

ALTA/ACSM LAND TITLE SURVEY FOR THE TREE CITY HOTEL ASSOCIATES, LLC. LOT 2 OF GREENSBURG THEATRE CENTER SUBDIVISION AS RECORDED IN INSTRUMENT #013338 IN THE OFFICE OF THE DECATUR COUNTY RECORDER, GREENSBURG, INDIANA

NW CORNER, NW 1/4,
SECTION 2, TWP. 10
NORTH RGE. 9 EAST
CALCULATED BASED UPON
P.C. PAGES 565-566

LOT 139
ANNA M. HUNTER
DEED RECORD 166, PAGES 448-449
MAP PARCEL NUMBER
TAX ID NUMBER
011-02228-00

LOT 138
ANNA M. HUNTER
DEED RECORD 166, PAGES 448-449
MAP PARCEL NUMBER
TAX ID NUMBER
011-02228-00

LOT 137
DOBBERT A. ANDERSON
DEED RECORD 99-1376
MAP PARCEL NUMBER
TAX ID NUMBER
011-01070-00

LOT 136
DOBBERT A. ANDERSON
DEED RECORD 99-1376
MAP PARCEL NUMBER
TAX ID NUMBER
011-01070-00

LOT 135
DOBBERT A. ANDERSON
DEED RECORD 99-1376
MAP PARCEL NUMBER
TAX ID NUMBER
011-01070-00

LINE	BEARING	DISTANCE
1	S 07°26'07" W	137.77'
2	S 89°07'59" E	16.58'
3	N 07°39'36" E	20.08'
4	N 89°07'59" E	26.07'
5	S 07°26'07" W	138.82'

BEAR 5/8" IRON PIN
FOUND WITH A CAP
5" ABOVE GROUND

GREENSBURG THEATRE CENTER SUBDIVISION
PLAT CABINET PAGE 505-506
INSTRUMENT 01-3338
SURVEYED BY STEPHEN E. BOURQUEIN

LOT 1
ROBERT L. PRYMAK SR.
DEED RECORD 01-3561
MAP PARCEL NUMBER
TAX ID NUMBER
011-14057-02

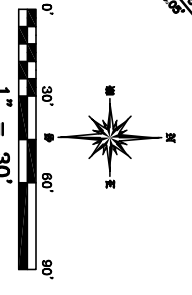
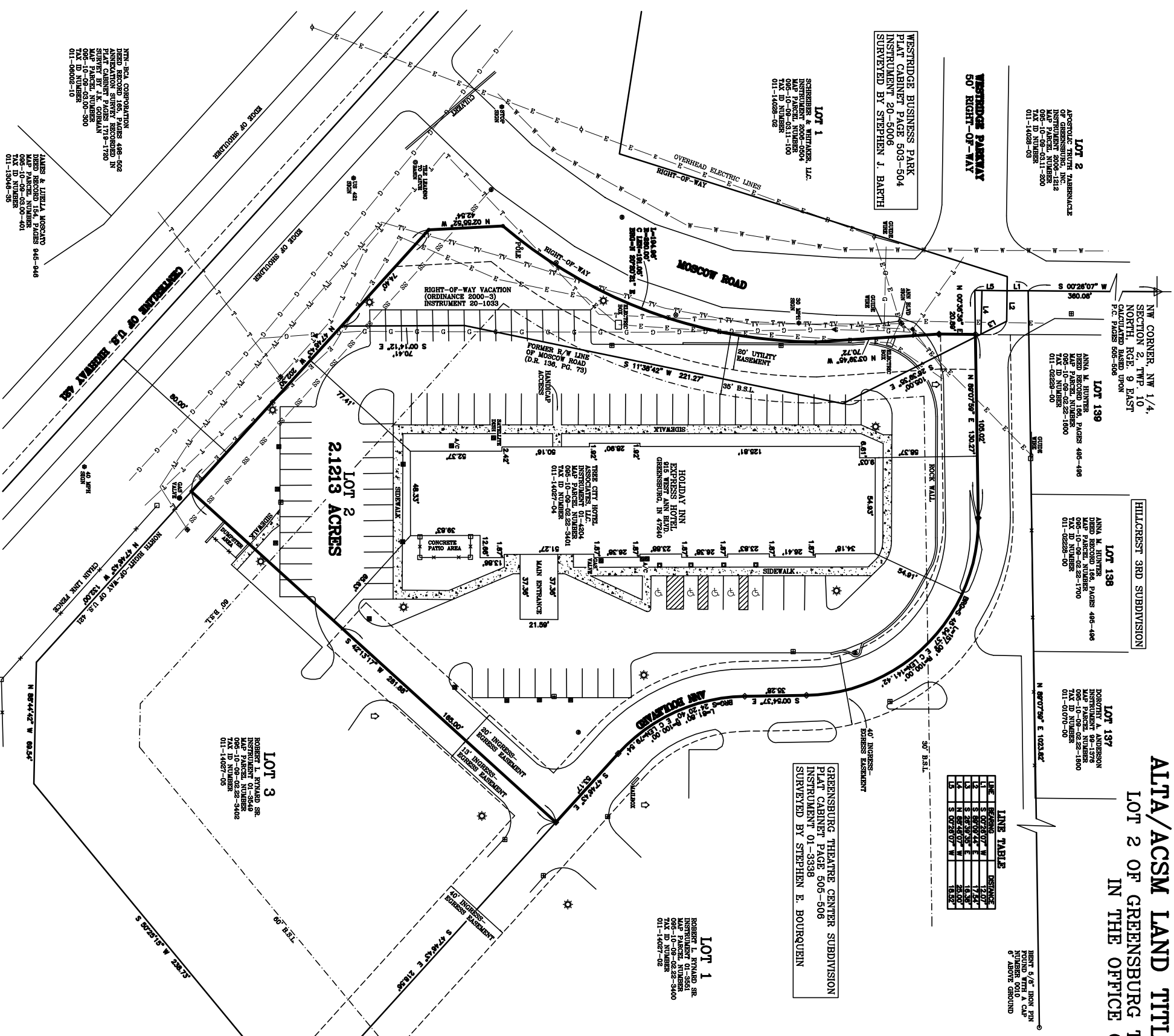
LOT 2
HOLIDAY INN
EXPRESS HOTEL
815 WEST ANN BLVD
GREENSBURG, IN 47240

LOT 3
THREE CITY HOTEL
ASSOCIATES, LLC, DBA
HOLIDAY INN
EXPRESS HOTEL
815 WEST ANN BLVD
GREENSBURG, IN 47240
MAP PARCEL NUMBER
TAX ID NUMBER
011-14057-04

LOT 1
SPRINGER & WHITMAN, LLC.
INSTRUMENT 20-5006
MAP PARCEL NUMBER
TAX ID NUMBER
011-14059-02

LOT 2
AGROLOGIC TRUTH FARMER/BLACK
OF GREENSBURG, INC.
INSTRUMENT 20-5006
MAP PARCEL NUMBER
TAX ID NUMBER
011-14059-03

WESTRIDGE BUSINESS PARK
PLAT CABINET PAGE 503-504
INSTRUMENT 20-5006
SURVEYED BY STEPHEN J. BARTHE



- = 5/8" IRON PIN SET WITH SURVEYORS CAP "A.P. SCHOLLE 204400051"
- ◆ = MAG NAIL SET FLUSH WITH ASPHALT
- ◇ = MAG NAIL FOUND FLUSH WITH ASPHALT
- = POWER POLE
- ⊙ = STREET LIGHT
- ⊕ = STORM DRAIN
- ⊗ = MAN HOLE
- ⊖ = FIRE HYDRANT
- = POST FOUND
- = CUSTOMER PARKING SIGN
- ⊞ = HANDICAP PARKING SIGN
- ⊠ = PHONE BOX OR TV BOX
- ⊙ = CATCH BASIN
- ⊛ = FENCE LINE
- = GAS PIPE
- E- = UNDERGROUND ELECTRIC LINES
- T- = UNDERGROUND TELEPHONE LINES
- G- = UNDERGROUND GAS LINES
- TV- = UNDERGROUND TV CABLE LINES
- W- = UNDERGROUND WATER LINES
- SS- = UNDERGROUND SANITARY SEWER
- B.S.L.- = BUILDING SETBACK LINE

THIS TRACT IS PART OF THE B-2 ZONE DISTRICT

OWNERS CERTIFICATE
I, Robert L. Prymak Sr., Member of the Tree City Hotel Associates, LLC., owner of the real estate shown and described herein, do hereby certify that I say plot and divide said real estate in accordance with this plat. The signed lines shall be determined by regulations of the governing body having zoning jurisdiction over the property shown hereon. Care has been taken to show and describe the same as accurately as possible.

Witness my hand and seal this _____ day of _____, 2007

Robert L. Prymak Sr.
Member of the Tree City Hotel Associates, LLC.

NOTARY CERTIFICATE
I, _____, Notary Public for the State of Indiana, County of Decatur, do hereby certify that the foregoing instrument is a true and correct copy of the original instrument as presented to me for recording.

Notary Public (Signature) _____
My commission expires _____
Name typed or printed _____
Resident of _____ County, Indiana

AUDITORS CERTIFICATE
The Decatur County Auditor has reviewed an exact copy of this plat on this _____ day of _____, 2007.
Certified this _____ day of _____, 2007.
Auditor, Decatur County, Indiana
By: _____
Bradgett C. Weber, Decatur County Auditor

RECORDING CERTIFICATE
Recorded in Plat Cabinet Page _____ of _____, this _____ day of _____, 2007 at _____ o'clock _____ M.
Instrument Number _____ Fee Paid _____
Mary C. Vail, Decatur County Recorder

GREENSBURG CITY PLAN COMMISSION CERTIFICATE
This plat of survey has been reviewed by Kathy Reynolds, as the designated representative of the Greensburg City Plan Commission on the _____ day of _____, 2007. Such plat conforms to the zoning and use ordinances of the City of Greensburg, Indiana and shall be the document of record from which the Greensburg City Plan Commission or the City of Greensburg Board of Zoning Appeals shall determine all issues under any City of Greensburg Ordinance.
Certified this _____ day of _____, 2007.
Greensburg City Plan Commission

The Tree City Hotel Associates, LLC., Mid America Land Title Surveyors, Inc. and Fifth Third Bank. This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standards of Professional Accuracy for ALTA/ACSM Land Title Surveys as set forth in the Minimum Standards of Professional Accuracy for ALTA/ACSM Land Title Surveys in 2005, and includes items 1, 3, 4, 7, 8, 9, 10, 11a, 11b, 11c, 16 and 17 of Table A, hereon. 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 thereon.
Date: _____

Tanner P. Scholle, L.S.
Surveyor
119 East Main Street, Suite 66
Greensburg, Indiana 47240
Telephone: 812-465-4576

The 2005 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys are effective January 1, 2006. As of that date, all previous versions of the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys are superseded by these 2005 standards.

Adopted by the American Land Title Association on October 5, 2006.
Adopted by the Indiana Professional Surveyors on October 24, 2005.
American Land Title Association, 1323 L St., N.W., Suite 705, Washington, D.C. 20005.
National Society of Professional Surveyors, Inc., 6 Montgomery Village Avenue, Suite 403, Gaithersburg, MD 20879

FILED ZONE INFORMATION
I, Andrea P. Scholle, affirm, under penalties for perjury, that I have taken reasonable care to reduce each security number in this document, unless required by law.

FILED ZONE INFORMATION
Per FEMA map number 180430 0105 B dated September 30, 1983, all of the subject tracts are located within zone "C-2".

SURVEYORS REPORT
In accordance with Title 865, Article 1, Rule 12, Section 1 through 29 of the Indiana Administrative Code commonly called "Rule 12", the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:
• DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS
• INCONSISTENCIES IN LINES OF OCCUPATION
• RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY)
There may be unwritten rights associated with these uncertainties.

The intent of this survey is to perform an ALTA/ACSM LAND TITLE SURVEY on Lot 2 in the Greensburg Theatre Center Subdivision, recorded in Plat Cabinet Page 505-506 (Instrument 01-3338). The basis of bearings for this survey is the last line of Lot 2 as defined by two found mag nails in Ann Boulevard from the above mentioned survey.
Four mag nails were found in the centerline of Ann Boulevard. The record plat calls for rebars at these corners. The bearings from the found mag nails. Two rebars were found from along the South line of Lot 1 in said subdivision. No other monuments were found from the record plat.

There is a right-of-way vacation along the West side of Lot 2. Said right-of-way vacation is shown on the record plat of the Greensburg Theatre Center Subdivision.
The utilities shown were located using observable evidence. The appropriate utility companies marked the utilities and are shown on this plat. No other lines were marked on this survey. These lines are shown on the plat. The plat also shows the location of the utility sewer lines. Before the survey, the plat markings could be found that show the direction of the utility sewer lines.
There is no observable evidence of earth moving work, building construction or building additions within recent months. There is no observable evidence of recent street or sidewalk construction or repair.

The fieldwork for this survey was performed during a snowstorm. Approximately 6 inches of snow fell while collecting data for this survey. The utilities, back of yards, street corners, monuments, etc. were located first before the snowfall. The snow was then removed. The plat shows the location of the utilities, back of yards, street corners, monuments, etc. that were located by the snow. At the time of this survey, no new easements were created.

All iron pins set are 5/8" rebars (24 inches in length) with yellow identification caps marked "A.P. Scholle 204400051". The top of said iron pins were set flush with the ground. A method of random turns was used to survey the subject property. The survey was conducted on February 9, 2007. The survey was conducted by Tanner P. Scholle, L.S. and Shane C. Hildebrand, both Registered Professional Surveyors in the State of Indiana. Every document of record reviewed and considered as a part of this plat is noted hereon. A title commitment was provided by the Mid America Land Title Agency, Inc. No abstract of the was furnished to the surveyor. There may exist other documents of record, which would affect this parcel.

RECORD LEGAL DESCRIPTION
The record legal description for this tract is recorded in Instrument 01-4204 in the Office of the Decatur County Recorder and reads as follows:
Lot 2 of Greensburg Theatre Center Subdivision as the plat is shown of record at Instrument 1013338 of the Recorder's Office, Decatur County, Indiana, containing 2.1213 acres. Also, and subject to, an Easement for ingress/egress as shown on said plat.

Also, subject to any and all agreements, liens and restrictions of record.

FILE: H07L/DWG/CBD 08-07-07