 1 SHEETS

JOB NO. 283048D




RECEIVED NOV 0 5 2004

## SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Chapter 12, Section 1 through 29 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 reference monuments;
b. Discrepancies in record descriptions and plats;
c. Inconsistencies in lines of occupation and;
d. Random Errors in Measurement (Theoretical Uncertainty);

The theoretical uncertainty (due to random errors in measurement) of the corners of the subject tract established on this survey is within the specifications for a Class C Survey (0.5 feet) as defined in IAC 865.

The reference monuments for the Quarter Section corners were found in place per County Surveyor's ties as shown.

A minimum standard survey performed by Site Line, Inc. (dated May 20, 1988) was used as reference for this survey.

The western boundary of the Subject Tract was established as along the West line of said Lot 631.

The southern boundary of the Subject Tract was established as parallel with the North line of said Lot 631.

The North-South line along the eastern boundary of the Subject Tract measuring a distance of 254.09 feet was established as parallel with the West line of said Lot 631.

The North-South line along the eastern boundary of the Subject Tract measuring a distance of 496.59 feet was established as parallel with the West line of said Lot 631.

The northern boundary of the Subject Tract was established as parallel with the North line of said Lot 631.

Existing monumentation and fence lines for adjoining tracts were found as shown on this plat.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows

Due to variances in reference monuments: 0.3 feet North-South and East-West

Due to Discrepancies in the record descriptions: None Found

Due to Inconsistencies in lines of occupation: EQUAL to the differences shown between the property line evidence found and the property lines established by this survey.

Metes/28304SR

I, the undersigned Registered Land Surveyor, hereby certify that to the best of my knowledge, information and belief, that the attached plat correctly represents a survey performed under my direction during September, 1997 of the following described real estate:

Part of Stout's Indiana Avenue Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 10, Pages 127 & 128, also part of Comfort S. Glenn's Subdivision as per plat thereof recorded in Plat Book 9, page 53, also part of Burr and Miller's Subdivision as per plat thereof recorded in Plat Book 5, Page 13, all of which are recorded in the Office of the Recorder of Marion County, Indiana being more particularly described as follows:

Commencing at the Northwest corner of lot 631 in said Stout's Indiana Avenue Addition; thence South 00 degrees 23 minutes 00 seconds West (assumed bearing) along the West line of said lot 440.00 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 23 minutes 00 seconds West along said West line and along the West line of lot 352 in said Addition 1364.75 feet to a point on the North right-of-way line of Stadium Drive; thence South 40 degrees 10 minutes 00 seconds East along said right-of-way line 451.94 feet to a point on the West line of Section 35, Township 16 North, Range 3 East; thence North 00 degrees 00 minutes 00 seconds East along said West line 46.37 feet; thence South 40 degrees 19 minutes 00 seconds East parallel with said North right-of-way line 238.19 feet to a point on a curve concave Northwesterly, the radius point being North 53 degrees 55 minutes 13 seconds West 971.42 feet from said point; thence Northeasterly along said curve 422.47 feet to a point on said curve, the radius point being North 78 degrees 50 minutes 18 seconds West 971.42 feet from said point; thence North 22 degrees 44 minutes 15 seconds West 451.41 feet; thence North 00 degrees 23 minutes 00 seconds East parallel with the aforesaid West line of Lot 631 a distance of 254.00 feet; thence North 40 degrees 10 minutes 31 seconds East 75.00 feet; thence North 00 degrees 23 minutes 00 seconds East parallel with the aforesaid West line 545.91 feet; thence North 08 degrees 08 minutes 42 seconds West 84.62 feet to a point on a curve concave Northeasterly, the radius point being North 30 degrees 10 minutes 23 seconds East 648.26 feet from said point; thence Northwesterly along said curve 313.71 feet to a point on said curve the radius point being North 57 degrees 54 minutes 01 seconds East 648.26 feet from said point; thence South 00 degrees 00 minutes 00 seconds West 113.81 feet; thence North 89 degrees 46 minutes 00 seconds West parallel with the North line of said Lot 631 a distance of 249.28 feet to the place of beginning, containing 18.694 acres, more or less subject to all legal highways, easements, rights-of-way and other restrictions of record.

I further certify that the building(s) on the above-described real estate are located on and within the boundaries of said premises and that the building(s) located on the adjoining property do not encroach upon said real estate, except as indicated.

This is to certify that the subject property is not located in that Special Flood Hazard Zone A as said tract plots by scale on Community Panel #180159-0050D of the Flood Insurance Rate Maps dated June 3, 1988.

CERTIFIED: June 29, 1998.

Curtis C. Huff
Registered Land Surveyor
No. S0348

CURTIS C. HUFF REGISTERED No. S0348 STATE OF INDIANA LAND SURVEYOR

Metes/28304ILTS
June 26, 1998

### TRACT A

Part of Stout's Indiana Avenue Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 10, Pages 127 & 128, also part of Comfort S. Glenn's Subdivision as per plat thereof recorded in Plat Book 9, Page 53, both of which are recorded in the Office of the Recorder of Marion County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of Lot 631 in said Stout's Indiana Avenue Addition; thence South 00 degrees 23 minutes 00 seconds West (assumed bearing) along the West line of said lot and along the West line of Lot 352 in Stout's Indiana Avenue Addition 1753.67 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 23 minutes 00 seconds West along said West line of Lot 352 a distance of 51.08 feet to a point on the North right-of-way line of Stadium Drive; thence South 40 degrees 19 minutes 00 seconds East along said right-of-way line 451.84 feet to a point on the West line of Section 35, Township 16 North, Range 3 East; thence North 00 degrees 00 minutes 00 seconds East along said West line 46.37 feet; thence South 40 degrees 19 minutes 00 seconds East parallel with said right-of-way 238.19 feet to a point on a curve concave Northwesterly, the radius point being North 53 degrees 55 minutes 13 seconds West 971.42 feet; thence Northeasterly along said curve 422.47 feet to a point on said curve, the radius point being North 78 degrees 50 minutes 18 seconds West 971.42 feet from said point; thence North 22 degrees 44 minutes 15 seconds West 156.83 feet; thence North 89 degrees 46 minutes 00 seconds West parallel with the aforesaid North line 553.52 feet to the place of beginning, containing 4.392 acres, more or less.

Metes/28304T1
September 11, 1997

### TRACT B

Part of Stout's Indiana Avenue Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 10, Pages 127 & 128, also part of Comfort S. Glenn's Subdivision as per plat thereof recorded in Plat Book 9, page 53, also part of Burr and Miller's Subdivision as per plat thereof recorded in Plat Book 5, Page 13, all of which are recorded in the Office of the Recorder of Marion County, Indiana being more particularly described as follows:

Commencing at the Northwest corner of Lot 631 in said Stout's Indiana Avenue Addition; thence South 00 degrees 23 minutes 00 seconds West (assumed bearing) along the West line of said lot 674.26 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 23 minutes 00 seconds West along said West line and along the West line of lot 352 in said Stout's Indiana Avenue Addition 1079.41 feet to a point on the West line of said lot 352; thence South 88 degrees 46 minutes 00 seconds East parallel with the North line of said lot 631 a distance of 553.52 feet; thence North 22 degrees 44 minutes 15 seconds West 294.58 feet; thence North 00 degrees 23 minutes 00 seconds East parallel with the West line of the aforesaid lot 631 a distance of 254.09 feet; thence North 40 degrees 10 minutes 31 seconds East 75.00 feet; thence North 00 degrees 23 minutes 00 seconds East parallel with said West line 496.59 feet; thence North 89 degrees 46 minute 00 seconds West parallel with the North line of the aforesaid lot 631 a distance of 485.84 feet to the place of beginning, containing 11.789 acres, more or less.

Metes/2830412

### TRACT C

Part of Stout's Indiana Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 10, Pages 127 & 128, also part of Burr and Miller's Subdivision as per plat thereof recorded in Plat Book 5, Page 13, also part of A. D. Brooks Subdivision, as per plat thereof recorded in Plat Book 2, Page 110, all of which are recorded in the Office of the Recorder of Marion County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of Lot 631 in said Stout's Indiana Avenue Addition; thence South 00 degrees 23 minutes 00 seconds West (assumed bearing) along the West line of said lot 440.00 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 23 minutes 00 seconds West along said West line 234.26 feet; thence South 89 degrees 46 minutes 00 seconds East parallel with the North line of said lot 485.84 feet; thence North 00 degrees 23 minutes 00 seconds East parallel with the aforesaid West line 49.32 feet; thence North 08 degrees 08 minutes 42 seconds West 84.62 feet to a point on of a curve concave Northeasterly, the radius point being North 30 degrees 10 minutes 23 seconds East 648.26 feet from said point; thence Northwesterly along said curve 313.71 feet a the point on said curve, the radius point being North 57 degrees 54 minutes 01 seconds East 648.26 feet from said point; thence South 00 degrees 00 minutes 00 seconds West 113.81 feet; thence North 89 degrees 46 minutes 00 seconds West parallel with the North line of said lot 631 a distance of 249.28 feet to the place of beginning, containing 2.513 acres, more or less.

Metes/2830413
September 11, 1997

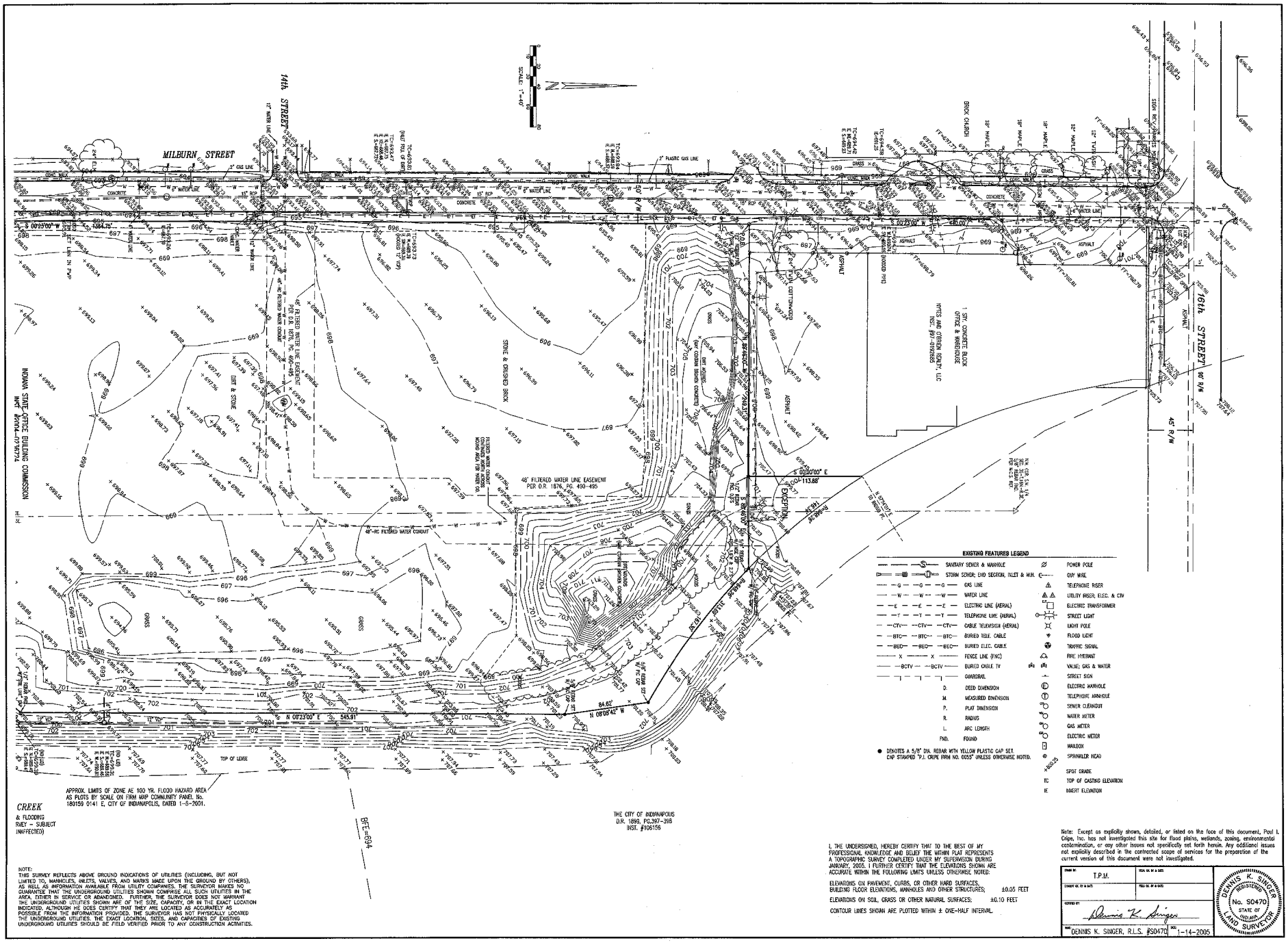
CERTIFIED:

CONSULTING ENGINEERS – LAND SURVEYORS
(317) 849-5935 1-800-728-6917 FAX:(317) 849-5942
INDIANAPOLIS · INDIANA

# LAND TITLE SURVEY
## SEXTON COMPANIES
INDIANAPOLIS INDIANA

| DWG. BY | CK. BY | SCALE | DATE | DATE | MARK | REVISIONS | BY |
|---|---|---|---|---|---|---|---|
| JJF | CCH | 1"=80' | 9/9/97 | | | | |

SHEET NO. 1 OF 1 SHEETS
JOB NO. 28304




NOTE:
THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS), AS WELL AS INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE OF THE SIZE, CAPACITY, OR IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE EXACT LOCATION, SIZES, AND CAPACITIES OF EXISTING UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE WITHIN PLAT REPRESENTS A TOPOGRAPHIC SURVEY COMPLETED UNDER MY SUPERVISION DURING JANUARY, 2005. I FURTHER CERTIFY THAT THE ELEVATIONS SHOWN ARE ACCURATE WITHIN THE FOLLOWING LIMITS UNLESS OTHERWISE NOTED:

ELEVATIONS ON PAVEMENT, CURBS, OR OTHER HARD SURFACES, BUILDING FLOOR ELEVATIONS, MANHOLES AND OTHER STRUCTURES; ±0.05 FEET

ELEVATIONS ON SOIL, GRASS OR OTHER NATURAL SURFACES; ±0.10 FEET

CONTOUR LINES SHOWN ARE PLOTTED WITHIN ± ONE-HALF INTERVAL.

Note: Except as explicitly shown, detailed, or listed on the face of this document, Paul I. Cripe, Inc. has not investigated this site for flood plains, wetlands, zoning, environmental contamination, or any other issues not specifically set forth herein. Any additional issues not explicitly described in the contracted scope of services for the preparation of the current version of this document were not investigated.

| | |
|---|---|
| DRAWN BY: T.P.M. | SIGN. OK. BY (& DATE): |
| CHECKED OK. BY (& DATE): | FIELD OK. BY (& DATE): |
| SIGNED BY: Dennis K. Singer | |
| NAME: DENNIS K. SINGER, R.L.S. #S0470 | DATE: 1-14-2005 |

DENNIS K. SINGER REGISTERED No. S0470 STATE OF INDIANA LAND SURVEYOR

| Revision | Date | Description |
|---|---|---|
| | | |


CRIPE
ARCHITECTURE
CIVIL ENGINEERS
LANDSCAPE ARCHITECTURE
LAND PLANNING
LAND DEVELOPMENT
TRANSPORTATION ENGINEERS
GIS CONSULTANTS
7172 GRAHAM ROAD
INDIANAPOLIS, INDIANA 46250
(317) 842-6777 FAX (317) 841-4798
E-Mail: cripe@cripe.biz


# BOUNDARY / TOPOGRAPHIC SURVEY
## CENTRAL STATE HOSPITAL SITE

KERAMIDA ENVIRONMENTAL, INC.
330 NORTH COLLEGE AVE.
INDIANAPOLIS, IN 46202
(317) 685-4601 (317) 685-4610

| | |
|---|---|
| Local Township: | CENTER TWP., MARION CO. |
| Section: 35 | Township: 16-N Range: 3-E |
| Project Owner: | INDIANA STATE OFFICE BUILDING COMMISSION INST. #2004-0236724 |
| Scale: | 1" = 40' |
| Sheet No. | 1 of 3 |
| Project Number | 040431-30000 |

| | | | |
|---|---|---|---|
| Legal Description | CENTER TWP., MARION CO. | | |
| Section | 35 | Township 16-N | Range 3-E |
| Survey Date | INDIANA STATE OFFICE BUILDING COMMISSION INST. #2004-0236724 | | |
| Scale | 1" = 40' | | |
| Sheet No. | 2 of 3 | | |
| Project Number | 040431-30020 | | |

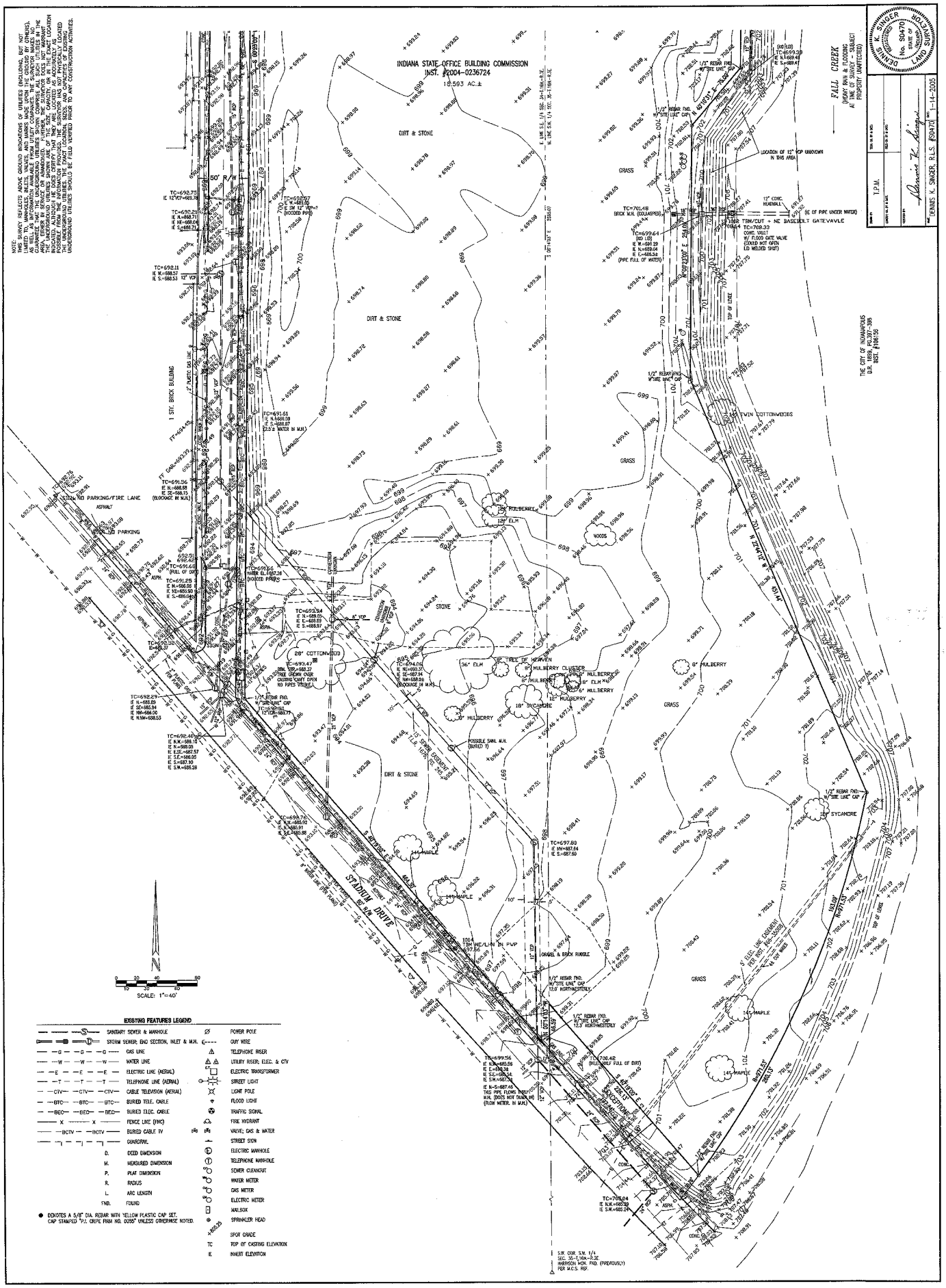
# BOUNDARY / TOPOGRAPHIC SURVEY
## CENTRAL STATE HOSPITAL SITE


KERAMIDA ENVIRONMENTAL, INC.
330 NORTH COLLEGE AVE.
INDIANAPOLIS, IN 46202
(317) 685-6660 (317) 685-6610

CRIPE
7172 GRAHAM ROAD
INDIANAPOLIS, INDIANA 46250
(317) 842-6777 FAX (317) 841-4798
E-Mail cripe@cripe.biz
• ARCHITECTURE
• CIVIL ENGINEERS
• LAND SURVEYORS
• LAND PLANNING
• LANDSCAPE ARCHITECTURE
• MANAGEMENT CONSULTANTS
• GIS CONSULTANTS


| Revisions | Date | Description |
|---|---|---|
| | | |

NOTE:
SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS). AS-BUILT INFORMATION WAS NOT PROVIDED TO US BY THE UTILITY COMPANIES. WE DO NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS FROM INFORMATION OBTAINED FROM THE RECORDS OF THE VARIOUS OWNERS. THE UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.




## EXISTING FEATURES LEGEND

| | |
|---|---|
| SANITARY SEWER & MANHOLE | POWER POLE |
| STORM SEWER; END SECTION, INLET & M.H. | GUY WIRE |
| GAS LINE | TELEPHONE RISER |
| WATER LINE | UTILITY RISER; ELEC. & CTV |
| ELECTRIC LINE (AERIAL) | ELECTRIC TRANSFORMER |
| TELEPHONE LINE (AERIAL) | STREET LIGHT |
| CABLE TELEVISION (AERIAL) | LIGHT POLE |
| BURIED TELE. CABLE | FLOOD LIGHT |
| BURIED ELEC. CABLE | TRAFFIC SIGNAL |
| FENCE LINE (FNC) | FIRE HYDRANT |
| BURIED CABLE TV | VALVE; GAS & WATER |
| GUNDRYM. | STREET SIGN |
| D. DEED DIMENSION | ELECTRIC MANHOLE |
| M. MEASURED DIMENSION | TELEPHONE MANHOLE |
| P. PLAT DIMENSION | SEWER CLEANOUT |
| R. RADIUS | WATER METER |
| L. ARC LENGTH | GAS METER |
| FND. FOUND | ELECTRIC METER |
| | MAILBOX |
| | SPRINKLER HEAD |
| | +685.30 SPOT GRADE |
| | TC TOP OF CASTING ELEVATION |
| | IE INVERT ELEVATION |

● DENOTES A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP SET. CAP STAMPED "P.I. CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.

DENNIS K. SINGER
STATE OF INDIANA
No. S0470
DENNIS K. SINGER, R.L.S. #S0470 1-14-2005

| | | |
|---|---|---|
| DRAWN BY: T.P.M. | DATE OF F.W. & PG. | |
| CHECKED BY: D.K.S. | DATE OF F.W. & PG. | |
| SURVEYED BY: | | |

## RECORD LAND DESCRIPTION

Part of Lot 631 and all of Lots 346 thru 352 in Stout's Indiana Avenue Addition to the City of Indianapolis, as per plat thereof, recorded in Plat Book 10, pages 127 and 128 in the Office of the Recorder of Marion County, Indiana, and Also, All of Lots 8 thru 24, and part of Lots 1 thru 7 and 25 thru 41, all in Comfort S. Glenn's Subdivision as recorded in Plat Book 9, page 53 in the Office of the Recorder of Marion County, Indiana, and Also, Part of Lots 1, 10, 11 and 12 in A.D. Brook's Subdivision, as recorded in Plat Book 2, page 110 in the Office of the Recorder of Marion County, Indiana, and Also, All of Lots 1 thru 5, 46 thru 55, 97 thru 100, and part of Lots 6, 45, 56, 95 and 96 in Burr and Miller's Subdivision as recorded in Plat Book 5, page 13 in the Office of the Recorder of Marion County, Indiana. Also, that part of the street and alleys lying within the overall boundary, including vacated street and alleys. All of the foregoing being more particularly described as follows to-wit:

Beginning at a point in the West line of Lot 631 in said Stout's Indiana Avenue Addition which lies 440.0 feet South of the Northwest corner of said lot; running thence South 00 degrees 23 minutes West upon and along the East line of Milburn Street and along the West line of Lots 631 and 352 in said Stout's Addition a distance 1364.75 feet to the Southwest corner of said Lot 352; running thence South 40 degrees 19 minutes 00 seconds East upon and along the Northeast line of Stadium Drive, upon and along the South line of Lots 352 thru 346 in Stout's Indiana Avenue Addition, crossing Hiawatha Street, and entering into Lot 1 in A.D. Brook's Subdivision, a distance of 661.54 feet to the point of curvature of a curve having a South tangent with a length of 130.85 feet which lies on a bearing of North 37 degrees 53 minutes 37 seconds East (said curve has a central angle of 15 degrees 20 minutes 30 seconds and a radius of 971.53 feet); running thence in a Northeasterly direction upon and along said curve to the left leaving Lot 1 in A.D. Brook's Subdivision, entering Lot 25 at a point 40.45 East of the Southwest corner of said Lot 25, crossing thru Lots 26, 27 and entering into Lot 28 all in Comfort S. Glenn's Subdivision, a distance of 260.13 feet to the point of compound curvature of a curve with a Southerly tangent of 128.67 feet in length and a bearing of North 22 degrees 33 minutes 06 seconds East (said curve has a radius of 971.53 feet and a central angle of 15 degrees 05 minutes 31 seconds); running thence Northeasterly upon said curve to the left, a distance of 193.09 feet having crossed thru Lots 28, 29, 30 and leaving lot 31 at a point 11.38 feet South of the Northeast corner of said Lot 31 all in said Glenn's Subdivision, running thence North 22 degrees 44 minutes 12 seconds West a distance of 451.44 feet; running thence North 00 degrees 23 minutes 00 seconds East a distance of 254.09 feet; running thence North 40 degrees 10 minutes 31 seconds East a distance of 75 feet; running thence North 00 degrees 23 minutes 00 seconds East a distance of 545.91 feet; running thence North 8 degrees 08 minutes 42 seconds West a distance of 84.62 feet to a point in Lot 11 in said A.D. Brook's Subdivision on the Northeasterly line of a certain parcel of real estate heretofore conveyed to The William H. Block Company by City of Indianapolis Department of Redevelopment; thence in a Northwesterly direction on a curve to the right with a radius of 648.26 feet, on the Northeasterly line of said parcel of real estate heretofore conveyed to The William H. Block Company, a distance of 313.69 feet; running thence South 00 degrees, (assumed bearing for this entire description) parallel to and 34 feet West of the West line of Section 35, Township 16 North, of Range 3 East a distance of 113.88 feet to a point; running thence North 89 degrees 46 minutes West a distance of 249.31 feet to the point or place of beginning.

Except, however, the following described parcel taken from the above described tract, being a strip of ground 30 feet wide by parallel lines running Southeasterly from the West line of Section 35, Township 16 North, Range 3 East, North of, along and parallel to the North line of Stadium Drive to the Southeast corner of said above described land.

ALSO EXCEPT:

Part of Lot 631 in Stout's Indiana Avenue Addition to the City of Indianapolis, as per plat thereof, recorded in Plat Book 10, Pages 127 and 128 in the Office of the Recorder of Marion County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of Lot 631 in said Stout's Indiana Avenue Addition; thence South 00 degrees 23 minutes 00 seconds West (assumed bearing) along the West line of said lot 440.00 feet; thence South 89 degrees 46 minutes 00 seconds East 249.28 feet to the Point of Beginning of this description; thence continuing South 89 degrees 46 minutes 00 seconds East 91.04 feet to a point on a curve concave Northeasterly, the radius point of said curve being North 44 degrees 57 minutes 58 seconds East 648.26 feet from said point; thence Northwesterly along said curve 146.34 feet to a point on said curve, the radius point of said curve being North 57 degrees 54 minutes 01 seconds East 648.26 feet from said point; thence South 00 degrees 00 minutes 00 seconds East parallel with and 34 feet West of the West line of Section 35, Township 16 North, Range 3 East a distance of 113.81 feet to the place of beginning.

Subject to all easements, highways, rights-of-way, covenants, conditions, restrictions and other limitations of record.

I, the undersigned, hereby certify that to the best of my professional knowledge, information and belief the within plat represents a survey prepared under my supervision during January, 2005 of the within described real estate, and that said survey was executed in accordance with Title 865, Article 1, Chapter 12, of the Indiana Administrative Code, establishing minimum standards for the practice of land surveying in Indiana.

## SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Chapter 12, of the Indiana Administrative Code, establishing minimum standards of practice of land surveying in Indiana, 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 descriptions and plats;
c) Inconsistencies in lines of occupation;
d) Random Errors in Measurement (Theoretical Uncertainty);

The purpose of this job was to prepare a Rule 12 Retracement Survey and Topographic Survey of the subject real estate described in a Corporate Limited Warranty Deed recorded as Instrument #2004-0236724 in the Office of the Recorder of Marion County, Indiana. The basis of bearings for the survey is from the subject deed.

This survey is based in part upon a ALTA/ACSM Land Title Survey prepared by this firm under Job No. 970499-30000 dated Oct. 22, 1997; a Land Title Survey prepared by Steeppelwerth & Associates, Inc. under Job No. 28304 certified June 29, 1998; and a Land Title Survey prepared by Site Line, Inc. dated May 20, 1988. Also, per a Topographic Survey prepared by The Schneider Corporation under Project No. 2183.001 dated 6-25-98.

The location of the corners and the lines of the subject real estate are dependent upon the physical location of the surrounding streets. The curbs along Milburn Street, Stadium Drive and 16th Street were split to determine the centerline of said streets. All but three of the property corners were found as evidenced by rebars with Site Line caps that agree with the geometry of the overall subject deed. The remaining three property corners were set this survey, as shown herein. A 5/8" rebar with MSE cap was found in the vicinity of the Northeast property corner, as shown herein. Rebars with Site Line Caps, but not called for or shown on the said 1988 Site Line Survey, were found 12'± northwesterly of the West line of the exception parcel along Stadium Drive. The West line of the said exception parcel is along the West line of Section 35, Township 16 North, Range 3 East. Section corner monuments previously found per Marion County Surveyor references were held for the location of the West line of the said exception parcel.

Discrepancies in record descriptions and/or plats for the subject real estate and the adjoiners are negligible.

Occupation evidence along or near the property lines is as shown on the within survey.

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject real estate established by this survey is within the specifications for a Class C survey (+/- 0.50 feet) as defined in IAC 865.

The subject real estate lies within the unshaded Flood Zone X (areas determined to be outside the 500-year floodplain), as plots by scale, on "FIRM" Flood Insurance Rate Map, Community Panel Number 180159 0141 E, City of Indianapolis, Marion County, Indiana (all jurisdictions), effective date: January 5, 2001.

The within survey was performed without benefit of a current title commitment or search and is therefore subject to facts as may be revealed by an examination of such document, relative to rights of way, easements and restrictions of record affecting the subject real estate. No search of the public records, other than subject and adjoining deeds and plats, was conducted by the surveyor.

## OPERATING AUTHORITIES:

Gas
Citizens Gas & Coke Utility
2020 North Meridian Street
Indianapolis, Indiana 46202
PH: 924-3341 ext. 345

Cable Television
Time Warner Communications
3030 Roosevelt Avenue
Indianapolis, Indiana 46218
PH: 632-9077

Electric
Indianapolis Power & Light Co.
1230 West Morris Street
P.O. Box 1595
Indianapolis, Indiana 46221
PH: 261-8618
PH: 261-8908

Telephone
SBC Ameritech
5858 N. College Avenue
Indianapolis, Indiana 46220
PH.: 252-5008

Water
Veolia Water Indianapolis, LLC
P.O. Box 1220
Indianapolis, Indiana 46202
PH: 263-6309 (Plans)
PH: 263-6355 Line Field Location

Storm Sewer
Department of Public Works
Drainage Section
604 N. Sherman Dr.
Indianapolis, Indiana 46201
PH: 327-8400

Sanitary Sewer
Sewer Engineering Department
City of Indianapolis
Department of Public Works
604 N. Sherman Dr.
Indianapolis, Indiana 46201
PH: 327-4219

Streets
Department of Transportation
604 N. Sherman Dr.
Indianapolis, Indiana 46201
PH: 327-5151

### BENCH MARKS

B. M. – E 79 A standard disk located at the intersection of N. West Street and W. 16th Street, 39 feet east of the center line of N. West St. and 74 feet south of the center line of W. 16th Street, set in the top of the North end of the East railing of a concrete bridge, about 3.1 feet above the sidewalk. Disk stamped E 79 1946 Elev.= 715.76 (NGVD 1929)

T.B.M. – #1000 A large hinge nail set in the east side of Power pole #130 ☐ 503-A on east side of Milburn St., 600 feet ± north of Stadium Dr. Elev.=695.91

T.B.M. – #1002 A cut "x" in top of N.E. base bolt on gate valve operating structure on top of levee 900 feet ± north of Stadium Dr. Elev.=708.64

T.B.M. – #1004 A large hinge nail set in the N.E. side of Power pole #121 ☐ 503-A on northeast side of Stadium Dr., 360 feet ± Southeast of Milburn St. Elev.=697.66

Note: Except as explicitly shown, detailed, or listed on the face of this document, Paul I. Cripe, Inc. has not investigated this site for flood plains, wetlands, zoning, environmental contamination, or any other issues not specifically set forth herein. Any additional issues not explicitly described in the contracted scope of services for the preparation of the current version of this document were not investigated.

| | |
|---|---|
| Drawn by: T.P.M. | Tech. ck. by & date: |
| Concept ck. by & date: | Field ck. by & date: |
| Certified by: (signature) | |
| Name: DENNIS K. SINGER, R.L.S. #S0470 | Date: 1-14-2005 |

DENNIS K. SINGER REGISTERED No. S0470 STATE OF INDIANA LAND SURVEYOR


CRIPE
7172 GRAHAM ROAD
INDIANAPOLIS, INDIANA 46250
(317) 842-6777 FAX (317) 841-4798
E-Mail cripe@cripe.biz
• ARCHITECTURE • CIVIL ENGINEERS • LANDSCAPE ARCHITECTURE • LAND PLANNING • LAND SURVEYORS • TRANSPORTATION ENGINEERS • GIS CONSULTANTS


Revisions: Mark | Date | Description

BOUNDARY / TOPOGRAPHIC SURVEY
CENTRAL STATE HOSPITAL SITE

*KERAMIDA ENVIRONMENTAL, INC.*
330 NORTH COLLEGE AVE.
INDIANAPOLIS, IN 46202
(317) 685-6600 (317) 685-6610

Legal Township: CENTER TWP., MARION CO.
Section: 35 Township: 16-N Range: 3-E
Record Owner: INDIANA STATE OFFICE BUILDING COMMISSION
INST. #2004-0236724

Scale: 1" = 40'
Sheet No. 3 of 3
Project Number 040431-30000