

2006 108375

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2006 DEC -8 PM 2:20
MICHAEL A. BROWN
RECORDER

2006 108375
"CLAY LLC"
#43-53-0012-0003
16/36

BOOK 16 PAGE 36

FILED

DEC 08 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

PARCEL DESCRIPTIONS
(ref. Comm.#33961k05)

A part of the Northeast Quarter of Section 24, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, described as: Beginning at a point on the North line of right of way of U.S. Highway #30, which is 1383.0 feet West of the East line of said Section 24, and running thence North parallel with the East line of said Section 871.2 feet; thence running East parallel with the North line of said right of way 450.0 feet; thence South parallel with the East line of said Section 871.2 feet to the North line of said Highway; thence West along the North line of said highway 450.0 feet to the place of beginning.

NOTES:

Address (as provided): 4470 E. Lincoln Highway, Merrillville, IN 46342

The location of underground utilities and features as indicated herein are based on observable evidence of above-ground appurtenances only. Locations of underground utilities, structures, and features, if shown, may vary from locations shown herein, and additional buried utilities, etc., may be encountered. No excavations were made during this survey to locate buried utilities, etc. Contact appropriate utilities prior to any excavation.

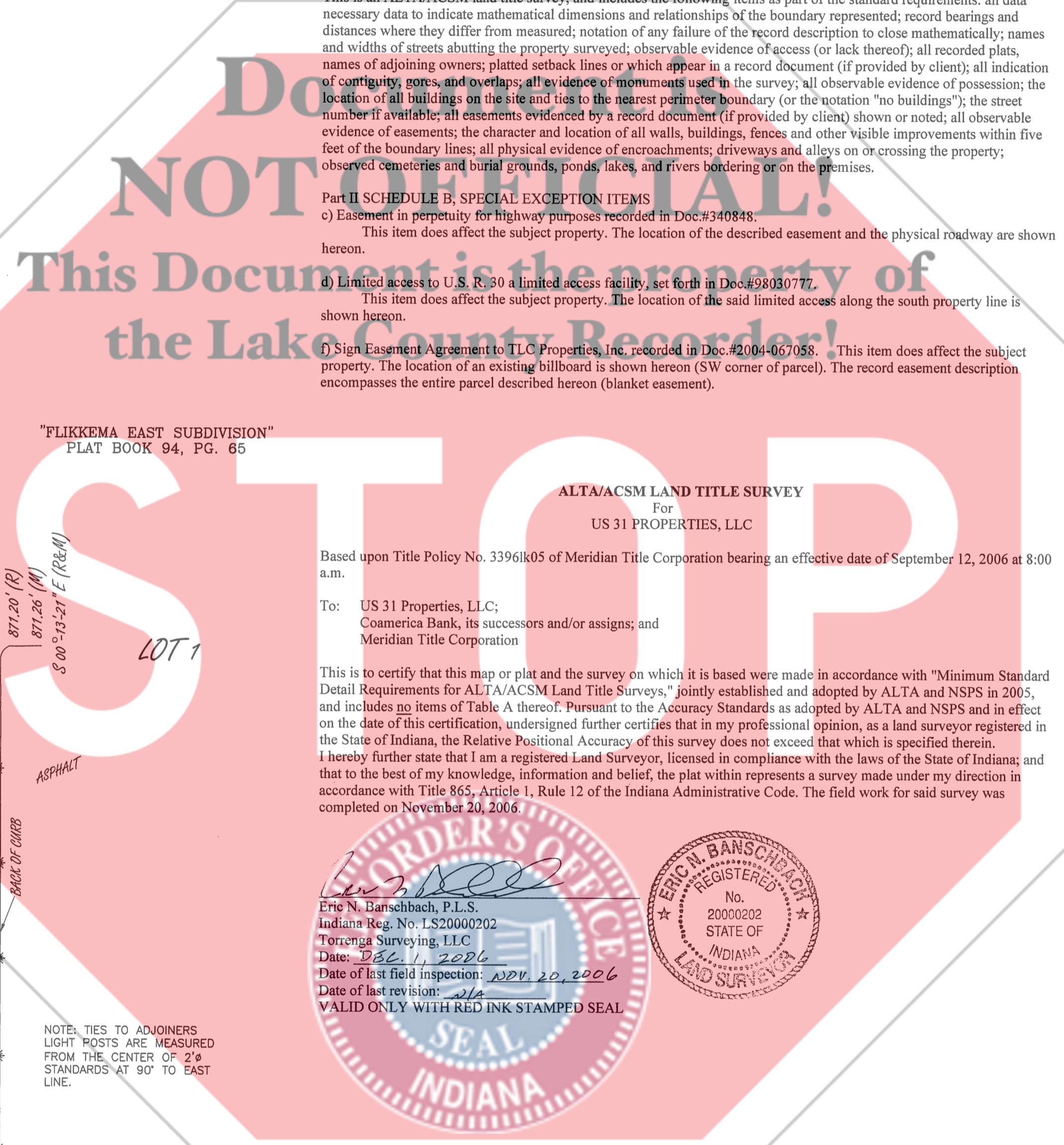
The word "certify" or "certificate" is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, express or implied.

The following paragraph is a synopsis of the ALTA standards. They are explanatory and not intended to limit liability.

This is an ALTA/ACSM land title survey, and includes the following items as part of the standard requirements: all data necessary to indicate mathematical dimensions and relationships of the boundary represented; record bearings and distances where they differ from measured; notation of any failure of the record description to close mathematically; names and widths of streets abutting the property surveyed; observable evidence of access (or lack thereof); all recorded plats, names of adjoining owners; platted setback lines or which appear in a record document (if provided by client); all indication of contiguity, cores, and overlaps; all evidence of monuments used in the survey; all observable evidence of possession; the location of all buildings on the site and ties to the nearest perimeter boundary (or the notation "no buildings"); the street number if available; all easements evidenced by a record document (if provided by client) shown or noted; all observable evidence of easements; the character and location of all walls, buildings, fences and other visible improvements within five feet of the boundary lines; all physical evidence of encroachments, driveways and alleys on or crossing the property; observed cemeteries and burial grounds, ponds, lakes, and rivers bordering or on the premises.

Part II SCHEDULE B, SPECIAL EXCEPTION ITEMS

- c) Easement in perpetuity for highway purposes recorded in Doc.#340848. This item does affect the subject property. The location of the described easement and the physical roadway are shown herein.
- d) Limited access to U.S. R. 30 a limited access facility, set forth in Doc.#98030777. This item does affect the subject property. The location of the said limited access along the south property line is shown herein.
- f) Sign Easement Agreement to TLC Properties, Inc. recorded in Doc.#2004-067058. This item does affect the subject property. The location of an existing billboard is shown herein (SW corner of parcel). The record easement description encompasses the entire parcel described herein (blanket easement).



Based upon Title Policy No. 33961k05 of Meridian Title Corporation bearing an effective date of September 12, 2006 at 8:00 a.m.

To: US 31 Properties, LLC;
Coamerica Bank, its successors and/or assigns; and
Meridian Title Corporation

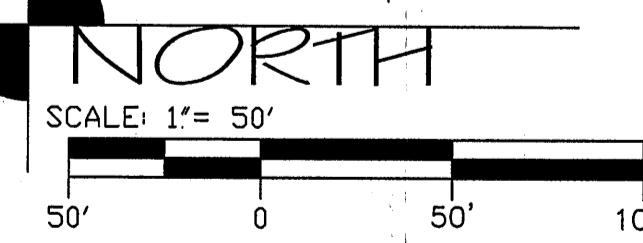
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes no items of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. I hereby further state that I am a registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; and that to the best of my knowledge, information and belief, the plat within represents a survey made under my direction in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was completed on November 20, 2006.

Eric N. Banschbach, P.L.S.
Indiana Reg. No. LS20000202
Torrenga Surveying, LLC
Date: DEC 11, 2006
Date of last field inspection: NOV 20, 2006
Date of last revision: N/A
VALID ONLY WITH RED INK STAMPED SEAL



LEGEND

- Utility Pole
- Calculated value
- Record value
- Measured value
- Survey Marker Set
Typical: 5/8" Re-Bar (24" Length)
w/ I.D. Cop. at grade
(Except as noted)
- Survey Marker Found
As noted on plat
- Manhole
- Concrete r/w marker
- Telephone riser
- Hydrant
- Water Valve
- Gas Valve
- Light Post

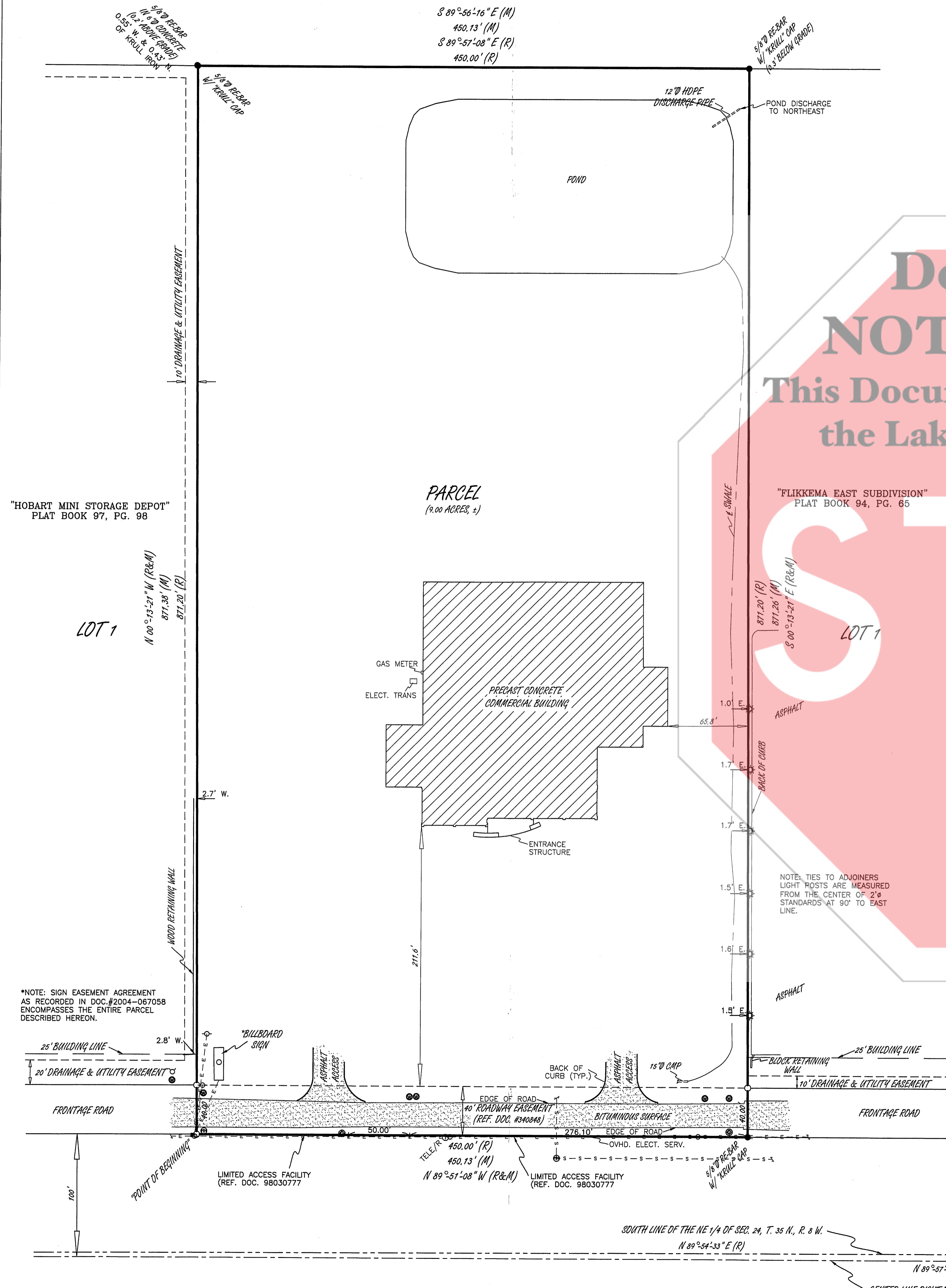


"HOBART MINI STORAGE DEPOT"
PLAT BOOK 97, PG. 98

PARCEL
(9.00 ACRES ±)

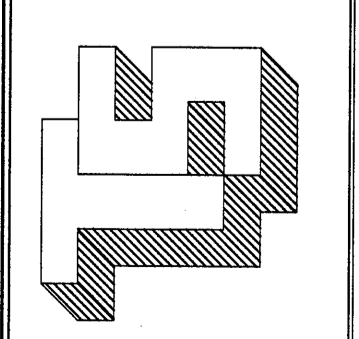
"FLIKKEMA EAST SUBDIVISION"
PLAT BOOK 94, PG. 65

ALTA/ACSM LAND TITLE SURVEY
For
US 31 PROPERTIES, LLC



TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
351 W. LINCOLNWAY, VALPARAISO, INDIANA 46383
WEBSITE: WWW.TORRENGA.COM
TEL. NO.: (219) 462-7452

ALTA/ACSM LAND TITLE SURVEY
FOR US 31 PROPERTIES, LLC



000485
DATE: NOV. 20, 2006
REVISIONS:
JOB NO.: 3076-05V
SCALE: 1" = 50'
DRAWN BY: ENB
FILE NAME: NE 1/4 SEC. 24, T. 35 N., R. 8 W.

SHEET NO. 1 OF 1

FILE #: LAKE CO.