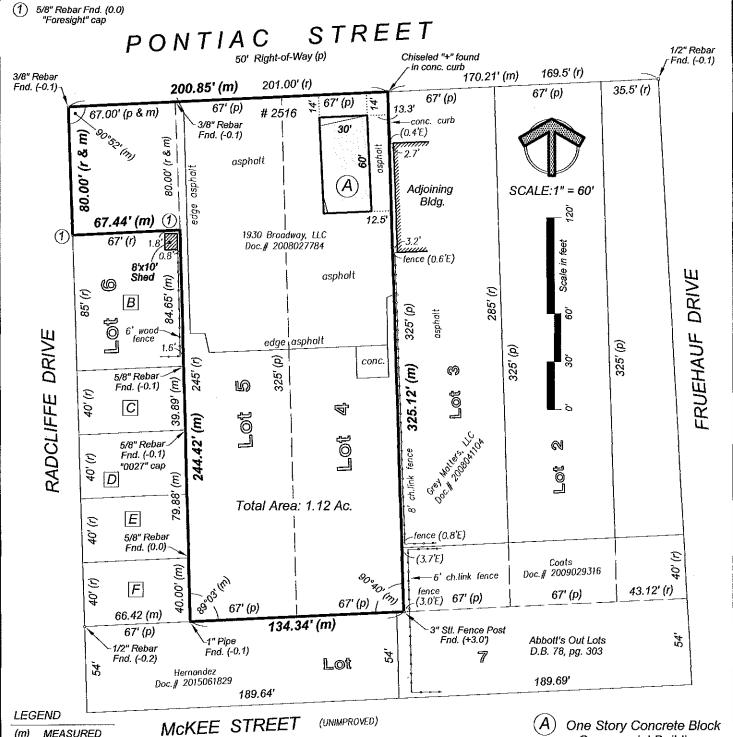


BOUNDARY RETRACEMENT SURVEY Lot 4, Lot 5 and Part of Lot 6 - Abbott's Out Lots 2516 E. Pontiac Street, Fort Wayne, IN 46803



(m)

(r)

(c)

(p)

MEASURED

RECORDED

CALCULATED

PLATTED INFORMATION

By graphic plotting only and subject to map scale uncertainties, the real estate described and depicted hereon appears to lie in Zone "X" (NOT considered a special flood hazard area) on FIRM Map Number 18003C0315G, dated August 3, 2009 for Allen County, Indiana.

| B | Munoz Del Cid Doc.# 2011007901

C Leyva-Aranda Doc.# 2017026225

C & M Mgmt. and Prop. Inc. Doc.# 204034984

E Hernandez Doc.# 2016053635

Benson Doc.# 2012068204

One Story Concrete Block Commercial Building

For the exclusive use of:

1930 Broadway, LLC

Date: October 16, 2017 Job No.: 20170335

SHEET 1 OF 2



SURVEYOR'S REPORT

Lot 4, Lot 5 and Part of Lot 6 - Abbott's Out Lots 2516 E. Pontiac Street, Fort Wayne, IN 46803

LEGAL DESCRIPTION

PARCEL .

Lots Numbered Four (4) and Five (5) in Abbott's Out Lots to the City of Fort Wayne, according to the plat thereof.

PARCEL II

North Eighty (80) feet of Lot Numbered (6) Six in Abbott's Out Lots of the City of Fort Wayne, Allen County, Indiana

SURVEYOR'S REPORT

This report and the accompanying survey plat have been prepared in accordance with Title 865, Article 1, Rule 12, Sec 1-29 and all amendments thereto of the Indiana Administrative Code, which establishes the minimum standards for the practice of land surveying.

Monuments set are 5/8 inch round by 24 inch long steel rebars with yellow plastic caps stamped "GOU LS29500017", and set flush with the ground surface.

Monuments found are noted with an above (x.x) or below (-x.x) ground surface dimension.

This purpose for this survey is to "retrace" the boundary of the real estate described hereon.

THEORY OF LOCATION:

The lines and corners for this survey were established as depicted on the survey drawing and per information shown on the plat of Abbott's Out Lots as found in Deed Book 78, page 303 in the Office of the Recorder of Allen County, Indiana.

The uncertainty in the lines and corners found or established by this survey are as follows:

- (A) Availability and condition of reference monuments:
 - Monuments found are described and depicted on the survey drawing.

 Uncertainty created by the location of the monuments found or set on the subject property due to variations in reference
 - monuments (monuments found on the subject property and on adjacent properties) is the difference between "measured" and "platted" or "recorded" angular or distance measurements as depicted on the survey drawing. The maximum uncertainty for this survey is 0.72 feet.
- (B) Occupation or possession lines: No uncertainty was created by visible occupation or possession lines.
- (C) Clarity or ambiguity of the record description and or adjoiner's descriptions: No uncertainty was created by the above mentioned documents.
- (D) This survey falls under the classification of a "Suburban" survey. The acceptable relative positional precision (random errors in measurements) = 0.13 feet (40 millimeters) plus 100 parts per million as specified in Section 7 of said Rule 12.

SURVEYOR'S CERTIFICATION

This survey was performed by, or under the responsible direction of the undersigned registered land surveyor and to the best of said registered land surveyor's knowledge and belief, said survey was executed according to the applicable survey requirements of 865 IAC-1-12-1 thru 29.

Field work for this survey was performed on October 13, 2017.

DATED THIS 16th DAY OF OCTOBER, 2017.

Timothy C. Gouloff, R.L.S. 29500017

Job No.: 20170335

* No.29500017 *
STATE OF

NO.29NE

SHEET 2 OF 2