

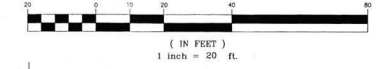
Jetco Properties, Inc.
Instr. #97-66072

Spindevco, LLC
Instr. #98-16638

NE Cor. SE 1/4
Sec. 18-16-5E
Harrison Monument
Found per C.S.R.

Scale: 1"=20'

GRAPHIC SCALE



LEGEND

- OUL — Overhead Utility Line
- TP — Telephone Pedestal
- I — Inlet
- M — Manhole
- UP — Utility Pole
- S — Sign
- EM — Electric Meter
- LP — Light Pole
- GV — Gas Valve
- AC — Air Conditioner
- GM — Gas Meter
- WV — Water Valve
- GW — Guy Wire
- CI — Curb Inlet
- WM — Water Meter

TO: Chicago Title Insurance Company (#00289602); Union Planters Bank, National Association
This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NPSI in 1991, and includes items 1, 2, 6, 8 and 9 of Table A, thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey.
Property Address: 8910 E. 38th Street, Indianapolis, IN.

Part of the Southeast Quarter of Section 18, Township 16 North of Range 5 East in Marion County, Indiana being more particularly described as follows, to-wit:
Beginning at a point on the south line of said Southeast Quarter Section and the centerline of East 38th Street, a distance of 220.00 feet South 89 degrees 38 minutes 45 seconds West of the Southeast of the SE 1/4 corner of said Southeast Quarter; continuing thence South 89 degrees 38 minutes 45 seconds West upon and along the South line of said Southeast Quarter Section and the centerline of East 38th Street, a distance of 200.00 feet to a point; running thence North 00 degrees 27 minutes 15 seconds West and parallel with the East line of said Southeast Quarter Section a distance of 240.00 feet to a point; running thence North 89 degrees 38 minutes 45 seconds East and parallel with the South line of said Southeast Quarter Section a distance of 200.00 feet to a point; running thence South 00 degrees 27 minutes 15 seconds East parallel with the East line of said Southeast Quarter Section a distance of 240.00 feet to the place of beginning.
Also, part of the Southeast Quarter of Section 18, Township 16 North, Range 5 East, in Marion County, Indiana, being more particularly described as follows, to-wit:
Beginning at a point on the East line of said Quarter Section a distance of 240.00 feet North 00 degrees 27 minutes 15 seconds West of the Southeast corner thereof; running thence South 89 degrees 38 minutes 45 seconds West and parallel with the South line of said Quarter Section a distance of 420.00 feet to a point; running thence North 00 degrees 27 minutes 15 seconds West and parallel with the East line of said Quarter Section a distance of 20.00 feet to a point; running thence North 89 degrees 38 minutes 45 seconds East and parallel with said Quarter Section South line a distance of 420.00 feet to a point on the East line of said Quarter Section, running thence South 00 degrees 27 minutes 15 seconds East upon and along said East line a distance of 20.00 feet to the beginning point.
EXCEPT that part conveyed to the City of Indianapolis by deed recorded May 12, 1978 as Instrument No. 76-26004 in the Office of the Recorder of Marion County, Indiana, to-wit:

A part of the Southeast Quarter of Section 18, Township 16 North, Range 5 East, in Marion County, Indiana, described as follows:
Beginning North 00 degrees 47 minutes 19 seconds West 240.00 feet along the East line of said Quarter Section and South 89 degrees 19 minutes 41 seconds West 45.00 feet from the Southeast corner of said Quarter Section; thence continuing South 89 degrees 19 minutes 41 seconds West parallel to the South line of said Quarter Section, 15.00 feet; thence North 00 degrees 47 minutes 19 seconds West, parallel to the East line of said Quarter Section, 20.00 feet; thence North 89 degrees 19 minutes 41 seconds East, parallel to the South line of said Quarter Section, 15.00 feet; thence South 00 degrees 47 minutes 19 seconds East, parallel to the East line of said Quarter Section, 20.00 feet to the point of beginning.

Surveys Report:
1) In accordance with the minimum standards for the competent practice of land surveying in Indiana (Title 865 IAC 1-12) the following observations and opinions are submitted concerning the cause and amount of the various uncertainties in the locations of the lines and corners used or established in this survey as a result of:
A-Availability and condition of referenced monuments:
1) Indicated Quarter Section corner monuments found used as the basis for this survey. The maximum uncertainty associated with the location of said monuments is a 1/4 inch.
B-Occupation or possession lines:
1) 60 feet off the South side of subject property used as 38th Street R/W.
2) Asphalt drive crosses NW corner of East Adjoining property (B ±)
3) Sign @ Post Rd. entry Extends 0.7' past East Line @ 0.8' past South Line.
C-Clarity or ambiguity of the record description used and/or adjoining's descriptions:
1) No conflicts were discovered concerning descriptions.
2) The within described tract of land does not lie within that Special Flood Hazard Zone "A" as said tract plots by scale on Community Flood Number 180159 0040 D of the Flood Insurance Rate Maps for Indianapolis, Indiana, (Map dated June 3, 1988).
Survey completed: November 3, 1998
Quoted: November 6, 1998
Revised: January 8, 1999



Richard A. O'Brien, Registered Land Surveyor, Indiana #880077
Exp. 06/01/04

NOT INCLUDED
Indianapolis Pizza Hut, Inc.
Instr. #78-015625

- NOTES:
- 1.) Location of existing underground utilities shown on this survey are based upon above ground evidence, (including, but not limited to, manholes, inlets, valves, & marks made upon the ground by others) And are speculative in nature, which there is no above ground evidence or for which no there may also be other existing underground utilities for of said existing underground utilities should be verified above ground evidence was observed. The exact locations by the contractor prior to any and all construction.
 - 2.) Subject Property Zoned C-4
 - a) Setbacks:
Front - 10' from R/W Line of Post Rd. & 38th St.
Side - none
Rear - none
 - b) Maximum height allowed - 65 feet
 - 3.) Areas Not Including Street R/W's, Subject Property Contains 0.992 AC.± (43,200 Sq. Ft.±)



ALTA Survey @ 8910 E. 38th Street
Marion County, Indiana
HAHN SURVEYING GROUP, INC.
ENGINEERS & SURVEYORS
2850 E. 98th Street • Indianapolis, IN 46240 • Phone: 846-4119
DWG. BY: CK. BY: R.O. DATE: 981041

SHEET
1
OF
1