

DEDICATION STATEMENT

I, the undersigned, Joseph Gent, Member of WATERSIDE CROSSING LLC, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided said real estate in accordance with the plat hereon drawn.

UTILITY EASEMENT - An easement is hereby granted to the City of Crown Point and all public utility companies, including Indiana SBC Ameritech and Northern Indiana Public Service Company severally, and private utility companies where they have a "Certificate of Territorial Authority" to render service, and their respective successors and assigns, to install, place and maintain sewers, water mains, gas mains, conduits, cables, poles, and wires, either overhead or underground, with all the necessary braces, guys, anchors and other appliances in, upon, along and over the strips of land designated on the plat and marked "UTILITY EASEMENT", for the purpose of serving the public in general with sewer, water gas, electric and telephone service, including the right to use streets where necessary, and to overhang lots with aerial service wires to serve adjacent lots, together with the right to enter upon the same easements for public utilities at all times for any and all of the aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment.

DRAINAGE EASEMENT - An easement is hereby granted to the City of Crown Point for the installation of a drainage swale, ditch or waterway, upon and along the strip or strips of land designated "DRAINAGE EASEMENT" for the purpose of handling the storm water runoff.

OUTLOT-A - (DRAINAGE AND UTILITY EASEMENT) is hereby dedicated to the City of Crown Point.

WITNESS MY HAND AND SEAL THIS 28 day of July, 2003.

Joseph Gent, Member WATERSIDE CROSSING, LLC

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared JOSEPH GENT, and acknowledged the execution of the foregoing as his voluntary act and deed, for the purposes therein expressed.

Witness my hand and Notary Seal this 28th day of July, 2003.

Rebecca J. Duncan, Notary Public

County of Residence: LAKE

My Commission Expires: 10/08/07

Submitted to, approved and accepted by the City Plan Commission of the City of Crown Point,

Lake County, Indiana this 28th day of July, 2003.

President: [Signature]
Secretary: [Signature]

STATE OF INDIANA)
COUNTY OF)

This is to verify that I have checked the above engineering details.

Jeff Ban - City Engineer, City of Crown Point

LEGAL DESCRIPTION

Waterside Crossing Phase - 1

A parcel of land lying partly in the West Half of the Southwest Quarter and partly in the Southwest Quarter of the Northwest Quarter of Section 2, Township 34 North, Range 8 West of the Second Principal Meridian in Lake County, Indiana, the City of Crown Point, said parcel described as follows:

Commencing at the Southwest corner of Section 2, Township 34 North, Range 8 West of the Second Principal Meridian; thence N 89°44'01" E 1016.13 feet along the South line of said Section 2 to the POINT OF BEGINNING; thence N 00°16'59" W 50.00 feet to a point 50.00 feet North of, as measured perpendicular to, said South line; thence N 89°44'01" E 61.54 feet along a line parallel with and 50.00 feet North of, as measured perpendicular to, the South line of said Section 2; thence N 03°52'46" W 217.84 feet to a point on a non-tangent curve concave Southerly with a radius of 1470.00 feet; thence Westerly along said curve an arc length of 47.85 feet (chord bearing S 87°22'46" W, chord length 47.85 feet, delta angle 01°48'59"); thence N 03°53'11" W 80.00 feet; thence N 01°29'35" W 729.81 feet to a point on a non-tangent curve concave Southerly with a radius of 1970.00 feet; thence Westerly along said curve an arc length of 8.62 feet (chord bearing S 89°05'21" W, chord length 8.62 feet, delta angle 00°11'34"); thence N 04°00'26" W 337.21 feet; thence N 16°03'00" W 120.01 feet, delta angle 02°44'26"; thence N 198.04 feet; thence N 42°31'11" W 95.70 feet; thence N 51°19'22" W 122.46 feet; thence N 59°31'45" W 395.00 feet; thence S 30°28'16" W 136.95 feet to the beginning of a curve concave Southeasterly with a radius of 590.00 feet; thence Southwesterly along said curve an arc length of 89.41 feet (chord bearing S 27°08'02" W, chord length 89.37 feet, delta angle 08°44'26"); thence N 68°18'11" W 135.00 feet; thence S 19°27'54" W 137.95 feet; thence S 89°28'07" W 19.96 feet to a point 40.00 feet East of, as measured perpendicular to, the West line of said Section 2; thence N 00°33'53" W 418.35 feet parallel with and 40.00 feet East of, as measured perpendicular to said West line to the centerline of the Beaver Dam Extension Ditch; thence Northeast along said Beaver Dam Extension Ditch the following two courses and distances: N 21°40'32" E 575.63 feet and N 26°23'32" E 800.00 feet; thence S 61°39'27" E 84.24 feet; thence S 28°20'33" W 62.28 feet; thence S 59°42'05" E 141.74 feet to a point on a non-tangent curve concave Northwesterly with a radius of 970.00 feet; thence Northwesterly along said curve an arc length of 22.06 feet (chord bearing N 02°52'44" E, chord length 22.06 feet, delta angle 01°18'10"); thence S 87°46'21" E 60.00 feet; thence N 89°32'27" E 116.13 feet; to the East line of the Southwest Quarter of the Northwest Quarter of said Section 2; thence S 00°27'33" E 608.12 feet along said East line to the Southeast corner of the Southwest Quarter of said Northwest Quarter; thence S 00°27'33" E 2644.57 feet along the East line of the West Half of the Southwest Quarter of said Section 2 to the Southeast corner of said West Half; thence S 89°44'01" W 304.79 feet along the South line of said Section 2 to the point of beginning, containing 2,141,043 square feet / 49.152 acres more or less and subject to all existing easements and rights-of-way.

STATE OF INDIANA)
COUNTY OF PORTER)

I, Richard L. Hudson of Bonar Group, hereby state that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that to the best of my knowledge, information, and belief the within plat represents a survey made under my supervision in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown. The field work for said survey was completed on 07-25-2003.

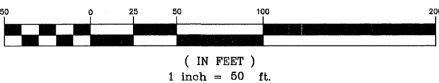


Bonar Group
By: Richard L. Hudson No. 880018
Indiana Professional Land Surveyor

SW CORNER OF SECTION 2, T. 34N., R. 8W., 3 1/2" BRASS DISC WITH PUNCH MARK 1/2" FOUND 0.8" BELOW SURFACE, 0.5" NORTH OF CENTER OF PAVEMENT

SOUTH LINE W 1/2 SW 1/4 SECTION 2, T. 34N., R. 8W., N 89°44'01" E 304.79'

NORTH GRAPHIC SCALE

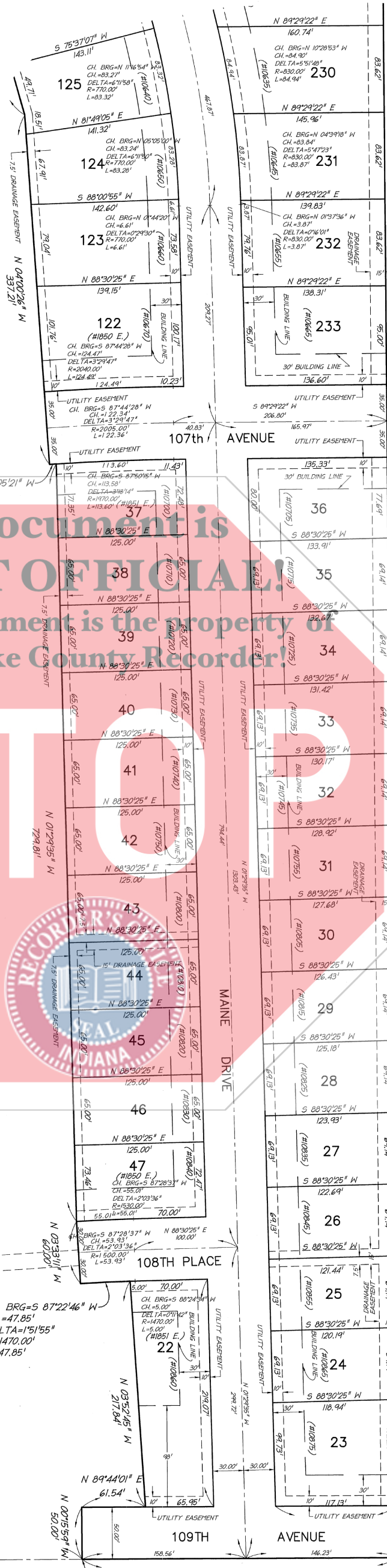


SECONDARY PLAT
PARCEL IN THE W 1/2, W 1/2, OF SECTION 2, T. 34N., R. 8W., 2nd P.M., CITY OF CROWN POINT LAKE COUNTY, INDIANA

Bonar Group
Engineers - Surveyors - Planners
FORT WAYNE INDIANAPOLIS VALPARAISO SCOTTSDALE
158 S. Napoleon Street, Suite 100
Valparaiso, IN 46383-5262
219/462-1158 Fax: 219/462-0329

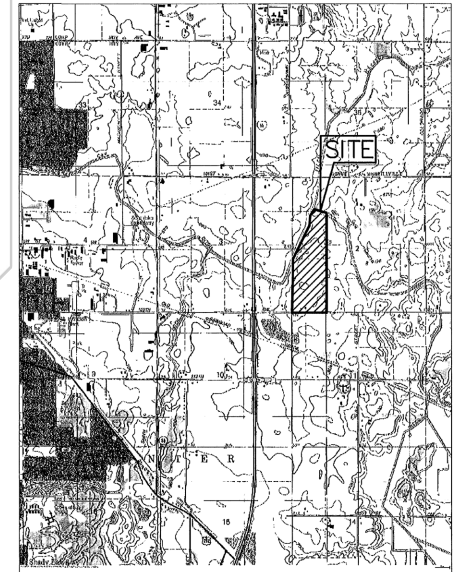
NOTES:
1. Holder of Title: Waterside Crossing, LLC
2. Survey Monuments: Following construction 5/8" diameter by 30" long rebar with Bonar Group identification caps will be set at all lot corners and angle points in lot lines, and also at all street centerline intersections at the beginning and end of centerline curves.
3. Based on survey dated and recorded in Document Number in Miscellaneous Record page as prepared by Bonar Group, Inc.

SECONDARY PLAT OF WATERSIDE CROSSING PHASE - 1



00277331 E
2644571

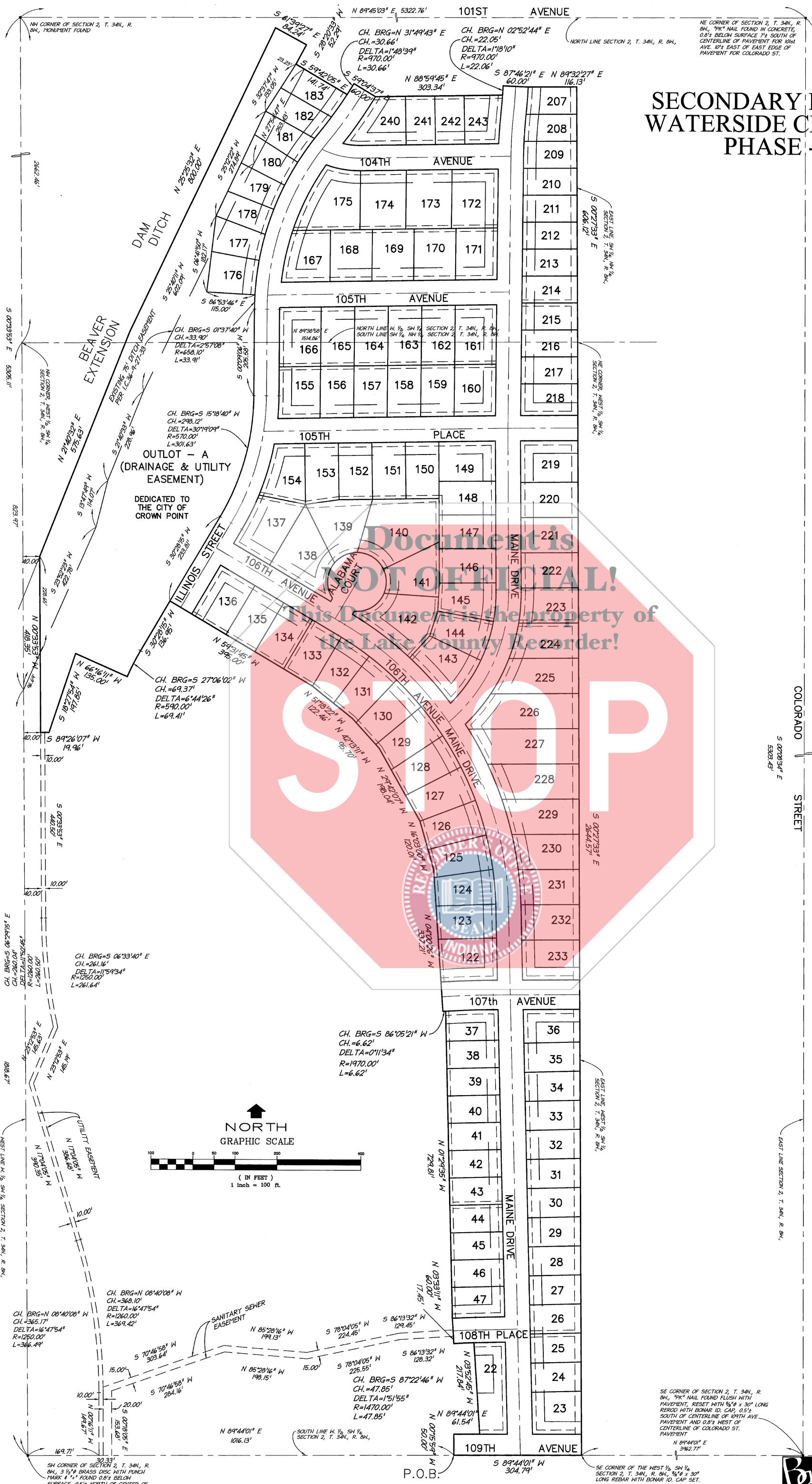
49.152 AC. PLATTED FROM KEY A-517-6 DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUL 30 2003
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR
LOTS 23 TO 47, 122 TO 183, 207 TO 243 & OUTLOT A



BOOK 094 PAGE 10
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SE CORNER OF SECTION 2, T. 34N., R. 8W., 1/2" NAIL FOUND FLUSH WITH PAVEMENT, RESET WITH 1/2" x 30" LONG REBAR WITH BONAR ID. CAP, 0.5" SOUTH OF CENTERLINE OF 107TH AVE PAVEMENT AND 0.8" WEST OF CENTERLINE OF COLORADO ST. PAVEMENT
SE CORNER OF THE WEST 1/2 SW 1/4 SECTION 2, T. 34N., R. 8W., 1/2" x 30" LONG REBAR WITH BONAR ID. CAP SET

SECONDARY PLAT OF WATERSIDE CROSSING PHASE - 1



COLORADO STREET

S 00°27'33" E
5303.45'

EAST LINE SECTION 2, T. 34N., R. 8W.,
S 00°27'33" E
2644.57'

EAST LINE SECTION 2, T. 34N., R. 8W.,
S 00°27'33" E
17.45'

EAST LINE SECTION 2, T. 34N., R. 8W.,
S 00°27'33" E
304.79'

Date 05/08/2003
Job No 40206.00
Q-SEC LAKE COUNTY

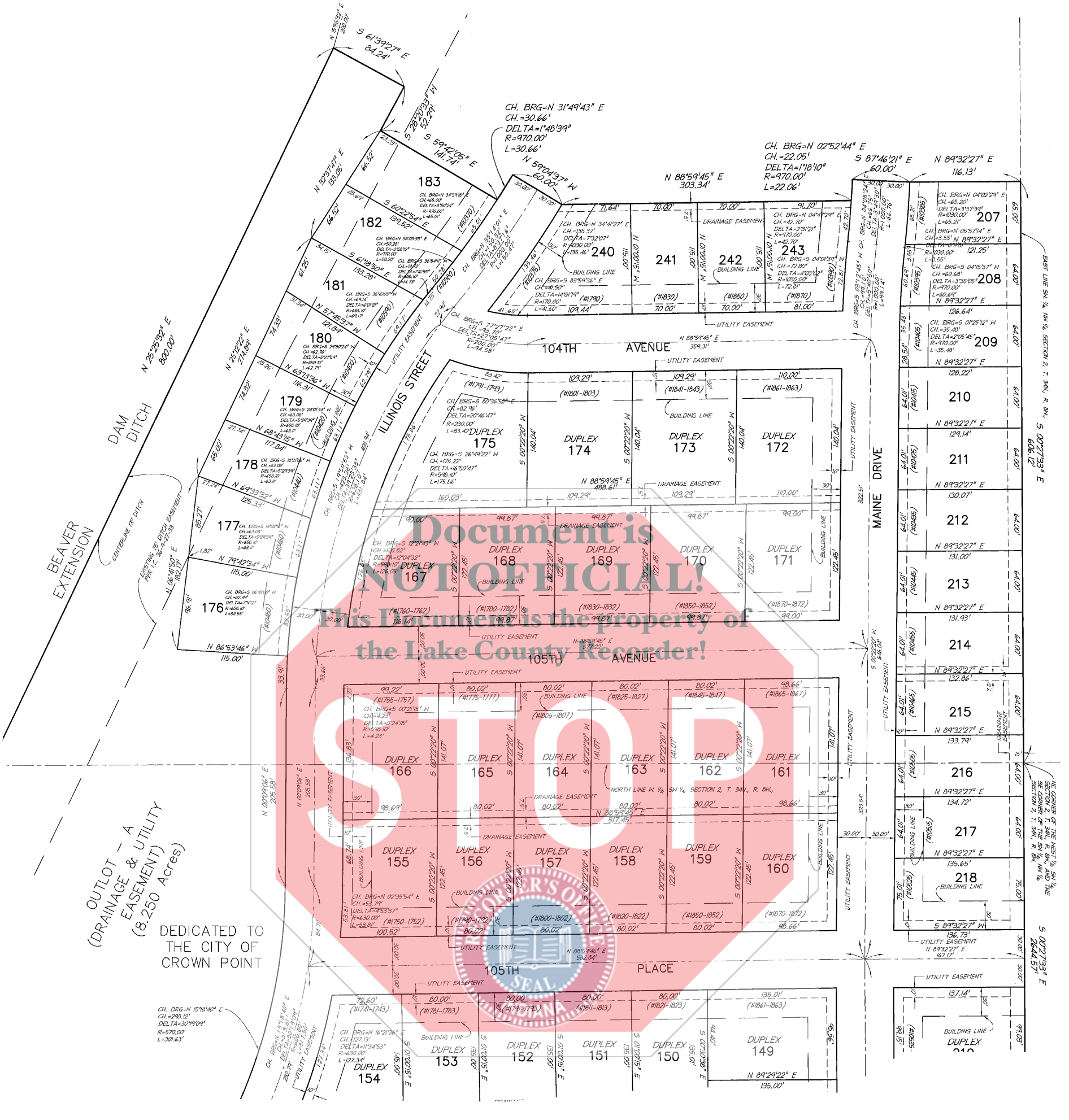
Sheet **4**
of FOUR

Bonar Group
Engineers - Surveyors - Planners
FORT WAYNE, INDIANA
126 S. Woodruff Street, Suite 100
Waynesville, IN 46088-5262
219/462-1199 Fax 219/462-0329

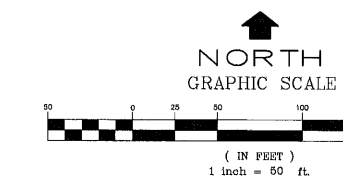
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MORRIS W. CARTER
RECORDING

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SECONDARY PLAT OF WATERSIDE CROSSING PHASE - 1



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SECONDARY PLAT
PARCEL IN THE W 1/2, W 1/2,
OF SECTION 2, T. 34N., R. 8W.
2nd P.M., CITY OF CROWN POINT
LAKE COUNTY, INDIANA

Bonar Group
Engineers - Surveyors - Planners
FORT WAYNE, INDIANAPOLIS, VALPARAISO, SCOTTSBURG
188 S. Napoleon Street, Suite 100
Valparaiso, IN 46383-6582
219.462-1158 Fax 219.462-0329

Date 05/08/2003 Sheet 3
Job No 40206.00
Q-SEC LAKE COUNTY of FOUR

BOOK 094 PAGE 10
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MORNING STAR
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STATE OF INDIANA
LAKE COUNTY

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