

ALTA/ACSM LAND TITLE SURVEY

Address: 1129 5th Avenue
 Legal Description: Title Commitment Parcel VII Tract I;

000266

STATE OF INDIANA
 LAKE COUNTY
 FILED FOR RECORD

2014 007752

2014 FEB 10 PM 1:55

MICHAEL B. BROWN
 RECORDER

Address: 1129 5th Avenue
 Legal Description: Title Commitment Parcel VII Tract I;

A part of the Northeast Quarter of Section 1, Township 37 North, Range 10 West of the 2nd Principal Meridian, located in North Township, Lake County, Indiana, being bounded as follows:
 Commencing at the Southeast corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West, thence North 00 degrees 00' 00" (assumed bearing) 2,180.44 feet along the East line of said Section 1 to its point of intersection with the original centerline of the 80-foot wide right-of-way of Indianapolis Boulevard; thence North 39 degrees 07' 01" West 2,689.03 feet along said original centerline of the 80-foot wide right-of-way of Indianapolis Boulevard to its point of intersection with the centerline of 112th Street (80-foot-wide right-of-way); thence South 50 degrees 52' 59" West 190.00 feet along the centerline of 112th Street; thence South 34 degrees 15' 02" West 497.85 feet along the centerline of 112th Street to the Southeastern corner of the 1.419 acre tract of land described in Warranty Deed recorded as instrument no. 507068 on December 14, 1978 in the Office of the Recorder of Lake County, Indiana, to a point on the boundary (terminus of the third course) of the 4.793 acre tract of land described in special warranty deed recorded as instrument no. 94021860 on March 23, 1994 in said Recorder's Office, and to the point of beginning of this description; thence South 34 degrees 15' 02" West 205.33 feet along the Northwestern right-of-way line of 112th Street; thence North 89 degrees 51' 46" West 336.05 feet along the Northern right-of-way line of 112th Street to the Eastern right-of-way 5th Avenue (66-foot-wide right-of-way); thence North 00 degrees 04' 19" East 1,127.57 feet along the Eastern right-of-way line of 5th Avenue to a point being South 00 degrees 04' 19" West 120.00 feet from the Southeastern corner of the intersection of 5th Avenue and 110th Street (66-foot-wide right-of-way); thence South 89 degrees 37' 25" East 172.00 feet, thence North 00 degrees 04 minutes 19 seconds East 72.00 feet; thence South 89 degrees 37' 25" East, 218.00 feet, thence North 00 degrees 04' 19" East 57.74 feet to the Southeastern right-of-way line of Indianapolis Boulevard; thence South 39 degrees 07' 01" East 180.04 feet along the Southeastern right-of-way of Indianapolis Boulevard to the Northwestern boundary of said 4.793 acre tract of land, the next eight courses are along the boundary of said 4.793 acre tract of land; 1) thence South 50 degrees 43' 23" West 135.68 feet (measured, 155.27 feet deduced); 2) thence South 36 degrees 14' 30" West 136.32 feet; 3) thence South 11 degrees 49' 05" West 132.22 feet; 4) thence South 04 degrees 06' 03" East 125.93 feet; 5) thence South 24 degrees 13' 40" East 122.46 feet to a point on a non-tangent curve concave to the Northeast, said point being South 89 degrees 23' 05" West 348.48 feet from the radius point of said curve; 6) thence Southeast 181.42 feet along said curve to a point being South 30 degrees 23' 06" West 348.48 feet from the radius point of said curve; 7) thence South 35 degrees 54' 32" East 43.83 feet; 8) thence South 13 degrees 20' 38" West 227.01 feet to the point of beginning.

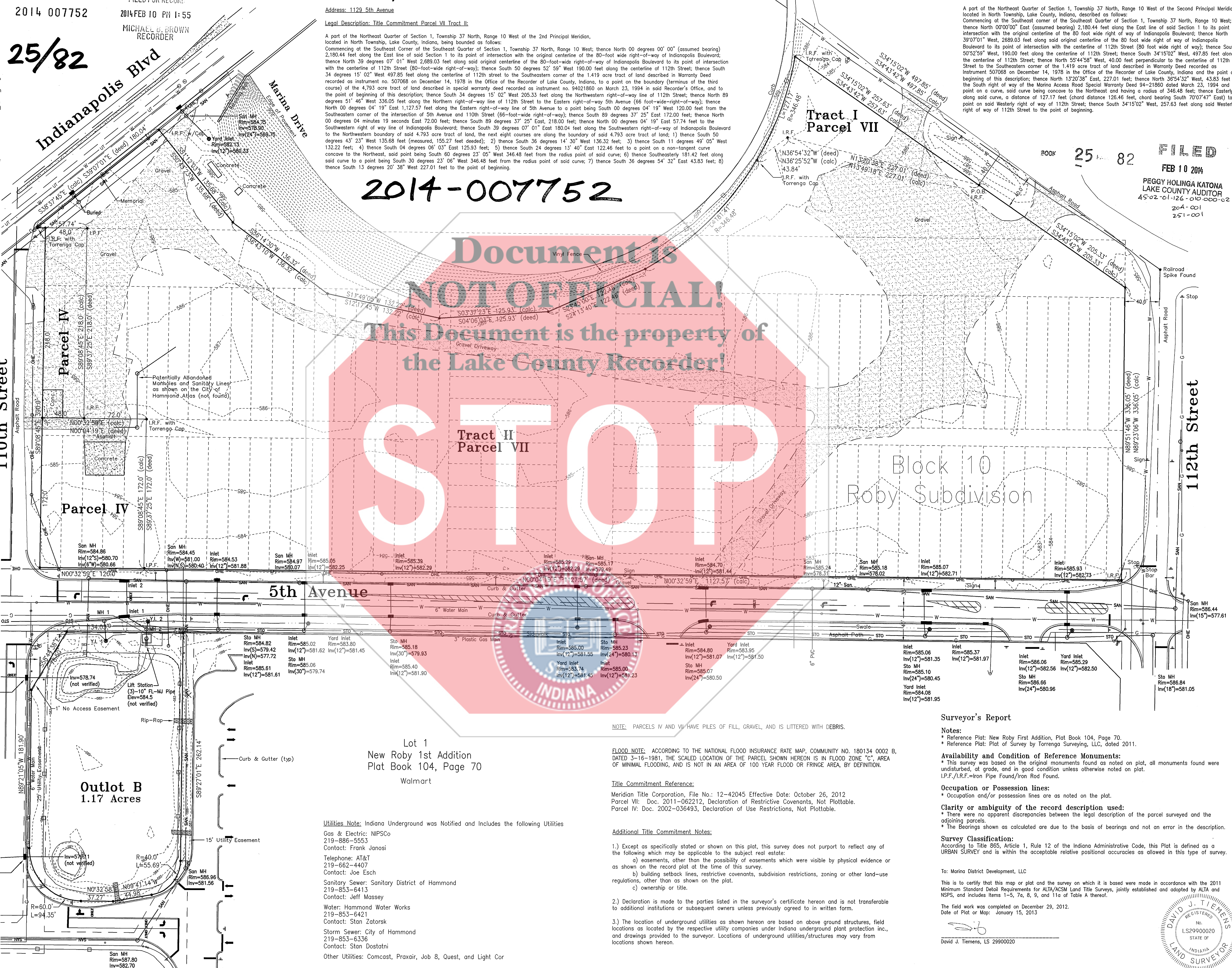
A part of the Northeast Quarter of Section 1, Township 37 North, Range 10 West of the Second Principal Meridian, located in North Township, Lake County, Indiana, described as follows:
 Commencing at the Southeast corner of the Southeast Quarter of Section 1, Township 37 North, Range 10 West, thence North 00 degrees 00' 00" East (assumed bearing) 2,180.44 feet along the East line of said Section 1 to its point of intersection with the original centerline of the 80 foot wide right of way of Indianapolis Boulevard; thence North 39 degrees 07' 01" West, 2,689.03 feet along said original centerline of the 80 foot wide right of way of Indianapolis Boulevard to its point of intersection with the centerline of 112th Street (80 foot wide right of way); thence South 50 degrees 52' 59" West, 190.00 feet along the centerline of 112th Street; thence South 34 degrees 15' 02" West, 497.85 feet along the centerline of 112th Street; thence North 55 degrees 44' 58" West, 40.00 feet perpendicular to the centerline of 112th Street to the Southeastern corner of the 1.419 acre tract of land described in Warranty Deed recorded as instrument 507068 on December 14, 1978 in the Office of the Recorder of Lake County, Indiana and the point of beginning of this description; thence North 13 degrees 20' 38" East, 227.01 feet; thence North 35 degrees 54' 32" West, 43.83 feet to the South right of way of the Marina Access Road Special Warranty Deed 94-21860 dated March 23, 1994 and a point on a curve, said curve being concave to the Northeast and having a radius of 348.48 feet; thence East along said curve, a distance of 127.17 feet (chord distance 126.46 feet, chord bearing South 70 degrees 47' 47" East) to a point on said Westerly right of way of 112th Street; thence South 34 degrees 15' 02" West, 257.63 feet along said Westerly right of way of 112th Street to the point of beginning.

Title Commitment Parcel IV;
 Address: 1007 5th Avenue
 Legal Description:
 Part of the West Half of the Northeast Quarter of Section 1, Township 37 North, Range 10 West of the Second Principal Meridian, in the City of Hammond, Indiana, Lake County, Indiana, described as follows:
 Beginning at the intersection of the South line of 110th Street and the East line of 5th Avenue; thence South on the East line of 5th Avenue, 120 feet; thence East parallel with 110th Street, 172 feet to the East line of a vacated alley, 20 feet in width; thence North along the East line of said alley 120 feet to the South line of 110th Street; thence West along the South line of 110th Street, 172 feet to the place of beginning, as described in Decree Rendered in Cause No. 55523 in the Gary Superior Court on January 13, 1942 and filed in Order Book 42, page 94.
 Also:
 Part of the West half of the Northeast Quarter of Fractional Section 1, Township 37 North, Range 10 West of the Second Principal Meridian, formerly embraced within the boundaries of Lots 1 and 2 Block 10, Roby, Plat Book 3 page 15 (now vacated), described as follows: Commencing at the point of intersection of the South line of 110th Street and the East line of vacated 6th Avenue; thence West along the South line of 110th Street, 218 feet to a vacated alley; thence South on the East line of said alley 48 feet; thence East parallel to the South line of said 110th Street a distance of 218 feet to the East line of 6th Avenue; thence North on the East line of 6th Avenue 48 feet to the place of beginning, in the City of Hammond, Lake County, Indiana.

Parcel IV:
 NH Vegas, LLC
 Document 2002-036487
 Recorded 2002, April 17, 2002
 Parcel IV:
 NH Vegas, LLC
 Document 2004-076097
 Recorded September 8, 2004
 Parcel VII Tracts I and II:
 NH Vegas, LLC
 Document 2011-062211
 Recorded November 7, 2011

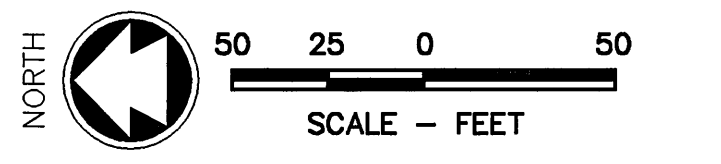
Survey Datums:
 Horizontal Datum and Basis of Bearings:
 Indiana State Plane Coordinate System (West Zone)
 Vertical Datum: NAVD 88

Parcels IV and VII = 11.54 Acres

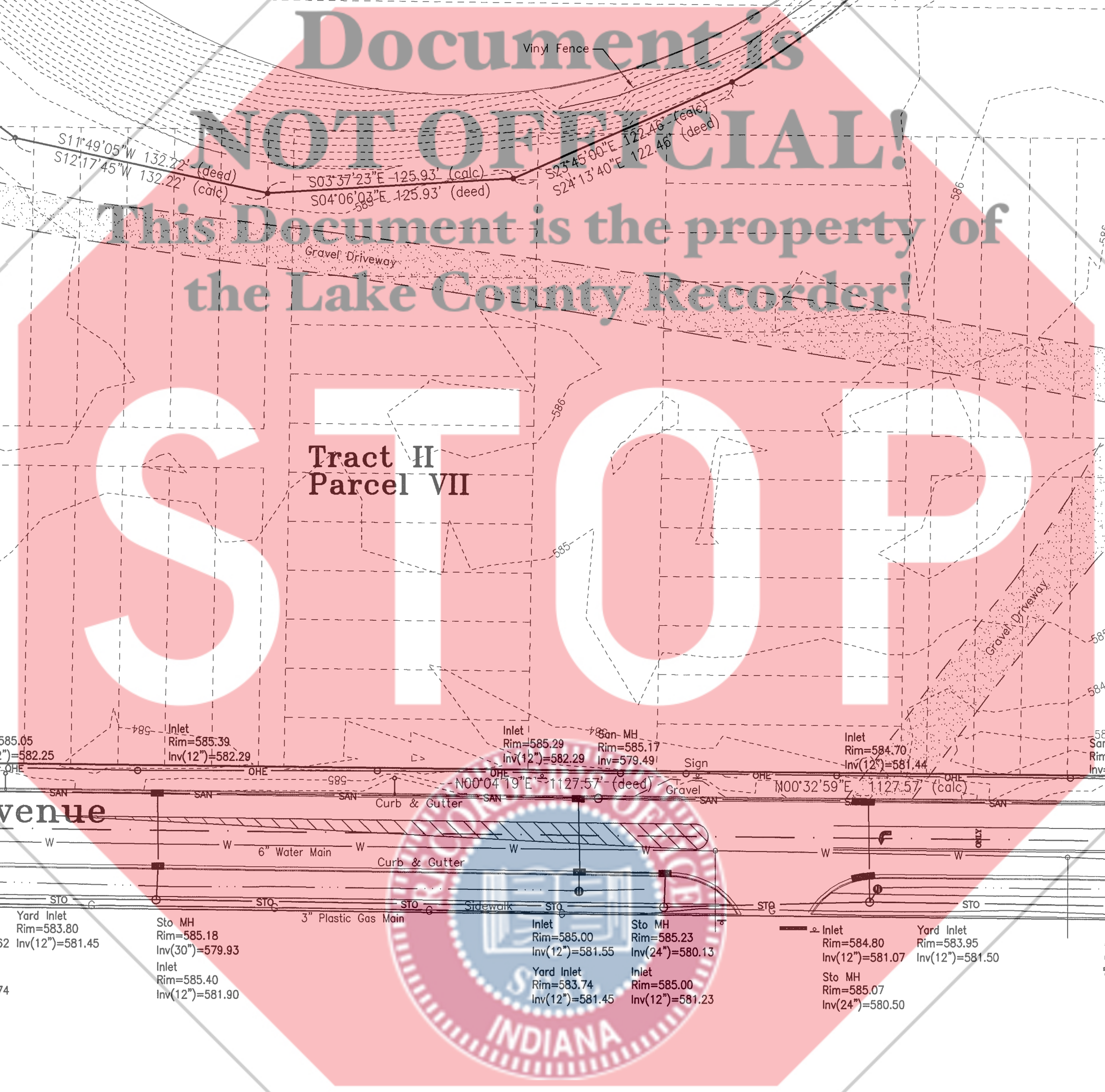


LEGEND

XXX.XX	EXISTING SPOT ELEVATION
-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
○	RIGHT OF WAY MARKER



2014-007752



Lot 1
 New Roby 1st Addition
 Plat Book 104, Page 70
 Walmart

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 Mossey
 Water: Hammond Water Works
 219-853-6421
 Contact: Stan Zatorsk
 Storm Sewer: City of Hammond
 219-853-6336
 Contact: Stan Dostotni
 Other Utilities: Comcast, Praxair, Job B, Quest, and Light Cor

NOTE: PARCELS IV AND VII HAVE PILES OF FILL, GRAVEL, AND IS LITTERED WITH DEBRIS.

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
 Parcel VII: Doc. 2011-062212, Declaration of Restrictive Covenants, Not Plottable.
 Parcel IV: Doc. 2002-036493, Declaration of Use Restrictions, Not Plottable.

- Additional Title Commitment Notes:**
- 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:
 - assessments, 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.
 - building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, other than as shown on the plat.
 - ownership or title.
 - 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.
 - 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.
 * 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.
 * The Bearings shown as calculated are due to the basis of bearings and not an error in the description.

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 December 29, 2012.
 Date of Plat or Map: January 15, 2013

David J. Tiemens, LS 29800020

DESIGNED: []
 DRAWN: []
 CHECKED: []
 DUT: []

SCALE: 1"=50'

DATE: 12/27/2012

PROJECT NO.: 2013-1926

SHEET NO.: ALTA Survey

Address: 1129 5th Avenue
 Prepared for Marina District Development, LLC

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