

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

for Highland Plaza II 8333-8357 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) DLC Management Corp. 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. 63718 and title reference no. 2077k07 dated April 2, 2007 at 8:00 AM, 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 survey is the Property described in that title commitment. The location of all improvements 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.

Kevin D. Dickmeyer Registered Land Surveyor No. 50243 In the State of Indiana

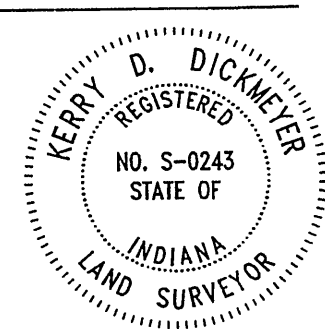


Table with 2 columns: Date of Survey, Revision. Rows: June 6, 2007; June 20, 2007; June 25, 2007; July 9, 2007

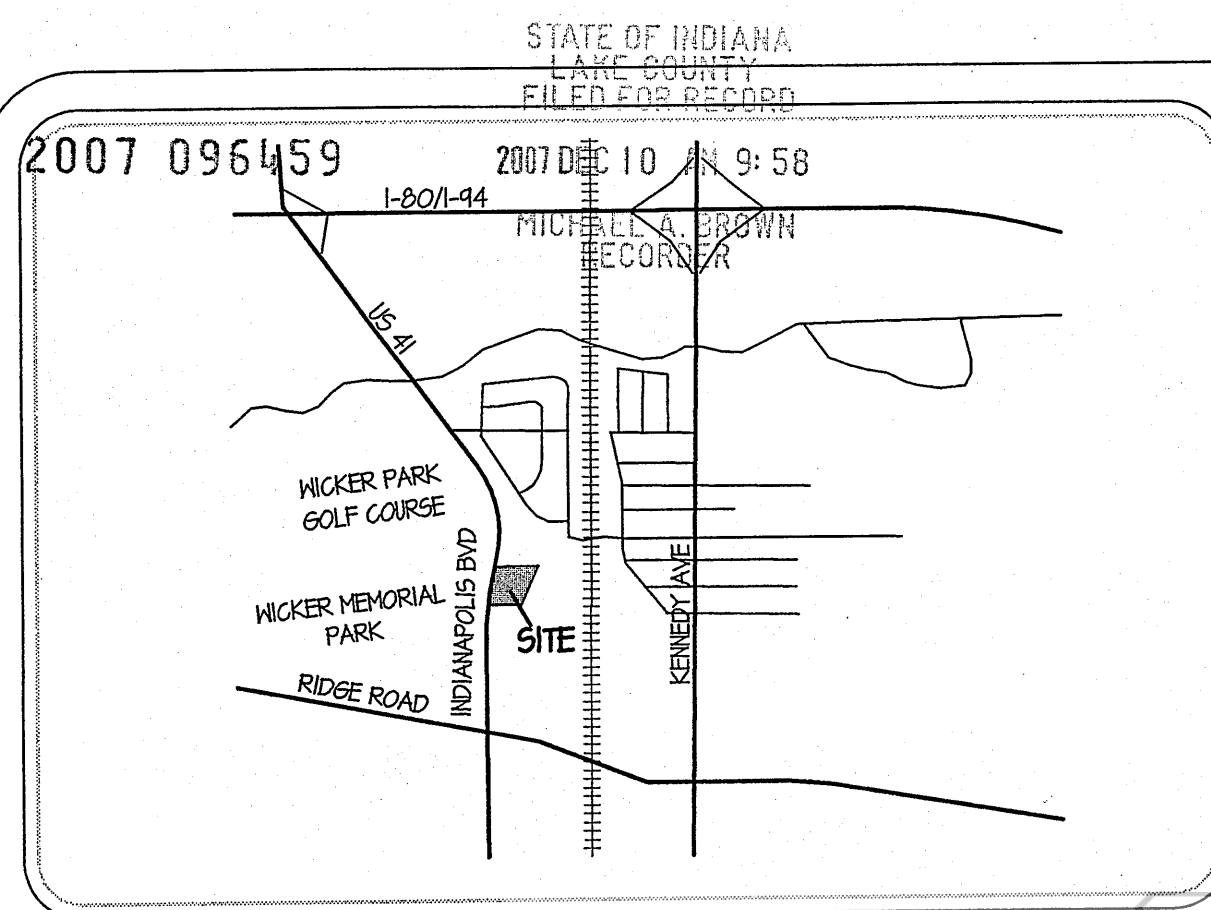
Survey Performed By: Dickmeyer & Associates Engineers-Surveyors, Inc. 6018 East State Blvd Ft. Wayne, IN 46815

Commitment Legal Description

DESCRIPTION PER DOC. #2004-025863

THAT PART OF THE EAST 12 CHAINS OF THE WEST 16 CHAINS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER LYING SOUTHWEST OF THE WESTERLY RIGHT OF WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD COMPANY, IN SECTION 21, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND P.M., IN THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, 1056 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 01 MINUTES, 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 526.0 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER WHICH IS 530.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, 196.34 FEET; THENCE NORTH 53 DEGREES 10 MINUTES 00 SECONDS EAST, TO THE WESTERLY RIGHT OF WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD COMPANY, 310.90 FEET, THENCE SOUTH 36 DEGREES 49 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD COMPANY, 462.38 FEET TO A POINT 1056 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, 21.51 FEET, TO THE POINT OF THE BEGINNING.

Tax Parcel Number: 16-27-0008-0022 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, Feet, Page, Dead Record, Calculated, Record, Right of Way, DECLARATORY RESOLUTION, EASEMENT, SECTION, SECTION CORNER, TOWNSHIP, MONUMENTS FOUND, PROPERTY LINE, CENTER LINE, PIN BELOW (-) OR ABOVE GRADE (+), OVERHANG, BUILDING LINE, SURFACE DRAINAGE, UTILITY, RIGHT OF WAY, CHORD, ARC LENGTH, RADIUS, CHORD BEARING, DEED OR CALCULATED FROM DEED, MEASURED OR CALCULATED FROM FIELD DATA, PLATTED OR CALCULATED FROM PLAT, POINT OF BEGINNING, ORIGINAL GOVERNMENT SURVEY NOTES, SECTION CORNER, MONUMENTS FOUND, STEEL PIN FOUND AT GRADE, DIA. STEEL PIN, 24" LONG, SET AT GRADE, WITH CAP STAMPED "D&A FIRM NO. 0026", PIPE FOUND, P.K. NAIL FOUND, RAILROAD SPIKE FOUND, MAG NAIL FOUND, MAG SET - MAG NAIL SET WITH 2" DIA. DISC STAMPED "D&A FIRM NO. 0026", DRAINAGE, UTILITY & INGRESS EASEMENT, CONCRETE PAD OR PAVEMENT

Statement of Encroachments

(A) BUILDING ENCLOSES AS SHOWN - VARIES FROM 4.3' TO 5.0" MAX.

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, SUMP, OR SANITARY LANDFILL. MN5 - NO ADDRESS WAS POSTED. 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 3a- DOES NOT AFFECT SURVEY ITEM 3b- NIPSCO & ILLINOIS BELL TELEPHONE EASEMENT, ALONG SOUTH OF SITE - SHOWN ITEM 3c- ELECTRIC & GAS EASEMENT FOR NIPSCO ALONG EAST OF SITE - SHOWN ITEM 3d- CROSS EASEMENT FOR SITE, NOT SHOWN ITEM 3e- GAS LINE EASEMENT FOR NIPSCO, ALONG SOUTH OF SITE - SHOWN ITEM 3f- DOES NOT AFFECT SURVEY

FLOOD NOTE: By graphic plotting only, this property was found to be located within Flood Zone "C" on Flood Insurance Rate Map, Community Panel No. 185176.0001 C which bears an effective date of Dec. 15, 1993 is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.

Current Zoning Information

Table with columns: Source of Information, Name of Contact, Address, Phone, Zoning District, Zoning Definition, Building Setback Requirements, Parking Tabulation, Height Restrictions, Bulk Restrictions, Lot Area, Coverage Ratio, Other.

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

2007 096459

18/10

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

P.C. 05 2007 PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

Surveyor's Report

IN ACCORDANCE WITH RULE 10 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 RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS. DISCREPANCIES OR INCONSISTENCIES IN RECORD DESCRIPTIONS AND PLATS, AND REFERENCE MONUMENTS, INCONSISTENCIES IN OCCUPATION OR POSSESSION LINES, DISCREPANCIES OR INCONSISTENCIES IN RECORD DESCRIPTIONS AND PLATS, AND REFERENCE MONUMENTS, ACCURACY OF THE MEASUREMENTS, REFER TO THE GRAPHIC PORTION OF THIS SURVEY FOR ADDITIONAL INFORMATION REGARDING THIS DISCUSSION. CONTRACT REQUIREMENTS: THIS SURVEY WAS COMPLETED IN ACCORDANCE WITH TITLE 865 INDIANA ADMINISTRATIVE CODE 1-12-12 TO THE OWNER OF RECORD FOR THE EXCLUSIVE USE IN THE CONVEYANCE OF THE ABOVE DESCRIBED REAL ESTATE. THE ATTACHED PLAT OF SURVEY IS NOT WARRANTED OR ASSIGNED TO ANY PERSONS AFTER THIRTY DAYS OF DATE OF SURVEY. ANY USE OR REPRODUCTION THEREAFTER IS A COPYRIGHT INFRINGEMENT.

This is a retracement survey of Parcel in Doc. #2004-025863 in the northwest 1/4 of Section 21, Township 36 North, Range 9 West, Lake County, Indiana. This survey was completed using title commitment #63718 by Royal Abstract Title Insurance dated April 2, 2007 at 8:00 a.m. Client has requested we provide an ALTA/ACSM survey of above mentioned parcel.

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 as adjacent deed 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.

Relative to the baseline, the monuments found at or near the northeast and southeast corners of the subject parcel were accepted as the deed positions of said corners because they were at or within the limits of the relative positional accuracy for this class of survey. The southwest, northwest and north corners were not found and were reset for this survey.

Relative to the baseline stated hereon, the location of the found monuments relative to the 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 deceased 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 89 degrees 01 minutes 30 seconds West 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.

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. The north line is occupied by a portion of a one story building as shown on the survey. The common wall of the building is approximately 4.3' to 5.0' north of the north line. 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.

CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: There are no apparent discrepancies in the deed in this area. A copy deed Document # 2004-025863; 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; Nick's Park Addition recorded in Plat Book 41, page 49; IRD Subdivision recorded in Plat Book 094, page 66; unrecorded plat of survey by Torrence Engineering, Inc. Job # 207-98 revised May 13, 1998 was reviewed and used in the completion of this survey.

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 deed 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.

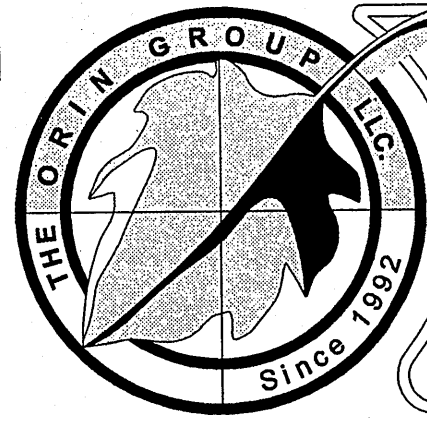
I affirm, under the penalties for perjury, that I have taken reasonable care to read each Social Security number in this document, unless required by law.

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) 744-0921 www.DickmeyerandAssociates.com

SN 27245



The Orin Group, LLC.

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

2007 096459

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

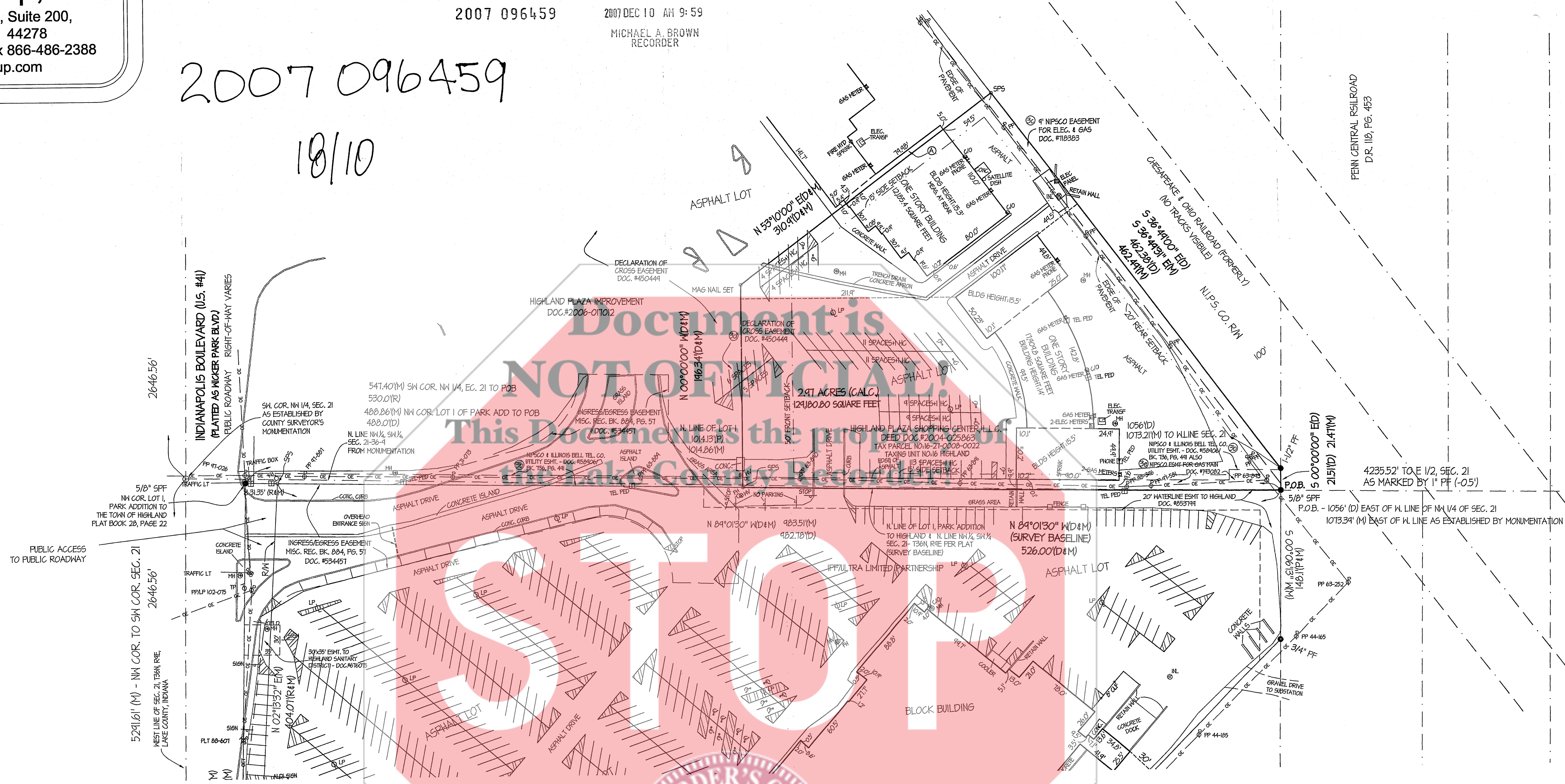
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MICHAEL A. BROWN
RECORDER

2 OF 2

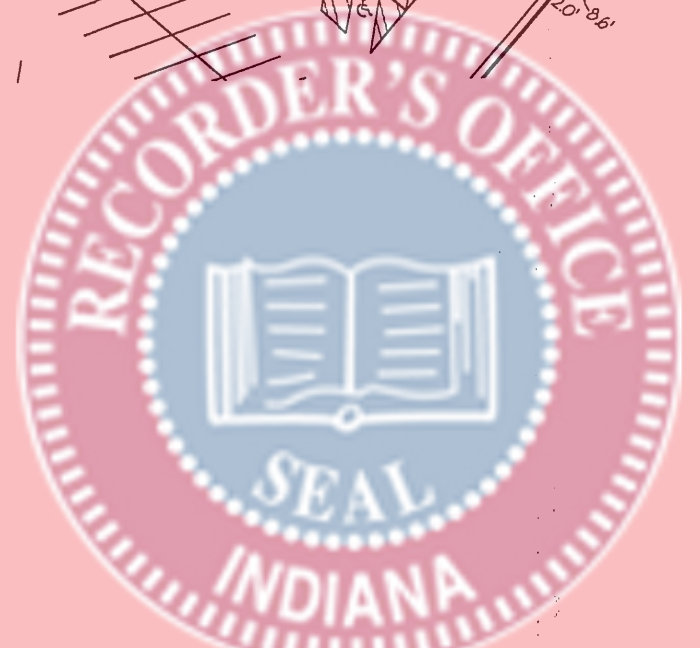
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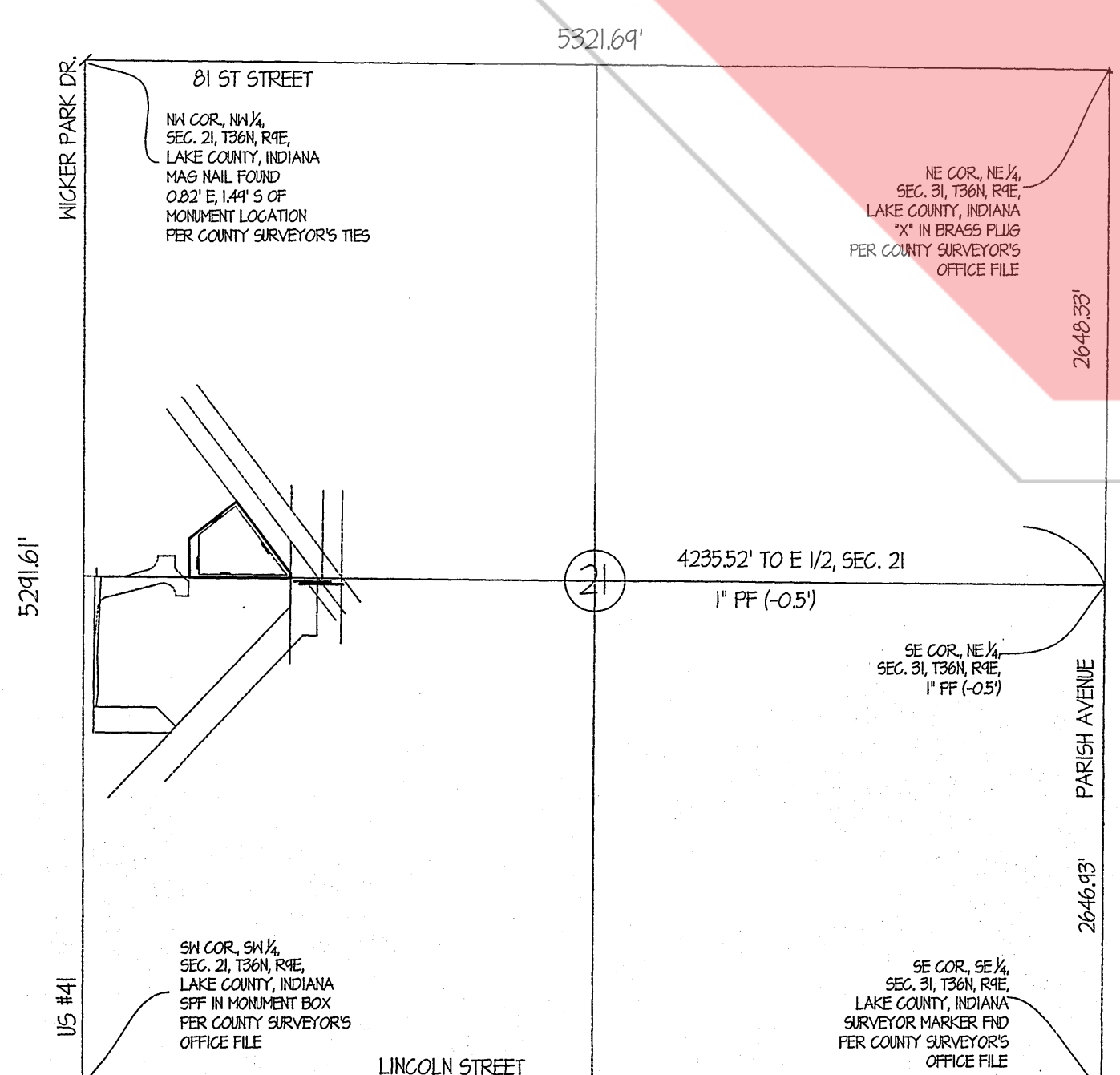


DAILY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

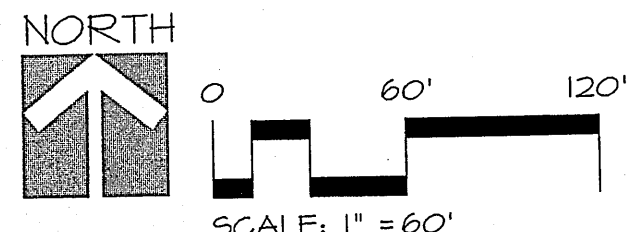
05 2007
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR



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)



SECTION 21, T36N, R4E
LAKE COUNTY, INDIANA
NORTH
SCALE: 1" = 800'



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