SCHEDULE	В —	TITLE	ITEMS	

BEING THE SAME PROPERTY SURVEYED AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1198417-CO, DATED OCTOBER 29, 2023 AT 7:30 AM.

SCHEDULE B ITEMS NOT LISTED BELOW ARE NOT CONSIDERED TO BE SURVEY RELATED MATTERS

(3) EASEMENT GRANTED TO THE CITY OF FORT WAYNE FOR MAINTENANCE AND REPAIR OF A ROADWAY AS CREATED BY GRANT RECORDED JANUARY 23, 2020 AS INSTRUMENT 2020005037. (TRACT I) EASEMENT LIES ON SUBJECT PROPERTY - AS SHOWN

(4) RIGHTS FOR CONSTRUCTION OF A TILE DRAINAGE DITCH AS RESERVED AND SET FORTH IN A CERTAIN DEED RECORDED OCTOBER 30, 1946 IN DEED RECORD 392, PAGE 251. (TRACT II) EASEMENT LIES ON SUBJECT PROPERTY - AS SHOWN

(5) EASEMENT AGREEMENT BY AND BETWEEN EDWARD J. STEELE ET UX, AND DON T. WEAVER ET UX, FOR PURPOSES OF CONSTRUCTING AND REPAIRING AN UNDERGROUND TILE DRAIN, RECORDED JULY 22, 1957 IN DEED RECORD 529, PAGES 118-119. 2. This property is designated by Allen County, as Tax Map Parcels 02-07-21-126-001.000-073, (TRACT II) EASEMENT LIES ON SUBJECT PROPERTY - CENTERLINE IS AS SHOWN - DOCUMENT CONFLICTS WITH ITSELF ON EASEMENT WIDTH

6 EASEMENT FOR TRANSMITTING ELECTRIC OR OTHER ENERGY. NECESSARY APPURTENANCES AND INCIDENTAL PURPOSES IN FAVOR OF INDIANA & MICHIGAN ELECTRIC COMPANY RECORDED FEBRUARY 14, 1967 IN DEED RECORD 684, PAGES 198–199. (TRACT I) EASEMENT LIES ON SUBJECT PROPERTY - AS SHOWN

- (7) EASEMENT FOR TRANSMITTING ELECTRIC OR OTHER ENERGY, INCLUDING TELEGRAPH/TELEPHONE WIRES, NECESSARY APPURTENANCES AND INCIDENTAL PURPOSES IN FAVOR OF INDIANA & MICHIGAN ELECTRIC COMPANY AND GENERAL TELEPHONE COMPANY OF INDIANA, INC., RECORDED DECEMBER 20, 1968 IN DEED RECORD 718, PAGES 324- (TRACT I) EASEMENT LIES ON SUBJECT PROPERTY - AS SHOWN
- 8 EASEMENT FOR TRANSMISSION, DISTRIBUTION AND DELIVERY OF ELECTRICAL ENERGY, NECESSARY APPURTENANCES AND INCIDENTAL PURPOSES IN FAVOR OF INDIANA & MICHIGAN ELECTRIC COMPANY AND GENERAL TELEPHONE COMPANY OF INDIANA, INC., RECORDED DECEMBER 26, 1972 AS DOCUMENT NUMBER 72-28627. (TRACT II) EASEMENT LIES ON SUBJECT PROPERTY - AS SHOWN
- (9) EASEMENT FOR TRANSMISSION, DISTRIBUTION AND DELIVERY OF ELECTRICAL ENERGY, NECESSARY APPURTENANCES AND INCIDENTAL PURPOSES IN FAVOR OF INDIANA & MICHIGAN ELECTRIC COMPANY, GENERAL TELEPHONE COMPANY OF INDIANA, INC., NORTHERN INDIANA PUBLIC SERVICE, CITY OF FORT WAYNE AND CITIZEN CABLE OF FORT WAYNE, INC., RECORDED AUGUST 7, 1979 AS DOCUMENT NUMBER 79-23901. (TRACT | & TRACT ||) EASEMENT LIES ON SUBJECT PROPERTY - AS SHOWN
- (10) EASEMENT FOR TRANSMISSION, DISTRIBUTION AND DELIVERY OF ELECTRICAL ENERGY AND FOR COMMUNICATION, NECESSARY APPURTENANCES AND INCIDENTAL PURPOSES IN FAVOR OF INDIANA & MICHIGAN ELECTRIC COMPANY, RECORDED DECEMBER 21, 1989 AS DOCUMENT NUMBER 89-050525. (TRACT II) EASEMENT LIES ON SUBJECT PROPERTY - AS SHOWN
- (11) HIGHWAY EASEMENT GRANT FOR CONSTRUCTION AND MAINTENANCE OF A SANITARY SEWER IN FAVOR OF THE STATE OF INDIANA, RECORDED AUGUST 7, 1979 AS DOCUMENT NUMBER 79-23905. (TRACT I) EASEMENT LIES ON SUBJECT PROPERTY - AS SHOWN
- (12) GRANT OF EASEMENT IN FAVOR OF THE CITY OF FORT WAYNE FOR SEWER LINE, NECESSARY APPURTENANCES AND INCIDENTAL PURPOSES, AS SET FORTH THEREIN, RECORDED AUGUST 22, 1973 AS DOCUMENT NUMBER 73- 20911. (TRACT II) EASEMENT LIES 15. There was no visible evidence of oil drilling, gas drilling, or any other mineral excavation on the subject property at the **ON SUBJECT PROPERTY - AS SHOWN**
- (13) PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO, FROM AND ACROSS THE LIMITED ACCESS FACILITY KNOWN AS PROJECT I-69 TO AND FROM THE LAND AS SET OUT IN DEED TO THE STATE OF INDIANA RECORDED DECEMBER 20, 1966 IN DEED RECORD 682, PAGES 257-266. (TRACTS | AND II) DOCUMENT REFERENCES SUBJECT PROPERTY AREA. BLANKET IN NATURE ALONG I-69 RIGHT-OF-WAY
- (14) RIGHT OF WAY GRANT IN FAVOR OF THE STATE OF INDIANA RECORDED NOVEMBER 6, 1959 IN DEED RECORD 562, PAGES 10-11. (TRACTS | AND ||) DOCUMENT REFERENCES SUBJECT PROPERTY AREA. BLANKET IN NATURE.
- 15 GRANT TO THE BOARD OF COMMISSIONERS OF ALLEN COUNTY FOR ADDITIONAL RIGHT-OF-WAY AS SET FORTH IN PETITION, THE TRANSCRIPT OF WHICH IS RECORDED AUGUST 8, 1967 IN MISCELLANEOUS RECORD 309, PAGE 51. (TRACT I & TRACT II) **EASEMENT LIES ON SUBJECT PROPERTY - AS SHOWN**

(16) SEWER AGREEMENT WITH THE CITY OF FORT WAYNE, INDIANA, RECORDED MARCH 1, 1968 IN MISCELLANEOUS RECORD 317, PAGES FEET; THENCE SO1'26'33'E, PERPENDICULAR TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, 48-53. (TRACTS | AND ||) DOCUMENT REFERENCES SUBJECT PROPERTY AREA. BLANKET IN NATURE

(17) EASEMENTS, IF ANY, RETAINED IN THAT PART FALLING IN VACATED HATFIELD ROAD IN GENERAL ORDINANCE G-13-79. (TRACTS I AND II) EASEMENT LIES ON SUBJECT PROPERTY - AS SHOWN

(21) 75 FOOT RIGHT OF ENTRY; SETBACK AND USE RESTRICTIONS; POSSIBLE ASSESSMENTS FOR MAINTENANCE AND/OR RECONSTRUCTION. AND ALL RIGHTS OF OTHERS ENTITLED TO THE CONTINUED UNINTERRUPTED FLOW OF WATER THROUGH THE BERCOT DRAIN, NATURAL DRAIN, NATURAL DRAIN #2, NATURAL DRAIN #7, A LEGAL DRAIN ESTABLISHED IN ACCORDANCE WITH I.C. 36-9-27-33. DRAINS LIE ON SUBJECT PROPERTY - APPROXIMATE LOCATIONS AS SHOWN

ZONING INFORMATION TABLE	
Zoned: MHP" Manufactured Home Park District located in the "AOD" Airport Overlay District (Smith Field Airport Overlay Areas 3 & 4)	
Permitted Use : Manufactured Home, Manufactured home, Type II & III; and those additional uses in Chapter 157.211 (B) of the Fort Wayne, IN Zoning Ordinance.	
Observed Use: Mobile Home Community	
Zoning Regulations can and do change, the local jurisdiction is the authoritative source and can be reached at: Allen County/City of Fort Wayne, Department of Planning Services, Laura Oberholtzer, Associate Planner Phone: (260) 449-7607	
Bulk Restrictions:	
1. Minimum building setback:	
Front: Standard Lot: 5 feet, Through Lot: 5 feet (at both ends of the lot)	
Side: Standard Lot: 5 Feet	
Rear: Standard Lot: 5 feet	
Mobile Home Perimeter: 50'	
2. Minimum lot size: No requirement	
3. Minimum depth: No requirement	
4. Minimum frontage: No requirement	
5. Density: 1 primary residential building/lot	
 6. Open Space: No requirement 7. Building Footprint: Single family dwelling: 700 sq. feet Accessory structures: total sq. footage shall be less 	
than the primary building	
8. MHP Building Separation: 5 feet separation from any other primary building	
9. Building Height: Primary building: 40 feet, Accessory building: 25 feet	
10. Buffers, Fencing, Walls & Screening: MHP adjacent to residential districts: 25-foot width trees planted 1 tree / 30 feet and additional screening of 6-foot-high solid fence.	
MHP adjacent to non-residential districts: 25-foot width trees planted 1 tree / 30 feet and additional 50% large shrub buffer in groups of at least five.	
Parking Information:	
Required Parking:	
Dependent on use;	Z
Single-Family:	
1 space/dwelling unit	E P
Total regular striped spaces provided: 25	Z
Total handicap striped spaces provided: 0	
Total combined striped spaces provided: 25	
Source of Zoning Information:	EX EX
The Edge Group LLC - Project No. 20230214-01	

DTENTIAL ENCROACHMENTS DNCRETE EXTENDS FROM 7.9' TO 9.1' EAST OF THE ROPERTY LINE ER AERIAL DEPICTION ONLY, 5 MOBILE HOMES PPEAR TO EXTEND FROM $29'\pm$ TO $37'\pm$ EAST INTO IE ELECTRICAL EASEMENT PER DEED RECORD 684, AGES 198-199 ER AERIAL DEPICTION, UP TO 41 MOBILE HOMES

(TEND WEST INTO THE BUILDING SETBACK PER ONING (AS SHOWN ON SHEET 4)

ER AERIAL DEPICTION, UP TO 10 MOBILE HOMES (TEND EAST INTO THE BUILDING SETBACK PER ONING (AS SHOWN ON SHEET 4)

ER AERIAL DEPICTION, UP TO 14 MOBILE HOMES (TEND NORTH INTO THE BUILDING SETBACK PER ONING (AS SHOWN ON SHEET 4)

ER AERIAL DEPICTION, UP TO 13 MOBILE HOMES (TEND NORTH INTO THE BUILDING SETBACK PER ONING (AS SHOWN ON SHEET 4)

ER AERIAL DEPICTION, UP TO 13 MOBILE HOMES (TEND SOUTH INTO THE BUILDING SETBACK PER DNING (AS SHOWN ON SHEET 4)

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By graphic plotting only, this property is in Zones X, X(SHADED), AE, and AE(FLOODWAY) of the Flood Insurance Rate Map, Community No. 18003C0170G AND 18003C0165G, both of which bear an effective date of AUGUST 3, 2009 and IS PARTIALLY in a Special Flood Hazard Area as provided on FEMA's website [http://msc.fema.gov]. As indicated by a firmatte, it our understanding that this community DOES currently participate in the program. No field surveying was performed to determine this zone

1. The bearing base for this survey originated from the North line of the Northeast Quarter of Section 21, shown hereon as N88°33'27"E

14. At the time of survey, there were 736 total number of mobile home sites; 665 being occupied by a mobile home.

time of the survey.

A TRACT OF LAND LOCATED IN SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE S88'29'46"W, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, 289.78 FEET TO THE POINT OF BEGINNING FOR THE LAND HEREIN INTENDED TO BE DESCRIBED; THENCE S01°15'21"E, 582.45 FEET; THENCE S89°54'01"E, 290.94 FEET TO THE CENTERLINE OF HATFIELD ROAD; THENCE NO1'21'40"W, ALONG THE SAID CENTERLINE OF HATFIELD ROAD, 383.86 FEET; THENCE N88'33'27'E, PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, 173.86 65.44 FEET; THENCE N89'01'14'E, 217.09 FEET; THENCE S01'26'33"E, PERPENDICULAR TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, 124.73 FEET; THENCE N88'33'27"E, PARALLEL TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, 771.85 FEET; THENCE S01'26'33"E, PERPENDICULAR TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, 80.00 FEET; THENCE N88'33'27"E, PARALLEL TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, 225.72 FEET; THENCE NO1°26'33"W, PERPENDICULAR TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, 478.65 FEET TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21: THENCE N88'33'27'E. ALONG THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, 1102.99 FEET TO THE WEST RIGHT OF WAY OF THE PENNSYLVANIA RAILROAD; THENCE S01"17'25"E, ALONG SAID RAILROAD RIGHT OF WAY, 1032.25 FEET TO THE NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69; THENCE SOUTHWESTERLY, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, BEING THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3886.68 FEET, AN ARC LENGTH OF 820.98 FEET, CHORD OF THE LAST NAMED CURVE BEARS S78'58'58"W, 819.46 FEET; THENCE S61'15'17"W, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, 105.65 FEET; THENCE SOUTHWESTERLY, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, BEING THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3866.68 FEET, AN ARC LENGTH OF 465.65 FEET, CHORD OF THE LAST NAMED CURVE BEARS S67'56'56"W, 465.37 FEET; THENCE S52'22'11"W, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, 157.49 FEET; THENCE SOUTHWESTERLY, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, BEING THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3836.68 FEET, AN ARC LENGTH OF 1238.29 FEET, CHORD OF THE LAST NAMED CURVE BEARS S52*57'09"W, 1232.92 FEET; THENCE S49*20'56"W, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, 201.36 FEET; THENCE S39'44'32"W, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, 177.06 FEET; THENCE SOUTHWESTERLY, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, BEING THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 716.30 FEET, AN ARC LENGTH OF 369.23 FEET, CHORD OF THE LAST NAMED CURVE BEARS S54'30'34"W, 365.16 FEET; THENCE S69'16'36"W, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, 507.41 FEET; THENCE NORTHWESTERLY, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, BEING THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 716.30 FEET, AN ARC LENGTH OF 736.31 FEET, CHORD OF THE LAST NAMED CURVE BEARS N8116'30"W, 704.32 FEET; THENCE N41'25'46"W, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, 74.35 FEET TO THE SOUTH LINE OF HIGHVIEW PARK ADDITION, AS RECORDED IN PLAT BOOK 16, PAGE 9, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE N88'35'11"E, ALONG THE SAID SOUTH LINE OF HIGHVIEW PARK ADDITION, 473.83 FEET TO THE SOUTHEAST CORNER OF LOT 7 IN SAID HIGHVIEW PARK ADDITION; THENCE NO1'23'07"W, ALONG THE EAST LINE OF SAID HIGHVIEW PARK ADDITION, 2641.69 FEET TO THE SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21; THENCE N88'29'46"E, ALONG THE SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, 1007.49 FEET TO THE POINT OF BEGINNING, SUBJECT, HOWEVER, TO THE RIGHT OF WAY OF W. WASHINGTON CENTER ROAD ON THE NORTH SIDE THEREOF AND TO THE RIGHT OF WAY OF HATFIELD ROAD CENTERED ON THE WEST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 21, AS SHOWN ON SURVEY.

BEING THE SAME PROPERTY SURVEYED AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1198417-CO, DATED OCTOBER 29, 2023 AT 7:30 AM.

FLOOD ZONE NOTE

SURVEY NOTES

- 02-07-21-200-006.000-073, and 02-07-21-326-001.000-073.
- 3. This property has on area of 6,401,545 square feet or 146.96 acres of land.
- 4. There was no observable evidence of cemeteries found during the time Fieldwork was performed. 5. Interior roadways appear to be private, variable in width, with surface type and named as shown.
- 6. The property has direct access at West Washington Center Road, and Hatfield Road, both of which are public rights of
- 7. This survey is to be relied upon only by the parties located in the certification of this survey.
- 8. This survey is not intended for construction or design purposes.
- 9. In response to Table A, Item 10, the surveyor was not provided any documentation, was not made aware and did not observe any evidence of certain division or party walls with respect to adjoining properties.
- 10. In response to Table A, Item 11A, the location of the utilities shown hereon are from observed evidence of above ground appurtenances and per utility plans provided by client. Only utility maps provided are shown hereon. At this time, the
- surveyor has not been provided any maps. Before digging in this area call Indiana Digger at 811. 11. In response to Table A, Items 16 and 17, there was no observable evidence of earth moving work, building construction
- or additions, and no known proposed changes in right of way lines, recent street or sidewalk construction or repairs. 12. In response to Table A, Item 18, the following items, if any, are plotted on the survey to the extent referenced on the applicable title commitment, 1: all plottable areas denoted in the reciprocal easement agreements and, 2: the boundary limits only of all offsite appurtenant easements.
- 13. Parking is also provided adjacent to or in close proximity to each manufactured home site. Based on aerial inspection, there appears to be 1 parking space per each manufactured home site.
- 16. Per information from the on-site office, some lots have complete concrete pads and some have only runners. Which site
- is which is not known while homes are placed on lots.

SURVEYOR'S DESCRIPTION

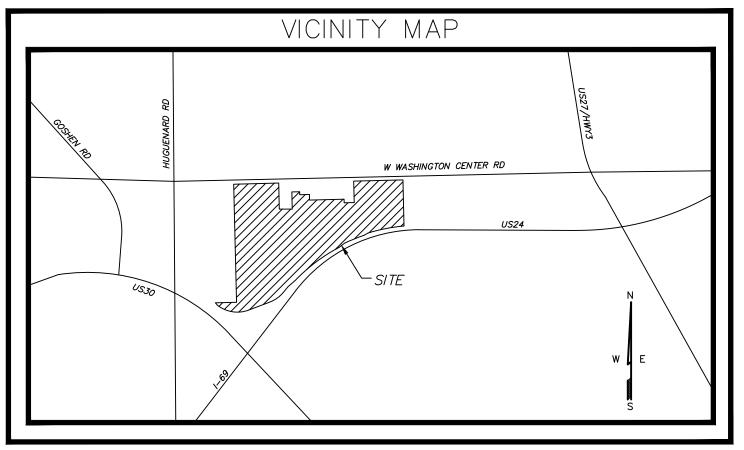
INDIANA SURVEYOR'S RE

SURVEY DATA UTILIZED FROM THE FOLLOWING SOURCES:

- TO ON OTHER SURVEYS) FROM THE PUBLIC COUNTY OFFICES, OR WERE KNOWN TO EXIST AND COULD BE LOCATED FOR COPYING PURPOSES. THE DOCUMENTS UTILIZED IN THIS SURVEY ARE OUTLINED BELOW. 1. PLATS OF SURVEY
- PREVIOUS ALTA LAND TITLE SURVEY OF THE DESCRIBED PARCEL, PREPARED BY MILLMAN NATIONAL
- LAND SERVICES, CERTIFIED BY KENNETH GREGORY GARRISON, L.S., DATED DECEMBER 14, 2017. IN COMPLIANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 12, SECTIONS 1 THROUGH 41 OF THE INDIANA ADMINISTRATIVE CODE (RULE "12"). THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTS: IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("THEORETICAL UNCERTAINTY"):
- 1. THE PURPOSE OF THIS PROJECT WAS TO PREPARE AN ALTA/NSPS LAND TITLE SURVEY OF THE DESCRIBED REAL ESTATE LOCATED AT 2737 WEST WASHINGTON CENTER ROAD FORT WAYNE. IN 46818 N THE CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA. THE SUBJECT PROPERTY LIES IN THE
- 2. THE THEORY OF LOCATION APPLIED IN ESTABLISHING OR RETRACING THE LINES AND CORNERS OF THE SURVEYED PARCEL: WHERE ORIGINAL MONUMENTS WERE FOUND IN GOOD CONDITION, THEIR POSITIONS WERE HELD. WHERE NO MONUMENTS WERE FOUND, THE RECORD BEARINGS AND DISTANCES WERE USED TO COMPUTE THEIR RECORD POSITIONS.
- 3. REFERENCED MONUMENTS FOR THE SURVEY WERE THE SECTION CORNERS. ALL CORNERS REFERENCED ON THE FINAL PLAT WERE FOUND IN GOOD CONDITION EXCEPT AS SHOWN HEREON. WHERE NO MONUMENTS WERE FOUND, REPLACEMENTS WERE SET AS SHOWN HEREON.
- 4. NO OTHER NON-REFERENCED SURVEY MONUMENTS WERE FOUND DURING THE COURSE OF THIS SURVEY. THE ACCURACY, DUE TO RANDOM ERRORS INHERENT TO EQUIPMENT AND PROCEDURES USED, OF THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED BY THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR AN URBAN SURVEY WITH A MINIMUM RELATIVE POSITIONAL ACCURACY OF 0.07 FEET AS DEFINED IN

THE ABOVE REFERENCED CODE. TITLE COMMITMENT INFORMATION

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WERE GAINED FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1198417-CO. DATED OCTOBER 29. 2023 AT 7:30 AM.. THE LAND DESCRIPTION CITED HEREON AS THE TITLE LEGAL DESCRIPTION IS THE SAME AS THAT DESCRIBED UNDER EXHIBIT A OF SAID TITLE COMMITMENT. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN SCHEDULE B. SECTION II OF THE HEREIN REFERENCED COMMITMENT. WHEN CLARIFICATION REGARDING SURVEY MATTERS IS NEEDED, THOSE STATEMENTS HAVE BEEN INCLUDED.
- WHERE SUSCEPTIBLE TO GRAPHIC DEPICTION, EASEMENTS REVEALED IN THE REFERENCED TITLE COMMITMENT THAT CROSS OR ADJOIN THE SURVEYED PREMISES HAVE BEEN SHOWN ON THE ACCOMPANYING PLAT OF SURVEY
- ITEMS NUMBERED 1-2 ARE NOT SURVEY RELATED AND ARE NOT ADDRESSED HEREIN ITEM NUMBER 3 AS SHOWN ON THE SURVEY.
- ITEM NUMBER 4 NOTHING TO PLOT.
- ITEMS NUMBERED 5-12 AS SHOWN ON THE SURVEY.
- ITEMS NUMBERED 13-14 NOTHING TO PLOT
- ITEM NUMBER 15 AS SHOWN ON THE SURVEY. ITEM NUMBER 16 - NOTHING TO PLOT
- ITEM NUMBER 17 AS SHOWN
- ITEMS NUMBERED 18-20 ARE NOT SURVEY RELATED AND ARE NOT ADDRESSED HEREIN item number 21-23 AS SHOWN ON THE SURVEY
- FIELD WORK COMPLETION DATE: NOVEMBER 20, 2023 PREPARED FOR: REALM LAND SERVICES, INC. TITLE HOLDER: RIDGEBROOK HILLS LLC



ALTA/NSPS LAND TITLE SURVEY

RIDGEBROOK VILLAGE AND VALLEY HILLS WEST

0003-21-0103 2737 WEST WASHINGTON CENTER ROAD

FORT WAYNE, IN 46818

Surveyor's Certification To: REALM LAND SERVICES, INC. AND FANNIE MAE, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, AND BELLWETHER ENTERPRISE MORTGAGE INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; RIDGEBROOK HILLS LLC, A DELAWARE LIMITED LIABILITY COMPANY; HAVENPARK COMMUNITIES LLC, A UTAH LIMITED LIABILITY COMPANY; 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and include items 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18, AND 19 of Table A thereof.

The field work was completed on NOVEMBER 20, 2023.

Last Revision Date:



PRELIMINARY Registered Surveyor: JAMES A. FAETANINI Registration Number: LS21400003 In the State of: INDIANA

Expiration: JULY 31, 2024

PORT	
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COPIES OF RELEVANT SURVEYS, PLAT AND OTHER DOCUMENTS WERE OBTAINED (IF THEY WERE REFERENCED

NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY INDIANA.

items numbered 24-25 ARE NOT SURVEY RELATED AND ARE NOT ADDRESSED HEREIN

For Questions & Comments & Updates on this survey please contact Info@RealmLandServices.com or call 571-208-2090 Survey Performed and Drafted By:

> XCEL CONSULTANTS, INC 120 10TH AVENUE EAST, SUITE 3 MILAN, IL 61264 (0) 309-787-9988 (F) 309-756-5540



Surveyor's File Name and/or No.: RIDGEBROOK MHF Surveyor's Reference Project No./Name.: 213660 CAD Operator: KJM



TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21 TOWNSHIP 31 NORTH RANGE 12 FAST ALLEN COUNTY INDIANA MORE PARTICULAR AST, SAID POINT BEING THE INTERSECTION OF THE CENTERLINES OF THE WASHINGTON CENTER AND HATFIELD ROADS; THENCE NORTH 88 DEGREES 38 EAST, SAID POINT BEING THE INTERSECTION OF THE CENTERLINES OF THE WASHINGTON CENTER AND HATFIELD ROADS; THENCE NORTH AB DEGREES 38 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 391.9 FEET TO A POINT; THENCE SOUTH 1 DEGREE 21 MINUTES 30 SECONDS EAST 396 FEET TO A POINT; THENCE NORTH 88 DEGREES 38 MINUTES 30 SECONDS EAST A DISTANCE OF 77.15 FEET TO A POINT; THENCE SOUTH 1 DEGREE 21 MINUTES 30 SECONDS EAST A DISTANCE OF 80 FEET TO A POINT; THENCE NORTH 88 DEGREES 38 MINUTES 30 SECONDS EAST A DISTANCE OF 225.72 FEET TO A POINT: THENCE NORTH 1 DEGREE 21 MINUTES 30 SECONDS WEST A DISTANCE OF 476.52 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 21; THENCE NORTH 88 DEGREES 38 MINUTES 30 SECONDS EAST ALONG SAID NORTH LINE OF NORTHEAST QUARTER OF SECTION 21 A DISTANCE OF 1085.04 FEET TO A POINT ON THE WEST RIGHT OF WAY OF THE PENNSYLVANIA RAILROAD; THENCE SOUTH 0 DEGREES 10 MINUTES WEST ALONG SAID RAILROAD RIGHT OF WAY 06 FILE TO A POINT ON THE NORTH RIGHT OF WAY OF THE PENNSYLVANIA RAILROAD; THENCE SOUTH 0 DEGREES 10 MINUTES WEST ALONG SAID RAILROAD RIGHT OF WAY 06 FILE TO A POINT ON THE NORTH RIGHT OF WAY 0F THE PENNSYLVANIA RAILROAD; THENCE SOUTH 0 DEGREES 10 MINUTES WEST ALONG SAID RAILROAD RIGHT OF WAY 0F INTERSTATE HIGHWAY DIIMPERED FOR THENCE ALONG SAID NORTH DIGHT OF WAY 0F INTERSTATE IGHWAY NUMBERED 69: THENCE ALONG SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBERED 69 TO ITS INTERSECTION WITH A LINE PARALLEL AND 990 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST; THENCE SOUTH 88 DEGREES 38 MINUTES 30 SECONDS WEST A DISTANCE OF 675.5 FEET TO A POINT ON THE WEST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 2 ALSO BEING THE CENTERLINE OF THE HATFIELD ROAD; THENCE NORTH O DEGREES 19 MINUTES EAST 1657.5 FEET TO THE PLACE OF BEGINNING AND CONTAINING 68.66 ACRES OF LAND, MORE OR LESS.

ART OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST, LYING NORTH OF INTERSTATE HIGHW PART OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST, LYING NORTH OF INTERSTATE HIGHWAY 69 PROJECT NO- 69-4(3) 109 1959; ALSO PART OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER AND PART OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER IN SAID SECTION 21 LYING NORTH OF SAID INTERSTATE HIGHWAY NO. 69; ALSO PART OF THE SOUTH 990 FEET OF THE NORTHAEAST QUARTER OF SAID SECTION 21 LYING NORTH OF SAID INTERSTATE HIGHWAY NO. 69; ALL SITUATED IN ALLEN COUNTY, INDIANA, AND IN TOTAL BY METES AND BOUNDS, DESCRIBED AS FOLLOWS, TO- WIT: COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE SOUTHERLY ALONG THE EAST LINE OF THE EAST ONE- HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21 AS DEFINED BY THE CENTERLINE OF A PUBLIC ROAD KNOWN AS THE HATFIELD ROAD, A DISTANCE OF 1661.3 FEET TO THE NORTH LINE OF THE SOUTH 990 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 21 THENCE EAST ALONG THE LINE AFORESAID BY A DEFLECTION LEFT OF 90 DEGREES 12 MINUTES, A DISTANCE OF 693.7 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 69 AS SITUATED 100 FEET RADIALLY DISTANT NORTHWESTWARD OF LINE P.R.NO.2; THENCE SOUTHWESTWARD ALONG SAID RIGHT-OF-WAY LINE ON A CIRCULAR CURVE TO THE LEFT, EXTRORSELY CONCENTRIC TO THE 1 DEGREE 32 MINUTES AND A DISTANCE OF 856.2 FEET OF WHICH THE SUBTENDED CHORD OF SAID CURVE HAS A DEFLECTION RIGHT OF 141 DEGREES 37 MINUTES AND A DISTANCE OF 856.2 FEET OF WHICH THE SUBTENDED CHORD OF SAID CURVE HAS A DEFLECTION RIGHT OF 141 DEGREES 37 MINUTES AND A DISTANCE OF 856.2 FEET OF AND ALONG SAID 1-69 RIGHT-OF-WAY LINE BY A DEFLECTION NERT OF DEGREES 40 MINUTES FROM THE CHORD AFORESAID, A DISTANCE OF 856.2 FEET OF WHICH THE SUBTENDED CHORD OF SAID CURVE HAS A DEFLECTION RIGHT OF 141 DEGREES 37 MINUTES AND A DISTANCE OF 856.2 FEET OF WHICH THE SUBTENDED CHORD OF SAID CURVE HAS A DEFLECTION RIGHT OF 141 DEGREES 37 MINUTES AND A DISTANCE OF 856.2 FEET OF WHICH THE SUBTENDED CHORD OF SAID CURVE HAS A DEFLECTION RIGHT OF 141 DEGREES 37 MINUTES AND A DISTA AD INTERSTATE HIGHWAY NO. 69 RIGHT OF WAY LINE BY A DEFLECTION LEFT OF 9 DEGREES 28 MINUTES, A DISTANCE OF 177.4 FEET TO A POINT OF URVE AT PLAN STATION 446+28.68 (P.R.NO. 2) AND STATION 0+00 (NWC), SAID POINT SITUATED 126 FEET RADIALLY DISTANT NORTH-WESTWARD OF P.R IO. 2 AND 60 FEET NORMALLY DISTANT NORTHWESTWARD OF LINE NWC; THENCE SOUTHWESTERLY ALONG SAID 1-69 RIGHT OF WAY LINE ON A CIRCULAR CURVE TO THE RIGHT INTRORSELY CONCENTRIC TO THE 8 DEGREE, 00 MINUTE NWC CURVE, A DISTANCE OF 338.25 FEET TO A POINT OF TANGENT AT PLA STATION 3+69.18 AS SITUATED 60 FEET NORMALLY DISTANT NORTHWESTWARD OF SAID LINE NWC OF WHICH THE SUBTENDED CHORD OF SAID CURVE HAS A DEFLECTION RIGHT OF 15 DEGREES 17 MINUTES FROM THE CHORD AFORESAID AND A DISTANCE OF 334.5 FEET; THENCE CONTINUING SOUTHWESTERLY ALOR DEFLECTION RIGHT OF 15 DEGREES 17 MINUTES FROM THE CHORD AFORESAID AND A DISTANCE OF 334.5 FEET; THENCE CONTINUING SOUTHWESTERLY ALON SAID, NWC RIGHT OF WAY CURVE LINE TANGENT, A DISTANCE OF 597.74 FEET TO A POINT OF CURVE AT PLAN STATION 9+66.92 AS SITUATED 60 FEET NORMALLY DISTANT NORTHWESTWARD OF LINE NWC; THENCE CONTINUING ALONG SAID NWC RIGHT-OF- WAY LINE ON A CIRCULAR CURVE TO THE RIGHT INTRORSELY CONCENTRIC TO THE 8 DEGREE 00 MINUTE NWC CURVE, A DISTANCE OF 557.2 FEET TO PLAN STATION 15+75 OF WHICH THE SUBTENDED CHORD TO SAID CURVE HAS A DEFLECTION RIGHT OF 24 DEGREES 19 MINUTES AND A DISTANCE OF 540.4 FEET; THENCE CONTINUING ALONG SAID NWC RIGHT-OF-WAY LINE, BY A DEFLECTION RIGHT OF 33 DEGREES 06 MINUTES FROM THE SUBTENDED CHORD PRODUCED, A DISTANCE OF 116.9 FEET TO PLAN STATION 17+03.23 AS SITUATED 68.2 FEET NORTHEAST OF LINE NWC; THENCE CONTINUING NORTHWESTERLY ALONG U.S. HIGHWAY NO. 30 RIGHT-OF-WAY LINE BY A DEFLECTION RIGHT OF 9 DEGREES 03 MINUTES, A DISTANCE OF 72.6 FEET TO THE SOUTH LINE OF HIGHVIEW PARK ADDITION AS RECORDED IN UND A DEFLECTION RIGHT OF 9 DEGREES 0.3 MINUTES, A DISTANCE OF 72.6 FEET TO THE SOUTH LINE OF HIGHVIEW PARK ADDITION AS RECORDED IN UNA PROOF 16 PACE 0.10 THE OFEDED CHORDER OF ADC THE LINE OF CONCIDENT WITH THE PLAT BOOK 16, PAGE 9, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE EASTERLY ALONG THE LINE AFORESAID AND COINCIDENT WITH THE SOUTH LINE OF LOT 7 IN SAID ADDITION BY A DEFLECTION RIGHT OF 132 DEGREES 06 MINUTES, A DISTANCE OF 463.3 FEET TO THE SOUTHEAST CORNEL OF LOT 7 IN SAID ADDITION; THENCE NORTHERLY ALONG THE EAST LINE OF SAID HIGHVIEW PARK ADDITION, A DISTANCE OF 2641.2 FEET TO THE NORTH LINE OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE EASTERLY ALONG THE LINE AFORESAID AS DEFINED BY THE CENTERLINE OF A PUBLIC ROAD KNOWN AS THE WASHINGTON CENTER ROAD, A DISTANCE OF 1296.9 FEET TO THE PLACE OF BEGINNING; CONTAINING 84.4 ACRES OF LANI

XCEPTING THEREFROM: PART OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN OUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: REGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST OLIARTER OF SAID SECTION 21. THENCE NORTH 90 DECREES OD MINUTES OD SECONDS FAST (ASSUMED BEARING FOR THE NORTH LINE OF SAID NORTHEAST QUARTER AND IS THE BASIS OF BEARING THIS DESCRIPTION) ALONG THE NORTH LINE OF SA NORTHEAST QUARTER, BEING WITHIN THE RIGHT-OF-WAY OF WASHINGTON CENTER ROAD, 391.90 FEET TO NORTHEAST CORNER OF A 68.66 ACRES PARCEL JOHN H. DEHNER. INC.). DEED BOOK 686. PAGE 433-34: THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF SAID DEED BOOK 686, PAGE 432-34, 271.80 FEET TO A POINT; THENCE SOUTH OU DEGREES 20 MINUTES 17 SECONDS WEST, ALCING HE EAST TO A POINT; THENCE NORTH OU DEGREES 09 MINUTES 32 SECONDS EAST, 65.63 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, TEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH OO DEGREES 02 MINUTES 04 SECONDS WEST ALONG SAID WEST LINE, 383.86 FEET TO A POINT; THENCE NORTH 88 DEGREES 35 MINUTES 45 SECONDS WEST, 290.94 FEET TO A POINT; THENCE NORTH 00 DEGREES 08 MINUTES 27 SECONDS FAST 582.45 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE, BEING WITHIN THE RIGHT-OF-WAY OF WASHINGTON CENTER ROAD, 289.78 FEET TO TH POINT OF BEGINNING, CONTAINING 6.086 ACRES OF LAND, MORE OR LESS.

BEING THE SAME LAND DESCRIBED AS FOLLOWS: TRACT OF LAND LOCATED IN SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE S88'29'46'W, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, 283'76, PERFENTIO THE POINT OF BEGINNING FOR THE LAND HEREIN INTENDED TO BE DESCRIBED; THENCE S01'15'21'C, 582'65 FEET; THENCE S89'30'11'E, 592'01'F, 292'01'F, 292'0'F, 292'0'F, 29 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE S88'29'46"W, ALONG THE NORTH LINE OF THE

HIGHVIEW PARK ADDITION, AS RECORDED IN PLAT BOOK 16, PAGE 9, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE N88'35'11'E, ALONG THE SAID SOUTH LINE OF HIGHVIEW PARK ADDITION, 473.83 FEET TO THE SOUTHEAST CORNER OF LOT 7 IN SAID HIGHVIEW PARK ADDITION; THENCE N01*23'07" ALONG THE EAST LINE OF SAID HIGHVIEW PARK ADDITION, 2641.69 FEET TO THE SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21; THENCE N88'29'46"E, ALONG THE SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, 1007.49 FEET TO THE POINT OF BEGINNING, SUBJECT, HOWEVER TO THE RIGHT OF WAY OF W. WASHINGTON CENTER ROAD ON THE NORTH SIDE THEREOF AND TO THE RIGHT OF WAY OF HATFIELD ROAD CENTERED ON TH WEST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 21.

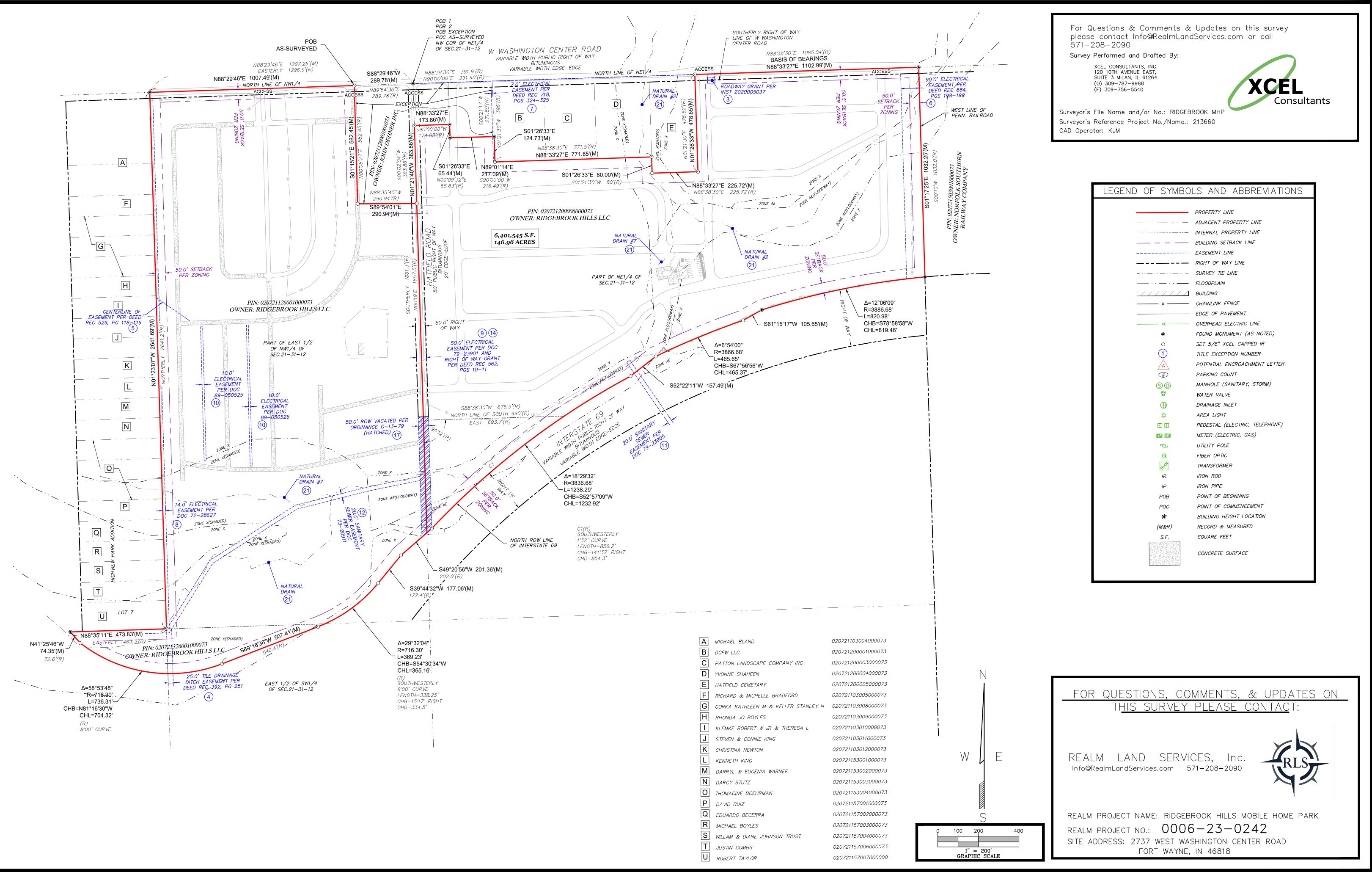
Being the same property surveyed as described in a Commitment for Title Insurance prepared by FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment No. NCS-1198417-CO, Dated OCTOBER 29, 2023 AT 7:30 AM.

FOR QUESTIONS, COMMENTS, & UPDATES ON THIS SURVEY PLEASE CONTAC⁻

REALM LAND SERVICES, Info@RealmLandServices.com 571-208-2090

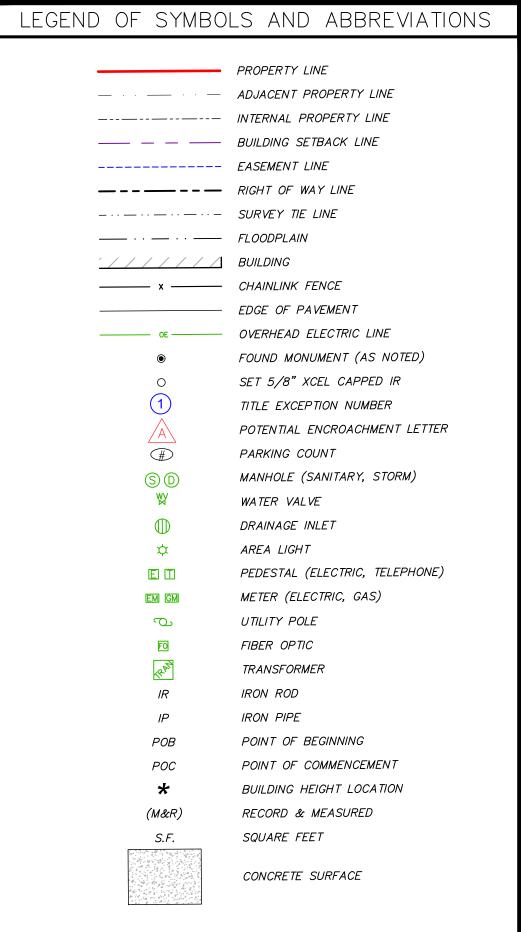


REALM PROJECT NAME: RIDGEBROOK HILLS MOBILE HOME PARK REALM PROJECT NO.: 0006-23-0242 SITE ADDRESS: 2737 WEST WASHINGTON CENTER ROAD FORT WAYNE, IN 46818



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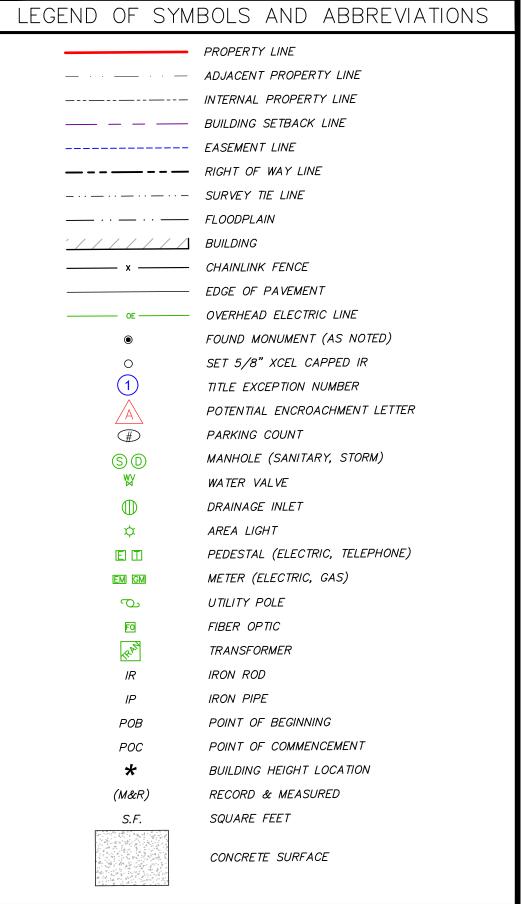






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For Questions & Comments & Updates on this survey





For Questions & Comments & Updates on this survey please contact Info@RealmLandServices.com or call 571–208–2090 survey Performed and Drafted By: xccl consultants, NC 120 1014 XMENUE EAST (1) 309–787–9988 (r) 309–787–2008 (r) 309–787–2008 (r) 309–787–2008 (r) 309–787–2008 (r) 309–787–2008 (r) 309–787–2008 (r) 309–300 (r) 309–300

