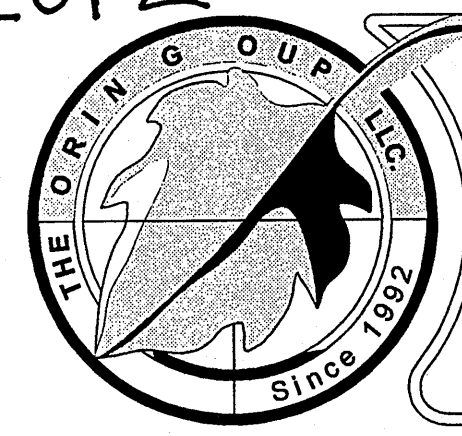


225 CK# 31731 CA

10F2



The Orin Group, LLC. 10 Northwest Avenue, Suite 200, Tallmadge, Ohio 44278 Phone 330-630-3937 Fax 866-486-2388 www.theoringroup.com

ALTA/ACSM Land Title Survey

ALTA/ACSM Land Title Survey for Ultra Plaza 8401-8501 Indianapolis Blvd, Highland, IN 46322 County of Lake

The undersigned, being a register surveyor in the State of Indiana, certifies to (i) DLC Management Corp., (ii) UP Improvements, LLC, (iii) JPMORGAN CHASE BANK, N.A., its successors and assigns, (iv) J.P. MORGAN MORTGAGE CAPITAL IC., (v) Royal Abstract Title Insurance, (vi) Lawyers Title Insurance Corporation, (vii) Meridian Title and (viii) Royal Abstract of New York, LLC as follows:

This map or plat and the survey on which it is based were made in accordance with the minimum standards established by the State of Indiana for surveyors and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005.

The survey was made on the ground on May 29, 2007 and May 30, 2007 by me or under my supervision and correctly shows the legal description and the land area of the subject Property, the location and type of all visible above-ground buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject Property, and any other matters situated on the subject Property.

[Except as shown on the survey,] there are no visible easements or rights of way of which the undersigned has been advised.

[Except as show on the survey,] there are no party walls and no observable, above ground encroachments (a) by the improvements on the subject Property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject Property.

The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject Property and listed in the title insurance commitment no. 63697 and title reference no. 2014IK07 dated March 29, 2007, issued by Royal Abstract Title Insurance with respect to the subject Property, has been shown on the survey, together with appropriated recording references, to the extent that such matters can be located. The Property shown on the subject Property is in accord with minimum setback, side yard and rear yard lines, provisions and restrictions of record for the subject Property referenced in such title commitment.

The subject Property has direct access to and from a duly dedicated and accepted public street or highway (namely Indianapolis Blvd. and U.S. 41).

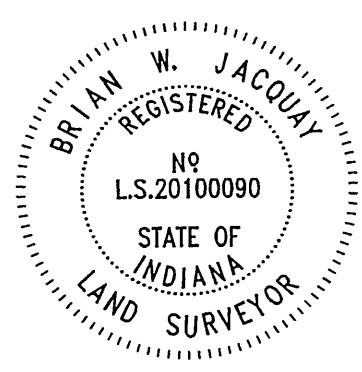
[Except as shown on the survey,] the subject Property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress.

The record description of the subject Property forms a mathematically closed figure. [If not, so state.]

The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

Blain W. Jacquay Registered Land Surveyor No. 2010090 In the State of Indiana

Table with 2 columns: Date of Survey, Revision. Rows include June 6, 2007, June 14, 2007, June 20, 2007, June 25, 2007, July 9, 2007.



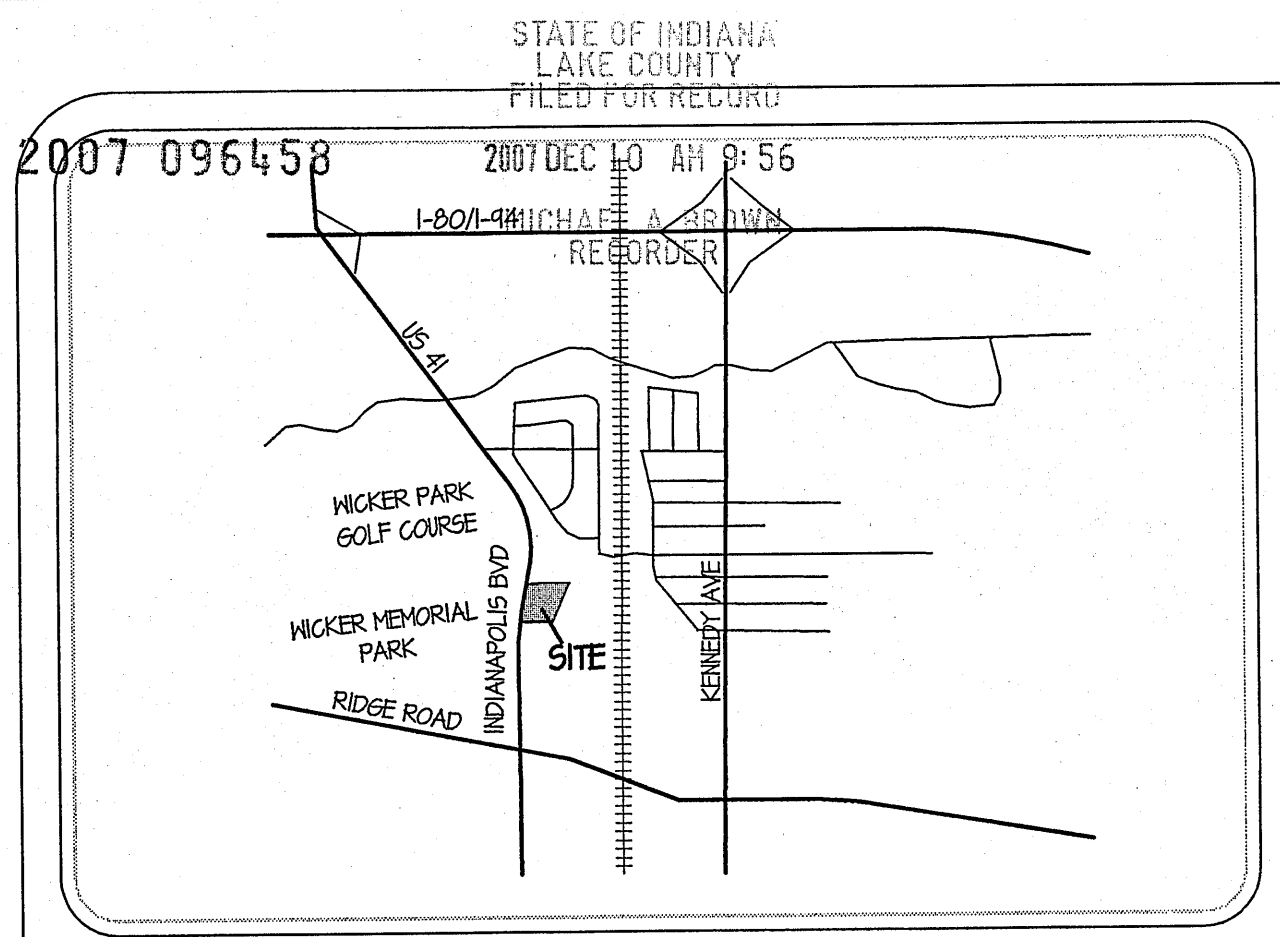
Survey Performed By: Dickmeyer & Associates Engineers-Surveyors, Inc. 6018 East State Blvd Ft. Wayne, IN 46815

Commitment Legal Description

Parcel 1: The North 670 feet of Lot 1 in Park Addition to Highland as shown in Plat Book 28 page 22; Also a part of Lot 1, in Park Addition to Highland, as shown in Plat Book 28 page 22, more particularly described as beginning at a point 855 feet Southwesterly from the East line of Lot 1 measured along the Southeasterly line of Lot 1; thence Northwesterly measured at right angles with the last described line a distance of 143.64 feet to the South line of the North 670 feet of said Lot 1; thence East along the South line of the North 670 feet to the Southeasterly line of said Lot 1 a distance of 197.88 feet; thence Southwesterly along the Southeasterly line of Lot 1 a distance of 136.10 feet to the point of beginning, in the Town of Highland, Lake County, Indiana. EXCEPTING THEREFROM property conveyed to the State of Indiana by Warranty Deed recorded November 30, 2000 as Document No. 2000 087329 and a Quit Claim Deed recorded November 30, 2000 as Document No. 2000 087330.

Parcel 2: Non-Exclusive Easement Rights for Ingress and Egress as created in Indenture of Easement dated October 22, 1963, recorded December 26, 1963 in Miscellaneous Record 884 page 57, Document No. 534457 in the Office of the Recorder of Lake County, Indiana.

Tax Parcel Number: 16-27-0195-0003 Taxing Unit Number: 16 Highland



Vicinity Map (Not to Scale)

Legend of Symbols & Abbreviations

Legend of Symbols & Abbreviations table listing symbols for North, South, East, West, Degrees, Feet or Minutes, Inches or Seconds, RECORD DOCUMENT, ANCHOR (GUY), STORM INLET, FIRE HYDRANT - NEW HYDRANT, SANITARY SEWER MANHOLE, STORM SEWER MANHOLE, GAS VALVE - MAIN GAS VALVE, WATER VALVE - NEW WATER VALVE, FIRE MAIN INDICATOR POST, ELECTRIC METER, MANHOLE, SANITARY CLEAN-OUT, CORRUGATED METAL PIPE, REINFORCED CONCRETE PIPE, GUY WIRE, RIGHT OF WAY MONUMENT, LIGHT POLE, POWER/LIGHT POLE, POWER POLE, POWER/TELEPHONE POLE, ELECTRICAL PEDESTAL OR SERVICE, ELECTRICAL TRANSFORMER, TELEPHONE PEDESTAL, ELECTRICAL MARKER, GAS MARKER, TELEPHONE MARKER, FIBER OPTICS MARKER, SIGN POST, HANDICAP PARKING, INTERSTATE HIGHWAY, UNDERGROUND ELECTRIC, OVERHEAD ELECTRIC, GAS LINE, UNDERGROUND TELEPHONE, OVERHEAD TELEPHONE, WATER LINE, EX-STORM SEWER, EX-SANITARY SEWER, FIBER OPTIC CABLE, CHAIN LINK FENCE LINE, GUARD RAIL, etc.

Statement of Encroachments

- (A) PARKING LOT PAVEMENT WITHIN R/W
(B) PAVEMENT ENCROACHES INTO NIPSCO R/W
(C) SOUTH FACE OF RETAINING WALL OF DOCK ENCROACHES INTO NIPSCO EASEMENT.

Miscellaneous Notes

- (MN1) - NO CEMETERIES OF RECORD AND/OR OBSERVED IN THE FIELD.
(MN2) - NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
(MN3) - NO CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
(MN4) - NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, GUMP, OR SANITARY LANDFILL.
(MN5) - THE ADDRESS FOR THE MAIN BUILDING IS 8401 AND FOR THE SMALLER BUILDING IS 8501.
(MN6) - SETBACK LINES SHOWN ON SURVEY ARE PER B-3 GENERAL BUSINESS DISTRICT REQUIREMENTS.

Note Corresponding to Schedule B

- ITEMS FROM PART II, SCHEDULE B
ITEM 3b- INGRESS/EGRESS EASEMENT AT NORTH ENTRANCE
ITEM 3c- EASEMENT FOR WATER PIPELINE AT SOUTHEAST CORNER
ITEM 3d- EASEMENT TO HIGHLAND SANITARY DISTRICT AT NORTHWEST OF SITE
ITEM 3e- UTILITY EASEMENT ALONG NORTH & WEST OF SITE
ITEM 3f- NOT MATTER OF SURVEY
ITEM 3g- EASEMENT FOR ELECTRIC & COMM. AT SOUTH OF SITE
ITEM 3h- TEMPORARY HIGHWAY EASEMENT AT SOUTH ENTRANCE



Current Zoning Information

Table with zoning information including Source of Information, Name of Contact, Address, Phone, Zoning District, Zoning Definition, Building Setback Requirements, Parking Tabulation, Height Restrictions, Bulk Restrictions, and Lot Area.

Utility Notes

CONTACT LIST
GAS & ELECTRIC: NIPSCO - 1-800-464-7726
TELEPHONE SERVICE: SBC - 1-800-851-4268
SANITARY & WATER SERVICE: TOWN OF HIGHLAND - 219-838-1080

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 A RESULT OF THE AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS... This is a retracement survey of a 12.543 acre parcel in Lot 1 in Park Addition to Highland, Section 21, Township 36 North, Range 9 West, Lake County, Indiana. This survey was completed using title commitment #63697 by Royal Abstract Title Insurance dated March 29, 2007 at 8:00 a.m. Client has requested we provide an ALTA/ACSM survey of above mentioned 12.543 acre parcel.

A) 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 plat and/or deed location of the subject property relative to the applicable found and accepted as adjacent plat boundaries. 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 sized monuments were found during the course of this survey as shown on sheet no. 1. We have no documented history for these monuments. A previous survey of the site by Torenga Engineering, Inc. Job # 207-98, revised May 13, 1998 was used as reference.

Relative to the baseline, the monuments found at or near the northwest and northeast corners of the subject parcel were accepted as the platted and or deeded positions of said corners because they were at or within the limits of the relative positional accuracy for this class of survey.

Relative to the baseline stated hereon, the location of the found monuments relative to the plat and deed position, are as noted on sheet no. 1.

THEORY OF LOCATION: Based on the monuments found and the comparison of measurements taken between monuments and platted and or deeded dimensions, the line between the monuments found at the northwest corner of lot 1 and the northeast corner of lot 1 was held as the baseline for this survey. This line was used because the terminal ends appeared to be undisturbed, original monuments which had virtually the same distance as given on the deed. Also, the angular and distance relationships to adjacent monuments were within the relative positional accuracy for this class of survey when compared to data given on the record plat. This line has been assigned a bearing of North 90 degrees 00 minutes 00 seconds East to correspond with record deed (basis of bearings). It is my opinion that the uncertainty associated with these corners is 0.5 feet based on measurements relative to the stated baseline.

B) 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. There is no visible evidence of possession found along the parcel lines. There is a 4 foot chain link fence along the southerly perimeter of the parcel. 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.

C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: There are no apparent discrepancies in the record plat in this area. A copy of the plat for Park Addition to Highland recorded in Plat Book 28, page 22; Plat of Survey recorded in Plat Book 884, page 51 (Document # 534457); INDOT right-of-way Grant Document # 2000-087330; Document # 2004-025863; Document # 2006-017012; Nicksic's Park Addition recorded in Plat Book 41, page 49; IRD Subdivision recorded in Plat Book 094, page 66; plat of survey by Torenga Engineering, Inc. Job # 207-98 revised May 13, 1998 was reviewed and used in the completion of this survey.

D) RELATIVE POSITIONAL ACCURACY OF MEASUREMENTS: The relative positional accuracy of measurements performed on this survey is within a SUBURBAN Class survey due to random errors in measurement, equipment and trained personnel as defined in I.A.C. 865 1-12-7.

There are no side yard or rear yard setbacks given on the record plat and written evidence of setbacks has not been provided to this office as required by State Statute 865 IAC 1-12-13 (12) & (13).

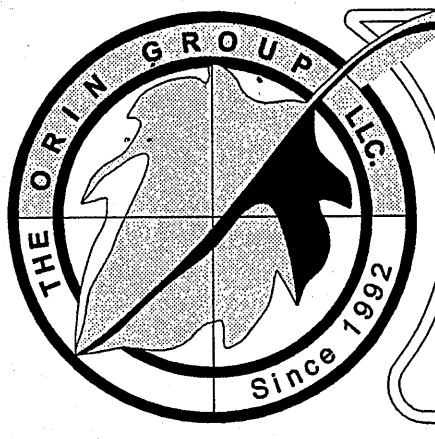
THIS SURVEY WAS PERFORMED BY, OR UNDER, THE RESPONSIBLE DIRECTION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR AND TO THE BEST OF SAID REGISTERED LAND SURVEYOR'S KNOWLEDGE AND BELIEF, SAID SURVEY WAS EXECUTED ACCORDING TO THE APPLICABLE SURVEY REQUIREMENTS OF TITLE 865 I.A.C. - 1-12.

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. Linda Dickmeyer (name printed, stamped or signed w/print)

SEE SHEET 2 OF 2 FOR BOUNDARY SURVEY

SURVEY PREPARED BY: DICKMEYER & ASSOCIATES Engineers-Surveyors, Inc. 6018 East State Boulevard Fort Wayne, Indiana 46815 (260) 744-0125 FAX (260) 744-0421 www.DickmeyerandAssociates.com





The Orin Group, LLC.

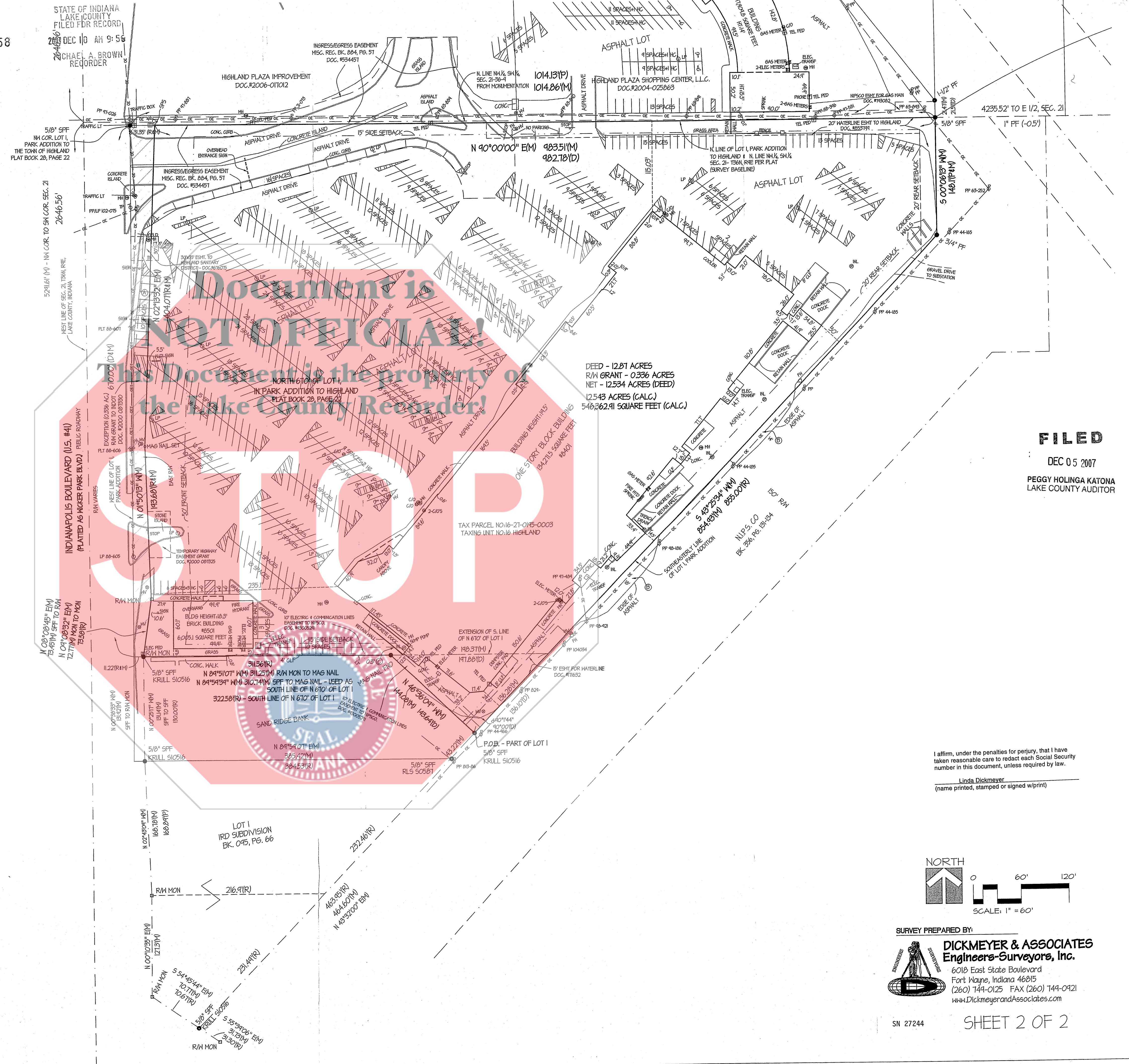
10 Northwest Avenue, Suite 200,
Tallmadge, Ohio 44278
Phone 330-630-3937 Fax 866-486-2388
www.theoringroup.com

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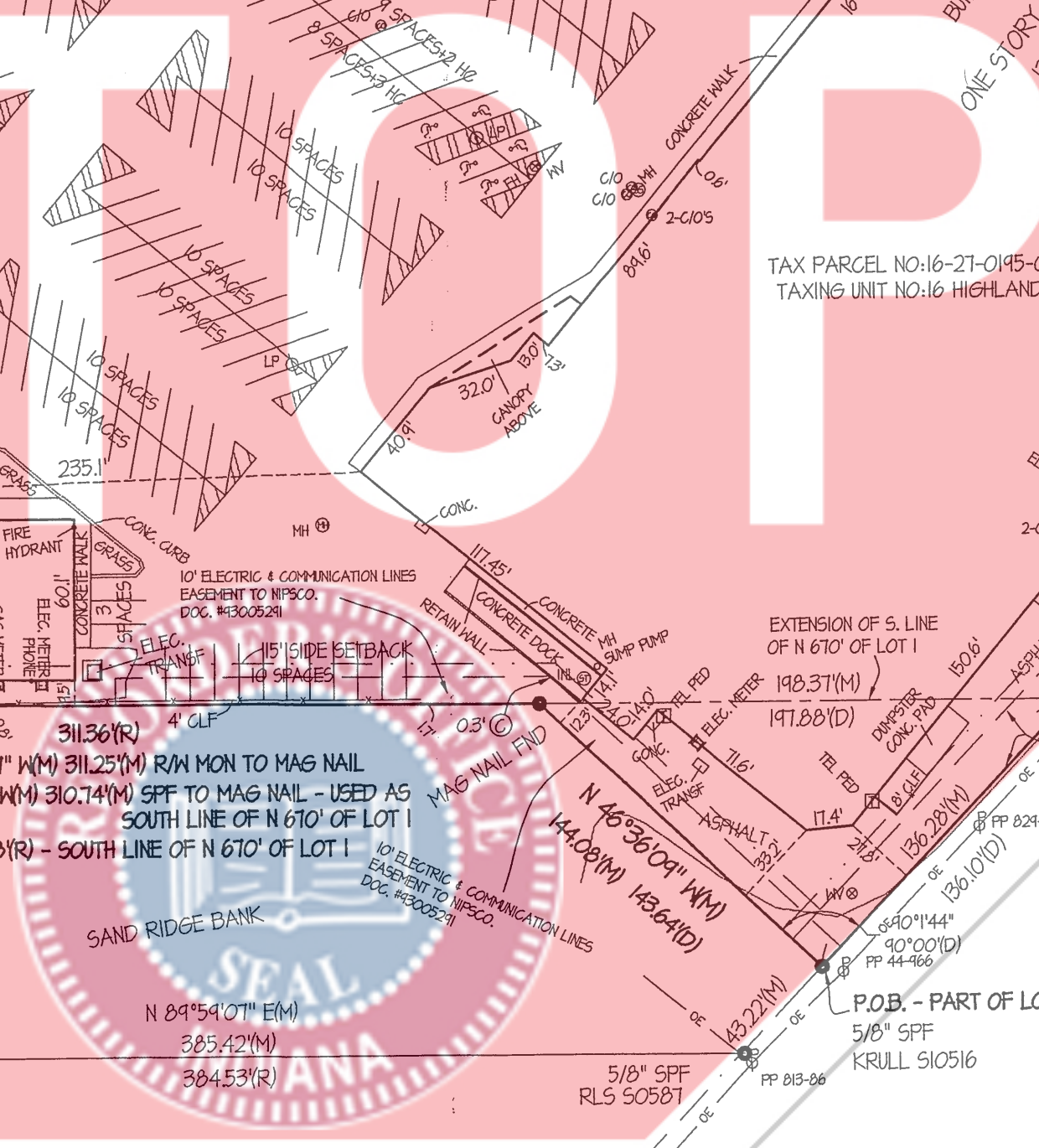
2007 096458

18/09



STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2007 DEC 10 AM 9:56
MICHAEL A. BROWN
RECORDER

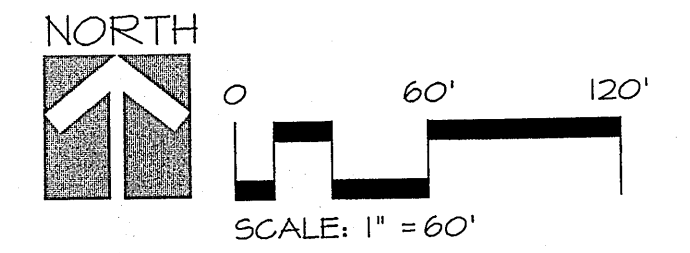
Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!



DEED - 12.81 ACRES
R/W GRANT - 0.536 ACRES
NET - 12.534 ACRES (DEED)
12.543 ACRES (CALC.)
546,362.91 SQUARE FEET (CALC.)

FILED
DEC 05 2007
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

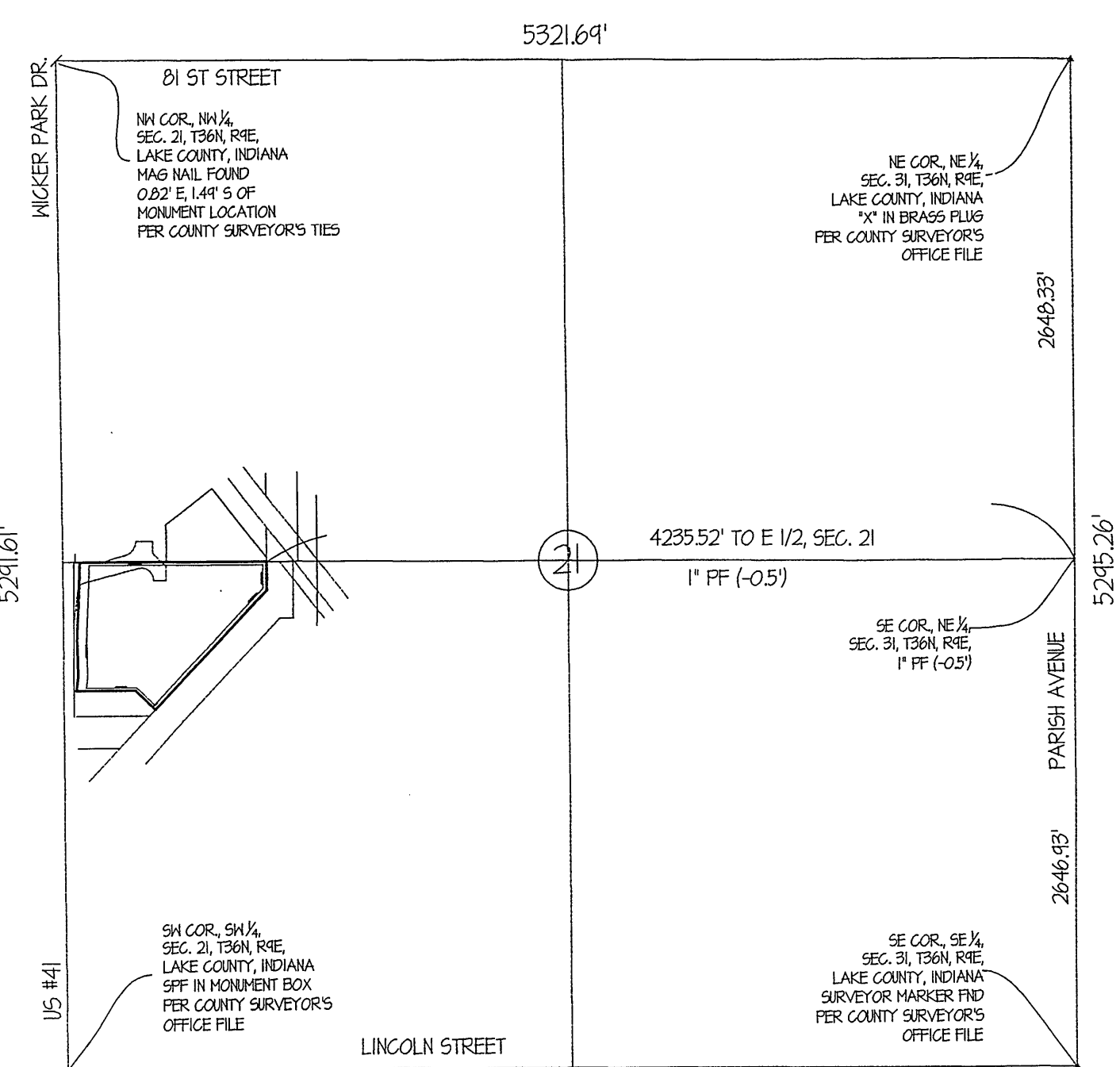
I affirm, under the penalties for perjury, that I have taken reasonable care to recheck each Social Security number in this document, unless required by law.
Linda Dickmeyer
(name printed, stamped or signed w/print)



SURVEY PREPARED BY:
DICKMEYER & ASSOCIATES
Engineers-Surveyors, Inc.
6018 East State Boulevard
Fort Wayne, Indiana 46815
(260) 744-0125 FAX (260) 744-0921
www.DickmeyerandAssociates.com

SN 27244

SHEET 2 OF 2



SECTION 21, T36N, R9E
LAKE COUNTY, INDIANA

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