DRA FUND IX LLC, a Delaware limited liability company

Lake Pointe Fee Owner, LLC

Commonwealth Land Title Insurance Company

I, the undersigned, hereby certify that to the best of my professional knowledge, information, and belief the within plat accurately represents a retracement survey performed under the supervision of Dennis K. Singer, PS #S0470, on December 7—8, 2006, and updated under my supervision on June 18, 2014, and last updated on August 16, 2018 of the real estate described herein, and that said survey was performed in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code establishing minimum standards for the practice of land surveying in Indiana.

(Descriptions from Instrument Number A201400078873)

Parcel I: (Fee parcel) (from Instrument No. A201400078873)

Part of the Northwest Quarter of Section 21, Township 17 North, Range 4 East in Marion County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said Northwest Quarter Section; thence along the South line thereof, South 89 degrees 06 minutes 37 seconds West (assumed bearing) 1199.71 feet; thence North 00 degrees 00 minutes 52 seconds West 12.57 feet to a point on the centerline of East 82nd Street as located by D.O.T. plans for Project ST-05-004A, which point is also the Southwest corner of the Grant of Right of Way for Allison Pointe Boulevard as recorded September 9, 1987 as Instrument 87-105141 in the Office of the Recorder of Marion County, Indiana (the next seven courses are along the Westerly and Southerly lines of said Grant of Right of Way); (1) thence continuing North 00 degrees 00 minutes 52 seconds West 536.80 feet to a curve having a radius of 385.00 feet, the radius point of which bears North 89 degrees 59 minutes 08 seconds East; (2) thence Northerly and Northeasterly along said curve 212.52 feet to a point which bears North 58 degrees 23 minutes 15 seconds West from said radius point; (3) thence North 31 degrees 36 minutes 45 seconds East 762.23 feet to a curve having a radius of 305.00 feet, the radius point of which bears North 58 degrees 23 minutes 15 seconds West; (4) thence Northerly, Northwesterly and Westerly along said curve 650.79 feet to a point which bears North 00 degrees 38 minutes 30 seconds West from said radius point; (5) thence South 89 degrees 21 minutes 30 seconds West 401.44 feet to a curve having a radius of 100.00 feet, the radius point of which bears South 00 degrees 38 minutes 30 seconds East; (6) thence Southwesterly along said curve, 82.98 feet to a point which bears North 48 degrees 11 minutes 15 seconds West from said radius point, and which point is on a reverse curve having a radius of 100.00 feet, the radius point of which bears North 48 degrees 11 minutes 15 seconds West; (7) thence Southwesterly along said curve, 82.98 feet to the Point of Beginning, which point bears South 00 degrees 38 minutes 30 seconds East from said radius point; thence South 00 degrees 38 minutes 30 seconds East 473.16 feet to a point on the South line of the North Half of said Northwest Quarter Section; thence along said South line, South 89 degrees 11 minutes 38 seconds West 385.13 feet to a point which bears North 89 degrees 11 minutes 38 seconds East 734.61 feet from the Southwest corner of said North Half Quarter Section; thence North 00 degrees 38 minutes 30 seconds West 315.15 feet; thence North 64 degrees 13 minutes 35 seconds East 39.25 feet to a curve having a radius of 81.00 feet, the radius point of which bears North 25 degrees 46 minutes 25 seconds West; thence Northeasterly along said curve, 91.71 feet to a point which bears North 89 degrees 21 minutes 30 seconds East from said radius point; thence North 00 degrees 38 minutes 30 seconds West 144.11 feet; thence North 89 degrees 21 minutes 30 seconds East 206.18 feet to a point on the Westerly right of way line of said Allison Pointe Boulevard, which point is on a curve having a radius of 100.00 feet, the radius point of which bears North 74 degrees 52 minutes 51 seconds East; thence Southeasterly along said curve, 131.81 feet to the Point of Beginning.

#### Parcel II: (Fee parcel) (from Instrument No. A201400078873)

Part of the Northwest Quarter of Section 21, Township 17 North, Range 4 East in Marion County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said Northwest Quarter Section; thence along the South line thereof, South 89 degrees 06 minutes 37 seconds West (assumed bearing) 1199.71 feet; thence North 00 degrees 00 minutes 52 seconds West 12.57 feet to a point on the centerline of East 82nd Street as located by D.O.T. plans for Proiect ST-05-004A. which point is also the Southwest corner of the Grant of Right o Way for Allison Pointe Boulevard as recorded September 9, 1987 as Instrument #87-105141, in the Office of the Recorder of Marion County, Indiana (the next five courses are along the Westerly and Southerly lines of said Grant of Right of Way); (1) thence continuing North 00 degrees 00 minutes 52 seconds West 536.80 feet to a curve having a radius of 385.00 feet, the radius point of which bears North 89 degrees 59 minutes 08 seconds East; (2) thence Northerly and Northeasterly along said curve 212.52 feet to a point which bears North 58 degrees 23 minutes 15 seconds West from said radius point; (3) thence North 31 degrees 36 minutes 45 seconds East 762.23 feet to a curve having a radius of 305.00 feet, the radius point of which bears North 58 degrees 23 minutes 15 seconds West; (4) thence Northerly, Northwesterly and Westerly along said curve 650.79 feet to a point which bears North 00 degrees 38 minutes 30 seconds West from said radius point; (5) thence South 89 degrees 21 minutes 30 seconds West 204.00 feet to the POINT OF BEGINNING, which point is also the Northwest corner of a 4.244 acre tract described in a Warranty Deed recorded June 4, 1990 as Instrument #90-54079 in said Recorder's Office; thence along the West line of said 4.244 acre tract, South 00 degrees 38 minutes 30 seconds East 537.17 feet to a point on the South line of the North Half of said Northwest Quarter Section; thence along said South line, South 89 degrees 11 minutes 38 seconds West 345.00 feet; thence North 00 degrees 38 minutes 30 seconds West 473.16 feet to a point on the Southerly right of way line of Allison Pointe Boulevard, which point is on a curve having a radius of 100.00 feet, the radius point of which bears North 00 degrees 38 minutes 30 seconds West (the next three courses are along the Southerly line of said Allison Pointe Boulevard); (1) thence Easterly and Northeasterly along said curve, 82.98 feet to a point which bears South 48 degrees 11 minutes 15 seconds East from said radius point, and which point is on a reverse curve having a radius of 100.00 feet, the radius point of which bears South 48 degrees 11 minutes 15 seconds East; (2) thence Northeasterly and Easterly along said curve, 82.98 feet to a point which bears North 00 degrees 38 minutes 30 seconds West from said radius point; (3) thence North 89 degrees 21 minutes 30 seconds East 197.44 feet to the Point of Beginning.

#### Parcel III: (Easement parcel) (from Instrument No. A201400078873)

Non-exclusive easement for drainage of storm water, recreational and other purposes for the benefit of Parcel I as created and granted in a declaration of easement in Allison Lake dated October 28, 1992 and recorded December 31, 1992 as Instrument #92-174237 and re-recorded March 29, 1993 as Instrument #93—35746 and as further provided in the Declaration of Development Standards, Covenants and Restrictions for Allison Pointe as set out and fully described in Instrument dated September 8, 1987, and recorded September 9, 1987, as Instrument No. 87-105148, as amended by First Amendment to Declaration of Development Standards dated September 25, 1987, and recorded September 28, 1987 as Instrument No. 87—112389, as further amended by Second Amendment to Declaration of Development Standards, Covenants, and Restrictions for Allison Pointe, recorded November 5, 1992, as Instrument No. 92—147049, as modified by Assignment dated June 16, 1996, and recorded July 5, 1996, as Instrument No. 96—91794, and as modified by Third Amendment to Declaration of Development Standards, Covenants, and Restrictions for Allison Pointe dated March 14, 1997 and recorded March 25, 1997 as Instrument No. 97—44965, as modified by Fourth Amendment to Declaration of Development Standards dated January 30, 1998 and recorded February 6, 1998 as Instrument No. 98—19003, and further modified by Fifth Amendment to Declaration of Development Standards dated May 28, 1998 and recorded June 5, 1998 as Instrument No. 98-95006, in the Office of the Recorder of Marion County, Indiana. (Benefits Parcels I and II)

#### Parcel IV: (Easement parcel) (from Instrument No. A201400078873)

Non-exclusive easement for landscaping and signage and other purposes for the benefit of Parcel I as created and granted in a declaration of easement in Allison Pointe Boulevard Buffer Tracts dated October 28, 1992 and recorded December 31, 1992 as Instrument #92—174238 and re—recorded March 29, 1993 as Instrument #93-35747, and as further provided in the Declaration of Development Standards, Covenants and Restrictions for Allison Pointe as set out and fully described in Instrument dated September 8, 1987, and recorded September 9, 1987, as Instrument No. 87—105148, as amended by First Amendment to Declaration of Development Standards dated September 25, 1987, and recorded September 28, 1987 as Instrument No. 87—112389, as further amended by Second Amendment to Declaration of Standards, Covenants, and Restrictions for Allison Pointe, recorded November 5, 1992, as Instrument No. 92—147049, as modified by Assignment dated June 16, 1996, and recorded July 5, 1996, as Instrument No. 96—91794, and as modified by Third Amendment to Declaration of Development Standards, Covenants, and Restrictions for Allison Pointe dated March 14, 1997 and recorded March 25, 1997 as Instrument No. 97-44965, as modified by Fourth Amendment to Development Standards dated January 30, 1998 and recorded February 6, 1998 as Instrument No. 98-19003, and further modified by Fifth Amendment to Declaration of Development Standards dated May 28, 1998 and recorded June 5, 1998 as Instrument No. 98-95006 in the Office of the Recorder of Marion County, Indiana.

## Parcel V: (Easement parcel) (from Instrument No. A201400078873)

Non-exclusive easement for access as created in an Access Easement recorded August 5, 1997 as Instrument #97—108040. (Benefits Parcel I)

### Parcel VI: (Easement parcel) (from Instrument No. A201400078873)

Non-exclusive easement for access as reserved in a Limited Warranty Deed recorded March 25, 1997 as Instrument #97-44966. (Benefits Parcel I)

## Parcel VII: (Easement parcel) (from Instrument No. A2014Ó0078873)

Non-exclusive easement for shared access as created in a Cross Traffic (Shared Access) Easement Agreement recorded September 19, 1997 as Instrument #97-135250. (Benefits Parcels I and II)

# LEGEND

| Ø            | POWER POLE                  | <b>—</b>  | SANITARY SEWER & MANH  |
|--------------|-----------------------------|---|------------------------|
| $\leftarrow$ | GUY WIRE                    |   | STORM SEWER; INLET & M |
| <b>A</b>     | TELEPHONE RISER             | —— G ——   | GAS LINE               |
| $\triangle$  | UTILITY RISER; ELEC. OR CTV | —— W ——   | WATER LINE             |
| □ E.T.       | ELECTRIC TRANSFORMER        | <b>→</b> <del> </del> <del> </del> <del> </del> - | STREET LIGHT           |
| —— E ——      | ELECTRIC LINE (AERIAL)      | ×   | LIGHT POLE             |
| — T —        | TELEPHONE LINE (AERIAL)     |   | TRAFFIC SIGNAL         |
| —— CTV ——    | CABLE TELEVISION (AERIAL)   | D.  | DEED DIMENSION         |
| —— ВТС ——    | BURIED TELE. CABLE          | М.  | MEASURED DIMENSION     |
| —— BEC ——    | BURIED ELEC. CABLE          | P.  | PLAT DIMENSION         |
| —X——X—       | FENCE LINE (FNC)            | R.  | RADIUS                 |
| <b>A</b>     | FIRE HYDRANT                | L.  | ARC LENGTH             |
| H            | VALVE                       | FND.  | FOUND                  |
| 161          | SPRINKLER VALVE             |   |                        |

• DENOTES A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP FOUND 8/16/18 CAP STAMPED "P.I. CRIPE FIRM NO 0055" UNLESS OTHERWISE NOTED.

# SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Rule 12, of the Indiana Administrative Code, establishing minimum standards of practice of land surveying in Indiana, effective August 16, 1991, 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

- a) Availability and condition of reference monuments; b) Inconsistencies in lines of occupation or possession;
- c) Clarity or ambiguity of the record description and relationships to adjoiners; d) The relative positional accuracy of the measurements;

The purpose of this survey is to perform an update of a previous ALTA/ACSM Land Title Survey of the land commonly known as Parcels P-5 and P-6 in Allison Pointe performed under PIC Job #990598-30401, last revised July 31, 2014 under PIC Job #990598-30402 and recorded as Instrument Number A201700083465 in the Office of the Recorder of Marion County, Indiana. The following theory of location is taken from said previous surveys.

The location of the lines and corners of the subject tract are dependent upon the location of the South line of the North Half of the Northwest Quarter of Section 21, Township 17 North, Range 4 East, and upon the location of the right of way lines of Allison Pointe Boulevard per Grant of Right-of Way as recorded in Instrument #87-105141 in the Office of the Recorder of Marion County, Indiana. Monuments found at the corners of said Quarter Section as shown on this survey agree with references at the Marion County Surveyors Office. It is my opinion that the uncertainty in the location of these monuments is negligible. Previous surveys have monumented the South line of the North Half of said Quarter Section, as well as the right-of-way lines of Allison Pointe Boulevard and the boundaries of the subject tracts. Pertinent monuments were recovered as indicated. In my opinion, the uncertainty in said right of way and boundary monuments is  $\pm 0.3$  feet.

Visible evidence of lines of occupation is as noted, generally limited to pavement edges. There are no significant discrepancies between the record descriptions of the subject

The relative Positional Accuracy (due to random errors in measurement) of this survey is within that allowable for an Urban Survey (0.07 feet plus 50 ppm) as defined in IAC

The within survey is based on, in part, upon title information furnished in Commonwealth Land Title Insurance Company Commitment No. 101800038 Revision E, effective date September 21, 2018. No search of the public records, other than subject and adjoining deeds, and section corner ties was conducted by this surveyor.

A portion of the subject real estate plots by scale within Flood Zone "AE" (Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood) and the remainder plots by scale within the shaded Flood Zone "X" (Areas of 0.2% annual chance flood) on Flood Insurance Rate Map (FIRM), Community Panel No. 180159 0062 F. City of Indianapolis, Marion County, Indiana, effective April 19, 2016. However, by FEMA Letter of Map Revision Based on Fill (LOMR-F) dated October 31, 2000, under Case No. 00-05-3490A, and Revalidated by FEMA letter dated February 2, 2001 under Case No. 01-05-0900V, and again revalidated by FEMA letter dated April 20, 2016 under Case No. 10-05-3845V both buildings (Lake Pointe Center 3 at 8470 Allison Pointe Boulevard, and Lake Pointe Center 4 at 8520 Allison Pointe Boulevard) were removed from Zone "AE" and designated in Flood Zone "C". 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 (FIRM).

# GENERAL NOTES:

(1) The subject real estate is Zoned CS (Special Commercial District) within the Metro Context Area per the MapIndy Zoning browser (accessed 8/27/2018) and the Preliminary Zoning Compliance Report dated August 27, 2018 prepared for Site #2062—1 by American Zoning Services.

(2) Based on utility company records and field evidence, the subject real estate is served by, or has access to, public telephone, electric, water, gas, and sanitary sewer lines, either on site or within adjoining public right of way.

(3) Allison Pointe Boulevard and Allison Pointe Trail are public rights of way, granted to and maintained by the City of Indianapolis, Department of Transportation. The underlying fee title to said streets rests with Allison Pointe Owners Association, Inc., per Instruments #94-21249 and #94-54475.

(4) This survey reflects above ground indications of utilities and 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. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as practicable from the information obtained. The surveyor has not physically located the actual underground utilities. (5) Except as explicitly shown, detailed, or listed on the pages of this document, neither the undersigned nor Paul I. Cripe, Inc., has 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 contractual scope of services for the preparation of the

current version of this document were not investigated. (6) There was no observed evidence of any current earth moving work, building construction,

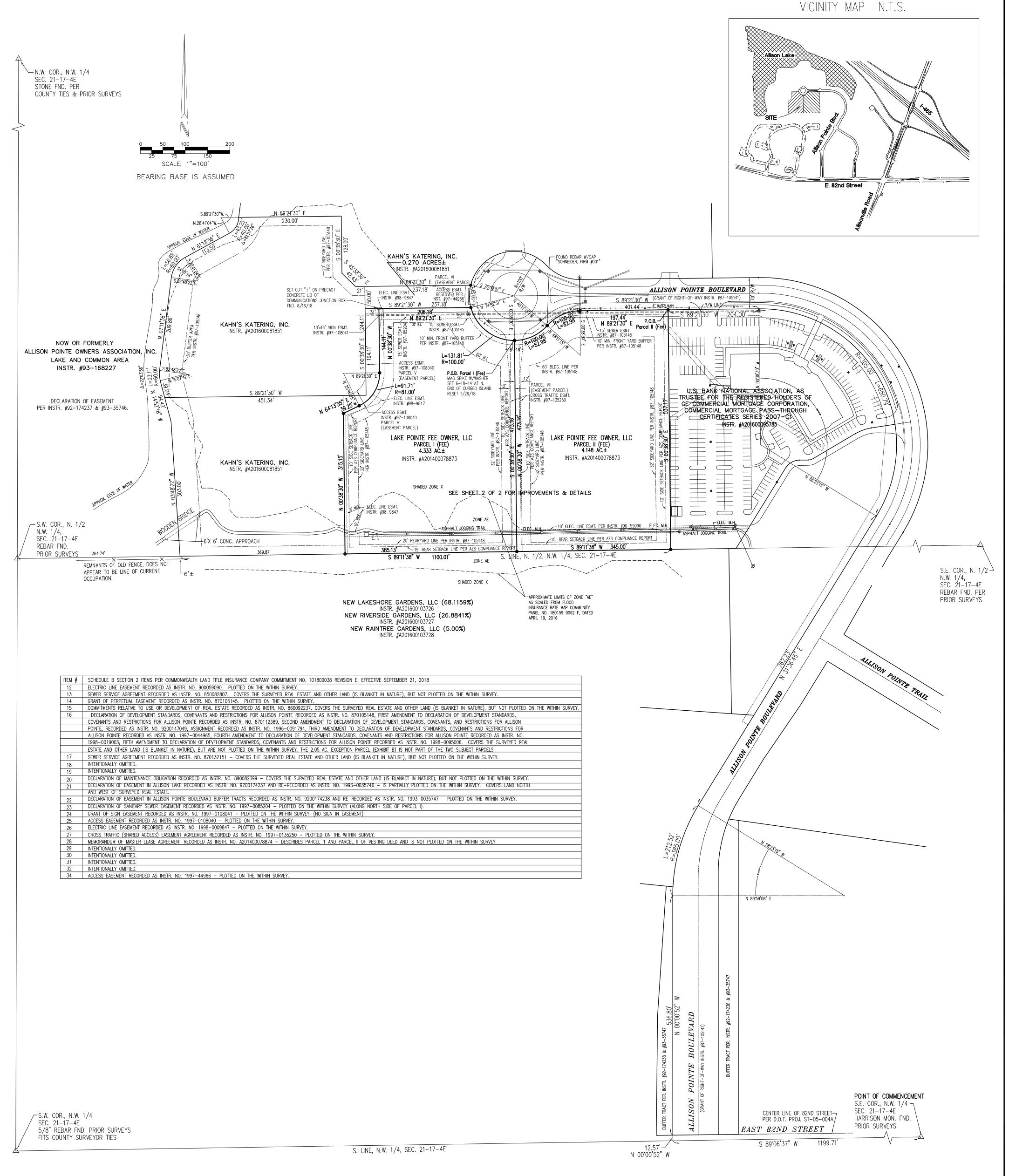
(7) There are no known proposed changes to the right of way of Allison Pointe Boulevard. There was no observed evidence of any recent street or sidewalk repairs. (recent being defined for the purposes of this survey as three (3) months.)

landfill. However, because professional surveyors are not trained environmental scientists, it is highly recommend that a phase one environmental study be ordered to completely address

(8) There was no observed evidence of site use as a solid waste dump, sump or sanitary

(9) There were no wetland areas delineated by appropriate authorities. Digital data obtained May 1, 2018 from the US Fish and Wildlife Service National Wetlands Inventory website depicts no wetlands within the surveyed parcels.

(10) There were no fences observed upon the surveyed parcels.



This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on August 16, 2018.

Date of Plat or Map: August 28, 2018

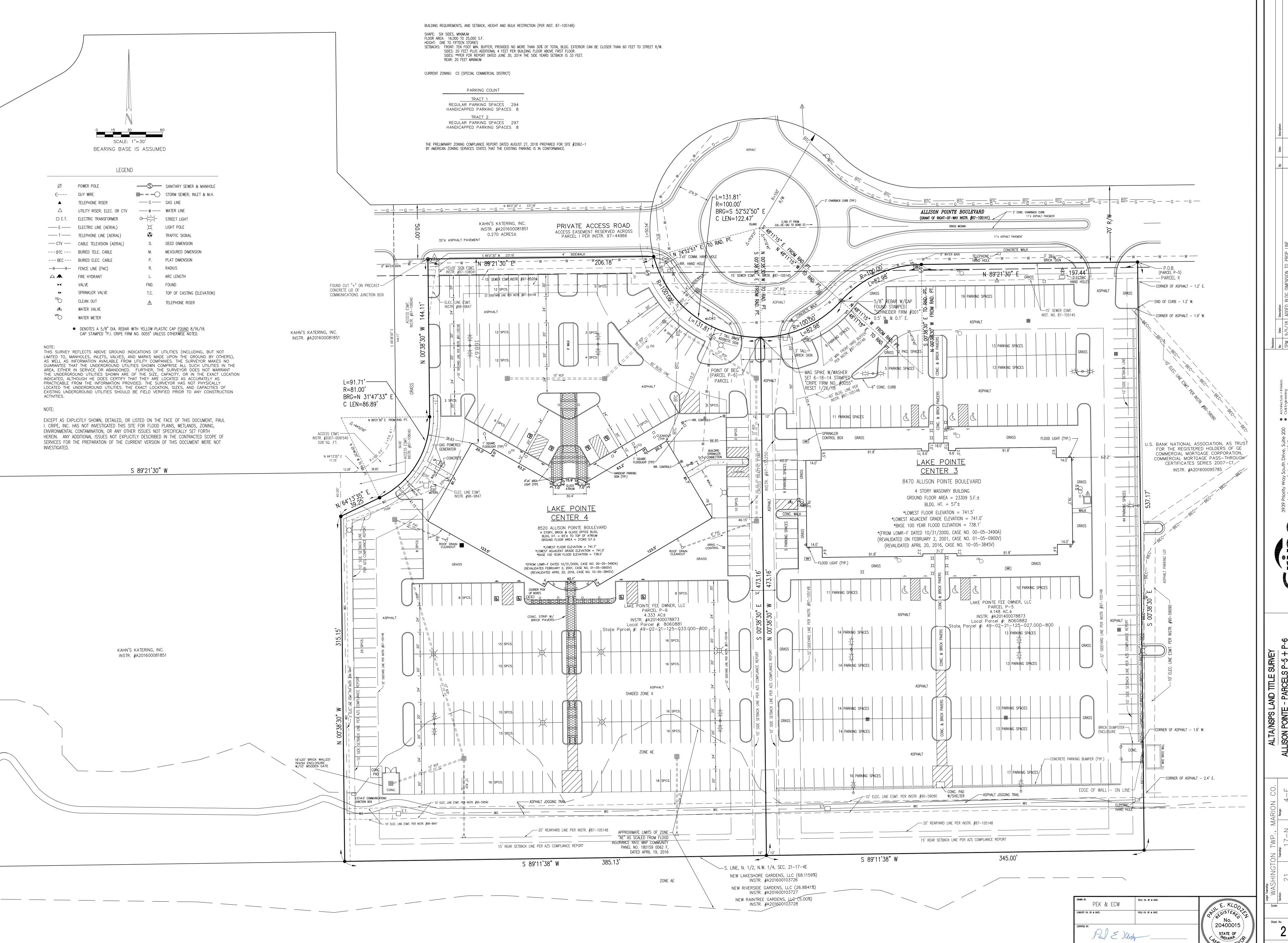
PEK & ECW CONCEPT CK. BY & DATE: PAUL E. KLODZEN. P.S. #20400015 | '

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Sheet No. 1 of 2

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Revision By: • • • • • •

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990598-30404

<sup>™</sup>PAUL E. KLODZEN, P.S. #20400015 | <sup>™™</sup> 8/28/2018