

PLAT BOOK 2, PAGE 73

PLAT BOOK 4, PAGE 23

WINTON PLACE

J. J. PERKINS FIRST ADDITION

T. F. ROSE FIRST ADDITION

NORFOLK & SOUTHERN RAILROAD

65.998 ACRES± TOTAL

57.987 ACRES±

1.047 ACRES±

4.747 ACRES±

1.615 ACRES±

0.602 ACRES±

LOT 182, LOT 181, LOT 180, LOT 179, LOT 178, LOT 177, LOT 176, LOT 175, LOT 174, LOT 173, LOT 172, LOT 171, LOT 170, LOT 169, LOT 168, LOT 167, LOT 166, LOT 165, LOT 164, LOT 163, LOT 162, LOT 161, LOT 160, LOT 159, LOT 158, LOT 157, LOT 156, LOT 155, LOT 154, LOT 153, LOT 152, LOT 151, LOT 150, LOT 149, LOT 148, LOT 147, LOT 146, LOT 145, LOT 144, LOT 143, LOT 142, LOT 141, LOT 140, LOT 139, LOT 138, LOT 137, LOT 136, LOT 135, LOT 134, LOT 133, LOT 132, LOT 131, LOT 130, LOT 129, LOT 128, LOT 127, LOT 126, LOT 125, LOT 124, LOT 123, LOT 122, LOT 121, LOT 120, LOT 119, LOT 118, LOT 117, LOT 116, LOT 115, LOT 114, LOT 113, LOT 112, LOT 111, LOT 110, LOT 109, LOT 108, LOT 107, LOT 106, LOT 105, LOT 104, LOT 103, LOT 102, LOT 101, LOT 100, LOT 99, LOT 98, LOT 97, LOT 96, LOT 95, LOT 94, LOT 93, LOT 92, LOT 91, LOT 90, LOT 89, LOT 88, LOT 87, LOT 86, LOT 85, LOT 84, LOT 83, LOT 82, LOT 81, LOT 80, LOT 79, LOT 78, LOT 77, LOT 76, LOT 75, LOT 74, LOT 73, LOT 72, LOT 71, LOT 70, LOT 69, LOT 68, LOT 67, LOT 66, LOT 65, LOT 64, LOT 63, LOT 62, LOT 61, LOT 60, LOT 59, LOT 58, LOT 57, LOT 56, LOT 55, LOT 54, LOT 53, LOT 52, LOT 51, LOT 50, LOT 49, LOT 48, LOT 47, LOT 46, LOT 45, LOT 44, LOT 43, LOT 42, LOT 41, LOT 40, LOT 39, LOT 38, LOT 37, LOT 36, LOT 35, LOT 34, LOT 33, LOT 32, LOT 31, LOT 30, LOT 29, LOT 28, LOT 27, LOT 26, LOT 25, LOT 24, LOT 23, LOT 22, LOT 21, LOT 20, LOT 19, LOT 18, LOT 17, LOT 16, LOT 15, LOT 14, LOT 13, LOT 12, LOT 11, LOT 10, LOT 9, LOT 8, LOT 7, LOT 6, LOT 5, LOT 4, LOT 3, LOT 2, LOT 1

LEGEND

SYMBOLS

○ SURVEY MARKER SET (SEE BOTTOM PLAT)

● SURVEY MARKER FOUND

○ (M) MEASURED

○ (C) CALCULATED

○ (P) RECORDED PLAT

LEGEND

○ HANDICAP PARKING SPACE

○ POWER POLE

○ AC UNIT

○ MANHOLE

○ WATER METER

○ LIGHT

○ GAS METER

○ BALLAST

○ FIRE HYDRANT

○ WATER VALVE

○ GAS VALVE

○ GUY ANCHOR

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○ ASPHALT

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ALTA/ACSM LAND TITLE SURVEY

LEGAL

A part of the Northwest Quarter and a part of the Southwest Quarter of Section 16, Township 20 North, Range 10 East, more particularly described as follows, to-wit:

Beginning at a point in the West line of Elliott Street, as said Elliott Street is laid out and platted in the T. F. Rose First Addition to the City of Muncie, Indiana at the point of intersection of the West line of said Elliott Street with the North line of the Southwest Quarter of Section 16, Township 20 North, Range 10 East; thence South 00°-06'-45" West and on and along the West line of said Elliott Street 1,299.74 feet to its intersection with the North line of 8th Street, as said 8th Street is laid out and platted in the T. F. Rose First Addition to the City of Muncie, Indiana; thence North 90°-00'-00" West and on and along the North line of said 8th Street and said line extended West 1,847.15 feet to a point 30.0 feet East of the East line of Perkins Avenue, as said Perkins Avenue is laid out and platted in J. J. Perkins Addition to the City of Munice, Indiana; thence in a Northwesterly direction on a curve to the right, said curve having a radius of 30.0 feet and a long chord distance of 42.43 feet to its intersection with the East line of said Perkins Avenue at a point 40.0 feet North of the Southwest Corner of Lot 206 in said J. J. Perkins Addition; thence North 00°-00'-00" East and on and along the East line of said Perkins Avenue 1,102.30 feet to its intersection with the South Right-of-Way line of the Conrail Railroad (formerly the C.C.C. & St. Louis Railroad); thence North 76°-50'-45" East and on and along the said South Right-of-Way Line of said Conrail Railroad 1,930.93 feet to its intersection with the West line of Elliott Street in the T. F. Rose First Addition to the City of Muncie, Indiana; thence South 00°-06'-45" West and on and along the West line of said Elliott Street 271.34 feet to the point of beginning.

EXCEPTING THEREFROM Lots 292, 291 and the West (four) 4.0 feet of Lot 290 and the South Half of the vacated alley lying adjacent and North of the above described lots, all in J. J. Perkins Addition to the City of Muncie, Indiana. Containing after said Exception 58.012 acres, more or less.

(The above description is intended to include all of T. F. Rose First Addition East of Elliott Street heretofore vacated and the following lots in J. J. Perkins Addition to the City of Muncie, Indiana: Lots 193 thru 206, except South ten (10.0) feet, Lots 217 thru 230, Lots 241 thru 254, Lots 265 thru 278, Lot 289, the East 46' of Lot 290, Lots 293 thru 302, Lots 317 thru 326; ALSO including vacated 5th Street from the East line of Perkins Avenue to the West line of Sampson Avenue, vacated 6th Street, from the East line of Perkins Avenue to the East line of the J. J. Perkins Addition, vacated 7th Street from the East line of Perkins Avenue to the East line of the J. J. Perkins Addition, and vacated Sampson Avenue from the South line of 5th Street to a point 10.0 feet North of the North line of 8th Street. ALSO, all of the vacated alley between Lots 317 thru 326 and Lots 293 thru 302, all of the vacated alley between Lots 265 thru 268 and Lots 241 thru 244, all of the vacated alley between Lots 269 thru 278 and Lots 245 thru 254, all of the vacated alley between Lots 217 thru 220 and Lots 193 thru 196, all ov the vacated alley between Lots 221 thru 230 and Lots 197 thru 206 and the South Half of the vacated alley adjacent to Lots 289 and the East 46' of Lot 290).

ALSO the following described parcel of land, more particularly described as follows, to-wit:

Beginning at the Southwest corner of Lot 148 in J. J. Perkins First Addition to the City of Muncie, Indiana (being the intersection of the East line of Sampson Avenue and the North line of 9th Street); thence North on the East line of said Sampson Avenue 301.7 feet to the South line of 8th Street; thence East on the South line of said 8th Street and said South line extended East 858.8 feet to the West line of Birch Street, as said street is laid out and platted in Winton Place, an Addition to the City of Muncie, Indiana; thence South on the West line of said Birch Street and said West line extended South 182.5 feet to a point 17.5 feet South of the North line of said 9th Street in said Winton Place; thence West and parallel with the North line of said 9th Street 350.0 feet; thence South 3.82 feet; thence in a Southerly and Westerly direction on a curve to the left, said curve having a radius of 137.5 feet and an arc distance of 153.74 feet to its intersection with the North line of 9th Street extended; thence West on the North line of said 9th Street and said line extended 210.0 feet to the East line of Lot 145 in J. J. Perkins First Addition; thence South on the said East line 10.0 feet to the Southeast corner of said Lot 145; thence West on the North line of said 9th Street 200.0 feet to the point of beginning. Estimated to contain 4.907 Acres, more or less.

(The above description is intended to include all of the following, Lots 70 thru 75 except North 10.0 feet, Lots 219 and 223 except North 10 feet; Lots 220, 221, 222, 224, 225, 226, 227 and 228, the vacated North 17.5 feet of 9th Street, vacated Pierce Street, the vacated alley lying adjacent to and West of Lots 223 thru 228, all in Winton Place, an addition to the City of Muncie, Indiana; also intended to include Lots 169 thru 172; and Lots 145 thru 148 and a vacated alley lying between Lots 169 thru 172 and Lots 145 thru 148 all in J. J. Perkins First Addition.)

ALSO, the following described parcel of land, more particularly described as follows, to-wit:

All of Lots 7, 8, 14, 15, 16, 23, 24, 25, 46, 47, 48, 69, 70, 71, 92, 93, 94 in T. F. Rose First Addition to the City of Muncie, Indiana and the following vacated alley and street; vacated 6th Street between Lots 46 thru 48 and Lots 69 thru 71, and vacated alley between Lots 69 thru 71 and Lots 92 thru 94 all in T. F. Rose First Addition to the City of Muncie, Indiana.

ALSO, the following described parcel of land, more particularly described as follows, to-wit:

Lots 63, 64, 65, 66 and 67, except the North ten (10.0) feet and also the vacated North 17.5 feet of 9th Street lying adjacent to Lots 63 thru 67 all in Winton Place, an Addition to the City of Muncie, Indiana.

Subject to all easements of record for utilities.

SURVEYOR'S REPORT

Survey ordered by: Fred Zehnder
General Motors Corporation Worldwide Real Estate
Renaissance Center, 38th Floor
Detroit, Michigan 48265

Owner of Record: General Motors
Type of Survey: Retracement
Purpose for Survey: ALTA/ACSM Land Title survey for possible disposal of property.



THEORY OF LOCATION:

The following referenced plats were used. The plat of T. F. Rose First Addition as recorded in Plat Book 4, Page 19, the plat of J. J. Perkins First Addition as recorded in Plat Book 2, Page 73 and Winton Place Addition as recorded in Plat Book 2, Page 23 all in the City of Muncie, Indiana, and recorded in the Office of the Recorder of Delaware County, Indiana. We were also given documents from personnel of New Venture Gear from within the engineering department that included a ground and aerial survey dated August of 1965 by Abrams Aerial Survey Corporation of Lansing, Michigan in conjunction with Williams & Works, civil engineers and surveyors of Grand Rapids, Michigan. Also, surveys that were done by Harold K. Morrison in the mid 1960's, in which I participated on a field crew in surveying properties in Winton Place Addition for at that time a future parking lot. The basis of bearing for this survey is the deed bearing of North 76 degrees 50 minutes 45 seconds East on and along the South right-of-way line of the Norfolk & Southern Railroad (formerly the C.C.C. & St. Louis Railroad) as defined by the current location of the two sets of railroad rails. The actual bearing between the two brass disk monuments on the South right-of-way line of said Railroad which is the North line of the property in question is North 76 degrees 50 minutes 55 seconds East. The baseline used for this survey with regards to the subsequent calls is the East line of Sampson Avenue as platted in J. J. Perkins First Addition between Fifth Street and Eighth Street, and as noted by found monuments as follows: A brass disc in concrete held at the point of intersection of the East line of Sampson Avenue and the North line of Fifth Street. A #4 existing iron rod with a missing and assumed brass disc was found and held at the point of intersection of the East line of Sampson Avenue and the South line of Eighth Street. The distance between said Brass disc and the existing iron rod per Abrams survey is 980.96 feet. The distance as measured on this survey was found to be 980.98 feet. Using the baseline in conjunction with said Abrams survey, the Southwest corner of the 10 feet off of the South side of Lot 196 in said Perkin's Addition, and the Southeast corner of Lot 159 in T. F. Rose First Addition were then calculated to establish the North line of Eighth Street. A brass disc in concrete was held at the point of intersection with the East line of Perkins Avenue with said South right-of-way thereby establishing said South right-of-way line. A point 10 feet North of the Southwest corner of Lot 206 in said Perkins Addition was then calculated by the bearing-bearing method: The said North line of Eighth Street as established by intersecting the East line of Perkins Avenue (said East line of Perkins Avenue by establishing the centerline of said Avenue and the curb splits established by the point 10 feet North of the Southwest corner of Lot 206 to the existing brass disc at the intersection of the East line of Perkins Avenue and the Southerly right-of-way line of said Railroad. Two points of tangency were then established by striking an arc from the point established 10 feet North of the Southwest corner of Lot 206 in said Perkins Addition at a radius of 30 feet. One tangent point being on the East line of Perkins Avenue and the other being on the North line of Eighth Street as now located. In the summation of this part of the 58.29 Acre (deed) tract being bounded on the North by the Southerly right-of-way line of the Norfolk & Southern Railroad, the East line being the West line of Elliott Street, the South being the North right-of-way line of Eighth Street and the West being the East line of Perkins Avenue. Contained within said 58.29 Acre tract is believed to be owned by Indiana & Michigan Electric Company which I have no deed for, just as an exception in the General Motors legal description. The exception is Lots 292, 291 and the West 4 feet of Lot 290 and the South Half of a 10 foot vacated Alley lying adjacent to and North of said Lots all in J. J. Perkins First Addition. The boundary of this parcel was established from the said said Abrams survey and this parcel became 57.98 Acres (deed). Considering that part of this survey which is along and East of Elliott Street, the East line of said T. F. Rose First Addition was established by calculating the Southeast corner of Lot 162 regular from the Southeast corner of Lot 159 and holding (for line only) a one inch brass pin on and along said East line between Lot 9 and Lot 16. Said East line as now established was then extended Northwardly to intersect the centerline of Willard Street as established by curb splits. The resulting point of intersection was then mathematically adjusted 0.9 of a foot Northwardly to better fit with other control found. The resulting distance between the Southeast corner of Lot 162 and the centerline of Willard Street is 1297.61 feet (measured) compared to 1298.24 feet (platted). The distance between the centerline of Elliott Street and said point of intersection on the centerline of Willard Street measured East along the centerline of Willard Street to the East line of said Addition a distance of 150.46 feet (measured) compared to 150.65 feet (platted). The West line of the Northwest Quarter of the Southeast Quarter of Section 16, Township 20 North, Range 10 East was established by holding an existing railroad spike in Eighth Street at or near the Southwest corner of the Quarter-Quarter Section and the said point of intersection in the centerline of Willard Street the property corners were then calculated and monuments found were held if possible. Considering that part of this survey which is along and South of Eighth Street, the South line of Eighth Street was called parallel with the North line of Eighth Street and at 60 feet distance. Monuments were found and held at the Southeast corner of Lot 148, Northwest corner of Lot 172 and the Northeast corner of Lot 219, all in Winton Place, an Addition to the City of Muncie, Indiana (recorded in Plat Book 2, Page 23). Monuments found on and along the East line of Lot 63 and Lot 70 in said Winton Place were held for line only. Property corners were then calculated with the North line of Ninth Street making them parallel with the North line of Eighth Street, as now established.

OBSERVATIONS

The point of beginning of the legal description of the 59+ Acre tract was not a found monumented on this survey, but was calculated from the best available evidence. The resulting distance to the South right-of-way line of the Norfolk & Southern Railroad is 273.48 feet measured compared to 271.34 feet, deed distance. The Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 16, Township 20 North, Range 10 East is shown on the recorded plat of T. F. Rose First Addition, as a stone being 28.2 feet South of the North line of Eighth Street. The existing railroad spike at or near the said Southwest corner of the said Quarter Section is 30.26 feet South of the said North line of Eighth Street. The distance from the existing railroad spike Northward to the centerline of Willard Street as established on this survey is 1328.85 feet (measured) compared to 1326.5 feet (platted). The curbs on Perkins Avenue and Elliott Street, respectively, were older (50+ years) and said curbs on either side of both Streets were relatively parallel. The curbs on either side of Eighth Street varied from parallel by 2 feet, more or less, from Perkins Avenue to Elliott Street and therefore, a curb split was not used. A report by Abrams Aerial Survey Corporation in conjunction with their ground and aerial survey dated August 1965 states that, "the property lines were determined by actual field survey and follow the lines of former surveys mentioned previously, City of Muncie street line control data and by their stakes and / or monuments found." The former surveys mentioned include, but are not limited to, "Maps or former property line surveys prepared by others on portions of the plant property." Because, in the course of this survey, several existing monuments were not used, a serch for prior field notes was conducted including contacting Abrams and Williams & Works in Grand Rapids, Michigan, and on site engineering files. No field notes were found and it appears that from this survey it can be concluded that at least some of the control referred to by Abrams, has been destroyed by building expansion, street reconstruction, sidewalk and curb improvements, fence line construction and removal and utility improvments and repairs. Also, due to a fence line encroachment on the Eighth Street parking lot, Morrison & Associates, a surveying firm in Muncie, Indiana, was contracted to do a boundary survey of a portion of said property in 1973. Drawings found in the on site files clearly show that said firm did not hold some of the monuments found during their survey, but instead, they set their own monuments (P.K. Nails) for more accurate relocation of existing fence lines. During the course of this survey, over 50 P.K. Nails were found that had been set by others. Some of those nails appeared to be at or near property corners while others appeared to be points on line. It has been concluded as a result of this survey that said nails were set in a systematic way for the purpose of defining the location of parking spaces and lines. Said nails were not considered in the calculations of property corners. There is an area between the East line of T. F. Rose First Addition and the West line of the Northwest Quarter of the Southeast Quarter of Section 16, Township 20 North, Range 10 East, of varying width, between Fifth Street and Seventh Street which we occupy based on asphalt parking lot improvement up to the existing chain link fence. Conversations with on site personnel indicated that the parking lot between Fifth Street and Seventh Street on the East side of Elliott Street may be sold to the East adjoiner. It was uncertain weather or not the Southern portion would be included so the boundary of Lots 92, 93, 94 and half of a vacated Alley adjacent to the North was calculated. There is an existing chain link fence along the centerline of said vacated Alley.

75

SCHEDULE B - EXCEPTIONS (COMMITMENT NO. 262742)

Reservation of easement of Central Indiana Gas Company over that part of 5th Street from the east property line of Sampson Avenue to the east curb line of Perkins Avenue, a distance of approximately 560 feet; also, all that part of Sampson Avenue from the south property line of 5th Street extending south 105 feet, and reservation of easement to Indiana & Michigan Electric Company over the 50 foot right-of-way of West 5th Street as it was platted prior to its vacation by this Decree, commencing at the east line of Perkins Avenue and extending to the east line of Sampson Avenue as it was platted prior to the vacation of this Decree. Also the east 39 feet of the right-of-way of Sampson Avenue as it existed prior to its vacation by this Decree, commencing at the north line of said West 5th Street and running south to the center line of West 6th Street as it existed prior to its vacation by this Decree. Together with the right of ingress and egress to, from and over said right-of-way, as granted by the Delaware Circuit Court in the order vacating said streets, Cause No. 76/454 dated October 29, 1976. (Affects property, plotted)

76

Reservation of easement contained in a deed from Indiana & Michigan Electric Company to General Motors Corporation, dated Oct. 22, 1969 and recorded Jan. 20, 1970 in Deed Record 1970 page 327, over the North 13 feet of the following described tract: A part of vacated Sixth Street in the J. J. Perkins First Addition to the City of Muncie, Indiana, more particularly described as follows, to wit: Beginning at the Southwest corner of Lot 292, Block 19, in the J. J. Perkins First Addition to the City of Muncie, Indiana, said plat being shown in Plat Book 2, page 73 in the Recorder's Office of Delaware County, Indiana; thence East on the South line of Lots 292, 291 and 290, Block 19, in the said J. J. Perkins First Addition to the City of Muncie, Indiana, one hundred four (104) feet; thence South parallel with the East right-of-way line of Sampson Avenue, as the said Sampson Avenue is shown in the said J. J. Perkins First Addition to the City of Muncie, Indiana, twenty-five (25) feet to the center line of the now vacated Sixth Street; thence West on the center line of the said now vacated Sixth Street, one hundred four (104) feet to the East right-of-way line of the said Sampson Avenue; thence North on the East right-of-way line of said Sampson Avenue, twenty-five (25) feet to point of beginning. (Affects property, plotted)

Being and intended to be the North Half of vacated Sixth Street contiguous with Lots 292, 291 and 290, Block 19 in the said J. J. Perkins First Addition to the City of Muncie, Indiana; said Sixth Street being vacated under Circuit Court Cause 66/266, August 26, 1966.

77

Easement from General Motors Corporation to Indiana & Michigan Electric Company, dated Oct. 22, 1969 and recorded Jan. 20, 1970 in Deed Record 1970 page 330, over the following described tracts: A strip of land Sixteen (16) feet of equal width on either side of a center line which begins at a point on the North line of the vacated alley between Lots Twenty Six (26) and Forty Nine (49) of Rose 1st Addition Two hundred and eighteen and two tenths (218.2) feet East of the center line of Sampson Avenue and extends in a Northeasterly direction a distance of Two Hundred and twenty-three and fifteen one hundredths (223.15) feet to a point Two hundred and forty and seven tenths (240.7) feet East of the center line of Sampson Avenue and seventy-two (72) North of the center line of vacated Fifth (5th) Street.

Also a strip of land Twenty (20) feet of equal width on each side of a center line beginning at a point on the East side of Elliott Street which is Three hundred and eighty-eight and twenty-four hundredths (388.24) feet South of the center line of Willard Street, thence East parallel with the center line of Willard Street a distance of Eighty (80) feet.

Also the North 13 feet of vacated Sixth Street, contiguous with Lots 289, 290, Block 19 in the J. J. Perkins First Addition to the City of Muncie, and Lot 49 of T. F. Rose 1st Addition to the City of Muncie, said Sixth (6th) Street, having been vacated under Circuit Court Cause 66/266 August 26, 1966. (Affects property, plotted)

78

License from General Motors Corporation to Indiana & Michigan Electric Company to revise and relocate facilities, dated Nov. 18, 1976 and recorded Feb. 9, 1977 in Deed Record 1977 page 489, located as shown on the plat at page 495, copy attached. (Affects property, plotted)

79

Easements, if any, for public utilities or facilities installed in any portions of the vacated streets and alleys hereinabove described, together with rights of ingress and egress to maintain, replace or remove the same. (Affects property, not plotable)

80

Easement from H. F. Howard et ux to Indiana & Michigan Electric Company, dated March 20, 1947 and recorded August 29, 1947 in Deed Record 96 page 386, size and location of easement not specified, covering Lot 64 in Winton Place. (Affects property, not plotted, no defined location)

81

Easement from Edith E. Osburn et al to Indiana & Michigan Electric Company, dated April 5, 1947 and recorded August 29, 1947 in Deed Record 296 page 387, limited to overhang of wires only, covering Lot 63 in Winton Place. (Affects property, plotted)

82

Easement from Atha McMichael to Indiana & Michigan Electric Company dated October 20, 1965 and recorded February 8, 1966 in Deed Record 460 page 534, described as follows: Beginning at a point on the south line 11 feet east of the southwest corner of Lot 75, Winton Place, running thence north 50 feet; thence east 8 feet; thence south 50 feet; thence west 8 feet to the place of beginning. (Affects property, plotted)

PLATS, NOTES AND WITNESSES:

The following previous surveys and plats were referenced.
-The plat of Winton Place, an Addition recorded in Plat Book 2, Page 23.
-The plat of J. J. Perkins First Addition as recorded in Plat Book 2, Page 73.
-The plat of Muncie Land Company Subdivision of W. S. Hall Addition as recorded in Plat Book 2, Page 28.
-Notes from files of the Manual Transmission of Muncie, LLC a division of General Motors.
-Valuation Map V-40-46, dated June 30, 1915, of the C.C.C. & St. Louis Railroad Right-of-Way Map
-The plat of T. F. Rose First Addition as recorded in Plat Book 4, page 19.
-Also other notes and witnesses on file in the offices of Richard E. Ward & Associates, and in other Delaware County Offices.

UNCERTAINTY IN LOCATION OF LINES AND CORNERS:

- Availability and condition of reference monuments:
 - Monuments were found and held as shown on the plat above. Monuments found are presumed to be those set from previous surveys as identified above.
 - Unless otherwise noted on the plat, found monuments were undisturbed, in good condition, and at or near grade.
- Occupation or possession lines:
 - There was no observable evidence of occupation or possession defining the lines surveyed, except as noted on the plat above.
- Clarity or ambiguity of record descriptions used:
 - There does not appear to be any ambiguity in the recorded description.
- Classification of survey:
 - This is an "Urban" Survey according to Title 865, Article 1, Rule 12 of the Indiana Administrative Code and is within the relative positional accuracy as allowed in this type of survey.

NOTES:

- Dimensions on this plat are expressed in feet and decimal parts thereof, and are the measured values.
- The basis of bearings for this survey was the South right-of-way line of the C.C.C. & St. L. Railroad (now the Norfolk & Southern Railroad), as evidence by found monuments. Bearings are based on said monuments and are used to denote angles only.
- Survey monuments set for the survey are 5/8 inch diameter 30 inch long rebar set at grade with "REW FIRM 0076" identification caps, unless otherwise noted on plat.
- A commitment for title insurance, Lawyers Title Insurance Corporation Commitment No. 262742, was provided for use on this survey. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Fence lines, as shown, are for informational purposes only. This survey does not warrant the right of possession or ownership of that part of the within described real estate lying between said fence lines and deed lines.
- Unless specifically shown hereon, this survey does not purport to indicate the presence or absence of storage tanks, asbestos, contaminants, or other hazardous or environmentally injurious materials; and the surveyor expressly disclaims any responsibility or liability for the same.
- A search for easements of record is not to be implied by this survey. Matters of zoning compliances is not expressed or guaranteed by this survey.

LAND SURVEYOR CERTIFICATE

To General Motors Corporation Worldwide Real Estate, 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 the "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, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), and 13 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: February 2, 2007

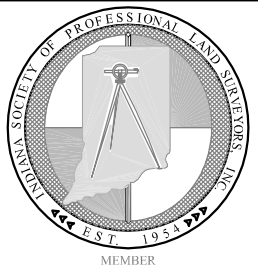
RICHARD E. WARD Registered Land Surveyor No. S0432



RICHARD E. WARD
& ASSOCIATES

PROFESSIONAL LAND SURVEYORS

LOT & PLAT SURVEYS • SUBDIVISION LAYOUTS • MORTGAGE SURVEYS
P. O. BOX 172, ANDERSON, INDIANA 46015 (765) 645-9078



ALTA/ACSM LAND TITLE SURVEY OF PART OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 10 EAST, DELAWARE COUNTY, INDIANA

SCALE: 1" = 60'	REVISIONS	JOB NO. 101106-26745	SHEET 1
DATE: February 2, 2007			
DRAWN BY: RWM			
CHECKED BY: REW			OF TWO