

ALTA / ACSM LAND TITLE SURVEY

2615 E. Tipton Street Seymour, IN

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2615 E. Tipton St.
Seymour, IN

PROJECT LOCATED IN:
SECTION 15 - TOWNSHIP 06 NORTH - RANGE 06 EAST
JACKSON COUNTY

ALTA/ACSM
LAND TITLE SURVEY

PREPARED FOR:

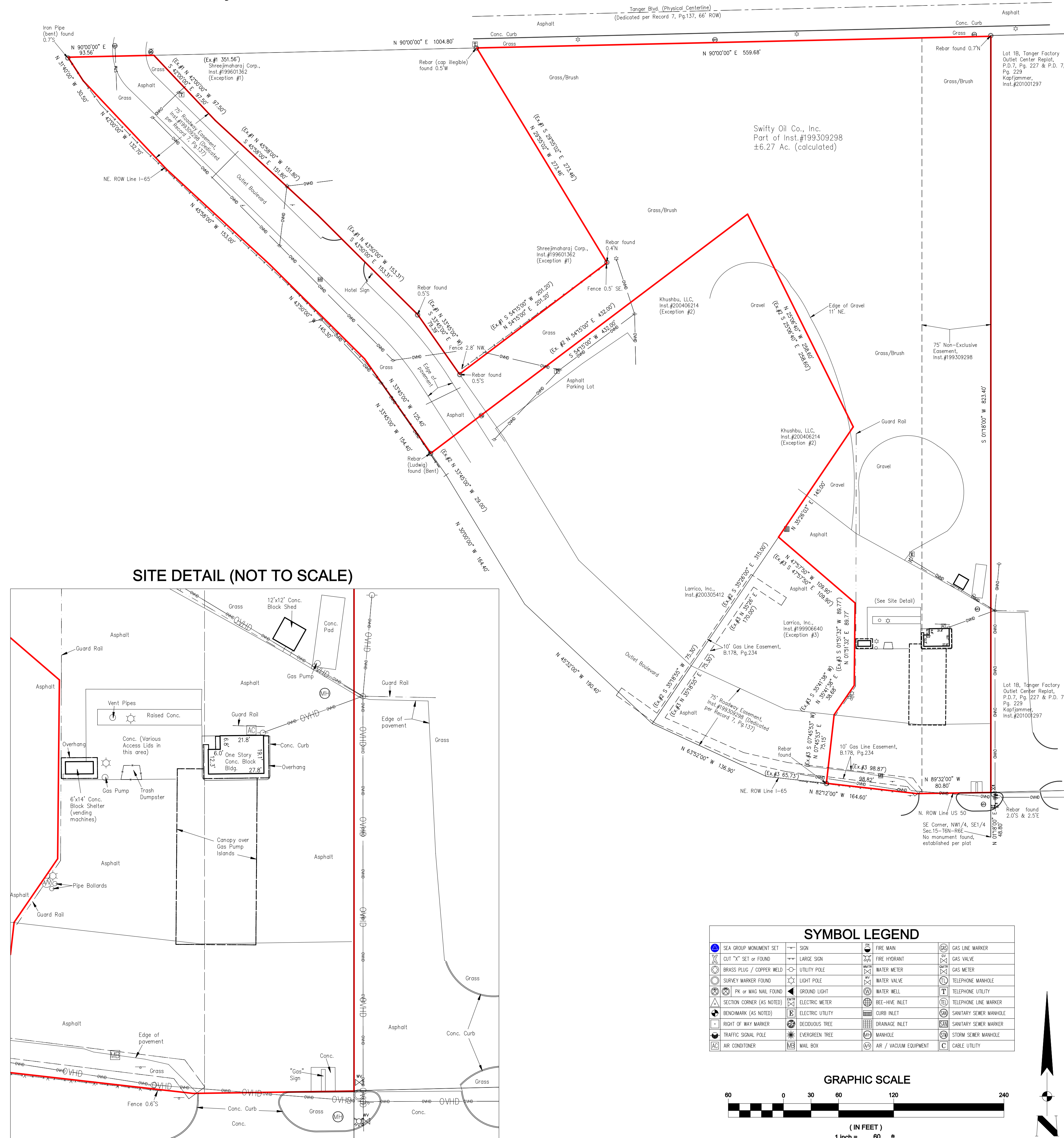
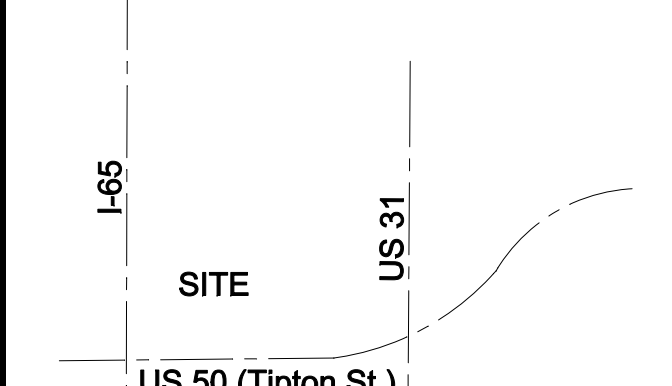
Faegre Baker Daniels LLP
300 N. Meridian Street, Suite 2700
Indianapolis, IN 46204

REV. #	DATE	REV. DESCR.
1	5/28/14	Ex. Bearings added
2	6/24/14	Add. cert. name

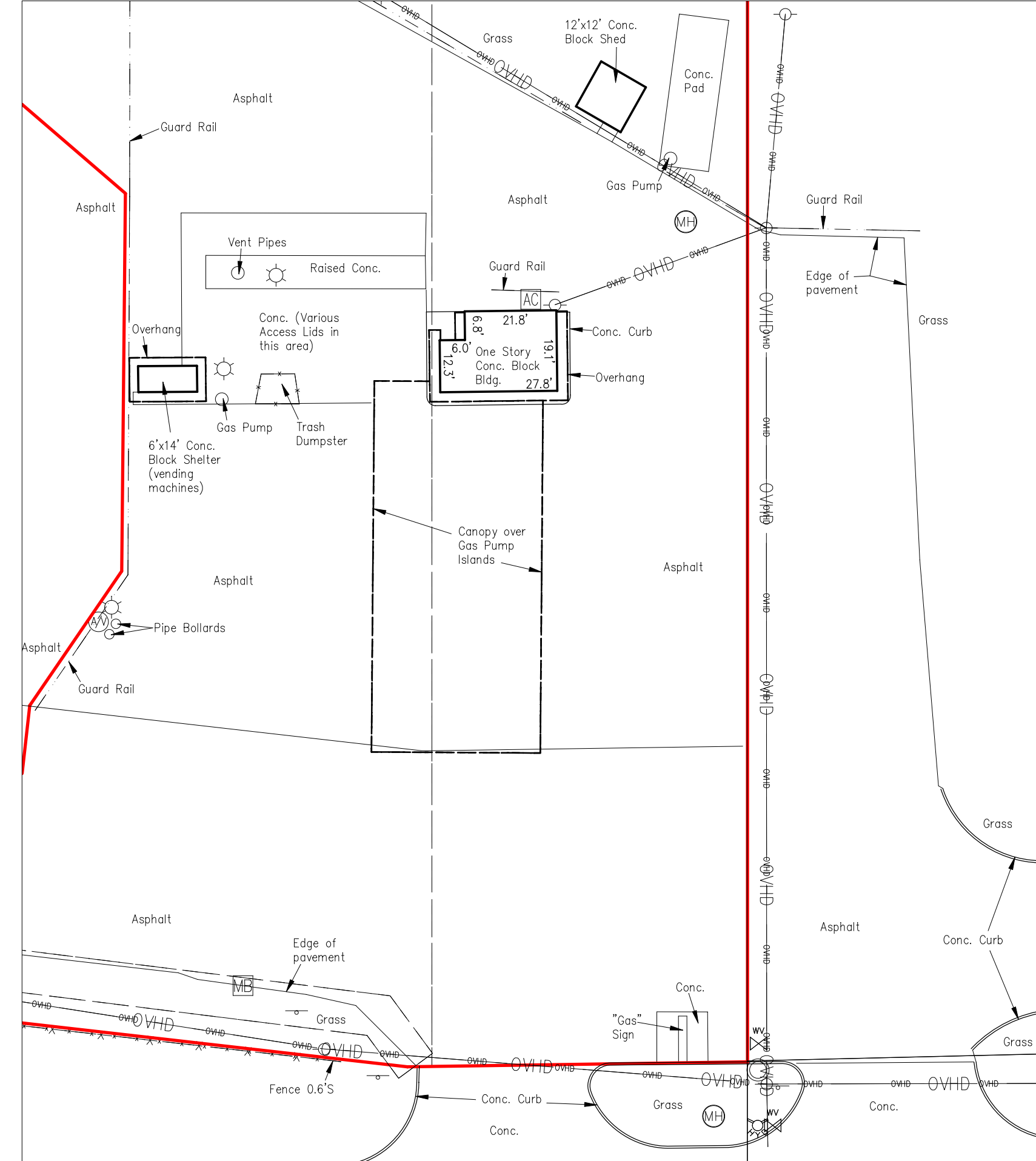
DRAWING LEGEND

---	EXISTING METAL-TYPE FENCE
---	EXISTING WOOD-TYPE FENCE
---	GAS - UNDERGROUND GAS LINES
---	CATV - UNDERGROUND CABLE TELEVISION LINES
---	WTR - UNDERGROUND WATER LINES
---	SWR - UNDERGROUND STORM SEWER
---	FEET - UNDERGROUND FEET-ITPC
---	TEL - UNDERGROUND TELEPHONE
---	USE - UNDERGROUND ELECTRIC
---	ONE - OVERHEAD ELECTRIC
---	OTT - OVERHEAD TELEPHONE
---	ORB - OVERHEAD UTILITY
---	TRAF - OVERHEAD TRAFFIC LINES
---	RR - UNDERGROUND PARALLEL LINES
---	SECTION LINE (AS NOTED)
---	ROAD - RIGHT OF WAY (AS NOTED)
---	CENTERLINE AS NOTED
---	BUILDING SETBACK LINE
---	EASEMENT (AS NOTED)
---	REAL ESTATE SURVEY LINE (AS NOTED)
---	EXISTING CONC. CURB (AS NOTED)
---	TOP OF BANK
---	TOP OF CURB
---	EXISTING CURBLINE
---	CONTOUR - MAJOR INTERVAL
---	CONTOUR - MAJOR INTERVAL
---	MEASURED BEARING AND DIMENSION
---	PLATTED BEARING AND DIMENSION
---	DESIGN BEARING AND DIMENSION
---	CALCULATED BEARING AND DIMENSION

VICINITY MAP - NOT TO SCALE

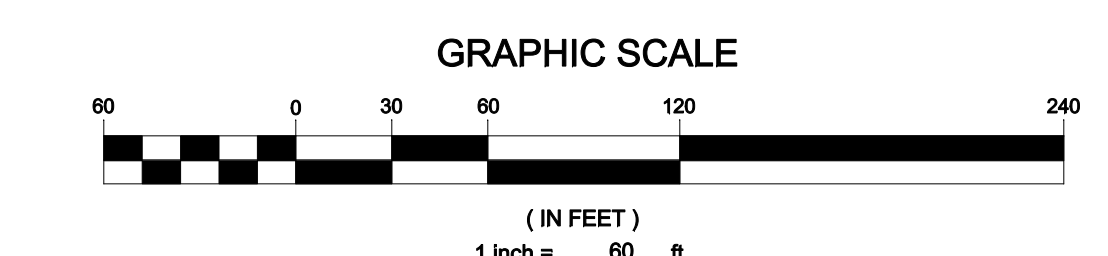


SITE DETAIL (NOT TO SCALE)



SYMBOL LEGEND

SEA GROUP MONUMENT SET	SIGN	FIRE MAN	GAS LINE MARKER
CUT "X" SET OR FOUND	LARGE SIGN	FIRE HYDRANT	GAS VALVE
BRASS PLUG / COPPER WELD	UTILITY POLE	WATER METER	GAS METER
SURVEY MARKER FOUND	LIGHT POLE	WATER VALVE	TELEPHONE MANHOLE
PK OR MAG NAIL FOUND	GROUND LIGHT	WATER WELL	TELEPHONE UTILITY
SECTION CORNER (AS NOTED)	ELECTRIC METER	BEE-HIVE INLET	TELEPHONE LINE MARKER
BENCHMARK (AS NOTED)	ELECTRIC UTILITY	CURB INLET	SANITARY SEWER MARKER
RIGHT OF WAY MARKER	DECIDUOUS TREE	DRAINAGE INLET	SANITARY SEWER MARKER
TRAFFIC SIGNAL POLE	EVERGREEN TREE	MANHOLE	STORM SEWER MARKER
AIR CONDITIONER	MAIL BOX	AIR / VACUUM EQUIPMENT	CABLE UTILITY



CERTIFICATE OF LAND SURVEY
This Land Survey, prepared by SEA Group Land Surveyors, is hereby certified to the following:

To Mac's Convenience Stores LLC, First American Title Insurance Company, Saffly Oil Co., Inc.: This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1-4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 13, and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: May 21, 2014

J. M. J. F.

James M. Fackles
Registered Land Surveyor of the State of Indiana
Registration Number LS20060029



Land Description
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 6 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 01 DEGREES 18 MINUTES EAST 48.80 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 32 MINUTES WEST 80.80 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 50 TO AN IRON PIPE; THENCE ALONG OR NEAR THE NORTHEAST LIMITED ACCESS RIGHT-OF-WAY LINE OF I-65 THE FOLLOWING LINE CALLS, NORTH 82 DEGREES 12 MINUTES WEST 146.5 FEET; NORTH 63 DEGREES 52 MINUTES WEST 150.9 FEET; NORTH 45 DEGREES 32 MINUTES WEST 198.4 FEET; NORTH 30 DEGREES 50 MINUTES WEST 164.4 FEET; NORTH 33 DEGREES 45 MINUTES WEST 154.4 FEET; NORTH 43 DEGREES 50 MINUTES WEST 145.3 FEET; NORTH 45 DEGREES 58 MINUTES WEST 153.0 FEET; NORTH 42 DEGREES 00 MINUTES WEST 132.7 FEET; NORTH 31 DEGREES 40 MINUTES WEST 30.5 FEET TO AN IRON PIPE MARKING THE NORTHEAST CORNER OF TRACT HEREIN DESCRIBED; THENCE NORTH 90 DEGREES 00 MINUTES EAST 1,004.8 FEET TO AN IRON PIPE IN AN EXISTING FENCE LINE; THENCE SOUTH 01 DEGREES 18 MINUTES WEST 823.4 FEET TO THE POINT OF BEGINNING, CONTAINING 12.07 ACRES.

EXCEPT THE FOLLOWING DESCRIBED LAND (Exception #1, Inst.#199601362):
COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE EAST (AN ASSUMED BEARING) 872.68 FEET TO A FOUND IRON PIN ON THE SOUTH RIGHT-OF-WAY OF TANGER BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY WEST 559.72 FEET TO A SET IRON PIN AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 29 DEGREES 55 MINUTES EAST 273.46 FEET TO A SET IRON PIN; THENCE SOUTH 54 DEGREES 15 MINUTES 00 SECONDS WEST 207.20 FEET TO A SET IRON PIN ON THE NORTHEASTLY LIMITS OF A 75 FOOT ACCESS UTILITY EASEMENT; SAID EASEMENT ALSO SHOWN AS OUTLET BOULEVARD ON THE TANGER FACTORY OUTLET PLAT AS RECORDED IN PLAT RECORD 7, PAGE 111 IN THE OFFICE OF THE RECORDER OF JACKSON COUNTY; THENCE ALONG THE NORTHEASTLY LIMITS OF SAID OUTLET BOULEVARD THE FOLLOWING COURSES: NORTH 33 DEGREES 45 MINUTES 00 SECONDS WEST 79.39 FEET TO A SET IRON PIN; THENCE NORTH 43 DEGREES 50 MINUTES 00 SECONDS WEST 153.31 FEET TO A SET IRON PIN; THENCE NORTH 45 DEGREES 58 MINUTES 00 SECONDS WEST 151.80 FEET TO A SET IRON PIN; THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS WEST 175.00 FEET TO A SET IRON PIN ON THE SOUTH RIGHT-OF-WAY OF SAID TANGER BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, EAST 351.56 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS.

ALSO EXCEPTING THE FOLLOWING DESCRIBED LAND (Exception #2, Inst.#20040214):
COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 01 DEGREES 18 MINUTES 00 SECONDS EAST (AN ASSUMED BEARING), 48.80 FEET TO THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 50; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 89 DEGREES 32 MINUTES 00 SECONDS WEST 80.80 FEET; THENCE ALONG OR NEAR THE NORTHEAST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 65, THE FOLLOWING COURSES: NORTH 01 DEGREES 12 MINUTES 00 SECONDS WEST 164.00 FEET; THENCE NORTH 63 DEGREES 52 MINUTES 00 SECONDS WEST 150.90 FEET; THENCE NORTH 45 DEGREES 32 MINUTES 00 SECONDS WEST 198.40 FEET; THENCE NORTH 30 DEGREES 50 MINUTES 00 SECONDS WEST 164.40 FEET; THENCE NORTH 33 DEGREES 45 MINUTES 00 SECONDS WEST 154.40 FEET; THENCE NORTH 43 DEGREES 50 MINUTES 00 SECONDS WEST 145.30 FEET; THENCE NORTH 45 DEGREES 58 MINUTES 00 SECONDS WEST 153.00 FEET; THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS WEST 132.70 FEET; THENCE NORTH 31 DEGREES 40 MINUTES 00 SECONDS WEST 30.50 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.999 ACRES, MORE OR LESS.

ALSO EXCEPTING THE FOLLOWING DESCRIBED LAND (Exception #3, Inst.#19990640):
COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 01 DEGREES 18 MINUTES EAST (AN ASSUMED BEARING), 48.80 FEET; THENCE NORTH 89 DEGREES 32 MINUTES WEST 80.80 FEET; THENCE NORTH 82 DEGREES 12 MINUTES WEST 146.50 FEET; THENCE NORTH 63 DEGREES 52 MINUTES WEST 150.90 FEET; THENCE NORTH 45 DEGREES 32 MINUTES WEST 198.40 FEET; THENCE NORTH 30 DEGREES 50 MINUTES WEST 164.40 FEET; THENCE NORTH 33 DEGREES 45 MINUTES WEST 154.40 FEET; THENCE NORTH 43 DEGREES 50 MINUTES WEST 145.30 FEET; THENCE NORTH 45 DEGREES 58 MINUTES WEST 153.00 FEET; THENCE NORTH 42 DEGREES 00 MINUTES WEST 132.70 FEET; THENCE NORTH 31 DEGREES 40 MINUTES WEST 30.50 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.805 ACRES.

Land Surveyor's Report
In direct accordance with the laws governing the State of Indiana, 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 survey premises shown herein 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 Retraresment Survey on the real estate that has been described herein, 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 unannounced 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 herein, 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 Surveyors within the State of Indiana are not qualified to perform the extensive searches needed to acquire all of these 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 herein 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 herein. 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 herein 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 on, 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 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 the East line of the subject real estate, bearing North 01 degrees 18 minutes 00 seconds East, per deed.

- It is the Land Surveyor's professional opinion that the cause and the amount of uncertainty in these lines and corners is due to the following:
- Availability and condition of reference monuments
 - Several monuments were found and worked well with the adjoining plat of Tanger Factory Outlet Center Plat (Plat P. 7, pg. 227 & pg. 229) and were used to establish the said Southwest Quarter Quarter Corner. This establishment worked well with various monuments found around the subject real estate (as shown herein).
 - Additional monuments were found at or near the established corners for the subject real estate and its adjoining areas and have been annotated herein.
 - The amount of uncertainty created by the controlling monuments and any other monuments shown herein is equal to 0.4'.
 - Occupation or possession lines
 - A chain link fence along a northwesterly line of the subject real estate was found to be as much as 0.5' SE to 2.8' NW (as shown herein).
 - A gravel parking lot along a northeasterly line of the subject real estate was found to be as much as 11' NE (as shown herein).
 - Clarity or ambiguity of the record description used and of adjoining descriptions and the relationships of the lines of the subject tract with adjoining's lines
 - No gaps or overlaps in file or deed lines were discovered during this survey.
 - The relative positional accuracy of the measurements
 - This survey meets or exceeds the requirements set forth by the State of Indiana.
 - No observable evidence of the site used as a solid waste dump, sump or sanitary landfill.
 - No observable evidence of the site used as a cemetery, graveyard, or burial ground.

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 an 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 Utility 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 areas(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 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.

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 herein was mathematically calculated and scaled on the FIRM Maps of Jackson County, Indiana, Map Number 1800990006B, dated November 2, 1983, and was found to be located in Flood Zone X and NOT within a Special Flood Hazard Zone.

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 NCS-668955-ND/IND is dated effective 04/10/2014. Some certain survey-related "exceptions" exist that were disclosed in Schedule B of said title commitment, and have been depicted on the survey, each being identified by their recording data. Should any additional items need to be depicted on the survey, please notify us and provide the appropriate documents.

- Survey related "exceptions" with regard to the Subject Real Estate:
- Right-of-Way Grant, Record 1, Pg. 80 - Does not affect the subject real estate (for US 31 to the East).
 - Agreement on Easements, M.R. 1, Pg. 391, Inst.#54946 - Could not be graphically depicted.
 - Gas Line Easement, Book 178, Pg. 234 - Shown herein.

Current ownership for the Subject and Adjoining real estates are shown per County Assessor records, and the documents listed herein can be obtained from the County Recorder's Office.
Any changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
No observable evidence of any earth moving work, building construction or building additions within recent months.
No observable evidence of any recent street or sidewalk construction or repairs.
No observable evidence of the site used as a solid waste dump, sump or sanitary landfill.
No observable evidence of the site used as a cemetery, graveyard, or burial ground.

Approved By: JMF
Drawn By: JMF
Date of Last Field Work: 5/20/14
Date Plotted: 5/21/14

Reference #: ..

Project Number:

C14-9289
Sheet Number: