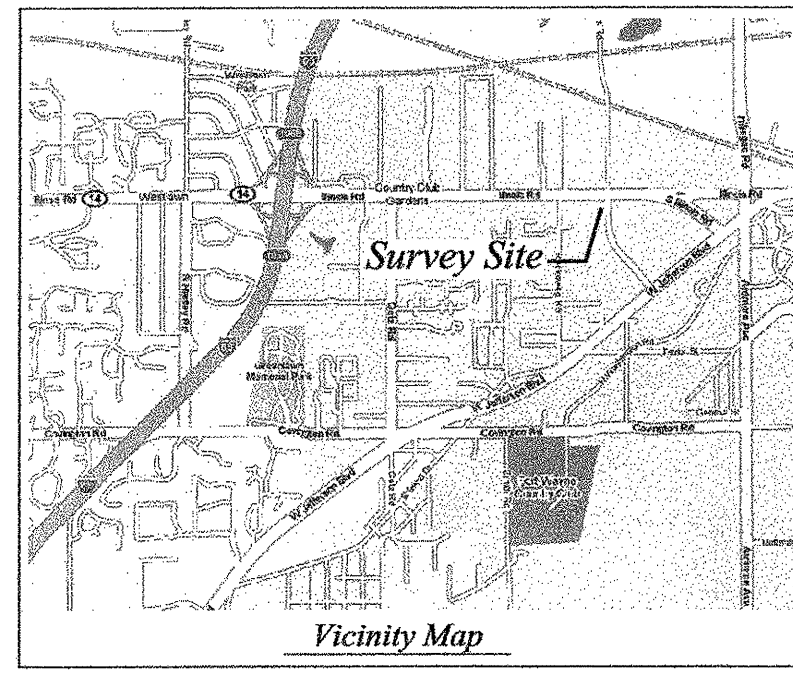


Property Address:
4601-4605 Illinois Road
Fort Wayne, IN 46804

- Legend**
- (A) -- 5/8" rebar set flush [tazian cap]
 - (B) -- Mag nail set flush [tazian disk]
 - (C) -- 5/8" rebar fld. flush [D&C cap]
 - (D) -- Mag nail fld. flush [D&C disk]
 - (E) -- 5/8" rebar fld. flush [soulouf cap]
 - (F) -- "X" cut in concrete curb fld.



- NOTES**
- COMMENTS ON ADDITIONAL DOCUMENTS PROVIDED BY CLIENT NOT INCLUDED IN TITLE COMMITMENT WHICH MAY AFFECT THE SUBJECT PROPERTY.
- Doc. No. 87-035523 - Grants a 40' frontage road easement along the north side of the west adjoining property. The northern line of the easement is the right-of-way of Illinois Road. The width of the Illinois Road r/w in 1987 is not known, therefore the easement cannot be plotted. It may fall in the same area as the 20 foot ingress & egress easement shown as PARCEL II on the survey.
 - Doc. No. 87-056978 does not affect the subject property.
 - Doc. No. 90-21380 does not affect the subject property.
 - Deed Rec. 631, pages 435-436 - Describes an ingress & egress easement along the east line of the subject parcel. (Shown on survey)
 - Doc. No. 95-034263 - Lists the ingress & egress easement shown as PARCEL IV on the survey.
 - Doc. No. 200038549 - Sewer contract - nothing to plot
 - Doc. No. 990079846 - Describes a 15 foot storm sewer easement at the southeast corner of the subject parcel. (Shown on survey)
 - Doc. No. 96-000860 - Describes the 0.128 acre tract excepted in PARCEL I of the survey.
 - Doc. No. 95-034263 - Describes the property in PARCEL III and the ingress-egress easement in PARCEL IV.
 - Unrecorded easement - Ingress-egress easement adjacent to west line of subject property. (Shown on survey)
11. Nothing to plot

DESCRIPTION (per Title Commitment No. 750703863)

PARCEL I:
PART OF LOT NUMBER 12 IN EDSELL'S SUBDIVISION, AN ADDITION TO THE CITY OF FORT WAYNE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 30, PAGE 160, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT NUMBER 12 IN EDSELL'S SUBDIVISION, THENCE SOUTH ALONG THE WEST LINE OF LOT NUMBER 12, A DISTANCE OF 241.0 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT NUMBER 12, A DISTANCE OF 120.0 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF LOT NUMBER 12, A DISTANCE OF 241.0 FEET TO THE NORTH LINE OF LOT NUMBER 12 IN EDSELL'S SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF LOT NUMBER 12, A DISTANCE OF 120.0 FEET TO THE POINT OF BEGINNING.

ALSO:
PART OF LOT NUMBER 12 IN EDSELL'S SUBDIVISION, AN ADDITION TO THE CITY OF FORT WAYNE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 30, PAGE 160, ALLEN COUNTY, INDIANA, TO-WIT:

COMMENCING AT A POINT ON THE WEST PROPERTY LINE OF SAID LOT NUMBER 12 AS NOW ESTABLISHED AND 241.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT NUMBER 12; THENCE NORTH 89 DEGREES 50 MINUTES EAST 120.0 FEET TO A POINT; THENCE SOUTH 125.0 FEET TO A POINT; THENCE SOUTH 89 DEGREES 50 MINUTES WEST 120.0 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID LOT NUMBER 12; THENCE NORTH 125.0 FEET TO A POINT OF BEGINNING.

EXCEPT:
A PART OF LOT NUMBER 12 IN EDSELL'S SUBDIVISION, AN ADDITION TO THE CITY OF FORT WAYNE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 30, PAGE 160, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROAD AS NOW ESTABLISHED, SAID POINT LOCATED 75.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT NUMBER 12 AND 120.0 FEET EAST OF THE WEST LINE OF SAID LOT NUMBER 12; THENCE SOUTH WITH AN INTERIOR ANGLE OF 89 DEGREES 50 MINUTES FROM THE RIGHT-OF-WAY AND ALONG THE EAST LINE OF THE WEST 120.0 FEET OF SAID LOT, A DISTANCE OF 291.0 FEET TO A POINT LOCATED 366.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE BY A DEFLECTION RIGHT OF 89 DEGREES 50 MINUTES BEING PARALLEL TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 18.73 FEET TO A POINT ON THE BACK OF A 6 INCH HIGH CONCRETE CURB; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 01 MINUTES 24 SECONDS AND RUNNING ALONG THE BACK OF SAID EXISTING CONCRETE CURB, A DISTANCE OF 273.58 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID CONCRETE CURB ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 41.6 FEET, AN ARC LENGTH OF 17.83 FEET AND BEING SUBTENDED BY A CHORD DEFLECTING 10 DEGREES 05 MINUTES 30 SECONDS LEFT FROM THE PREVIOUSLY DESCRIBED LINE, A CHORD DISTANCE OF 17.69 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE BY A DEFLECTION RIGHT OF 100 DEGREES 03 MINUTES 45 SECONDS FROM THE PREVIOUS CHORD, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 22.56 FEET TO A POINT OF BEGINNING CONTAINING 0.128 ACRES OF LAND, MORE OR LESS.

Less and except the North 75 feet thereof, falling within the right-of-way of Illinois Road pursuant to Right-of-Way in Deed Book 369, Page 106 and Right-of-Way Grant in Deed Book 674, Page 351.

PARCEL II
A NON-INCLUSIVE EASEMENT, AS CREATED BY GRANT OF INGRESS/EGRESS EASEMENT DATED APRIL 19, 2001, RECORDED APRIL 19, 2001 AS INSTRUMENT NUMBER 2010104085 AS AMENDED BY INSTRUMENT NUMBER RECORDED MAY 11, 2001 AS INSTRUMENT NUMBER 20100298 AND RECORDED JUNE 14, 2001 AS INSTRUMENT NUMBER 201040701 OVER AND ACROSS THE FOLLOWING DESCRIBED REAL ESTATE IN ALLEN COUNTY, INDIANA. THE SOUTH 20 FEET OF THE NORTH 95 FEET OF LOT NUMBER 11 IN SAMUEL EDSELL'S SUBDIVISION IN LARGO RESERVE IN SECTION 8, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, AS DESCRIBED IN INSTRUMENT NUMBER 87-59322 AND FOUND IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

PARCEL III
A PART OF LOT NUMBER 12 IN EDSELL'S SUBDIVISION AN ADDITION TO THE CITY OF FORT WAYNE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 30, PAGE 160, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT NUMBER 12, LOCATED 366.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT NUMBER 12; THENCE EASTERLY ALONG A LINE PARALLEL TO AND 25.0 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROAD AS NOW ESTABLISHED, A DISTANCE OF 101.27 FEET TO A POINT ON THE BACK OF AN EXISTING 6 INCH HIGH CONCRETE CURB; THENCE BY A DEFLECTION RIGHT 90 DEGREES 01 MINUTES 24 SECONDS ALONG THE BACK OF SAID CURB, A DISTANCE OF 37.65 FEET; THENCE ON A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED LINE, AN ARC LENGTH OF 27.65 FEET AND HAVING A RADIUS OF 30.0 FEET, BEING SUBTENDED BY A CHORD DEFLECTING 26 DEGREES 24 MINUTES 10 SECONDS RIGHT FROM THE PREVIOUSLY DESCRIBED LINE, A CHORD DISTANCE OF 26.68 FEET TO A POINT OF COMMON CURVATURE, SAID POINT LOCATED AT THE CENTER OF THE BACK OF AN EXISTING STORM SEWER INLET; THENCE ON A CURVE TO THE RIGHT, SAID CURVE NON-TANGENT TO THE PREVIOUS CURVE, AN ARC LENGTH OF 12.40 FEET, HAVING A RADIUS OF 25.0 FEET AND BEING SUBTENDED BY A CHORD DEFLECTING 49 DEGREES 22 MINUTES 00 SECONDS RIGHT FROM THE PREVIOUSLY DESCRIBED CHORD, A CHORD DISTANCE OF 12.27 FEET TO THE POINT OF TANGENCY; THENCE BY A DEFLECTION RIGHT OF 14 DEGREES 12 MINUTES 25 SECONDS FROM THE AFOREMENTIONED CHORD AND PARALLEL WITH THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 77.65 FEET TO A POINT ON THE WEST LINE OF SAID LOT NUMBER 12; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 10 MINUTES ALONG SAID WEST LINE, A DISTANCE OF 64.55 FEET TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRES OF LAND, MORE OR LESS.

PARCEL IV
A NON-INCLUSIVE EASEMENT, AS CREATED BY WARRANTY DEED DATED AUGUST 2, 1995, RECORDED AUGUST 3, 1995, AS INSTRUMENT NUMBER 95-34263 OVER AND ACROSS THE FOLLOWING DESCRIBED REAL ESTATE IN ALLEN COUNTY, INDIANA LYING 60 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

PART OF EDSELL'S SUBDIVISION OF LARGO RESERVE, LOCATED IN SECTION 8, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT NUMBER 10 IN EDSELL'S SUBDIVISION OF SAID LARGO RESERVE; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 75.0 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 37 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROAD, A DISTANCE OF 1141.25 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE ABOVE DESCRIBED POINT; THENCE SOUTH 01 DEGREES 22 MINUTES 03 SECONDS EAST, A DISTANCE OF 637.47 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 840 FEET, AN ARC LENGTH OF 411.85 FEET, A CHORD BEARING SOUTH 15 DEGREES 24 MINUTES 50 SECONDS EAST, AND A CHORD DISTANCE OF 407.75 FEET; THENCE SOUTH 27 DEGREES 37 SECONDS EAST, A DISTANCE OF 25.02 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 940 FEET, AN ARC LENGTH OF 243.58 FEET, A CHORD BEARING SOUTH 36 DEGREES 53 MINUTES 46 SECONDS EAST, AND A CHORD DISTANCE OF 243.30 FEET; THENCE SOUTH 44 DEGREES 19 MINUTES 54 SECONDS EAST, A DISTANCE OF 542.79 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1060 FEET, AN ARC LENGTH OF 92.50 FEET, A CHORD BEARING SOUTH 41 DEGREES 49 MINUTES 54 SECONDS EAST, A CHORD DISTANCE OF 92.47 FEET; THENCE SOUTH 39 DEGREES 19 MINUTES 54 SECONDS EAST, A DISTANCE OF 476.34 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF WEST JEFFERSON BOULEVARD, SAID POINT BEING THE TERMINUS OF SAID CENTERLINE.

SAID EASEMENT DESCRIPTION AMENDED BY INSTRUMENT DATED MAY 20, 1998, RECORDED MAY 22, 1998 AS INSTRUMENT NUMBER 980034385, DESCRIBED AS FOLLOWS:

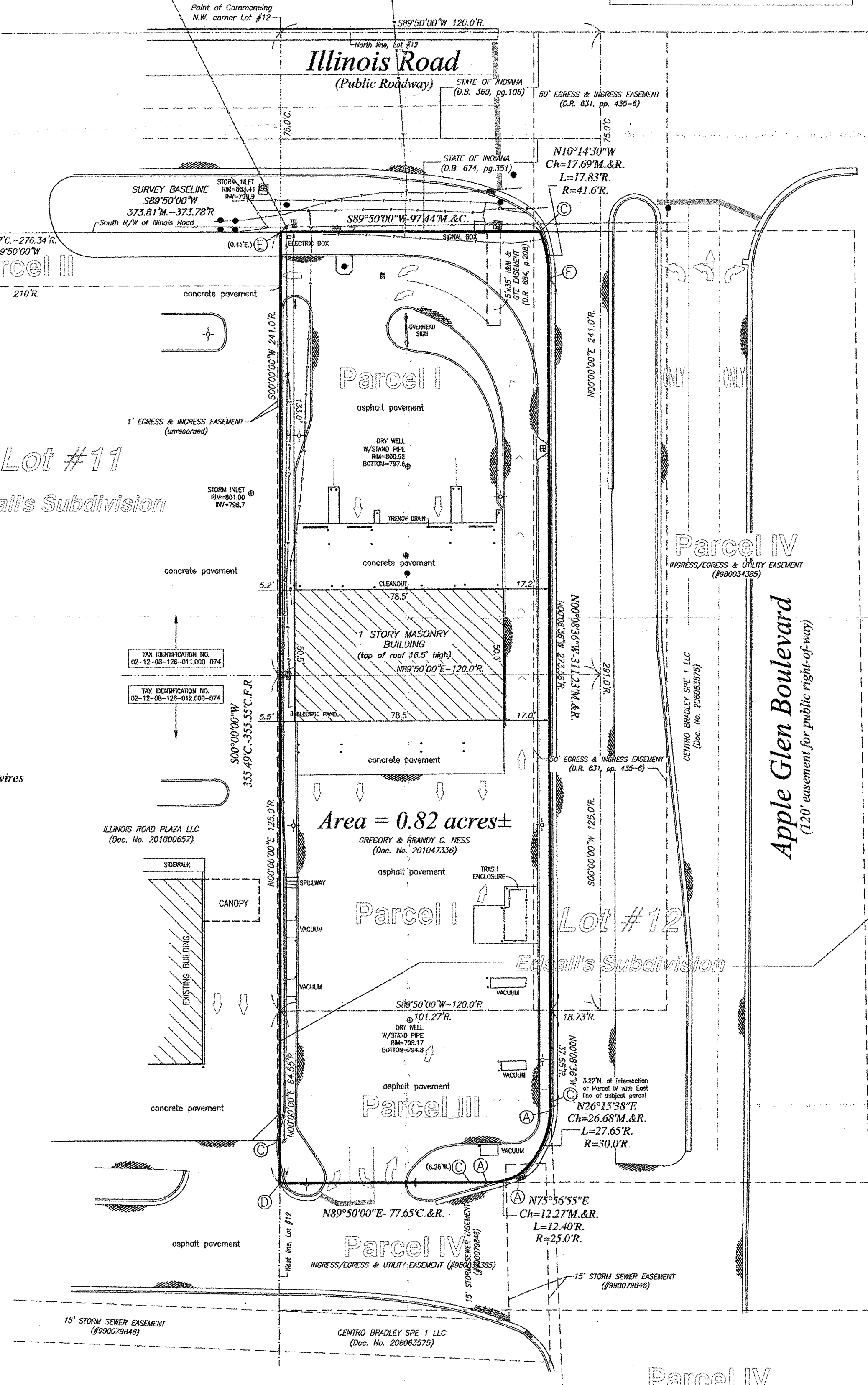
A PART OF LARGO RESERVE, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED 75.0 FEET SOUTH AND 97.44 FEET EAST OF THE NORTHWEST CORNER OF LOT NUMBER 12 IN EDSELL'S SUBDIVISION TO LARGO RESERVE; THENCE NORTH 89 DEGREES 13 MINUTES 37 SECONDS EAST BEARING SAID DESCRIPTION ALONG THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROAD, A DISTANCE OF 117.56 FEET; THENCE SOUTH 1 DEGREE 22 MINUTES 03 SECONDS EAST, A DISTANCE OF 636.85 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 780.0 FEET, AN ARC LENGTH OF 287.20 FEET AND BEING SUBTENDED BY A CHORD OF 285.58 FEET BEARING SOUTH 11 DEGREES 20 MINUTES 11 SECONDS EAST; THENCE SOUTH 21 DEGREES 27 MINUTES 20 SECONDS EAST, A DISTANCE OF 120.35 FEET; THENCE ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 890.0 FEET, AN ARC LENGTH OF 231.01 FEET AND BEING SUBTENDED BY A CHORD OF 230.36 FEET BEARING SOUTH 36 DEGREES 53 MINUTES 46 SECONDS EAST; THENCE SOUTH 44 DEGREES 19 MINUTES 54 SECONDS EAST, A DISTANCE OF 542.79 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1110.0 FEET, AN ARC LENGTH OF 96.87 FEET AND BEING SUBTENDED BY A CHORD OF 96.84 FEET BEARING SOUTH 41 DEGREES 49 MINUTES 54 SECONDS EAST; THENCE SOUTH 39 DEGREES 19 MINUTES 54 SECONDS EAST, A DISTANCE OF 438.22 FEET TO THE POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST JEFFERSON BOULEVARD; THENCE SOUTH 50 DEGREES 48 MINUTES 15 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 110.0 FEET; THENCE NORTH 39 DEGREES 19 MINUTES 54 SECONDS WEST, A DISTANCE OF 437.55 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1000.0 FEET, AN ARC LENGTH OF 67.27 FEET AND BEING SUBTENDED BY A CHORD OF 87.24 FEET BEARING NORTH 41 DEGREES 49 MINUTES 54 SECONDS WEST; THENCE NORTH 44 DEGREES 19 MINUTES 54 SECONDS WEST, A DISTANCE OF 204.88 FEET TO THE EASTERMOST CORNER OF A PARCEL OF LAND DEEDED TO WAL-MART CORP. AS RECORDED IN INSTRUMENT NUMBER 91-37146; THENCE NORTH 44 DEGREES 19 MINUTES 54 SECONDS WEST ALONG THE EASTERLY LINE OF THE AFOREMENTIONED PROPERTY, A DISTANCE OF 337.91 FEET; THENCE CONTINUING ALONG SAID PROPERTY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.0 FEET, AN ARC LENGTH OF 250.55 FEET AND BEING SUBTENDED BY A CHORD OF 258.83 FEET BEARING NORTH 36 DEGREES 53 MINUTES 46 SECONDS WEST TO THE NORTHERNMOST CORNER OF THE AFOREMENTIONED TRACT; THENCE TO THE NORTH 21 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 134.85 FEET; THENCE ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 890.0 FEET, AN ARC LENGTH OF 326.89 FEET AND BEING SUBTENDED BY A CHORD OF 325.05 FEET BEARING NORTH 11 DEGREES 21 MINUTES 45 SECONDS WEST; THENCE NORTH 1 DEGREE 22 MINUTES 04 SECONDS WEST, A DISTANCE OF 265.47 FEET; THENCE NORTH 1 DEGREE 22 MINUTES 04 SECONDS WEST, A DISTANCE OF 46.36 FEET; THENCE NORTH 3 DEGREES 05 MINUTES 30 SECONDS WEST, A DISTANCE OF 265.47 FEET; THENCE NORTH 0 DEGREES 36 MINUTES 23 SECONDS WEST, A DISTANCE OF 308.14 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 41.6 FEET, AN ARC LENGTH OF 17.83 FEET AND BEING SUBTENDED BY A CHORD OF 17.69 FEET BEARING NORTH 10 DEGREES 50 MINUTES 08 SECONDS WEST TO THE POINT OF BEGINNING, CONTAINING 0.103 ACRES OF LAND, MORE OR LESS.

ALSO:
LYING 24 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
PART OF EDSELL'S SUBDIVISION OF LARGO RESERVE, LOCATED IN SECTION 8, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT NUMBER 12 LOCATED 454.55 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT NUMBER 12; THENCE EASTERLY ALONG A LINE PARALLEL TO AND 379.55 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROAD AS NOW ESTABLISHED, A DISTANCE OF 215.0 FEET TO THE EAST BOUNDARY LINE OF THE EASEMENT DESCRIBED IN THE PRECEDING PARAGRAPH, SAID POINT BEING THE TERMINUS OF SAID CENTERLINE.

- Legend**
- light pole
 - water valve
 - manhole
 - fire hydrant
 - pedestal
 - utility pole w/overhead wires
 - signs
 - inlet
 - sanitary sewer
 - storm sewer
 - water line
 - electric line
 - telephone line
 - gas line
 - asphalt pavement
 - concrete pavement

- Abbreviations**
- M. or Meas. -- measured
 - R. or Rec. -- record
 - C. or Calc. -- calculated
 - P. or Plat -- plat
 - N. -- North
 - S. -- South
 - E. -- East
 - W. -- West
 - R/W -- Right-of-Way
 - Sec. -- Section
 - fld. -- found
 - dn. -- down



SURVEYOR'S REPORT

IN ACCORDANCE WITH RULE 12 OF TITLE 865 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES OF THE LOCATION OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS RESULT OF THE AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS, INCONSISTENCIES IN OCCUPATION OR POSSESSION LINES, DISCREPANCIES OR AMBIGUITIES IN RECORD DESCRIPTIONS AND PLATS, AND RANDOM ERRORS IN MEASUREMENTS. REFER TO THE GRAPHIC PORTION OF THIS SURVEY FOR ADDITIONAL INFORMATION REGARDING THIS DISCUSSION. THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR AN URBAN SURVEY AS DEFINED IN IAC 865. CONTRACT REQUIREMENTS. THIS SURVEY WAS COMPLETED IN ACCORDANCE WITH TITLE 865 INDIANA ADMINISTRATIVE CODE 1-12-12.

This survey was prepared with the benefit of Title Commitment No. 750703863, Revision No. 4th., issued by Lawyers Title Insurance Corporation, effective date July 24, 2007 at 8:00 a.m. The Property shown on the survey is the Property described in that title commitment.

This survey was made on the ground on June 6, 2007.

AVAILABILITY AND CONDITION OF REFERENCE 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 accepted governmental lines and/or corners (i.e.: section or quarter section) or adjacent lots within a platted subdivision. Unless noted otherwise on this survey, all found monuments are flush with the ground, in good material condition and firmly set in the ground.

- Various monuments were found during the course of this survey as shown on the graphic portion of this survey. We have no documented history for these monuments.
- The line between the monument found and accepted as marking the Northwest corner the second adjoiner to the West and the monument found and accepted as marking the Northeast corner of the Subject property was held as the baseline for this survey. This baseline was assigned a bearing of North 89 degrees 50 minutes 00 seconds East.
- This baseline was used because the terminal ends appeared to be undisturbed monuments which had virtually the same distance as calculated from the record deeds. Also, the angular and distance relationships to adjacent monuments were within tolerances for this class of survey when compared to data given on the record deeds.
- Relative to the baseline stated herein, the monuments shown as found at the corners of the subject parcel were accepted as the deed positions of said corners because they were at or within the allowable, statutory, relative positional limits for this class of survey.
- Relative to the baseline stated herein, new survey monuments were set at the corners of the Subject parcel where no monuments were found as shown on the graphic portion of the survey.
- This property is in Zone X, area determined to be outside the 0.2 % annual chance floodplain, as the description plots by scale on Flood Insurance Rate Map No. 18003C0140F, effective Nov. 5, 2003. No portion of the Property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.
- The subject Property is zoned CM2 and SC4 as shown on the City of Fort Wayne, Indiana GIS website as of the date of this survey.
- Zone CM2 is subject to the following building setbacks:
Front - 25 feet, Side - 10 feet interior/15 feet side street, Rear - 10 feet
Zone SC4 is subject to the following building setbacks:
Front - 50 feet, Side - 25 feet or as established by the Plan Commission, Rear - 40 feet
- The Schedule B - Section 2 Exception Items 5-9, and 16-19 do not appear to be survey related.
- The Schedule B - Section 2 Exception Item 12 is an ingress/egress easement shown as PARCEL IV on the survey.
- The Schedule B - Section 2 Exception Item 13 affects the subject property and is shown on the survey.
- The Schedule B - Section 2 Exception Item 23 is an ingress/egress easement shown on the survey.
- The subject Property has no striped parking spaces.
- The subject Property has direct access to and from a duly dedicated and accepted public street or highway, as shown herein.
- There was no observable evidence of earth moving work, building construction or building additions at the time of the survey.
- No documentation was provided to this firm showing any changes in street right-of-way lines completed or proposed. There was no observable evidence of recent street or sidewalk construction or repairs at the time of the survey.
- There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill at the time of the survey.
- The client for this survey is InSite Development LLC.

There are no discrepancies in the record deed.

INCONSISTENCIES IN OCCUPATION OR POSSESSION LINES: Items, such as fences indicating occupation or possession lines, are shown on the graphic portion of this survey with dimensions indicating their position relative to the lines and corners of this survey. The dimensions are given to the nearest tenth of a foot to illustrate the difference of the inconsistencies between said occupation or possession lines with the deed or plat line(s). Any uncertainty associated with these items is limited to the significant figures indicated by the dimensions.

There is visible evidence of possession found along the boundary lines. There are concrete curb lines along the West and East lines of the Subject parcel. It is my opinion that the relative positional accuracy (due to random errors in measurement) of this survey is within that allowable for this class of survey, as defined in IAC 865.

THIS SURVEY WAS PERFORMED BY, OR UNDER, THE RESPONSIBLE DIRECTION OF THE REGISTERED LAND SURVEYOR INDICATED HEREON AND TO THE BEST OF SAID REGISTERED LAND SURVEYOR'S KNOWLEDGE AND BELIEF, SAID SURVEY WAS EXECUTED ACCORDING TO THE APPLICABLE SURVEY REQUIREMENTS OF Title 865 I.A.C. - 1-12.

To: InSite Fort Wayne (Illinois), L.L.C., an Illinois limited liability company; Gregory Ness and Brandy C. Ness; First Bank, a Missouri state chartered bank, its successors and assigns; and Lawyers Title Insurance Corporation.

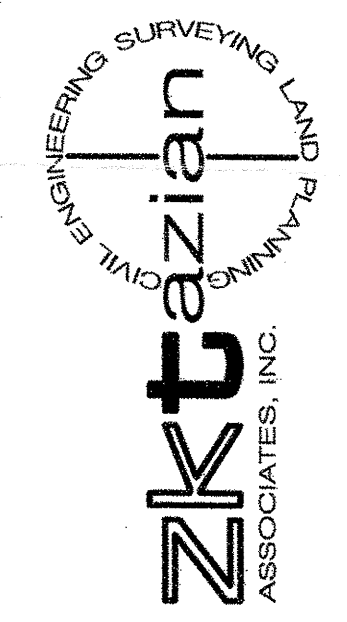
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 15, 16, 17, and 18 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: September 26, 2007
Zohrab K. Tazian (seal)
Registration No. 50011



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. Printed name: Zohrab K. Tazian.

10104 Woodland Plaza Cove
FORT WAYNE, IN 46825
PH: (260) 497-7875
FAX: (260) 497-9114



ALTA/ACSM Land Title Survey of part of Lot Number 12 in Edsell's Subdivision, an Addition to the City of Fort Wayne, Allen County, Indiana.

REVISION:
July 16, 2007: notes added
Aug. 17, 2007: revised per client comments
Sept. 20, 2007: revised survey
Sept. 26, 2007: final survey

DRAWN BY: TN

SURVEY NO. 07-06-17

DATE: June 28, 2007

SHEET TITLE
ALTA/ACSM
Land Title Survey

SHEET NO.

CERTIFICATION:

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REVISIONS:

AS-BUILT: 05-12-08

BUILDING DATA:

BUILDING TYPE: XXXXXX
 CONSTRUCTION TYPE: XXXXXX
 OCCUPANCY TYPE: XXXXXX
 BUILDING SQ FT: XXXXXX



5620 COVENTRY LANE, FORT WAYNE, INDIANA 46804
 TELE: (260) 434-4000 FAX: (260) 434-4001
 www.felderman.com

THE VITAMIN SHOPPE

4601 ILLINOIS ROAD
 FORT WAYNE, INDIANA 46804

PROPOSED PROJECT FOR:

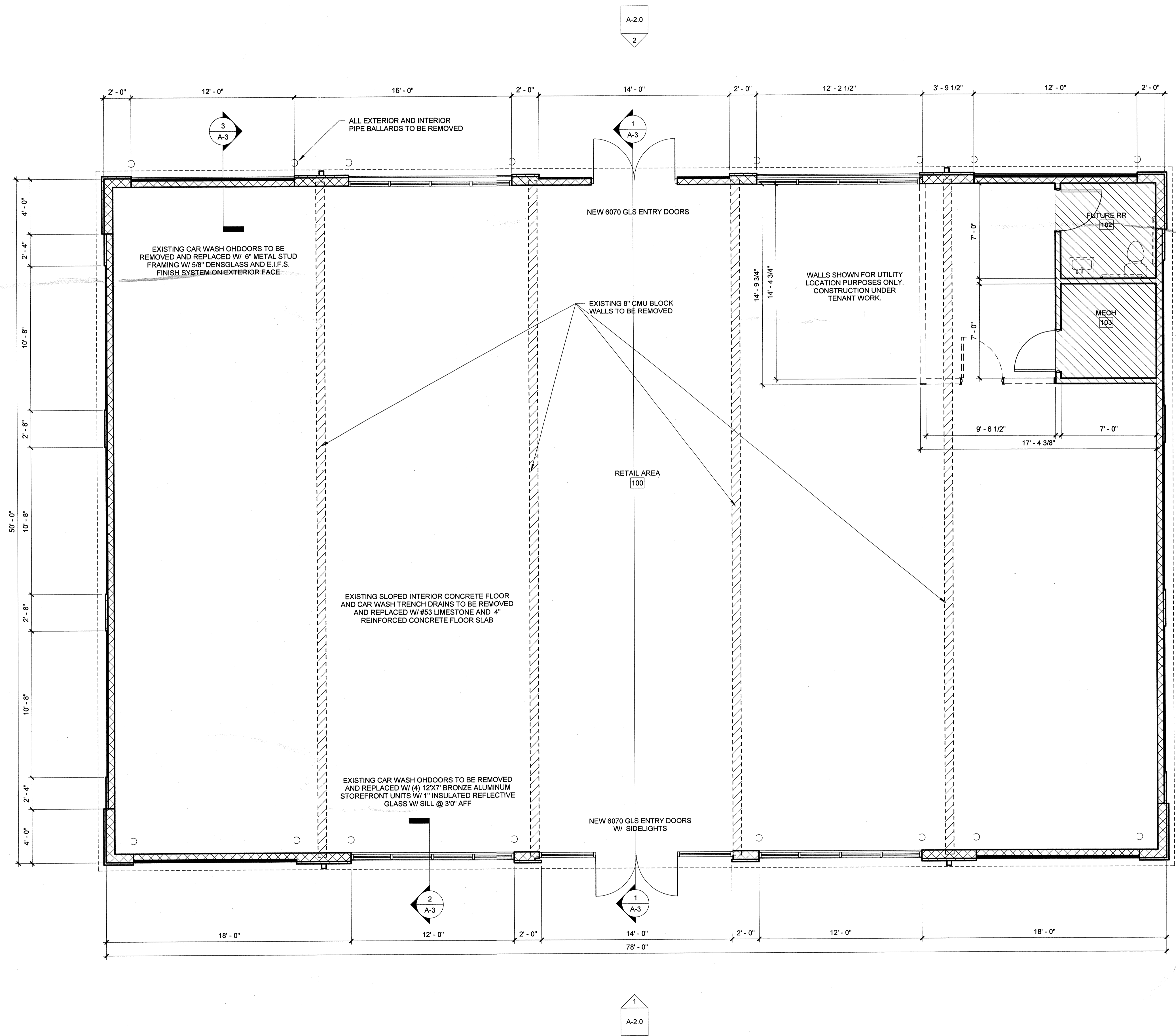
CUSTOMER APPROVED:

 SIGN DATE

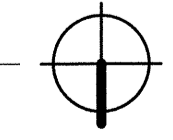
PROJECT NUMBER 1-07-553	DRAWN BY GMD
DATE ISSUED 08-20-07	CHECKED BY GMD

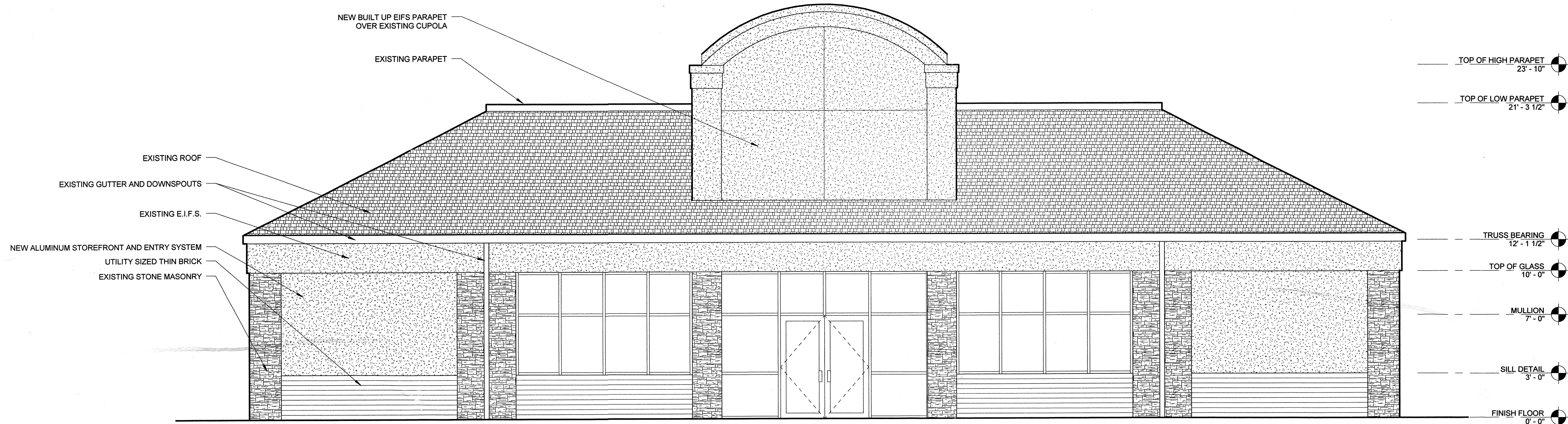
SHEET NUMBER

A-1.0



4 FLOOR PLAN
 scale: 1/4" = 1'-0"





NOTE:
ALL NEW COLOR SELECTIONS TO BE PROVIDED BY OWNER.

1 NORTH ELEVATION
scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
scale: 1/4" = 1'-0"

CERTIFICATION:

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REVISIONS:

AS-BUILT: 05-12-08

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DESIGN-BUILD
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TELE: (260) 434-4000 FAX: (260) 434-4001
www.felderman.com

PROPOSED PROJECT FOR:
THE VITAMIN SHOPPE
4801 ILLINOIS ROAD
FORT WAYNE, INDIANA 46804

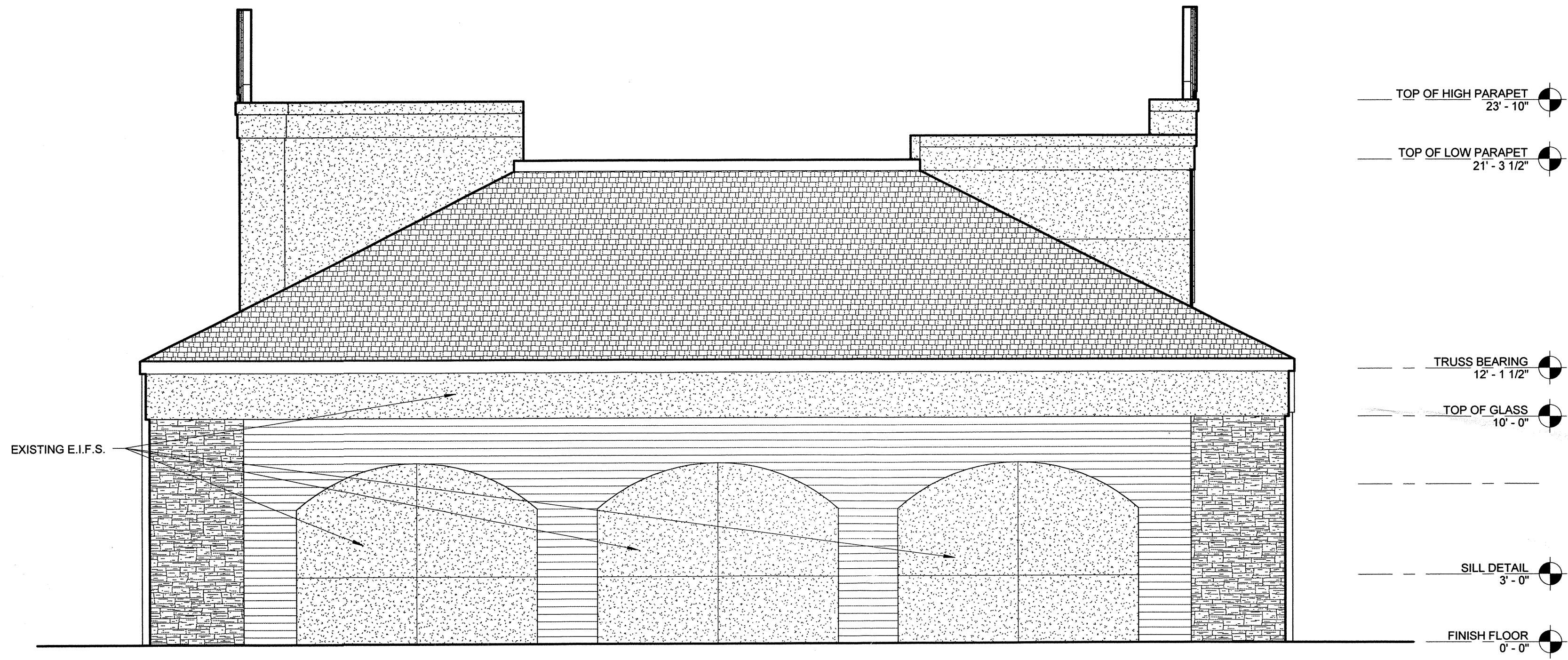
CUSTOMER APPROVED:

SIGN _____ DATE _____

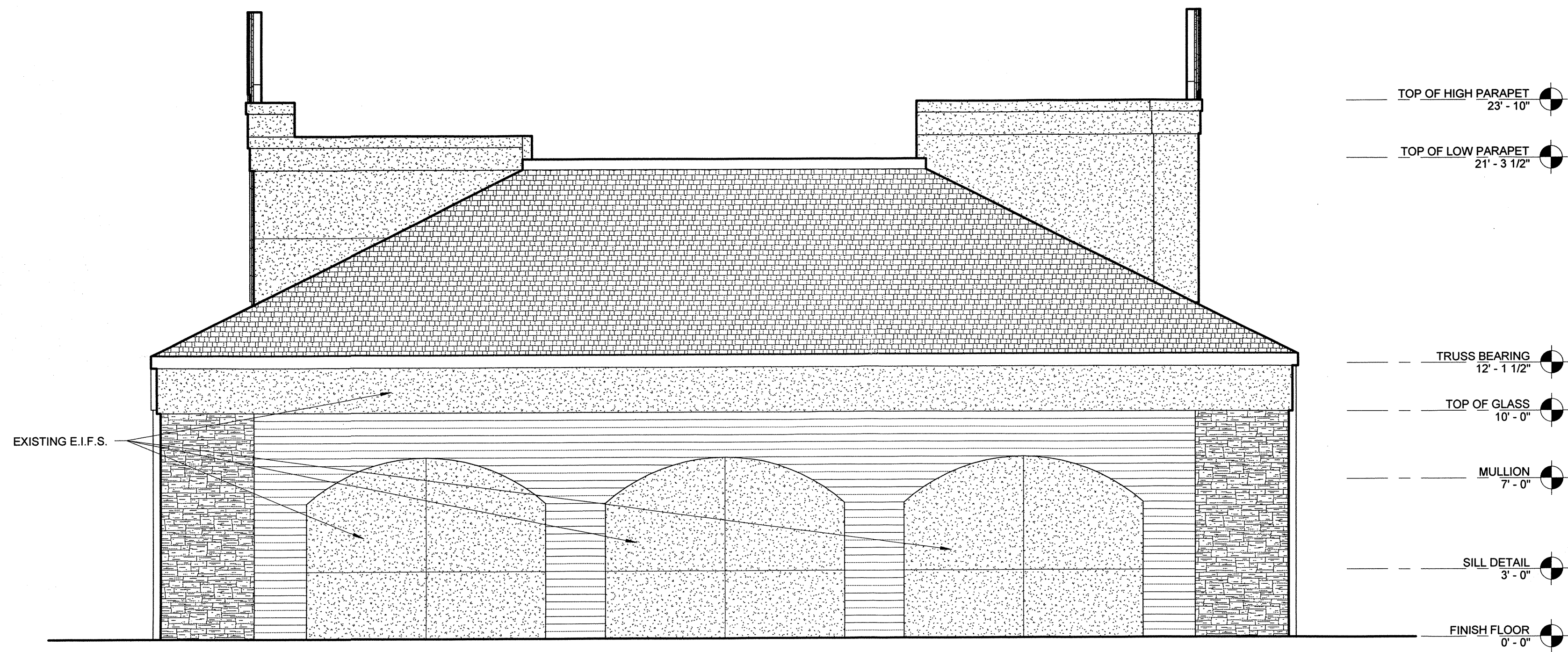
PROJECT NUMBER 1-07-553	DRAWN BY JDH
DATE ISSUED 08-20-2007	CHECKED BY GMD

SHEET NUMBER

A-2.0



1 WEST ELEVATION
scale: 1/4" = 1'-0"



2 EAST ELEVATION
scale: 1/4" = 1'-0"

CERTIFICATION:

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REVISIONS:

NO.	DATE	DESCRIPTION
AS-BUILT	05-12-08	

FELDERMAN
DESIGN BUILD
6620 COVENTRY LANE, FORT WAYNE, INDIANA 46804
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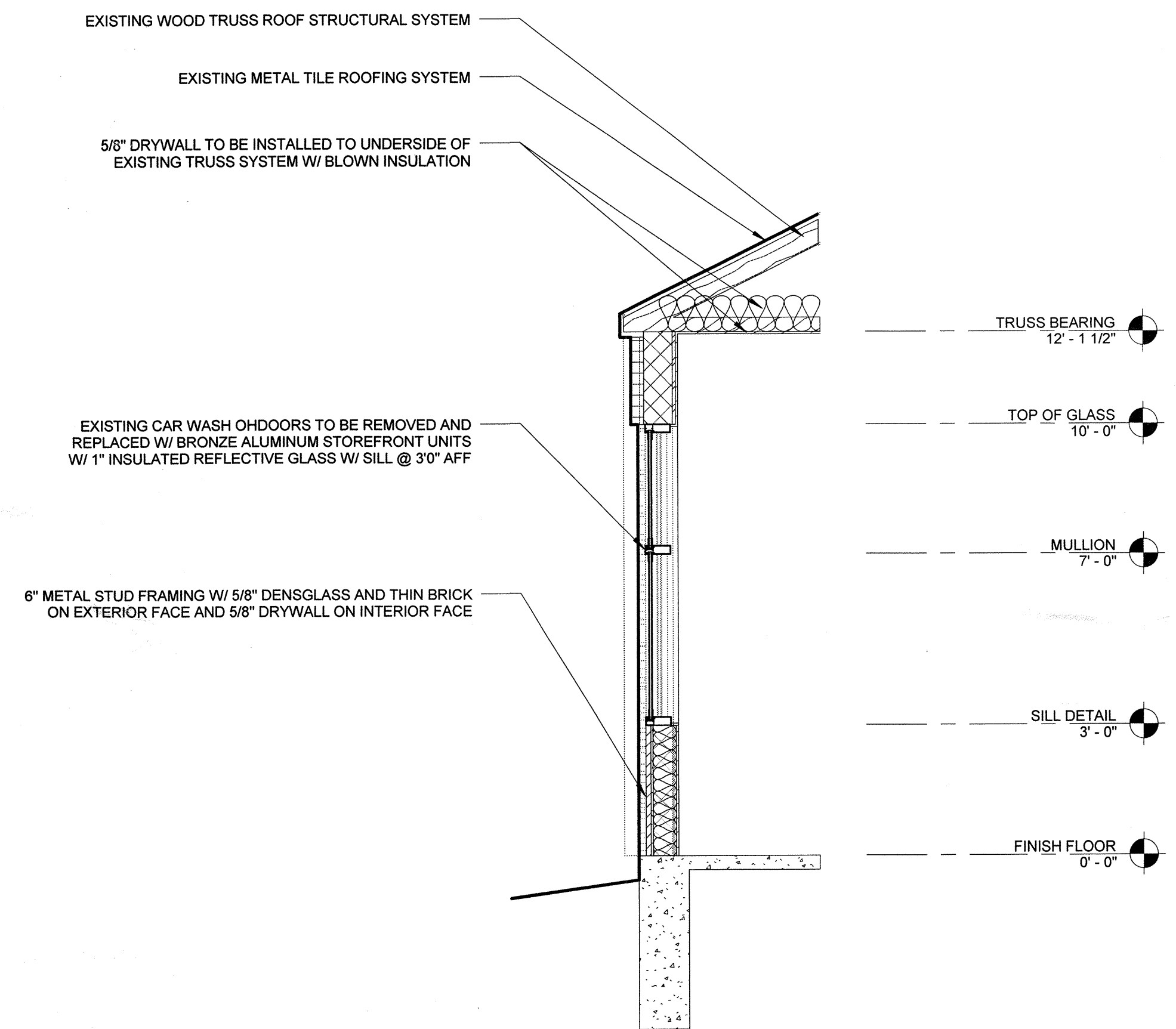
THE VITAMIN SHOPPE
4601 ILLINOIS ROAD
FORT WAYNE, INDIANA 46804

PROPOSED PROJECT FOR:

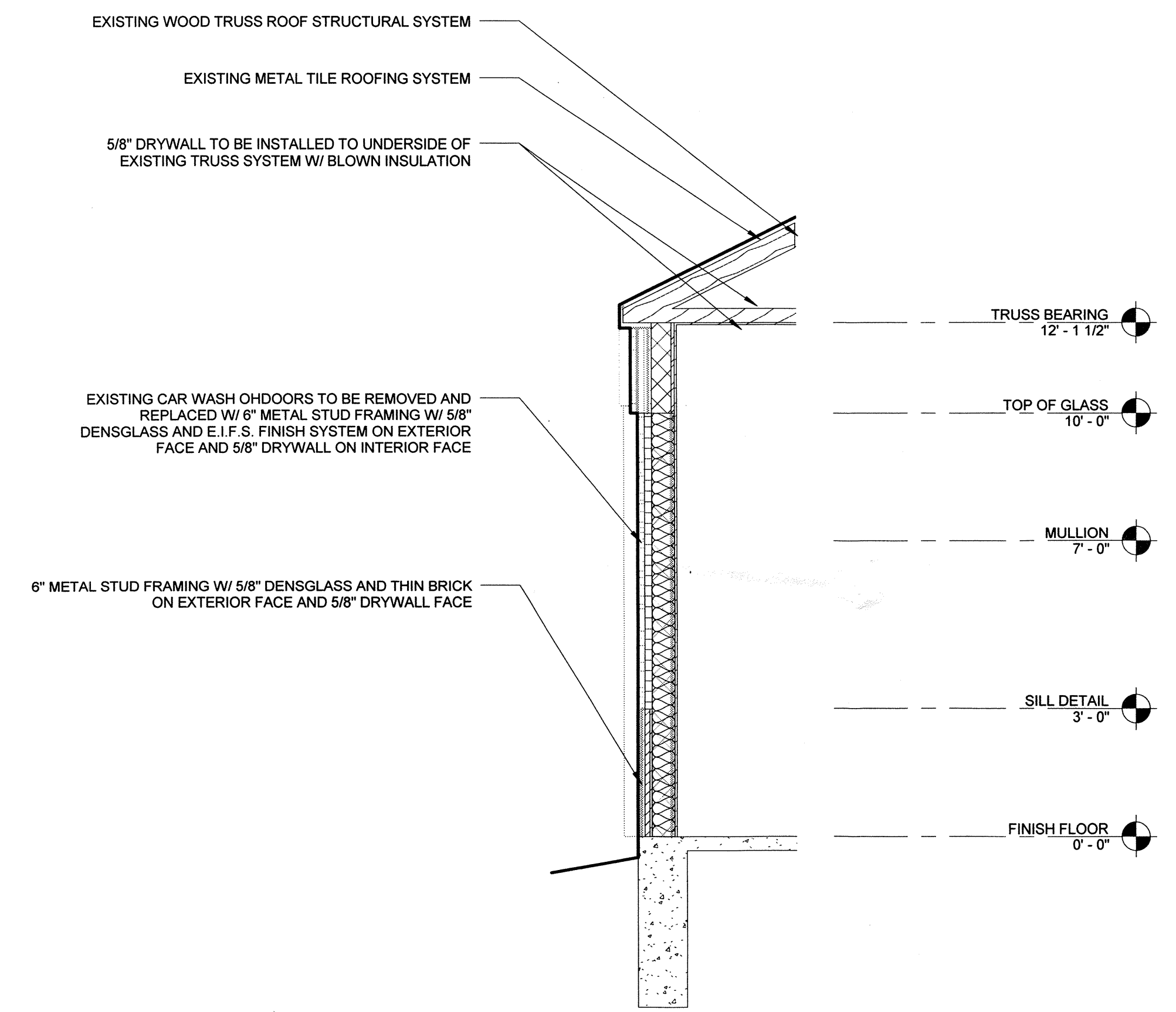
CUSTOMER APPROVED:

PROJECT NUMBER 1-07-553	DRAWN BY JDH
DATE ISSUED 08-20-2007	CHECKED BY GMD

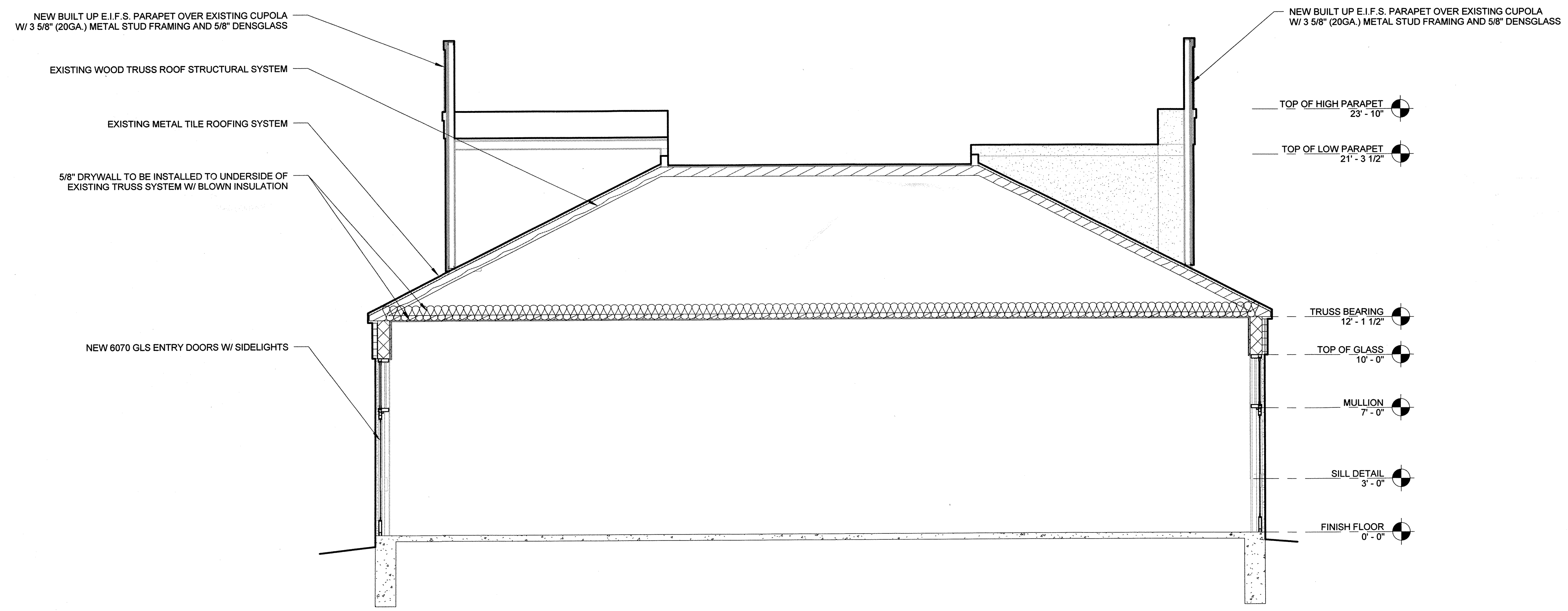
SHEET NUMBER
A-2.1



2 WALL SECTION W/ STOREFRONT
 scale: 3/8" = 1'-0"



3 WALL SECTION
 scale: 3/8" = 1'-0"



1 BUILDING SECTION
 scale: 1/4" = 1'-0"

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REVISIONS:

AS-BUILT: 05-12-08

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THE VITAMIN SHOPPE
 4601 ILLINOIS ROAD
 FORT WAYNE, INDIANA 46804

CUSTOMER APPROVED:

DATE: _____

PROJECT NUMBER: 1-07-553 DRAWN BY: JDH

DATE ISSUED: 08/20/06 CHECKED BY: GMD

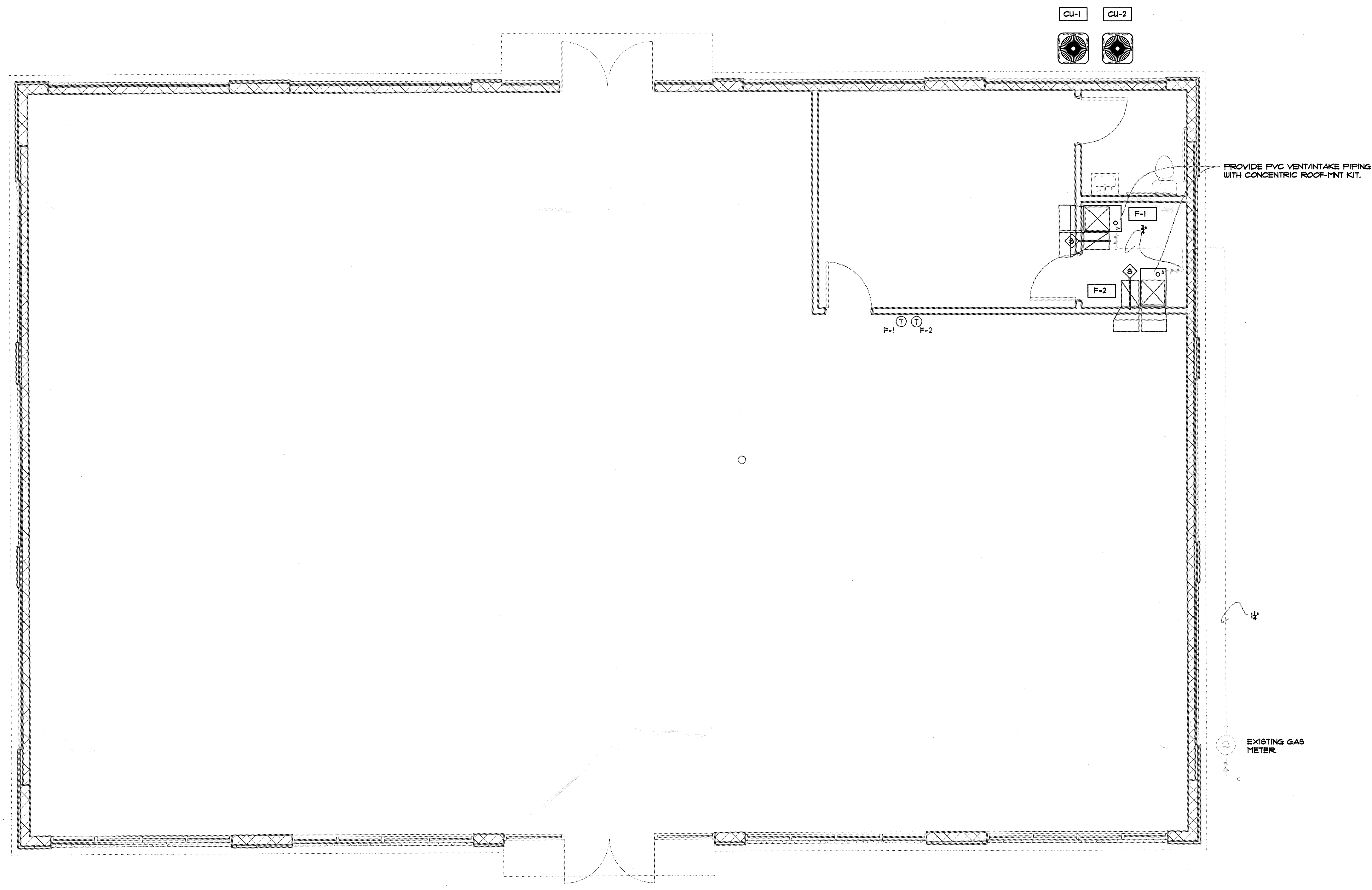
SHEET NUMBER:

A-3

HYAC EQUIPMENT SCHEDULE:

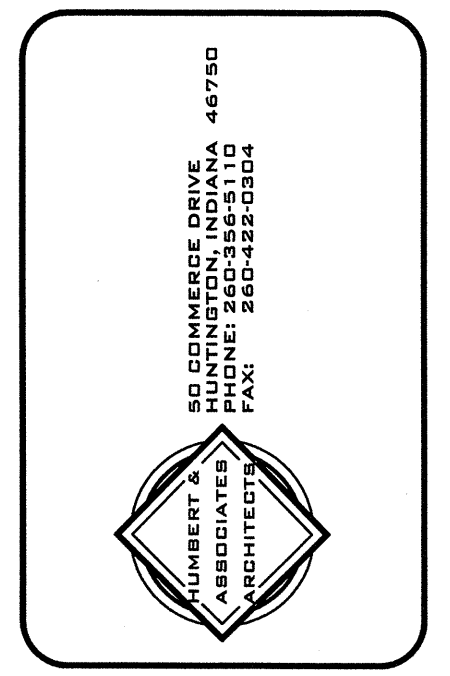
TAG	MANUF/ MODEL*
F-1	LENNOX 451MP-60C-110, 110,000 BTU, 5 TON NAT. GAS FURNACE, 92% EFFICIENT, 115 V, 1 ϕ , C33-60C-F COIL.
F-2	LENNOX 451MP-60C-110, 110,000 BTU, 5 TON NAT. GAS FURNACE, 92% EFFICIENT, 115 V, 1 ϕ , C33-60C-F COIL.
CU-1	LENNOX 4829-060-3Y, 5 TON OUTDOOR CONDENSING UNIT, 208/230 V, 3 ϕ .
CU-2	LENNOX 4829-060-3Y, 5 TON OUTDOOR CONDENSING UNIT, 208/230 V, 3 ϕ .

- HYAC NOTES:
- M-1 ALL HYAC WORK SHALL BE DONE IN STRICT COMPLIANCE W/ INDIANA MECHANICAL RULES (IMR), LATEST EDITION, AND ALL LOCAL CODES AND ORDINANCES HAVING JURISDICTION.
 - M-2 ALL DUCTWORK SHALL BE INSULATED AND INSTALLED IN ACCORDANCE W/ SMACNA RECOMMENDATIONS.
 - M-3 HYAC CONTRACTOR TO FURNISH ENGINEER W/ LETTER CERTIFYING THAT ALL HYAC WORK AND INSTALLATION COMPLIES WITH THE (IMR), AND LOCAL CODES AS APPLICABLE.



1 MECHANICAL PLAN
 scale: 1/4" = 1'-0"

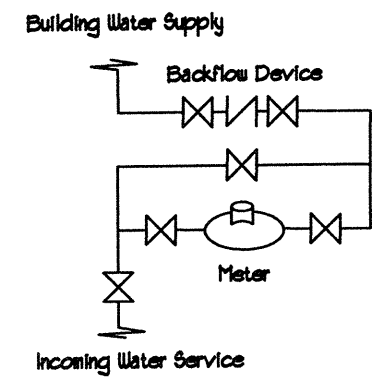
ISSUED FOR PERMITTING: 8/1/07



Mann's inc.
 MECHANICAL CONTRACTORS
 50 COMMERCE DRIVE
 HUNTINGTON, IN 46750
 VOICE (260) 356-0811
 FAX (260) 422-0304
 IN. LIC. #CP81006502

REMODEL PROJECT FOR
THE VITAMIN SHOPPE
 4601 ILLINOIS ROAD
 FORT WAYNE, INDIANA 46804

DESIGNED BY: JEH	CHECKED BY: JEH
CONTRACT DATE: 6/12/2007	PROJECT #
PROJECT TITLE: THE VITAMIN SHOPPE NEW BUILDING	
DRAWING TITLE: MECHANICAL PLAN	
DRAWING # M-1	



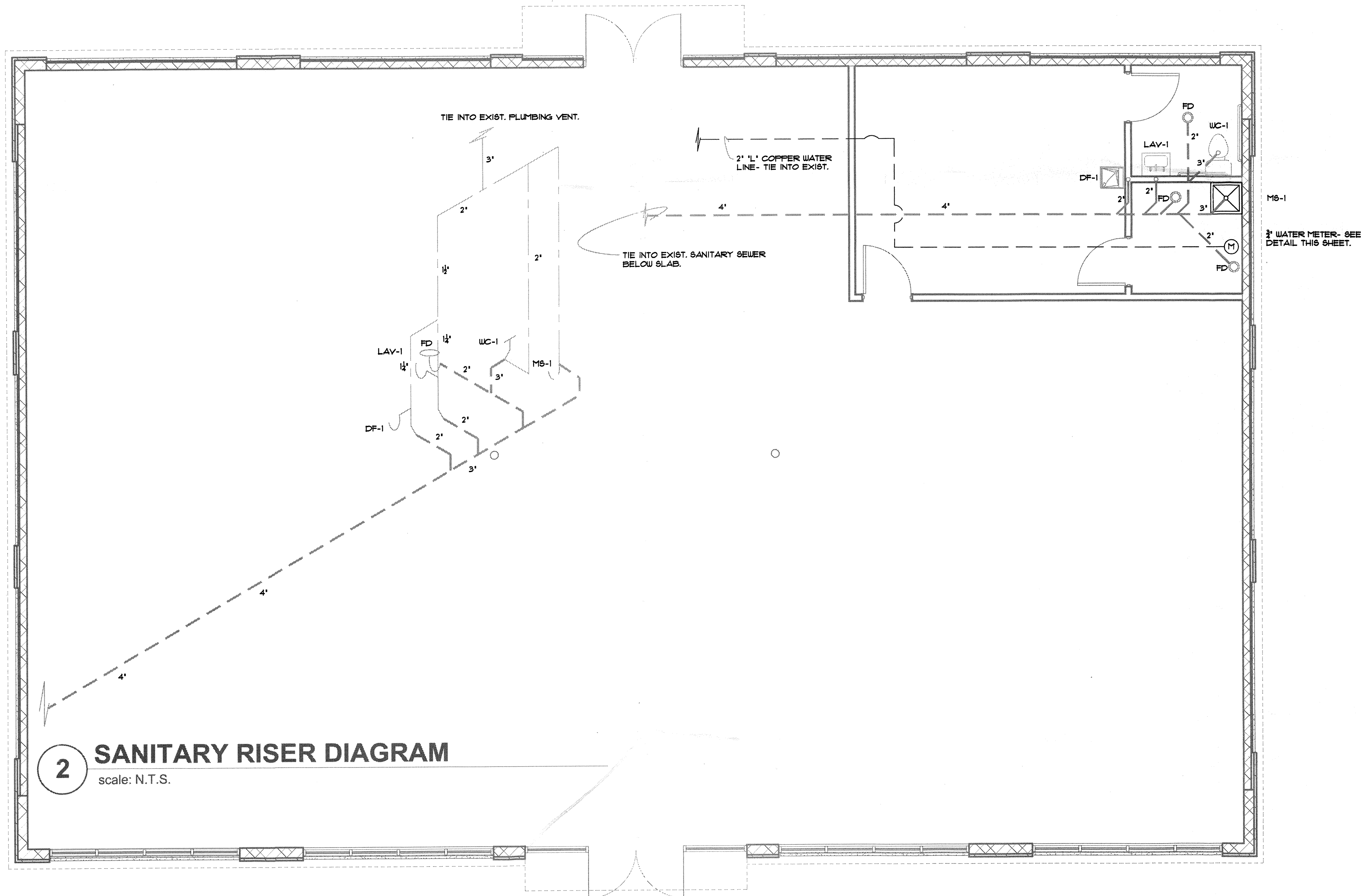
Water Meter Riser Diagram
NTS

PLUMBING FIXTURE SCHEDULE:

MARK	DESCRIPTION	MANUFACTURER/MODEL*	FINISH
WC-1	A.D.A. WATER CLOSET	AMERICAN STANDARD 2002.012 W/ OLSONITE #44 SEAT.	WHITE
LAV-1	WALL-HUNG LAVATORY	MANSFIELD 2018 HB W/ DELTA 501 FAUCET 4 GRID STRAINER.	WHITE/CHROME STANDARD
DF-1	A.D.A. DRINKING FOUNTAIN	OASIS #BAM.	
MS-1	MOP SINK	FIAT #18B2424, W/ 8" CHROME FAUCET.	WHITE/CHROME
WH-1	12 GALLON WATER HEATER	LOCHINVAR JRC02E, 12 GALLON ELECTRIC WATER HEATER	
FD-1	FLOOR DRAIN	JOSAM 2002-A-2-Z, 2" OUTLET, #5A BRONZE STRAINER.	BRONZE
HB-1	HOSE BIBB	WOODFORD #24C	

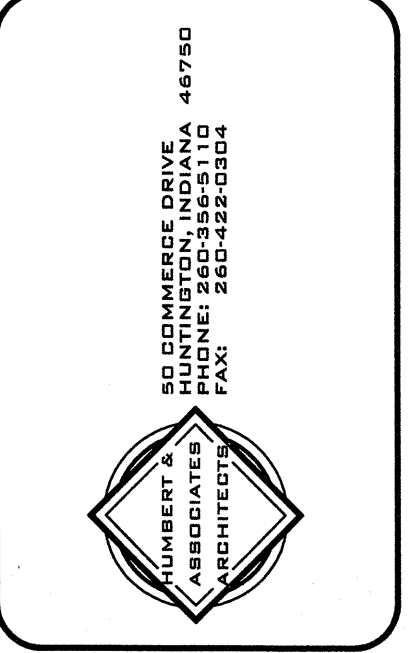
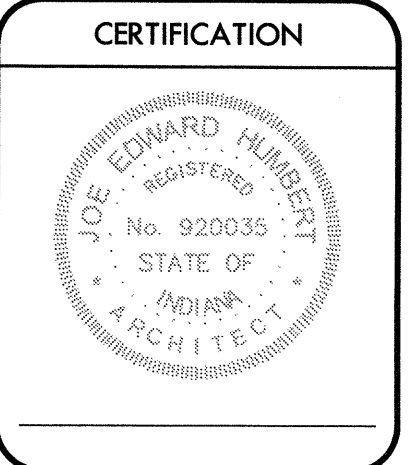
PLUMBING NOTES:

- P-1 ALL PLUMBING WORK SHALL BE DONE IN STRICT COMPLIANCE W/ INDIANA PLUMBING RULES (IPR), LATEST EDITION, AND ALL LOCAL CODES AND ORDINANCES HAVING JURISDICTION.
- P-2 ALL WASTE AND VENT LINES SHALL BE COPPER, CAST IRON, OR PLASTIC AS APPROVED BY STATE AND LOCAL AUTHORITIES.
- P-3 ALL DOMESTIC WATER LINES SHALL BE COPPER INSULATED.
- P-4 PLUMBING CONTRACTOR TO FURNISH ENGINEER W/ LETTER CERTIFYING THAT ALL PLUMBING WORK AND INSTALLATION COMPLIES WITH THE (IPR), AND LOCAL CODES AS APPLICABLE.
- P-5 ALL HOSEBIBBS, WALL HYDRANTS, AND SERVICE SINKS SHALL BE EQUIPPED W/ AN APPROVED VACUUM BREAKER AS REQUIRED BY LOCAL CODES AND ORDINANCES HAVING JURISDICTION.
- P-6 ALL WATER LINES LARGER THAN 3" DIA. MUST BE DISINFECTED AS REQUIRED BY LOCAL CODES AND ORDINANCES HAVING JURISDICTION.



2 SANITARY RISER DIAGRAM
scale: N.T.S.

1 PLUMBING PLAN
scale: 1/4" = 1'-0"



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IN. LIC. #CP81006502

REMODEL PROJECT FOR
THE VITAMIN SHOPPE
4601 ILLINOIS ROAD
FORT WAYNE, INDIANA 46804

DESIGNED BY JEH	CHECKED BY JEH
CONTRACT DATE 6/12/2007	PROJECT #
PROJECT TITLE THE VITAMIN SHOPPE NEW BUILDING	
DRAWING TITLE PLUMBING PLAN	
DRAWING # P-1	

CERTIFICATION:

PROPOSED PROJECT FOR:
THE VITAMIN SHOPPE

REVISION:	
DESCRIPTION:	DATE:

TITLE:
LIGHTING & POWER PLAN

CAD NO. VITAMINE-E1

JOB NO. DATE:
 - 08-20-07

DRAWN BY: CHECKED BY:
 DDi SN

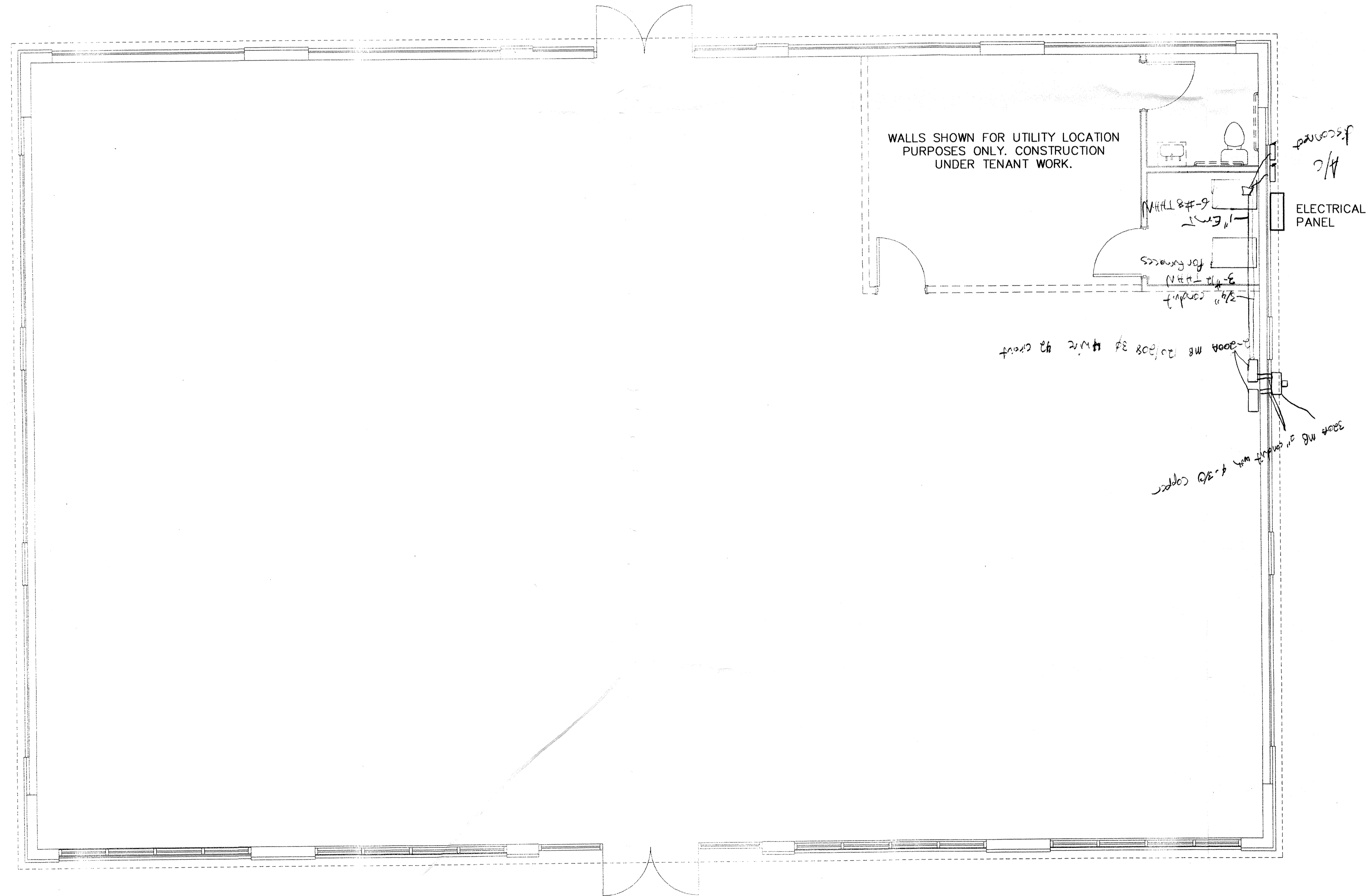
SCALE: SHEET NUMBER:
 1/8"=1'-0" E1

ELECTRICAL LEGEND:

- ⊕ DUPLEX RECEPTACLE
- ⊕ QUAD RECEPTACLE
- ⊕ 220V RECEPT.
- ▽ PHONE OUTLET
- DISCONNECT

NOTES:

1. TRACK LIGHTS BY OWNER
2. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH NATIONAL, STATE, AND LOCAL CODES.



LIGHTING & POWER PLAN
 scale: 1/8" = 1'-0"

