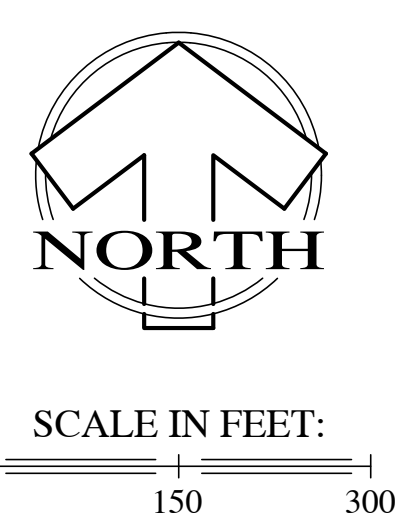
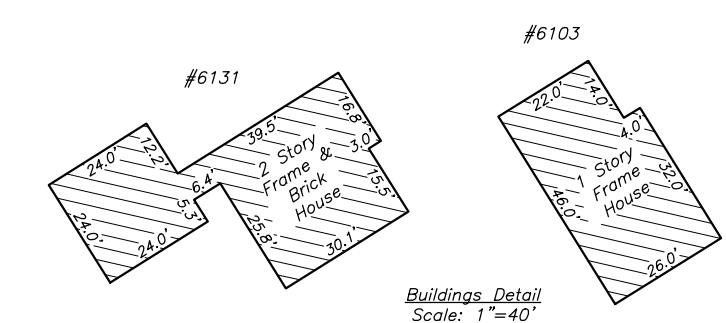
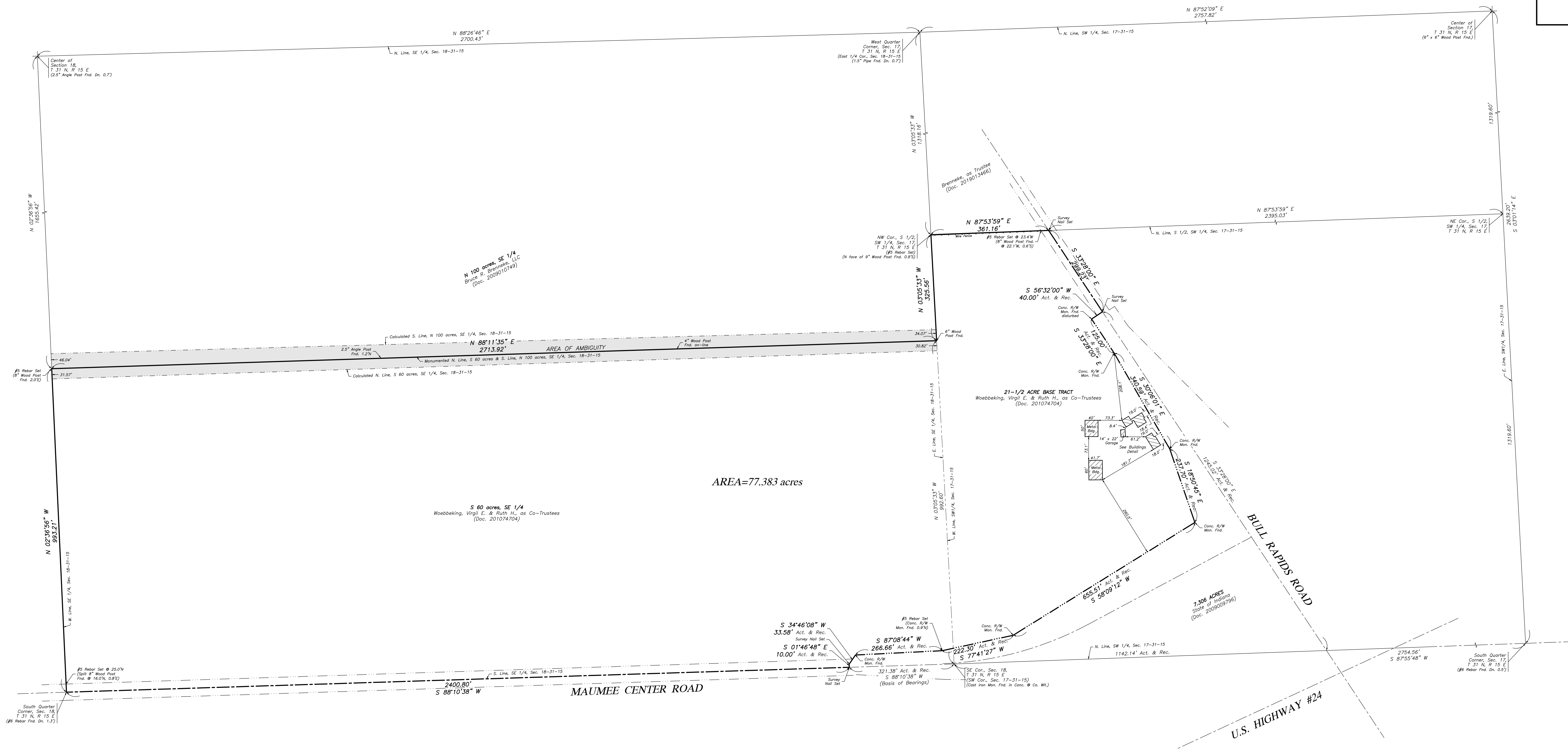


PLAT OF SURVEY

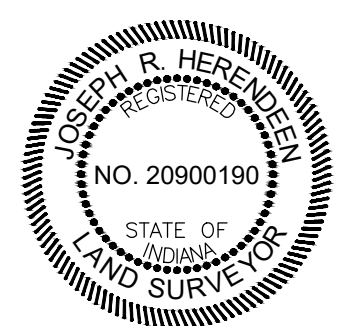


CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate prepared under IAC Title 865, Article 1, Rule 12 and in conformity with established practices of surveying and made in accordance with the record on file in the Office of the Recorder of Allen County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments either way across boundary lines unless specifically stated hereon. Corners were perpetuated as indicated.

I, Joseph R. Herendeen, 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. I further certify the above statements to be correct to the best of my information, knowledge, and belief.

Joseph R. Herendeen
 Date: 05/06/2025
 Indiana Professional Land Surveyor



IAC 865 Survey and Surveyor's Report of Part of the Southwest Quarter of the Southwest Quarter of Section 17, together with Part of the Southeast Quarter of Section 18, all in township 31 North, Range 15 East, Allen County, Indiana.	
Revisions:	For: Woebbecking, Virgil E. & Ruth H., as Co-Trustees
By: Sauer Land Surveying, Inc.	Drawn By: JRH
7203 ENGLE ROAD FORT WAYNE, IN 46804 TEL: 260/469-3300 / FAX: 260/469-3301	Checked By: KP/TN
Date: May 6, 2025	Scale: 1" = 150'
Page 1 of 2	Job No. 152-111

SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: 6103 & 6131 Bull Rapids Road, Woodburn, IN 46797

This survey is intended to retrace the record boundaries of two tracts of real estate described in a Warranty Deed from Virgil E. Woebbecking and Ruth H. Woebbecking to Virgil E. Woebbecking and Ruth H. Woebbecking, as Co-Trustees of the Revocable Trust of Virgil E. Woebbecking and Ruth H. Woebbecking, dated September 19, 2001, deed also dated September 19, 2001, and recorded in Document Number 201074704 in the Office of the Recorder of Allen County, Indiana.

In Accordance with Title 865, Article 1.1, Chapter 12, Sec. 1 et. seq. of the Indiana Administrative Code, the following observations and opinions are submitted regarding various uncertainties in (a) reference monuments, (b) lines of occupation, (c) record descriptions, and (d) those uncertainties due to random errors in measurement ("relative positional accuracy"). There may be unwritten rights associated with these uncertainties.

REFERENCES: Copies of the following documents were reviewed in completion of this survey:
-The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey.
-Allen County Surveyor's Section Corner Records.
-A location control route survey of U.S. Highway #24, Document Number 204061455.

(A) AVAILABILITY OF REFERENCE MONUMENTS:
The existing monuments of the Public Land Survey corners were held as controlling corners and were used as the basis for this survey. The found monuments are considered by the undersigned surveyor to be "local corners" which are subject to undiscovered evidence regarding the true location of said corners. The corners of subject tract are marked as shown on the survey certificate in conformity with said survey monuments. Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monuments were accepted as the location of the Public Land Survey corners:

- The Southeast corner of Section 18.....County witnessed cast iron monument found.
- The South Quarter corner of Section 17.....County witnessed #6 rebar found.
- The South Quarter corner of Section 18.....County witnessed #6 rebar found.
- The Center of Section 17.....Undocumented 6 inch by 6 inch wood post found.
- The Center of Section 18.....Undocumented 2.5 inch angle post found.
- The West Quarter corner of Section 17.....Undocumented 1.5 inch diameter pipe found.

The lines of the Southwest Quarter of Section 17 and the Southeast Quarter of Section 18 were all established using the above-referenced monuments. The Southwest Quarter of said Section 17 was further subdivided by aliquot division. Uncertainties due to variances between all found monuments and record distances were determined to be 2.0 feet in any direction.

(B) OCCUPATION AND/OR POSSESSION LINES:
Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. There are no observable uncertainties in occupation and/or possession lines.

(C) AMBIGUITY OF RECORD DESCRIPTIONS:
A very large arc of ambiguity exists between the record North line of the South 60 acres of the Southeast Quarter of Section 18 and the record South line of the North 100 acres of the Southeast Quarter of Section 18, from 64.89 feet to 77.61 feet in the North-South direction. During this survey, the undersigned held a line of found wood post that resembles the occupation and possession line between these parcels and the North line of subject tract.

(D) RELATIVE POSITIONAL ACCURACY:
The relative positional accuracy representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Rural Survey (0.26 feet plus 200 ppm) as defined by IAC 865.

(E) ESTABLISHMENT OF LINES AND CORNERS:
1. The most Westerly South line of subject tract was established on and along the South line of the Southeast Quarter of Section 18.
2. The most Westerly line of subject tract was established on and along the West line of the Southeast Quarter of Section 18.
3. The most Westerly North line of subject tract was established on and along a line of found wood posts, as stated in Part (C).
4. The remaining West line of subject tract was established on and along the West line of the Southwest Quarter of Section 17.
5. The remaining North line of subject tract was established on and along the North line of the South Half of the Southwest Quarter of Section 17.
6. The lines of the 7.306 acre State of Indiana tract were all established using record geometry and found monuments. The East line of subject tract was established on and along the centerline of Bull Rapids Road, along the Northerly projection of the East line of said 7.306 acre tract.

(F) NOTES:
1. This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and different location of the boundaries.
2. A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent. As of this date, no title commitment has been provided for review.
3. The flood statement hereon is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.
4. No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.
5. Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client.
6. All documents of record and information from other public sources referred to in this survey are hereby incorporated as part of this survey as if fully set out.
7. No attempt has been made to determine the zoning status of the property. It is the responsibility of the parties involved in the real estate transaction to determine compliance with zoning regulations.
8. Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
9. Subsurface and environmental conditions were not examined or considered as a part of this survey.
10. Any acreage shown is based on the boundaries established from the deed description and no certification is made that the land area shown on the survey is the exact acreage owned by the client.
11. Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision than the theoretical uncertainty stated in Part (D) of the Surveyor's Report.
12. Since the last date of fieldwork of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc. may have altered the validity and circumstances of matters shown or noted hereon.
13. Declaration is made to original purchaser of the survey, and is not transferable to additional institutions or subsequent owners. This survey is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete with all pages of the survey.
14. No statement made by any employee or agent of Sauer Land Surveying, Inc. is valid unless written herein.

NEW ORIGINAL CONSOLIDATED DESCRIPTION: (a newly created description of two tracts described in Document Number 201074704)

Part of the Southwest Quarter of the Southwest Quarter of Section 17, together with part of the Southeast Quarter of Section 18, all in Township 31 North, Range 15 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. 152-111, dated May 6, 2025, and being more particularly described as follows, to-wit:

Commencing at the Southeast corner of said Section 18, being marked by a cast iron monument; thence South 88 degrees 10 minutes 38 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the South line of the Southeast Quarter of said Section 18, being within the right-of-way of Maumee Center Road, a distance of 321.38 feet to a survey nail at the Southwest corner of a 7.306 acre tract of real estate described in a deed to the State of Indiana, in Document Number 2009009796 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence South 88 degrees 10 minutes 38 seconds, continuing on and along said South line and within said right-of-way, a distance of 2400.80 feet to a #6 rebar at the South Quarter corner of said Section 18; thence North 02 degrees 36 minutes 56 seconds West, on and along the West line of the Southeast Quarter of said Section 18, a distance of 993.21 feet to a #5 rebar; thence North 88 degrees 11 minutes 35 seconds East, a distance of 2713.92 feet to a wood post on the East line of the Southeast Quarter of said Section 18, also being the West line of the Southwest Quarter of said Section 17; thence North 03 degrees 05 minutes 33 seconds West, on and along said West line, a distance of 325.56 feet to a #5 rebar at the Northwest corner of the South Half of the Southwest Quarter of said Section 17; thence North 87 degrees 53 minutes 59 seconds East, on and along the North line of the South Half of the Southwest Quarter of said Section 17, a distance of 361.16 feet to a survey nail at the point of intersection of said North line with the centerline of Bull Rapids Road; thence South 33 degrees 28 minutes 00 seconds East, on and along said centerline, a distance of 299.23 feet to a survey nail at the most Northerly corner of said 7.306 acre tract; thence South 56 degrees 32 minutes 00 seconds West, on and along a North line of said 7.306 acre tract, a distance of 40.00 feet to a concrete right-of-way monument; thence South 33 degrees 28 minutes 00 seconds East, on and along a West line of said 7.306 acre tract, a distance of 125.00 feet to a concrete right-of-way monument; thence South 30 degrees 06 minutes 01 seconds East, continuing on and along said West line, a distance of 340.59 feet to a concrete right-of-way monument; thence South 18 degrees 50 minutes 45 seconds East, continuing on and along said West line, a distance of 237.70 feet to a concrete right-of-way monument; thence South 58 degrees 09 minutes 12 seconds West, on and along a North line of said 7.306 acre tract, a distance of 655.51 feet to a concrete right-of-way monument; thence South 77 degrees 41 minutes 27 seconds West, continuing on and along said North line, a distance of 222.30 feet to a #5 rebar; thence South 87 degrees 08 minutes 44 seconds West, continuing on and along said North line, a distance of 266.66 feet to a concrete right-of-way monument; thence South 34 degrees 46 minutes 08 seconds West, on and along a West line of said 7.306 acre tract, a distance of 33.58 feet to a survey nail; thence South 01 degrees 46 minutes 48 seconds East, continuing on and along said West line, a distance of 10.00 feet to the true point of beginning, containing 77.383 acres of land, subject to legal right-of-ways for Maumee Center Road and Bull Rapids Road, and subject to all easements of record.

Last Deed of Record: Doc. 201074704
Last Date of Fieldwork: May 5, 2025

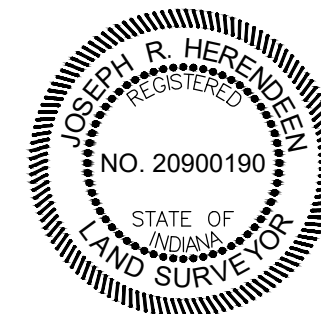
This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Maps Numbered 18003C 0220H, effective October 2, 2013 and 18003C 0240J, effective January 11, 2024.

CERTIFICATE OF SURVEY

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I, Joseph R. Herendeen, 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. I further certify the above statements to be correct to the best of my information, knowledge, and belief.

Joseph R. Herendeen Date: 05/06/2025
Indiana Professional Land Surveyor



<i>IAC 865 Survey and Surveyor's Report</i> <i>of</i> <i>Part of the Southwest Quarter of the Southwest Quarter of Section 17,</i> <i>together with Part of the Southeast Quarter of Section 18,</i> <i>all in township 31 North, Range 15 East, Allen County, Indiana.</i>		
Revisions:	For: Woebbecking, Virgil E. & Ruth H, as Co-Trustees	Drawn By: JRH
	By: Sauer Land Surveying, Inc.	Checked By: KP/TN
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	Page 2 of 2	