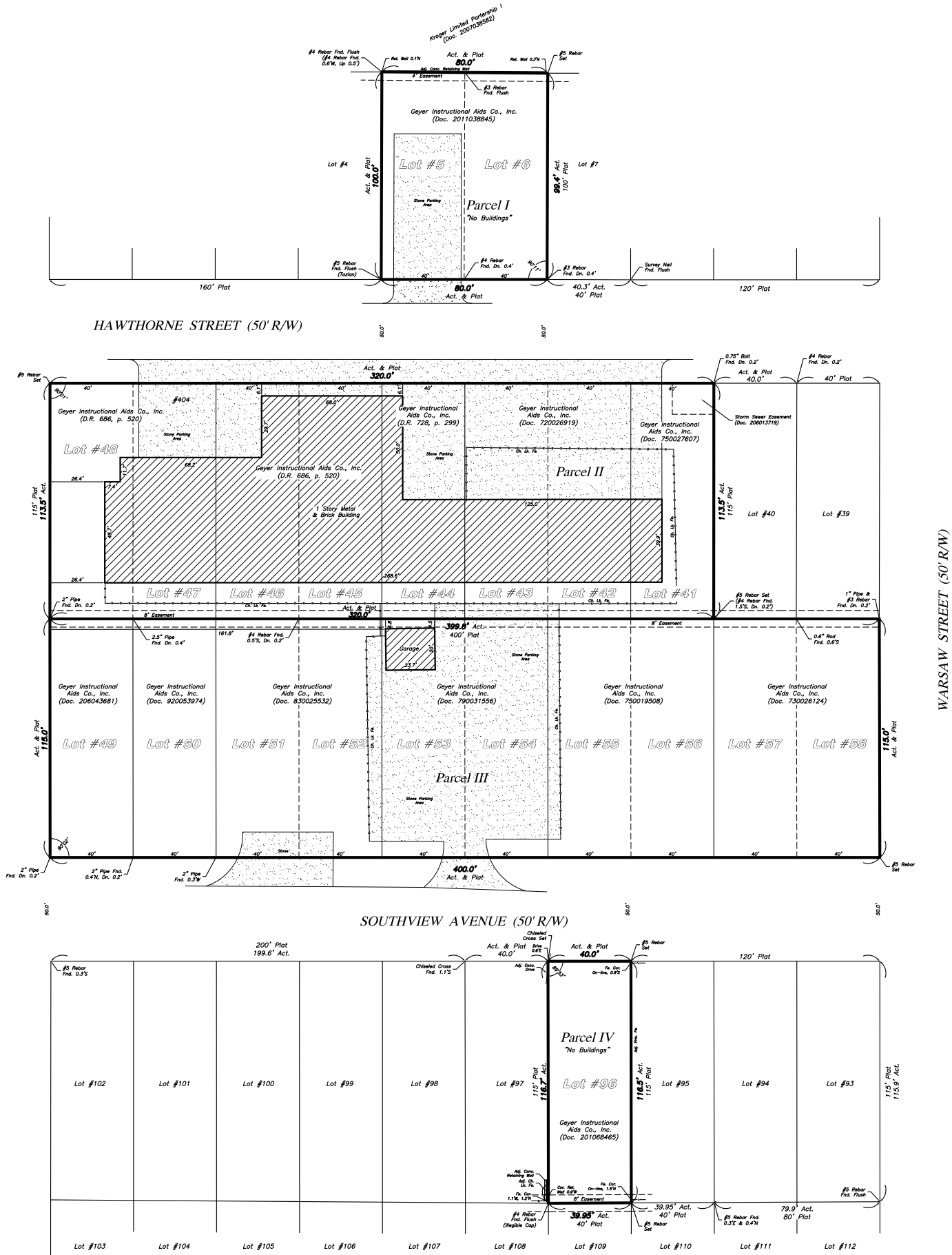


PLAT OF SURVEY



DESCRIPTION: (as described in Commitment Number 1217144)

Parcel I

Lot Numbers 5 and 6 in South View Addition to the City of Fort Wayne, as recorded in Plat Record 11, page 79, in the office of the Recorder of Allen County, Indiana.

Parcel II

Lots Numbered 41, 42, 43, 44, 45, 46, 47 and 48 in South View Addition to the City of Fort Wayne, as recorded in Plat Record 11, page 79, in the office of the Recorder of Allen County, Indiana.

Parcel III

Lots Numbered 49, 50, 51, 52, 53, 54, 55, 56, 57 and 58 in South View Addition to the City of Fort Wayne, as recorded in Plat Record 11, page 79, in the office of the Recorder of Allen County, Indiana.

Parcel IV

Lot Number 96 in South View Addition to the City of Fort Wayne, as recorded in Plat Record 11, page 79, in the office of the Recorder of Allen County, Indiana.

Last Deeds of Record: Doc. 2011038845, 206043681, 201068465, 920053974, 830025532, 790031556, 750019508, 750027607, 730026124, 720026919, D.R. 728, p. 299 & D.R. 686, pp. 519-520
Last Date of field work: May 18, 2012

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map No. 18003C 0292G, effective August 3, 2009.

SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: Hawthorne Street and Southview Avenue

This survey is intended to retrace the record boundaries of Lots Number 5 and 6, Lots Number 41 through 58 inclusive and Lot Number 96, all in South View Addition, as recorded in Plat Record 11, page 79 in the Office of the Recorder of Allen County, Indiana.

In Accordance with Title 865, Article 1.1, Chapter 12, Sec. 1 et. seq. of the Indiana Administrative Code, the following observations and opinions are submitted regarding various uncertainties in (a) reference monuments, (b) lines of occupation, (c) record descriptions, and (d) those uncertainties due to random errors in measurement ("relative positional accuracy"). There may be unwritten rights associated with these uncertainties.

REFERENCES: Copies of the following documents were reviewed in completion of this survey:
-The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey.
-The plat of South View Addition, Plat Record 11, page 79.

(A) AVAILABILITY OF REFERENCE MONUMENTS:

The following monuments were accepted and held as controlling monuments at the following locations:

- The Northwest corner of Parcel I.....#4 rebar found.
- The Southwest corner of Parcel I.....#5 rebar found with Tazian cap.
- The Southeast corner of Parcel I.....#3 rebar found.
- The Northeast corner of Lot 5.....#3 rebar found.
- The Northeast corner of Parcel II.....0.75 inch diameter bolt found.
- The Southwest corner of Parcel II.....#4 rebar found 1.5 feet South of corner.
- The Northeast corner of Lot 40.....#4 rebar found.
- The Northeast corner of Lot 49.....2 inch diameter pipe found.
- The Northwest corner of Parcel III.....2 inch diameter pipe found.
- The Northeast corner of Parcel III.....1 inch diameter pipe and #3 rebar found.
- The Southwest corner of Parcel III.....2 inch diameter pipe found.
- The Southwest corner of Parcel IV.....#4 rebar found with illegible cap.
- The Southeast corner of Lot 93.....#5 rebar found.
- The Northwest corner of Lot 97.....Chiseled cross found 1.1 feet South of corner.

Uncertainties due to variances between found controlling monuments and record distances were determined to be a maximum of 1.7 feet in the North-South direction and 0.4 feet in the East-West direction. Uncertainties due to variances between all found monuments and record distances were determined to be 1.7 feet in any direction.

(B) OCCUPATION AND/OR POSSESSION LINES:

Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. A concrete drive from the West adjoining Lot 97 lies a maximum of 0.6 feet East of the West line of subject tract, as shown on the Plat of Survey. Uncertainties based upon existing occupation and/or possession lines vary from the lines established in this survey by a maximum of 0.6 feet in the East-West direction.

(C) AMBIGUITY OF RECORD DESCRIPTIONS:

Upon review of the most current deeds of record, the base tract description does not contain any ambiguity with any of the adjoiners' descriptions. Therefore, there are no uncertainties based upon record descriptions.

(D) RELATIVE POSITIONAL ACCURACY:

The relative positional accuracy representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Urban Survey (0.07 feet plus 50 ppm) as defined by IAC 865.

(E) ESTABLISHMENT OF LINES AND CORNERS:

- The Northeast corner of Parcel I was established on and along the Easterly projection of a line from the Northwest corner of said Parcel I through the Northeast corner of Lot 5, at plat distance from the Northeast corner of Lot 5.
- The North line of Parcel II was established parallel with and 50 feet normally distant Southward from the South line of Parcel I. The Northwest corner of Parcel II was established on and along said North line, at plat distance from the Northeast corner of Parcel II.
- The Southeast corner of Parcel II was established on and along a line between the Northeast corner of Parcel II and a #4 rebar found near the Southeast corner of Parcel II, terminating at the North line of Parcel III.
- The Southeast corner of Parcel III was established at the intersection of plat distances from the Northeast and Southwest corners of said Parcel III.
- The North line of Parcel IV was established parallel with and 50 feet normally distant Southward from the South line of Parcel III. The North corners of Parcel IV were established on and along said North line, at plat distance from the Northwest corner of Lot 97.
- The Southeast corner of Parcel IV was established on and along a line between the Southwest corner of Parcel IV and the Southeast corner of Lot 93, using a proportional measurement method that gives each lot equal footage.
- The remaining lines of the subject tract were all established between the above-established corners of said subject tract.

(F) NOTES:

- This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of subject tract. As a consequence, another surveyor may arrive at different conclusions resulting in a different location of the boundaries.
- A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent.
- The flood statement hereon is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.
- No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.
- Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client. The survey was prepared following receipt of Title Commitment Number 1217144 by Fidelity National Title Insurance Company, dated April 13, 2012.
- All documents of record and information from other public sources referred to in the survey are hereby incorporated as part of this survey as if fully set out.
- No attempt has been made to determine the zoning status of the property. It is the responsibility of the parties involved in the real estate transaction to determine compliance with zoning regulations.
- Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision than the relative positional accuracy stated in Part (D) of the Surveyor's Report.
- Since the last date of field work of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc. may have altered the validity and circumstances shown or noted hereon.
- Declaration is made to original purchaser of the survey and is not transferable to additional institutions or subsequent owners. This survey is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete with all pages of the survey.
- No statement made by any employee or agent of Sauer Land Surveying, Inc. is valid unless written herein.

CERTIFICATE OF SURVEY

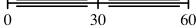
This document is a record retracement survey of real estate prepared under IAC Title 865, Article 1, Rule 12 and in conformity with established practices of surveying and made in accordance with the record on file in the Office of the Recorder of Allen County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments either way across boundary lines unless specifically stated hereon. Corners were perpetuated as indicated.

I, John C. Sauer, affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. I further certify the above statements to be correct to the best of my information, knowledge, and belief.

Indiana Professional Land Surveyor Date: 05/18/2012



SCALE IN FEET:



IAC 865 Survey and Surveyor's Report

of
Lots 5 & 6, 41-58, & 96 in
South View Addition to the City of Fort Wayne, IN

For: Geyer Instructional Aids Co., Inc.

By:
Sauer Land Surveying, Inc.

14033 ILLINOIS ROAD, SUITE C
FORT WAYNE, IN 46814
TEL: 260/469-3300 / FAX: 260/469-3301

Date: May 18, 2012

Scale:
1" = 30'

Job No.
099-169