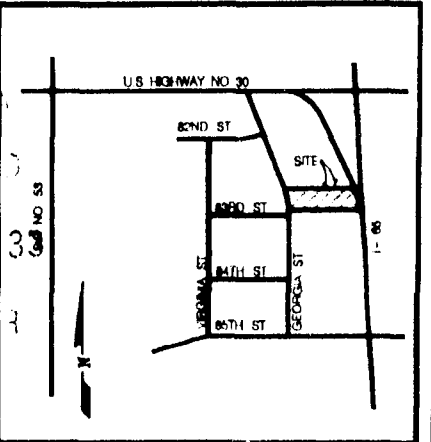


012333

ALTA /ACSM LAND TITLE SURVEY
PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND
THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22
T35N R8W
LAKE COUNTY, INDIANA

2000 074811

BOOK 007 PAGE 54

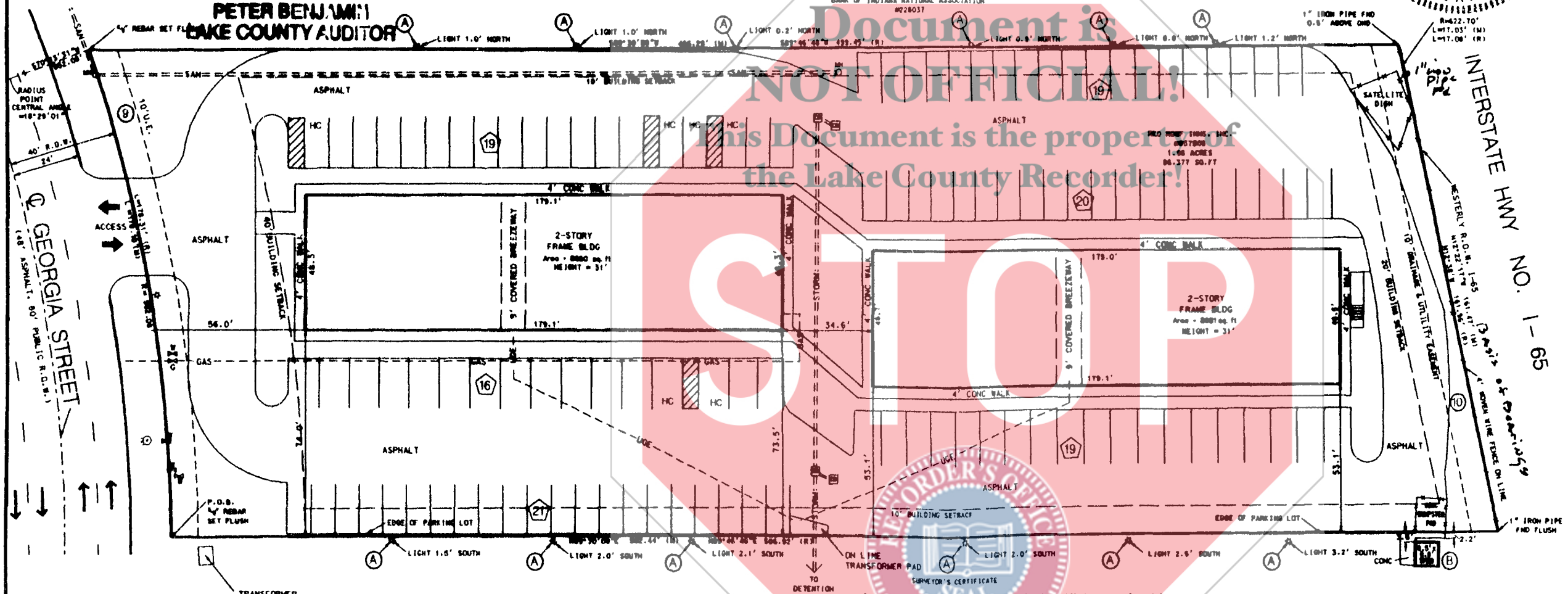


SCALE: 1"=20'

FILED

OCT 13 2000

KEY 15-466-12
PETER BENJAMIN
LAKE COUNTY AUDITOR



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

- LEGEND: LIGHT POLE, UTILITY POLE, SIGN, MANHOLE, GUY WIRE, CLEANKUT, FIRE HYDRANT, VALVE, WATER METER, CATCH BASIN, NUMBER OF PARKING SPACES, HANDICAP SPACE

- NOTES: 1. PROPERTY IS LOCATED IN A FLOOD ZONE... 2. PROPERTY IS ZONED C3... 3. METRICES PER CITY OF MERRILLVILLE ZONING OFFICE... 4. FIELD WORK OCTOBER, 1999... 5. ALL REBAR SET HAVE A YELLOW CAP STAMPED 'BLEDSOE TAPP PC 50020004'.

- EASEMENT NOTES: PER CHICAGO TITLE INSURANCE COMPANY #199005405 DATED JUNE 25, 1999. 7. PROTECTIVE COVENANTS AFFECTS PROPERTY... 9. EASEMENT FOR WATER LINE... 10. EASEMENT PER PLAT...

- ENCROACHMENT NOTES: A LIGHT POLES, B SHED AND DUMPSTER

"ALTA /ACSM LAND TITLE SURVEY"

REPORT OF SURVEY JOB 2965
In accordance with Title 36, I-12-1 through I-12-29 of the Indiana Administrative Code...
MOMENTS FOUND: 1. Northwest corner of Lot 3... 2. Southeast corner of Retention Pond... 3. Northeast corner of Red Roof Inn... 4. Southeast corner of Red Roof Inn...

TITLE DESCRIPTION
Part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 22, Township 35 North, Range 8 West, and being a part of Lot 9, Lincoln Square in the Town of Merrillville as shown in Plat Book 43, page 137 in the Office of the Recorder, Lake County, Indiana, and described as follows:
BEING MORE PARTICULARLY DESCRIBED (DESCRIBED BY SURVEY) AS FOLLOWS:
Part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 22, Township 35 North, Range 8 West, and being a part of Lot 9, Lincoln Square in the Town of Merrillville as shown in Plat Book 43, page 137 in the Office of the Recorder, Lake County, Indiana, and described as follows:
BEGINNING at the Southeast corner of said Block 'B', thence NORTH 99 degrees 30 minutes 00 seconds EAST, 547.44 feet to a 1-inch iron pipe at the Southeast corner of Block 9 and the West right-of-way of Interstate 65 thence along said right-of-way NORTH 12 degrees 32 minutes 17 seconds WEST, 181.87 feet to a point on a tangent curve...
This survey was executed according to survey requirements contained in Section 1 through 19 of 065 IAC 1-12.
The Property surveyed and shown herein is the same property as described in title commitment number #199005405 dated June 25, 1999.

1. We, the undersigned, being a duly licensed and qualified surveyor in and for the State of Indiana, do hereby certify to Southeast Land Title Company, CHICAGO TITLE INSURANCE COMPANY, its agents and/or affiliates, RED ROOF PROPERTY, L.L.C., a Delaware limited liability company, RED ROOF INNS, INC., a Delaware corporation, (collectively "Red Roof Inns, Inc."), a Delaware corporation, and BLEDSCOE TAPP & RIGGETT, INC., a Missouri corporation, that I made a survey of the above described land and improvements on the 8th day of October, 1999, in accordance with the Minimum Standards and Requirements for ALTA/ACSM Land Title Surveys set forth in the Class A Survey and Report the requirements of an Urban Survey as defined in the current, accuracy standards jointly adopted by ALTA and ACSM and include those 2, 3, 4, 6, 8, 9, 10, 11 and 15 of Table A hereto, and that this survey fully and accurately represents the property used by RED ROOF PROPERTY, L.L.C. of 8290 Georgia Street including all buildings, structures and improvements thereon. I have shown all recorded easements and rights-of-way on these surveys. I have shown all recorded easements furnished to me by Chicago Title Insurance Company with reference to recording date and, unless otherwise shown, the physical evidence and recorded description of such easements conform. All of said buildings, structures and improvements, including location and dimensions, are as correctly depicted and are fully depicted, except as shown hereon. I further certify that there are no (i) rights-of-way across said property, (ii) party walls, (iii) encroachments on adjoining properties or interests by any of said buildings, structures or improvements, or (iv) encroachments on said property by buildings, structures or other improvements shown on an adjoining property, except as shown hereon. All easements are shown in their entirety. The lowest water of any stream or watercourse shown on these surveys is located within the easement except those portions of such stream courses, bridges, ponds, levees, ditches or drains located on bordering lands adjoining through said property, except as shown thereon or as shown between parties or records, highways, streets or alleys and all public utility lines, including electric, gas, telephone, cable, water, sewer, and other utility lines, are shown as they exist on the date of this survey. The location of such utility lines and the point of entry and location of such utility services are shown (see note 2 below). The utility services shown on the survey are open and accepted and such roads and the easements shown are as shown on the survey and such roads and the easements shown are as shown on the survey with such other and the property without title, gas or sewer or other easements hereon as hereon, except for parking and such other or shown on these surveys. All physical evidence of boundary lines and lines of possession or occupancy have been shown and proper reference made thereon in addition with the legal descriptions thereon as to boundary line discrepancies and no distinction in the quantity of the land described in the legal description and the acreage shown

hereon is correct, the survey was actually made on the ground as per record description furnished by Chicago Title Insurance Company and is true and correct. The survey shows the location and direction of all visible stream drainage systems for the collection and disposal of all rain and surface drainage, any discharge into streams, rivers or other waterways systems to shown on the survey) except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities or ingress or egress. According to the City of Merrillville, the property is zoned and subdivided to permit use as a hotel with a parking requirement of 1 per room plus 1 per employee but not less than 5, with said property containing 114 parking spaces, and zoning and subdivision approval of the property is not based on any real property other than the property (see note 3). No portion of the property lies within a federally designated wetlands protection area or within any "flood hazard area" as determined by the Federal Flood Hazard Area Map of the Department of Housing and Urban Development.
Ben F. Redman
Registered Land Surveyor No. 50895
CERTIFICATION NOTES:
1. THE LOCATION OF THE BUILDING IS IN COMPLIANCE WITH THE ZONING REQUIREMENTS OF THE CITY OF MERRILLVILLE. THIS SURVEY ONLY REFLECTS EXISTING UTILITIES IN REGARDS TO BUILDING LOCATION, BUILDING HEIGHT, PARKING REQUIREMENTS AND CURRENT USE OF THE PROPERTY.
2. UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PROPERTY APPEAR TO BE ON SITE. VISIBLE EVIDENCE OF SAID UTILITIES ARE AS SHOWN.
3. ZONING SHOWN IS AS PROVIDED BY THE CITY OF MERRILLVILLE ZONING OFFICE BASED ON THEIR MAPS IN EFFECT AT THE TIME OF THIS SURVEY.
4. EASEMENTS SHOWN ARE THOSE AS PROVIDED IN THE REFERENCED TITLE COMMITMENT.
Bledsoe Tapp & Riggert, Inc.
Quality Land Surveying and Civil Engineering Services
JOB # 2965

PREPARED FOR: HAYES & MATTHEWS, INC. 17200 Newhope Road - Suite 10000 Fort Worth, TX 76178 714-978-7181 FAX 714-641-2840
RED ROOF INNS, INC
8290 Georgia Street
Merrillville, IN
(Red Roof Inn)
(Merrillville)
SCALE: 1"=20'
DATE: OCT 9, 1999
DRAWN BY: BFR
CHECKED BY: BFR
CDD/APP: VTR
APPROVED:
JOB # 2965

001330

ALTA /ACSM LAND TITLE SURVEY

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22

T35N R8W 2000 074811
LAKE COUNTY, INDIANA

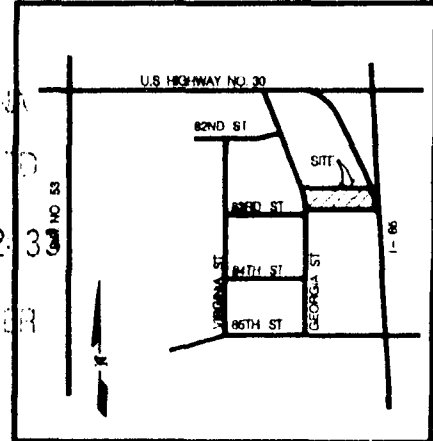
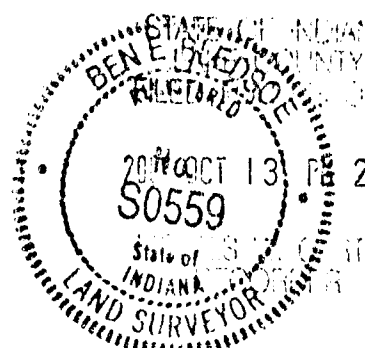
SCALE: 1"=20'

FILED

OCT 13 2000

KEY 15-466-12
PETER BENJAMIN
LAKE COUNTY AUDITOR

BOOK 007 PAGE 54



- #### LEGEND:
- Light Pole
 - Utility Pole
 - Sign
 - Manhole
 - Guy Wire
 - Cleanout
 - Fire Hydrant
 - Valve
 - Water Meter
 - Catch Basin
 - Number of Parking Spaces
 - Handicap Space

- #### NOTES:
- PROPERTY IS LOCATED IN A FLOOD ZONE 3 PER COMMUNITY NUMBER 180136 DATED OCTOBER 19, 1991.
 - PROPERTY IS ZONED C3. MOVEL IS PERMITTED.
 - RETRACTS PER CITY OF MERRILLVILLE ZONING OFFICE FRONT = 40' SIDE = 10' REAR = 20' PARKING 1 PER ROOM + 1 PER EMPLOYEE BUT NOT LESS THAN 15' HEIGHT NOT TO EXCEED 10' ON MAIN BUILDING
 - FIELD WORK OCTOBER, 1999
 - ALL "A" REBAR SET HAVE A YELLOW CAP STAMPED "BLEDSOE TAPP PC B020004".

EASEMENT NOTES:

PER CHICAGO TITLE INSURANCE COMPANY #199005405 DATED JUNE 25, 1999.

- PROTECTIVE COVENANTS: AFFECTS PROPERTY. BLANKET IN NATURE.
- EASEMENT FOR WATER LINE #4030091 AS SHOWN HEREON.
- EASEMENT PER PLAT: AS SHOWN HEREON.

ENCROACHMENT NOTES:

- LIGHT POLES
- SEED AND DUMPSTER

"ALTA /ACSM LAND TITLE SURVEY"

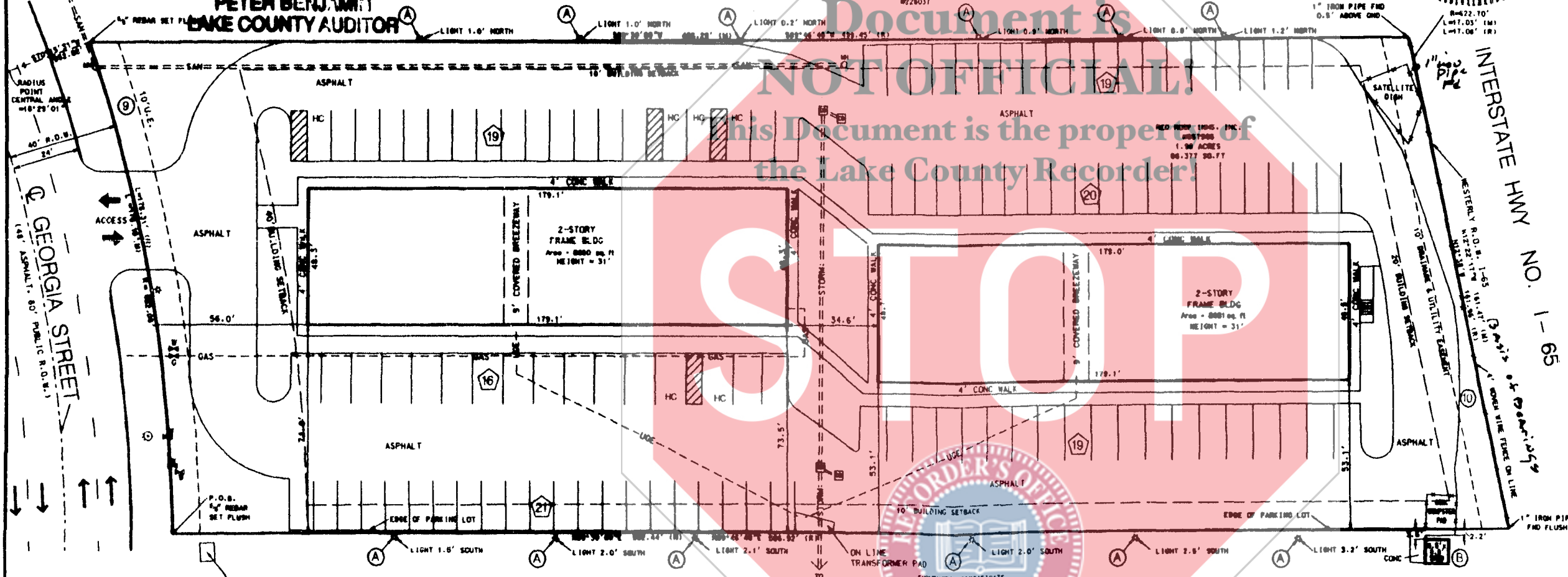
PREPARED FOR:

HAYES & MATTHEWS, INC.
NATIONAL DIVISION - ALTA SURVEYING
17200 Newpark Street - Suite 1000
Foothill, CA 92604
714-979-7181
FAX 714-979-0800

DATE	BY	CHECKED	DATE

RED ROOF INNS, INC
8290 Georgia Street
Merrillville, IN
(Red Roof Inn)
(Merrillville)

SCALE: 1"=20'	CHECKED BY:
DATE: OCT 13, 1999	APPROVED:
DRAWN BY: BDE	
FILED BY: BDE	See No. 0015



REPORT OF SURVEY

JOB #9999

In accordance with Title 36, 1-12-1 through 1-12-29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- variances in the reference monuments
- discrepancies in record descriptions and plats
- incongruities in lines of occupation and
- random errors in measurement (Theoretical Uncertainty)

The Theoretical Uncertainty due to random errors in measurements of the corners of the subject tract established on this survey to attain the accuracy for a Class A Survey (50 feet) as defined in IAC 36-1-12-29.

This survey was performed at the request of Hayes and Matthews, Inc. The property is currently in the name of Red Roof Inns, Inc. 0991005.

MEMORANDUM:

- Northwest corner of Lot 3 of the Rehabilitation of Block "A" Lincoln Square 5/8-inch rebar
- Southeast corner of Red Roof Inn 1-1/2 inch iron pipe flush
- Southeast corner of Red Roof Inn 1-1/2 inch iron pipe flush
- Southeast corner of Red Roof Inn 1-1/2 inch iron pipe flush

ESTABLISHMENT OF LINES AND CORNERS:

There were numerous incongruities between monuments. The measurement between the Northwest and Southeast corners of the subject tract was 178.96 feet versus 178.99 feet record. All other corners had variances from 0.96 feet to 3.62 feet between lines. The corners found on the subject tract were held and the Southeast corner was set of record distance from the Southeast corner of the Rehabilitation Office. The Northeast corner was reset parallel with the South line and intersected with the curve along the West property line.

Subject to the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to variances in reference monuments: 0.75 to 3.62 feet.

Due to discrepancies in the record descriptions: None.

Due to incongruities in lines of occupation: Street, trash area and lights.

TITLE DESCRIPTION:

Part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 22, Township 35 North, Range 8 East, of the East P.M., were particularly described as follows: Commencing at the Southeast corner of the East 824, Southeast Quarter of said Section 22; thence North 89 degrees 13 minutes 12 seconds East along the East line of the East 824, Southeast Quarter of said Section 22 a distance of 120.46 feet; thence North 89 degrees 45 minutes 48 seconds East 179.16 feet to the point of beginning of this described parcel; thence and along North 89 degrees 45 minutes 48 seconds East 355.92 feet to the West line of the Rehabilitation Office; thence North 12 degrees 30 minutes 30 seconds East 355.92 feet to a point of curve; thence curvilinearly along a curve to the left with a radius of 622.1 feet a distance of 17.60 feet; thence South 89 degrees 45 minutes 48 seconds East 405.00 feet to a point of curve; thence Southwesterly along a curve to the left with a radius of 622.00 feet a distance of 179.31 feet to the place of beginning, being a part of Lot "B", Lincoln Square, in the Town of Merrillville, as shown in Plat Book 43, page 137, in Lake County, Indiana.

BEARS HERE PARTICULARLY DESCRIBED:

(DESCRIBED BY SURVEY AS FOLLOWS)

Part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 22, Township 35 North, Range 8 East, and being a part of Lot B, Lincoln Square in the Town of Merrillville as shown in Plat Book 43, page 137 in the office of the Recorder, Lake County, Indiana, and described as follows:

BEARING OF the Southeast corner of said Block "B", thence North 89 degrees 30 minutes 00 seconds East, 355.92 feet to a 1-inch iron pipe at the Southeast corner of Block B and the West right-of-way of Interstate 65; thence along said right-of-way North 12 degrees 30 minutes 30 seconds East, 161.47 feet to a point on a tangent curve; thence along said curve to the Southeast having a radius of 622.70 feet; thence along said right-of-way Northwesterly 17.60 feet to a 1-1/2 inch iron pipe; thence South 89 degrees 30 minutes 00 seconds East, 405.00 feet to a 5/8-inch rebar and to a point on a curve; the radius of which bears 622.00 feet; thence curvilinearly through a corner angle of 19 degrees 29 minutes of course along said curve 179.16 feet to the point of beginning, containing 1.00 acre, more or less.

This survey was executed according to survey requirements contained in Section 1 through 19 of 365 IAC 1-12.

The Property surveyed and shown herein is the same property as described in title commitment number #199005405 dated June 25, 1999.

I, the undersigned, being a duly licensed and qualified surveyor in and for the State of Indiana, do hereby certify to Southern Land Title Company, CHICAGO TITLE INSURANCE COMPANY, the above and certify that CHICAGO TITLE INSURANCE COMPANY, a Delaware limited liability company, BLDG. LIABILITY LEASING, Inc., a Delaware corporation, RED ROOF INNS, INC., a Delaware corporation and RED ROOF INNS, INC. (MERRILLVILLE) CORPORATION, a Missouri corporation, that I made a survey of the above described land and improvements on the 8th day of October, 1999, in accordance with the minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys for Class A Surveys and made the requirements of an Urban Survey as defined in the current accuracy standards jointly adopted by ALTA and ACSM and Indiana Rules 2.3, 4, 6, 8, 9, 10, 11 and 13 of Title 36, Indiana Code, and that this survey fully and correctly represents the property owned by RED ROOF INNS, INC. or 8290 Georgia Street including all buildings, structures and improvements thereon. I have shown all recorded easements and rights-of-way as described in copies of recorded instruments furnished to me by Chicago Title Insurance Company with reference to recording date and unless otherwise shown, the physical evidence and recorded description of such easements hereon. All of said buildings, structures and improvements, including location and dimensions, are accurately depicted and are fully completed, except as shown hereon. I further certify there are no (1) easements, (2) rights-of-way, (3) encroachments, (4) utility lines, (5) utility easements or (6) other encroachments or improvements on said buildings, structures or improvements, or (7) encroachments on said property, except as shown hereon, all of which are shown in their entirety, the location thereof are correct as shown on the improvements are located within the easement except lines parallel to the boundaries of such easements, unless as shown hereon. (See note 4 below). Lines shown for streets, rivers, ditches, ponds, dikes, ditches, drains located or bearing on or crossing through said property, except as shown hereon, are no gas, gas or electric lines, power lines, or roads, highways, streets or alleys and all parcels that encroach on the whole property or portions thereof are shown in their entirety and are shown in their entirety and are shown in their entirety. There are no violations of zoning ordinances, local laws or other rules and regulations in the location of said buildings and improvements (see note 1 below). All private and public roads, highways, streets and alleys running adjacent to or upon the property and all public roads to which the property has inherent access over easements or otherwise are shown in their entirety and are shown in their entirety. The location of all utility lines, including gas, electric, water, sewer, telephone, cable, and other utility lines, are shown in their entirety and are shown in their entirety. The location of all utility lines, including gas, electric, water, sewer, telephone, cable, and other utility lines, are shown in their entirety and are shown in their entirety. The location of all utility lines, including gas, electric, water, sewer, telephone, cable, and other utility lines, are shown in their entirety and are shown in their entirety.

Survey is correct. The survey was actually made on the ground as per record description furnished by Chicago Title Insurance Company and is true and correct. The survey shows the location and direction of all visible storm drainage systems for the collection and disposal of all roof and surface drainage, any drainage into streams, rivers or other conveyance systems to shown on the survey, except as shown on the survey, the subject property does not serve any drainage property for drainage, utility or sewage or agree, according to the City of Merrillville, the property is properly zoned and subdivided to permit use as a hotel with a parking requirement of 1 per room plus 1 per employee but not less than 8, with said property occupying the parking spaces, and zoning and subdivision approval of the property is not based on any real property other than the property (see note 3). No portion of the property lies within a federally designated special protection area or within any "flood hazard area" as determined by the Special Flood Hazard Area Maps of the Department of Housing and Urban Development.

Ben E. Duggan
05/11/00
Registered Land Surveyor No. 50053

CERTIFICATION NOTES:

- THE LOCATION OF THE BUILDING IS IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE CITY OF MERRILLVILLE. VISIBLE EVIDENCE OF SAID UTILITIES ARE AS SHOWN.
- ZONING CHECK IS AS PROVIDED BY THE CITY OF MERRILLVILLE ZONING OFFICE BASED ON THEIR MAPS IN EFFECT AT THE TIME OF THIS SURVEY.
- EASEMENTS SHOWN ARE MADE AS PROVIDED IN THE REFERENCED TITLE COMMITMENT.

Bledsoe Tapp & Riggert, Inc.
Quality Land Surveying and Civil Engineering Services
JOB # 2985