

MAG NAIL FOUND
NW CORNER
NW 1/4 SEC 31-30-13
MARKED BY
C.BEVINGTON SURVEY

SOUTH ANTHONY BLVD.
(FORMERLY KNOWN AS OETTING ROAD)
5 00°18'08"W
1034.07' DAM

BODNER PW 21 LLC
DOC. #201031631

BABES, INC.
DOC 80-012742

TO ZAKMAR HOLDINGS, WANGARD PROPERTIES & LANDAMERICA TITLE INSURANCE CO.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA, ACSM AND NEPS IN 1991, AND INCLUDES ITEMS 1, 4, 7A, 8, 10, & 11A OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NEPS & ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE BOUNDARY SURVEYS.

SURVEY COMPLETED USING LAWYERS TITLE INSURANCE COMPANY TITLE COMMITMENT # 050205924 DATED JUNE 15, 2005

- SCHEDULE B - TITLE COMMITMENT
- ITEM 8- DOC 10-10218 - BLANKET UTILITY EASEMENT PROVIDES ACCESS ACROSS PARCEL.
 - ITEM 4- MSO REG 340 PG 546 - NO EASEMENT
 - ITEM 10- DOC 10-10095 - R/W ALONG DECATUR ROAD & SOUTH ANTHONY AS NOTED & RECIPROCAL EASEMENT FOR PARKING, DRIVING AND SERVICE AREAS. - AND DOC 10-10235 - SAME.
 - ITEM 11- DOC 10-10095 & 10-10235 - AS NOTED ABOVE
 - ITEM 12- DOC 10-10235 - SHOWN ON NORTH SIDE
 - ITEM 13- DOC 12-01206 - UNABLE TO ESTABLISH WHERE EASEMENT LIES FROM MEASUREMENTS & DESCRIPTION BASED ON THIS PARCEL. EASEMENT IS BELIEVED TO BE LOCATED 200' SOUTH OF PARCEL.
 - ITEM 14 - DOC 10-11689 - SHOWN - LIES ALONG NORTH LINE

TRINITY EVANGELICAL LUTHERAN CHURCH
DR 1 PG 107 & DR T PG 550

FLOOD PLAIN NOTE: N.F.I.P. Flood Insurance Rate Map Number 18003C0195F, Panel 195 of 305, revised November 5, 2003, shows the property in a Zone X (area determined to be outside the 0.2% annual chance flood plain). No elevations were taken or determined and property location was determined per scale.

Part of the Northwest Quarter of Section 31, Township 30 North, Range 13 East, Allen County, Indiana and being more particularly described as follows,

Commencing at the Northwest corner of the aforementioned Quarter Section; running thence South 00 degree 18 minutes 08 seconds West along the West line thereof, a distance of 1034.070 feet to the point of beginning of the real estate described herein; continuing thence along the same line a distance of 253.908 feet, running thence South 89 degrees 41 minutes 52 seconds East a distance of 25.000 feet to a point on the East line of Oetting Road; running thence South 15 degrees 53 minutes 14 seconds East along said right-of-way a distance of 10.000 feet; running thence North 59 degrees 05 minutes 01 seconds East a distance of 170.000 feet; running thence South 30 degrees 54 minutes 59 seconds East a distance of 125.553 feet; running thence South 59 degrees 05 minutes 01 seconds West a distance of 203.71 feet to a point on the East right-of-way line of Oetting Road and U.S. Highway #27; running thence South 15 degrees 53 minutes 14 seconds East along said right-of-way a distance of 16.499 feet; running thence South 53 degrees 40 minutes 00 seconds East along said right-of-way a distance of 50.000 feet; running thence South 51 degrees 22 minutes 34 seconds East along said right-of-way a distance of 50.04 feet; running thence South 53 degrees 40 minutes 00 seconds East along said right-of-way a distance of 148.321 feet; running thence North 59 degrees 05 minutes 01 seconds East a distance of 531.445 feet to the centerline of Decatur Road; running thence North 26 degrees 35 minutes 22 seconds West, a distance of 148.666 feet to a point of curvature of a curve concave Southwest having a central angle of 15 degrees 50 minutes 34 seconds and a radius of 1886.179 feet; running thence Northwestwardly around said curve, an arc distance of 521.555 feet, said arc being subtended by a long chord having a bearing of North 34 degrees 30 minutes 39 seconds West and a length of 519.891 feet; running thence South 72 degrees 40 minutes 38 seconds West a distance of 546.089 feet to the point of beginning, containing 10.24 acres of land and subject to all easements of record.

Above description taken from Document #82-009214.

Surveyor's Report

This survey is a retracement of a 10 acre parcel in the NW 1/4 of Section 31-30-13, Allen County, Indiana in Document 82-009214. This survey was completed using title commitment # 050205924 dated 6-15-05 by Lawyers Title. The client requested we provide a survey of the existing parcel as described the title commitment.

A) AVAILABILITY AND CONDITION OF REFERENCED MONUMENTS: In our field research for this survey, we located a sufficient number of adjacent monuments (as shown on the graphic segment of this survey), which in our opinion, provided us with enough data to verify or reestablish the deed location of the subject property relative to the applicable found and acceptable as adjacent deed boundaries. Unless noted otherwise on this survey, all found monuments are flush with the ground, in good material condition and firmly set in ground. Various sized monuments were found during the course of the survey as shown on the graphic segment. We have no documented history of those monuments.

The parcel described in Document 82-009214 describes the parcel in two parts. We were requested to survey tract one. This parcel is described commencing at the Northwest corner of the Northwest Quarter and follows along the West line to its beginning point. The Northwest corner was found as monumented by a C. Bevington survey in 2001. The West Quarter corner was found marked by a 1/2 inch round rod found in the road pavement. The west line of the Northwest One-Quarter was used as established by a line between those monuments as the best evidence of position. The deeded distances and bearings were held around the parcel as shown on the survey. There were some monuments found at or near the deeded location as noted on survey. Some of parcel boundaries fall within the pavement of the adjoining roads. There were mag nails set with identification disks in the paved areas. The other points were set with 5/8 inch diameter steel pins with Firm Identification caps. Relative to the baseline state hereon, the location of the found monuments relative to the deed position are as noted.

THEORY OF LOCATION
Based on the monuments found and the comparison of the measurements taken between the monuments and deeded dimensions, the line between the Northwest corner of the NW 1/4 and the West 1/4 corner was held as the baseline for this survey. This line was used because it was the best evidence of monumentation of the Section line given on the deed. This line was assigned a bearing of South 0 degree 18 minutes 08 seconds West to correspond with the record deed (bearing basis). It is my opinion that the uncertainty associated with these corners is 1.0 foot based on the measurements relative to the stated baseline.

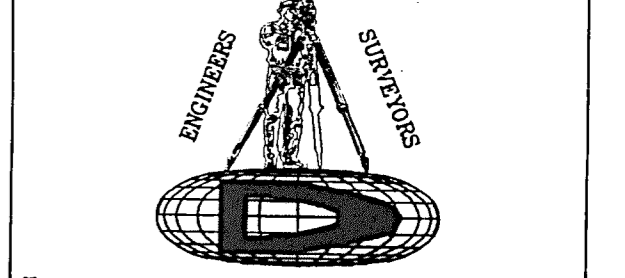
B) OCCUPATION OR POSSESSION LINES: items such as fences, indicate occupation or possession lines, as shown on the graphic portion of this survey with dimensions indicating position relative to the lines and corners of this survey. There is a chain link fence along the right-of-way of US Highway 27- the fence is within 0.5 foot of the boundary line. There is a large portion of asphalt parking lot and drive lanes that occupy the adjoining parcel to the South and as noted on survey. There also are several portions of curbing and parking/drive lanes that occupy and cross the boundary lines around the small parcel located in the cut-out piece at the West side of the parcel. Any uncertainty associated with these items is limited to the significant figures indicated by the dimensions.

C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: there are no apparent discrepancies in the record deed in this area with the exception of the adjoining to the South in DR 724 pages 257-8. This description is apparently the parent tract which our parcel (1982) was divided (1968). The commencing point and distances appear to be in error as the description does not close mathematically nor follow the 1982 boundary. Copies of Doc 82-009214, 201031637, 80-012742, 73-05952, DR 400 pg 608, DR 724 pg 257-8, DR 1 pg 107, DR T pg 550 were reviewed in the completion of this survey. There also was provided by client the original survey of this tract by Mid-States Engineering dated 5-26-70.

D) THEORETICAL UNCERTAINTY OF THE MEASUREMENTS: the theoretical uncertainty of measurements performed on this survey is within a Class C survey (0.50 feet) due to random error as defined in I.A.C. 865 1-12-7 8.8.

There are no setbacks given on the record deed or written evidence provided by client as required by State Statute 865 IAC 1-12-13 (12) & (13).

DICKMEYER & ASSOCIATES
Engineers-Surveyors, Inc.

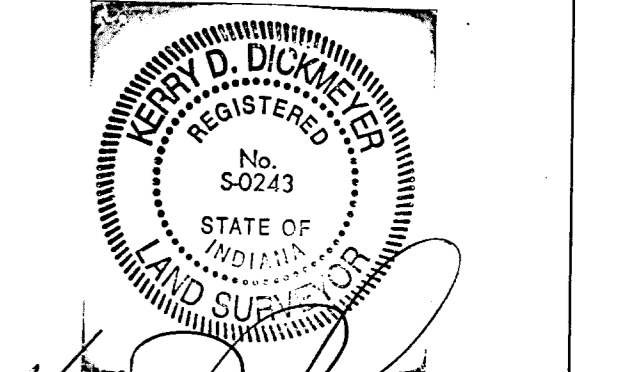


Engineering-Surveying-Global Positioning-Planning
6018 E. STATE BOULEVARD
FORT WAYNE, INDIANA 46815
Tel: 260-749-0125 Fax: 260-749-0921

S.P.F. - Steel Pin Found at grade
S.P.S. - 5/8" Steel Pin, 24" long, set at grade with cap stamped D&A FIRM NO. 0026
P.F. - Pipe Found
P.K. - P.K. nail
D - Deed
M - Measured
P - Platted
MONUMENTS FOUND HAVE NO DOCUMENTED HISTORY EXCEPT AS NOTED.

I hereby certify that this survey was completed under my direct supervision and to the best of my knowledge and belief was conducted according to the survey requirements set forth in I.A.C. 865 IAC 1-12.

Dated: September 16, 2005
Revised to add flood plain note: October 7, 2005
Valid only with original hand and seal.



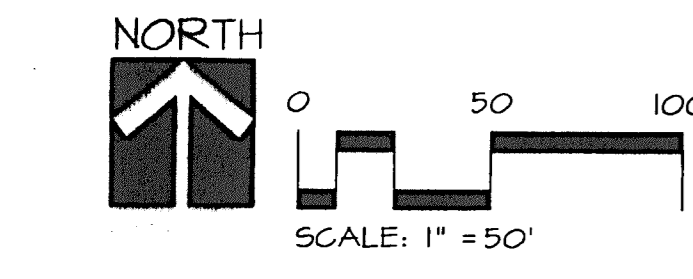
Gregory D. Dickmeyer

ALTA BOUNDARY SURVEY OF 10 ACRE
PARCEL IN NW 1/4 SEC 31, T30N, R13E
ALLEN COUNTY, INDIANA

REVISIONS:
1) LOCATE UTILITIES - 9/15/2005
2) NOTATIONS ADDED 4/21/05

FIELD WORK: 6-23-05
OFFICE WORK: 7-8-05
SCALE: 1"=50'
CAD FILE NAME: 2005SURVEYS\8205443 Target-South
SHEET NO: 8205443-EDW6

S-1
SURVEY NO: 8205443



(0.00)	- PIN BELOW (-) OR ABOVE GRADE (+)	SEC. DOCUMENT	D	- DEED OR CALCULATED FROM DEED	S.P.F.	- STEEL PIN FOUND AT GRADE	R.R.S.	- RAILROAD SPIKE SET	MINIMUM SETBACK AND SIDE YARD REQUIREMENTS:
D.N.	- OVERHANG	R	- RANGES OR	M	- MEASURED OR CALCULATED FROM FIELD DATA	S.P.S.	- 1/4" DIA. STEEL PIN, 24" LONG, SET AT GRADE, WITH CAP STAMPED "D&A FIRM NO. 0026"	MAG SET	- MAG NAIL SET WITH 2" DIA. DISC
B.L.	- BUILDING LINE	T	- TOWNSHIP	P	- PLATTED OR CALCULATED	P.F.	- PIPE FOUND	P.K.S.	- P.K. NAIL FOUND
ESMT	- EASEMENT	E	- EASEMENT	P.O.B.	- POINT OF BEGINNING	P.C.L.	- P.C. LINE FOUND	P.K.S.	- P.K. NAIL SET WITH 2" DIA. DISC
U.T.	- UTILITY	M	- MET	G	- ORIGINAL GOVERNMENT SURVEY NOTES	RAD	- RADIO	CH	- CHORD BEARING
B.O.C.	- BACK OF CURB	N	- NORTH	REPL	- REPLACEMENT	R.B.F.	- RAILROAD SPIKE FOUND		
R.O.W.	- RIGHT OF WAY	S	- SOUTH						
C.W.	- CURB	C	- CENTER LINE						
L	- ARC LENGTH								

WEST QUARTER CORNER OF SEC 31 MARKED BY A 1/2 ROD IN PAVEMENT. NO HISTORY

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S REPORT, CERTIFICATION, ORIGINAL SEAL AND SIGNATURE.

