

ALTA/ACSM LAND TITLE SURVEY

2014-007751

25/81

000265

2014 007751

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014 FEB 10 PM 1:52
MICHAEL B. BROWN
RECORDER

FLOOD NOTE: ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY NO. 180134 0002 B, DATED 3-16-1981, THE SCALED LOCATION OF THE PARCEL SHOWN HEREON IS IN FLOOD ZONE "C", AREA OF MINIMAL FLOODING, AND IS NOT IN AN AREA OF 100 YEAR FLOOD OR FRINGE AREA, BY DEFINITION.

Title Commitment Reference:
Meridian Title Corporation, File No.: 12-42045 Effective Date: October 26, 2012 at 8:00 AM
Lot 2: Doc. 2010-058651, Easements with Covenants & Restrictions, Not Plottable.
Parcel V: Doc. 2002-036493, Declaration of Use Restrictions, Not Plottable.

Additional Title Commitment Notes:

- 1.) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate:
 - a) easements, other than the possibility of easements which were visible by physical evidence or as shown on the record plat at the time of this survey.
 - b) building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, other than as shown on the plat.
 - c) ownership or title.
- 2.) Declaration is made to the parties listed in the surveyor's certificate hereon and is not transferable to additional institutions or subsequent owners unless previously agreed to in written form.
- 3.) The location of underground utilities as shown hereon are based on above ground structures, field locations as located by the respective utility companies under Indiana underground plant protection inc., and drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon.

Surveyor's Report

Notes:
 * Reference Plat: New Roby First Addition, Plat Book 104, Page 70, by Manhard Consulting.
 * Reference Plat: Plat of Survey by Torrenza Surveying, LLC, dated 2011.

Availability and Condition of Reference Monuments:
 * This survey was based on the original monuments found as noted on plat, all monuments found were undisturbed, at grade, and in good condition unless otherwise noted on plat. I.P.F./I.R.F.—Iron Pipe Found/Iron Rod Found.

Occupation or Possession lines:
 * Occupation and/or possession lines are as noted on the plat.

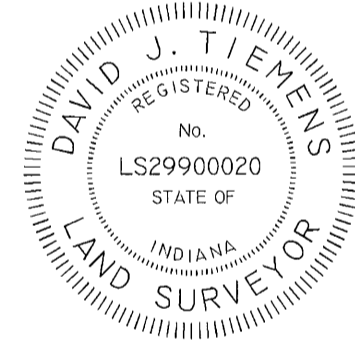
Clarity or ambiguity of the record description used:
 * There were no apparent discrepancies between the legal description of the parcel surveyed and the adjoining parcels.

Survey Classification:
 According to Title 865, Article 1, Rule 12 of the Indiana Administrative Code, this Plat is defined as a URBAN SURVEY and is within the acceptable relative positional accuracies as allowed in this type of survey.

To: Marina District Development, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 7a, 8, 9, and 11a of Table A thereof.

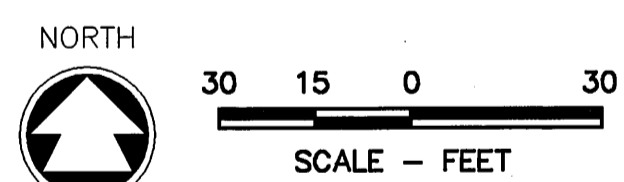
The field work was completed on January 9, 2013.
 Date of Plat or Map: January 15, 2013.



David J. Tiemens, LS 29900020

Survey Datums:
 Horizontal Datum and Basis of Bearings:
 Indiana State Plane Coordinate System (West Zone)

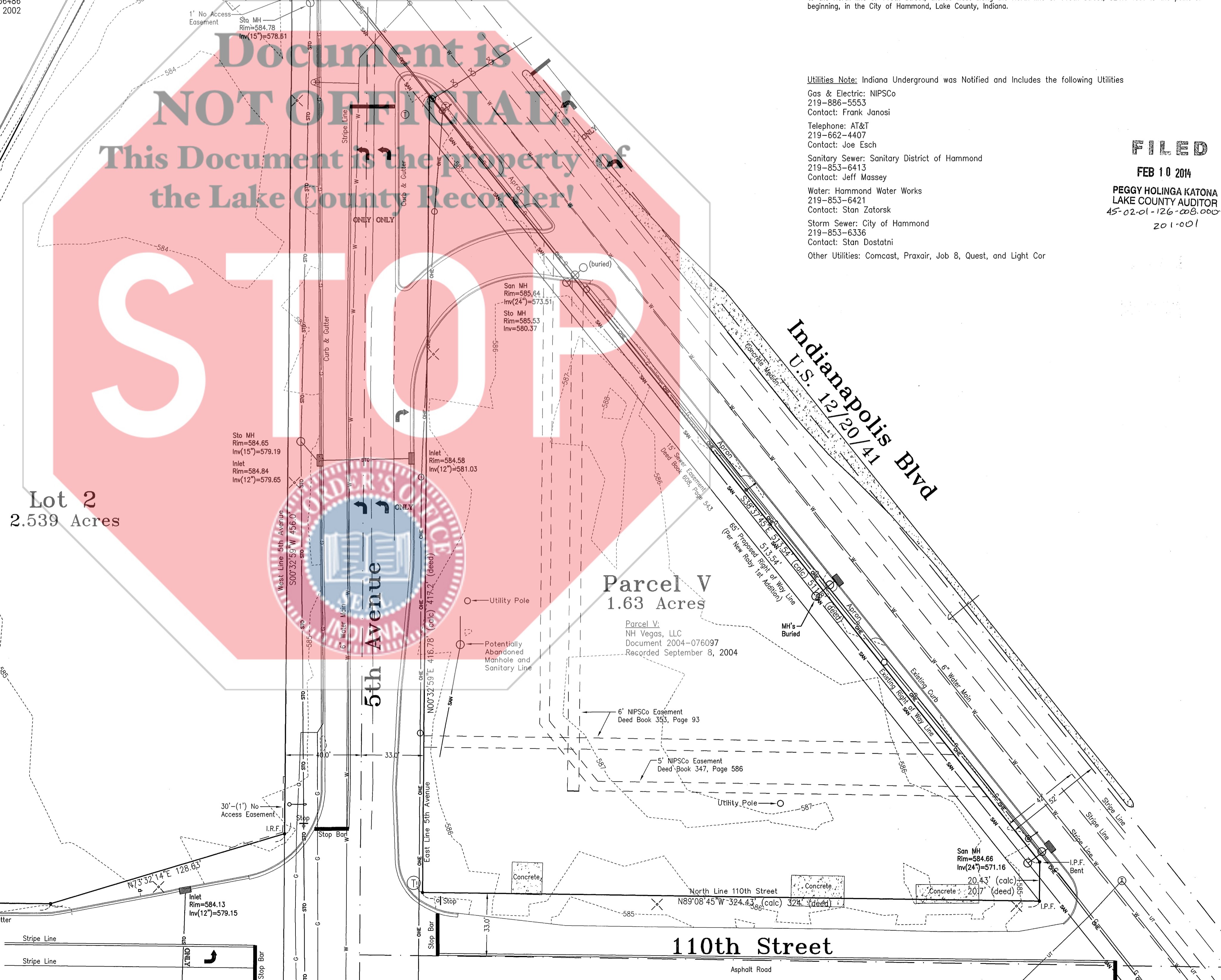
Vertical Datum: NAVD 88



LEGEND

- XXX--- EXISTING CONTOUR LINE
- SAN--- EXISTING SANITARY SEWER
- CLEAN OUT
- STO--- EXISTING STORM SEWER
- MANHOLE
- CATCHBASIN
- GUTTER INLET
- W--- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING HYDRANT
- OHT---UT--- TELEPHONE SERVICE
- OHE---UE--- ELECTRIC SERVICE
- OTV---UTV--- CABLE TV SERVICE
- G--- GAS LINE
- SWALE OR DITCH
- UTILITY POLE
- AREA LIGHT
- STREET LIGHT
- TRANSFORMER
- TELEPHONE BOX
- MONITORING WELL
- FILLER COVERS
- GAS VALVE

NH Vegas, LLC
Document 2002-036486
Recorded April 17, 2002



Title Commitment Parcel III: ROOK 25 81
Legal Description:
 Lot Two (2) in New Roby 1st Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 104, page 70 in the Office of the Recorder of Lake County, Indiana.

Title Commitment Parcel V:
Legal Description:
 Part of Section 1, Township 37 North, Range 10 West of the Second Principal Meridian, being described as follows:
 Beginning at the intersection of the East line of 5th Avenue (a 66-foot street) and the North line of 110th Street, (a 66-foot street); thence North along said East line of 5th Avenue, 417.2 feet to the Southwesterly line of Indianapolis Boulevard; thence Southeasterly along the Southwesterly line of Indianapolis Boulevard, 511.8 feet to the West line of 6th Avenue, (a 66-foot street); thence South along the West line of 6th Avenue, 20.7 feet to the North line of 110th Street; thence West along the North line of 110th Street, 324.0 feet to the point of beginning, in the City of Hammond, Lake County, Indiana.

Utilities Note: Indiana Underground was Notified and Includes the following Utilities
 Gas & Electric: NIPSCO
 219-886-5553
 Contact: Frank Janosi
 Telephone: AT&T
 219-662-4407
 Contact: Joe Esch
 Sanitary Sewer: Sanitary District of Hammond
 219-853-6413
 Contact: Jeff Massey
 Water: Hammond Water Works
 219-853-6421
 Contact: Stan Zatorski
 Storm Sewer: City of Hammond
 219-853-6336
 Contact: Stan Dostatni
 Other Utilities: Comcast, Praxair, Job 8, Quest, and Light Cor

FILED
 FEB 10 2014
 PEGGY HOLINGA KATONA
 LAKE COUNTY AUDITOR
 45-02-01-126-008.000023
 2014-001

Tiemens Land Surveying, Inc.
 527 North Halleck Street, Suite E
 DeMotte, Indiana 46310
 Phone: 219-987-2828

ALTA/ACSM Land Title Survey
 10956 and 902-52 Indianapolis Blvd
 Hammond, Indiana
 Prepared for Marina District Development, LLC

SCALE	DATE	PROJECT NO.
1"=30'	12/22/12	2013-1926
SHEET NO.		
ALTA Survey		