

ALTA / ACSM LAND TITLE SURVEY
751 E TAMARACK TRAIL
2.63 ACRES±

LOT 1
 NORTH DUNN ADDITION
 PLAT BOOK B, ENVELOPE 51

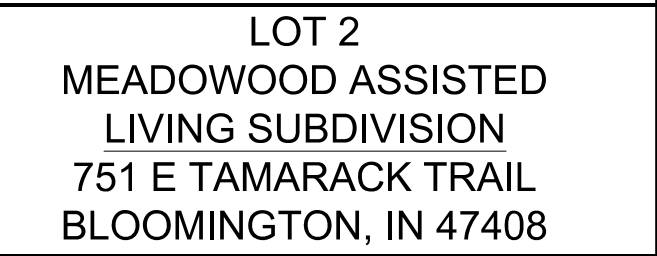
LOT 2
 JILL'S HOUSE, INC.
 INSTRUMENT #2007018805

LOT 3
 MEADOWOOD ASSISTED LIVING SUBDIVISION
 PLAT CABINET D, ENVELOPE 65
 O.F.C. PROPERTIES, LLC
 INSTRUMENT #2008012772

LOT 6
 MEADOWOOD ASSISTED LIVING SUBDIVISION
 PHASE TWO

E. TAMARACK TRAIL
 PRIVATE ROAD
 30' INGRESS/EGRESS & UTILITY
 EASEMENT PER PLAT

GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.



PROJECT LOCATED IN:
SECTION 28 - TOWNSHIP 9 NORTH - RANGE 1 WEST
BLOOMINGTON TOWNSHIP, MONROE COUNTY

PREPARED FOR:

HOUSE INVESTMENTS

250 W 103RD STREET
INDIANAPOLIS, IN 46290

EV. #	DATE	REV. DESC.
..	...	

	EXISTING METAL-TYPE FENCE
	EXISTING WOOD-TYPE FENCE
	STM = UNDERGROUND STORM SEWER
	OHD = OVERHEAD UTILITY
	SECTION LINE (AS NOTED)
	R.O.W. = RIGHT OF WAY (AS NOTED)
	CENTERLINE AS NOTED
	B.S.L. = BUILDING SETBACK LINE
	EASEMENT (AS NOTED)
	REAL ESTATE LINES (AS NOTED)
	SUBJECT REAL ESTATE SURVEY LINE
	EXISTING CONC. CURB (AS NOTED)
	TOP = TOP OF BANK
	(C) = CALCULATED BEARING AND DIMENSION
	(M) = MEASURED BEARING AND DIMENSION
	① SANITARY SEWER MANHOLE
	② TELEPHONE UTILITY
	⚡ FIRE HYDRANT
	⚡ WATER VALVE
	⊗ BEE-HIVE INLET
	▣ DRAINAGE INLET
	⊙ MANHOLE
	⊗ GAS LINE MARKER

Approved By:	BCR
Drawn By:	TMC
Date of Last Field Work:	12/17/2015
Date Plotted:	1/6/2016

Reference #: .

Project Number: **C15-1135**

Sheet Number :

ALTA / ACSM LAND TITLE SURVEY
751 E TAMARACK TRAIL
2.63 ACRES±

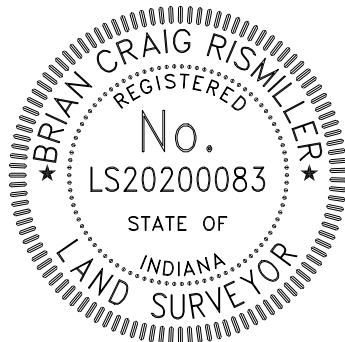
Certificate of Land Survey

This Land Survey, prepared by SEA Group Land Surveyors, is hereby certified to the following.

To: Jill's House, LLC, an Indiana limited liability company, Summit Realty Group of Indiana, Inc. dba Summit Realty Group, First American Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 16 and 18 of Table A thereof. The field work was completed on December 17, 2015.

Date of Plat or Map: January 6, 2016

Brian C. Rismiller
Registered Land Surveyor of the State of Indiana
Registration Number LS20200083



Land Description

Lot Number Two (2) in Meadowood Assisted Living Subdivision, as shown by the plat thereof recorded May 1, 2007, as Instrument Number 2007007120, in Plat Cabinet D, Envelope 65, in the Office of the Recorder of Monroe County, Indiana.

Together with a non-exclusive easement for ingress, egress and utilities for the benefit of the above described parcel, over and across that part of Lot 3 in Meadowood Assisted Living Subdivision designated as Tamarack Trail and as shown on the plat of Meadowood Assisted Living Subdivision, recorded May 1, 2007, as Instrument Number 2007007120, in Plat Cabinet D, Envelope 65, in the Office of the Recorder of Monroe County, Indiana.

Land Surveyor's Report

In direct accordance with the laws governing the State of Indiana, of the United States of America, and following Title 865 State Board of Registration for Land Surveyors, Article 1, General Provisions, Rule 12, Land Surveying: Competent Practice, of the Indiana Administrative Code (IAC), the following beliefs, opinions, observations, conclusions, and information are hereby submitted for record. The degree of precision and accuracy necessary for a survey shall be based upon the intended use of the real estate. If the client does not provide information regarding the intended use, the classification of the survey shall be based on the current use of the real estate. The surveyed premises shown hereon are classified as an Urban Survey, having an acceptable relative positional accuracy of 0.07 feet plus 50 parts per million.

The purpose of this project was to perform and prepare a Retracement Survey on the real estate that has been described hereon, under direction and instructions from the client.

Relative positional accuracy (RPA) means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the ninety-five percent (95%) confidence level. There may be unwritten rights associated with these uncertainties. The amount of uncertainty created by any discrepancies in the lines of occupation is equal to that discrepancy itself and in situations where that uncertainty is less than that of the appropriate RPA, it may have been considered negligible and gone unnoted. Unless otherwise noted or shown on the within survey plat, there is no evidence of occupation along the perimeter lines of the subject real estate.

This plat of survey accurately shows the location of all visible improvements, unless noted otherwise, on the premises as of the date of last field work for this project. Also shown are all lines of occupation and their relationship to the established lines of the subject real estate. A more accurate explanation of these relationships and how they were determined is described within this report. Unless otherwise illustrated hereon, there is no evidence of occupation along the exterior perimeter of the subject real estate.

This plat of survey accurately shows the position of easements, highways, rights of way, restrictions, covenants or other encumbrances of which the Surveyor was informed of. Land Surveyor's within the State of Indiana are not qualified to perform the extensive searches needed to acquire all of those documents or agreements, and they rely upon a Title Company, the client, the client's attorney, or the land owner to provide such information. Observable evidence of these burdens are shown hereon as utility lines or associated improvements, drains, swales, roadways, driveways, paths, etcetera.

Land Survey Markers, or monuments, were either set or found at all corners of the subject real estate, as shown and noted hereon. In situations where the corner is inaccessible or it would not be reasonable to set a monument at a corner, due to terrain or other hindrances, offset monuments may have been set instead, and those have been annotated hereon as well.

There may be differences of deed (D) dimensions versus measured (M) dimensions along the established lines of the subject real estate and likewise, there may be found survey markers near, but not precisely at, some established corners. In cases where the extent of these differences are less than the stated RPA, and less than the uncertainty recognized with regard to any reference monuments used for this project, those differences may be considered insignificant and have been shown only for the purposes of mathematical closure. Conversely, any differences that may exceed the stated RPA and other uncertainties are considered significant and have been discussed further below.

The Theory of Location applied for this project is as follows.
The basis of bearings for this project is North 87 degrees 53 minutes 28 seconds West along the north line of Meadowood Assisted Living Subdivision per the record plat thereof, recorded in Plat Cabinet D, Envelope 65, as Instrument #2007007120, in the Office of the Recorder in Monroe County, Indiana.

The record plat of said Meadowood Assisted Living Subdivision was mathematically calculated and established in the field using monuments found as shown on the record plat for the subject tract and the record plat for Meadowood Assisted Living Subdivision, Phase Two.

It is this Land Surveyor's professional opinion that the cause and the amount of uncertainty in these lines and corners is due to the following:

- (A) Availability and condition of reference monuments
 - A nail was found at the northwest corner of Lot 1 in North Dunn Addition.
 - A rebar was found at the northeast corner of said Lot 1, also being the northwest corner of the East Half of the Northeast Quarter of Section 28, Township 9 North, Range 1 West.
 - A rebar was found at the northwest corner of the subject Lot 2.
 - Additional monuments were found at or near the established corners for the subject real estate and its adjoiners and any variances have been annotated hereon.
 - The amount of uncertainty created by the controlling monuments and any other monuments shown hereon is equal to 0.1'±.
- (B) Occupation or possession lines
 - A brick wall lies between 3.4' and 5.4' east of the west line.
 - An old wire farm fence lies between 3.9' and 4.8' south of the north line.
 - During a physical inspection of the premises, no discrepancies in these lines were found.
- (C) Clarity or ambiguity of the record description used and of adjoiner's descriptions and the relationship of the lines of the subject tract with adjoiner's lines
 - No gaps or overlaps in title or deed lines were discovered during this survey.
- (D) The relative positional accuracy of the measurements
 - This survey meets or exceeds the requirements set forth by the State of Indiana.

Land Surveyor's Notes

Any underground utilities depicted on the attached plat of survey have been located per visual observations or utility markings on the ground. No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information presented on underground utilities, or as to its fitness for any particular purpose or use. In no event will SEA Group, its employees, agents, and/or assigns, be held liable for any damages arising out of the furnishing and/or use of such information. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Agency at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines.

No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information provided by governmental authorities and/or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on zoning, setback requirements, flood hazard zones and wetlands area(s). In no event will SEA Group, its employees, agents, and/or assigns, be liable for any damages arising out of the furnishing and/or use of such information.

Any depiction of possible intrusion, trespass, invasion, and/or possible encroachment into the possessions or rights of another is not a matter of survey. An attorney and/or title company should be consulted in all matters with respect to any rights of possession(s) and matters of title.

Along any line where a deed gap or overlap or inconsistency in line of occupation occurs, unwritten rights may be available to the subject and/or the adjoining real estates.

Legal Drain Tile or Ditch Note

A search of County Surveyor records and information shows that the Subject Real Estate is not burdened by either a Legal Drain Tile or a Legal Drain Ditch.

Flood Information Note

Flood status information was obtained using Flood Insurance Rate Maps (FIRM) provided by the United States Department of Homeland Security, Federal Emergency Management Agency (FEMA), on their website, located at <http://msc.fema.gov/>.

The Subject Real Estate described hereon was mathematically calculated and scaled on the FIRM Maps of City of Bloomington, Monroe County, Indiana, Map Number 18105C0134D, dated December 17, 2010, and was found to be located in Flood Zone X unshaded, being within Community Panel Number 180169.

The accuracy of any flood hazard data shown on this Land Survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. This certification is restricted to a review of the FIRM noted above and shall not be construed as a confirmation or denial of flooding potential.

Title Insurance Company Commitment Note

Evidence of source of title for the subject tract was provided by First American Title Insurance Company, having a Title Commitment Number of 707713 and is dated effective June 16, 2015 @ 8:00 AM. Survey-related exceptions that were disclosed within Schedule B of said title commitment have been depicted on the survey, each being identified by their recording data.

Notes on those survey related exceptions with regard to the Subject Real Estate:
8. Grant of Easement recorded as Instrument #2014003669 affects the subject tract. Blanket in nature.
9. Easement Agreement recorded as Instrument #000121, Book 368, Page 466 affects the subject tract. That portion of the lot lying within Lot 3 of North Dunn Addition is a part of the Easement Parcel - Easement #3 per Exhibit C. There are no plottable easements.
10. Ordinance No. 06-19 recorded as Instrument #2006020869 affects the subject tract. Blanket in nature.
11. Agreement Regarding the Management of and Liabilities Regarding the Facilities, Grounds and Jointly Utilized Roadways and Other Facilities recorded as Instrument #2007007123 affects the subject tract. Blanket in nature.
12. Declaratory Judgment recorded as Instrument #2009010591 affects the subject tract. Blanket in nature.
13. Covenants, Conditions, Restrictions, Utility and Drainage Easements per the plat for Meadowood Assisted Living Subdivision recorded as Instrument #2007007120, in Plat Cabinet D, Envelope 65. Affects the subject tract. All easements are shown. The utility easement per the plat does not close. Lines are shown as per the plat geometry.
14. Covenants, Conditions, Restrictions, Utility and Drainage Easements per the plat for North Dunn Addition, recorded in Plat Cabinet B, Envelope 51. All restrictions are null and void per the Declaratory Judgment recorded as Instrument #2009010591.
15. Warranty Deed recorded as Instrument #133861, Book 286, Page 488 does not affect the subject tract. All restrictions per North Dunn Addition are null and void. Subject tract does not lie within 100' of the public highway (Dunn Street).
16. Option to Purchase and Right of First Refusal recorded as Instrument #2007007122, Assignment recorded as Instrument #2008012773, Affidavit of Termination of Option to Purchase and Right of First Refusal recorded as Instrument #2013021180 affect the subject tract.

Zoning Information

Site is zoned PUD per Monroe County GIS. No other information was found.

There is no observed evidence of earth moving work, building construction or building additions.
There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

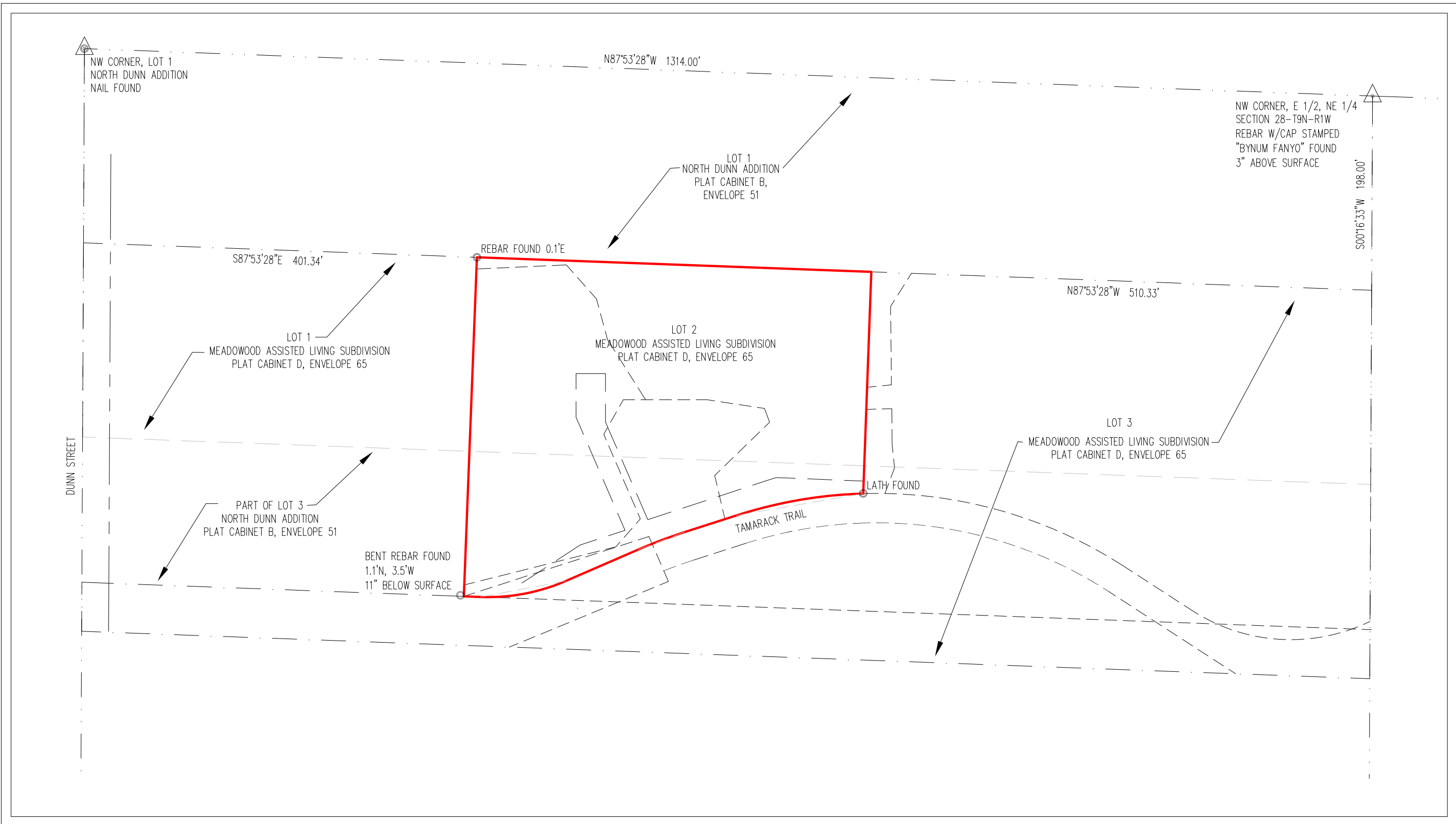
Current ownership for the Subject and Adjoining real estates are shown per County Assessor records, and any documents listed hereon can be obtained from the County Recorder's Office.

State Of Indiana Required Statements For Recordation
I 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, Brian C. Rismiller.

This document was prepared by Brian C. Rismiller.

CONTROL DETAIL

SCALE: 1"=100'



SEA Group
Land Surveyors • Civil Design
Construction Layout
494 Gradle Drive Carmel, Indiana 46032
Phone: 317.844.3333 Fax: 317.844.3383
www.seagroupllc.com info@seagroupllc.com

LOT 2
MEADOWOOD ASSISTED
LIVING SUBDIVISION
751 E TAMARACK TRAIL
BLOOMINGTON, IN 47408

PROJECT LOCATED IN:

SECTION 28 - TOWNSHIP 9 NORTH - RANGE 1 WEST

BLOOMINGTON TOWNSHIP, MONROE COUNTY

ALTA/ACSM
LAND TITLE SURVEY

PREPARED FOR:

HOUSE INVESTMENTS

250 W 103RD STREET
INDIANAPOLIS, IN 46290

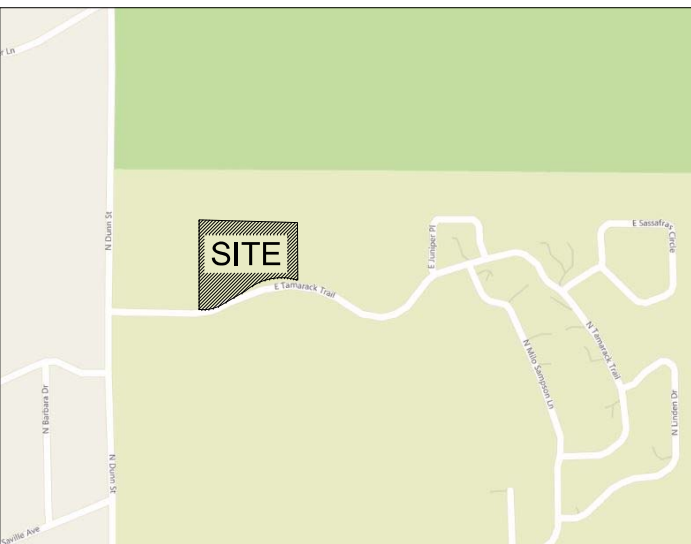
REV. # DATE REV. DESC.

1	11/16/2016	Initial Survey
2	11/16/2016	Final Survey
3	11/16/2016	Final Survey
4	11/16/2016	Final Survey
5	11/16/2016	Final Survey
6	11/16/2016	Final Survey
7	11/16/2016	Final Survey
8	11/16/2016	Final Survey
9	11/16/2016	Final Survey
10	11/16/2016	Final Survey
11	11/16/2016	Final Survey
12	11/16/2016	Final Survey
13	11/16/2016	Final Survey
14	11/16/2016	Final Survey
15	11/16/2016	Final Survey
16	11/16/2016	Final Survey
17	11/16/2016	Final Survey
18	11/16/2016	Final Survey
19	11/16/2016	Final Survey
20	11/16/2016	Final Survey
21	11/16/2016	Final Survey
22	11/16/2016	Final Survey
23	11/16/2016	Final Survey
24	11/16/2016	Final Survey
25	11/16/2016	Final Survey
26	11/16/2016	Final Survey
27	11/16/2016	Final Survey
28	11/16/2016	Final Survey
29	11/16/2016	Final Survey
30	11/16/2016	Final Survey
31	11/16/2016	Final Survey
32	11/16/2016	Final Survey
33	11/16/2016	Final Survey
34	11/16/2016	Final Survey
35	11/16/2016	Final Survey
36	11/16/2016	Final Survey
37	11/16/2016	Final Survey
38	11/16/2016	Final Survey
39	11/16/2016	Final Survey
40	11/16/2016	Final Survey
41	11/16/2016	Final Survey
42	11/16/2016	Final Survey
43	11/16/2016	Final Survey
44	11/16/2016	Final Survey
45	11/16/2016	Final Survey
46	11/16/2016	Final Survey
47	11/16/2016	Final Survey
48	11/16/2016	Final Survey
49	11/16/2016	Final Survey
50	11/16/2016	Final Survey
51	11/16/2016	Final Survey
52	11/16/2016	Final Survey
53	11/16/2016	Final Survey
54	11/16/2016	Final Survey
55	11/16/2016	Final Survey
56	11/16/2016	Final Survey
57	11/16/2016	Final Survey
58	11/16/2016	Final Survey
59	11/16/2016	Final Survey
60	11/16/2016	Final Survey
61	11/16/2016	Final Survey
62	11/16/2016	Final Survey
63	11/16/2016	Final Survey
64	11/16/2016	Final Survey
65	11/16/2016	Final Survey
66	11/16/2016	Final Survey
67	11/16/2016	Final Survey
68	11/16/2016	Final Survey
69	11/16/2016	Final Survey
70	11/16/2016	Final Survey
71	11/16/2016	Final Survey
72	11/16/2016	Final Survey
73	11/16/2016	Final Survey
74	11/16/2016	Final Survey
75	11/16/2016	Final Survey
76	11/16/2016	Final Survey
77	11/16/2016	Final Survey
78	11/16/2016	Final Survey
79	11/16/2016	Final Survey
80	11/16/2016	Final Survey
81	11/16/2016	Final Survey
82	11/16/2016	Final Survey
83	11/16/2016	Final Survey
84	11/16/2016	Final Survey
85	11/16/2016	Final Survey
86	11/16/2016	Final Survey
87	11/16/2016	Final Survey
88	11/16/2016	Final Survey
89	11/16/2016	Final Survey
90	11/16/2016	Final Survey
91	11/16/2016	Final Survey
92	11/16/2016	Final Survey
93	11/16/2016	Final Survey
94	11/16/2016	Final Survey
95	11/16/2016	Final Survey
96	11/16/2016	Final Survey
97	11/16/2016	Final Survey
98	11/16/2016	Final Survey
99	11/16/2016	Final Survey
100	11/16/2016	Final Survey

DRAWING LEGEND

—x—x—x—x—x—x—	EXISTING METAL-TYPE FENCE
—o—o—o—o—o—o—	EXISTING WOOD-TYPE FENCE
—s—s—s—s—s—s—	STM = UNDERGROUND STORM SEWER
—o—o—o—o—o—o—	OVHD = OVERHEAD UTILITY
—s—s—s—s—s—s—	SECTION LINE (AS NOTED)
—s—s—s—s—s—s—	R.O.W. = RIGHT OF WAY (AS NOTED)
—s—s—s—s—s—s—	CENTERLINE (AS NOTED)
—s—s—s—s—s—s—	B.S.L. = BUILDING SETBACK LINE
—s—s—s—s—s—s—	EASEMENT (AS NOTED)
—s—s—s—s—s—s—	REAL ESTATE LINES (AS NOTED)
—s—s—s—s—s—s—	SUBJECT REAL ESTATE SURVEY LINE
—s—s—s—s—s—s—	EXISTING CONC. CURB (AS NOTED)
—s—s—s—s—s—s—	TOB = TOP OF BANK
—s—s—s—s—s—s—	TOB = TOP OF BANK
(P) = PLATTED BEARING AND DIMENSION	(C) = CALCULATED BEARING AND DIMENSION
(D) = DEEDED BEARING AND DIMENSION	(M) = MEASURED BEARING AND DIMENSION
⊗	GAS METER
⊗	SANITARY SEWER MANHOLE
⊗	MAIL BOX
⊗	TELEPHONE UTILITY
⊗	AIR CONDITIONER
⊗	FIRE HYDRANT
⊗	UTILITY POLE
⊗	WATER VALVE
⊗	GUY WIRE
⊗	BEE-HIVE INLET
⊗	LIGHT POLE
⊗	DRAINAGE INLET
⊗	ELECTRIC UTILITY
⊗	MANHOLE
⊗	ELECTRIC METER
⊗	CLEANOUT
⊗	SURVEY MARKER FOUND
⊗	SECTION CORNER (AS NOTED)

VICINITY MAP - NOT TO SCALE



Approved By: BCR
Drawn By: TMC
Date of Last Field Work: 12/17/2015
Date Plotted: 1/6/2016

Reference #: .

Project Number:

C15-1135
Sheet Number :