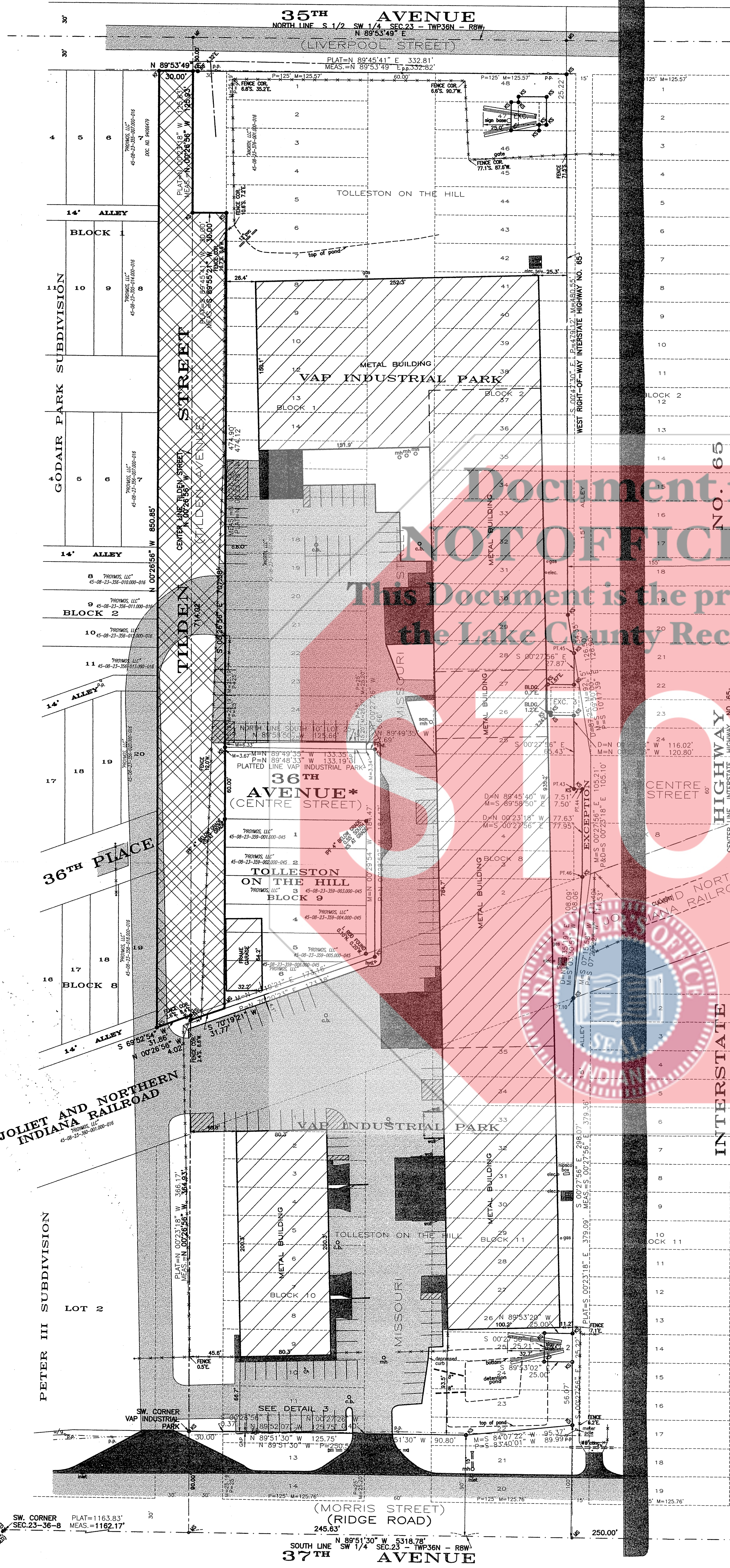


PLAT OF SURVEY

2014-028996 26/56



DESCRIPTION OF SURVEYED PARCEL: Part of Tilden Street in Tolleston on the Hill, as per plat thereof, recorded in Plat Book 2, page 55 in the Office of the Recorder of Lake County, Indiana, and in Godair Park Subdivision, as per plat thereof, recorded in Plat Book 8, page 27 in the Office of the Recorder of said County, described as follows: Commencing at the Southwest corner of VAP Industrial Park; as per plat thereof, recorded in Plat Book 8, page 80 in the Office of the Recorder of said County; thence North 00°28'56" West, along the West line of said VAP Industrial Park being described thereon as the center line of said Tilden Street, 384.93 feet to a corner in said West line and the point of beginning; thence continuing along said center line North 00°28'56" West, 4.02 feet to the Northwesterly right-of-way line of the Joliet and Northern Indiana Railroad; thence South 89°52'54" West, along said Northwesterly right-of-way line, 31.86 feet to the West right-of-way line of said Tilden Street; thence North 00°28'56" West, along said West right-of-way line, 850.85 feet to the South right-of-way line of 35th Avenue; thence North 89°53'49" East, along said South right-of-way line, 30.00 feet to the West line of said VAP Industrial Park being described thereon as the center line of said Tilden Street; thence South 00°28'56" East, along said West line, 125.93 feet to a corner in said West line; thence North 89°55'21" East, along said West line, 30.00 feet to a corner in said West line, said corner being described on said VAP Industrial Park as on the East right-of-way line of said Tilden Street; thence South 00°28'56" East, along said East right-of-way line, 707.38 feet to the West line of said VAP Industrial Park; thence South 70°19'21" West, along said West line, 31.77 feet to the point of beginning, containing 1.073 acres, more or less.

SURVEYOR'S REPORT

In accordance with Title 865, Article 1.0, Chapter 12, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:

The hereon survey is a continuation of an ALTA/ACSM Land Title Survey prepared by Krull Surveying, last revision dated December 21, 2011, of the East adjoining parcel. The results and conclusions of the hereon survey are consistent with those of the 2011 survey. The Surveyor's Report from the 2011 survey is as follows:

The following documents were used in the course of this survey:

- 1. The recorded subdivision plat of Tolleston on the Hill.
- 2. The recorded subdivision plat of Godair Park Subdivision.
- 3. The City of Gary 1/4 Section plat for the NE 1/4 of Section 27-36-8. Said plat depicts the recorded subdivision plat of The Great Gary Realty Company's First Addition to Gary.
- 4. The recorded subdivision plat of VAP Industrial Park prepared by Plumb Tuckett & Associates.
- 5. The recorded subdivision plat of Peter III Subdivision prepared by Marchese and Sons.
- 6. A Plat of Survey by Krull and Son, dated May 10, 1948, of Lots 1 through 6, Block 9, said Tolleston on the Hill.
- 7. A Plat of Survey by Krull and Son, dated December 27, 1956 of Lots 1 through 6, Block 9, said Tolleston on the Hill and Lots 18 and 19 said Godair Park Subdivision.
- 8. A Plat of Survey by Plumb Tuckett & Associates, dated revised June 3, 1997, of the boundary for said VAP Industrial Park.
- 9. The Indiana Department of Transportation right-of-way map for Interstate Highway No. 65, Project No. I-65-8(86)263, right-of-way revision dated February 3, 1966.
- 10. Chicago Title Insurance Company Commitment Order No. 620111687, effective date May 11, 2011. The description on the hereon drawn plat was obtained from said Commitment.

The following monuments were used for this survey:

- 1. The county monument (iron rod in concrete) at the Southeast corner of Section 23.
- 2. A Mag nail, previously set by Krull and Son in the pavement above the county monument (brass plug), at the Southwest corner of Section 23. The Mag nail was set using previous ties to the county monument from surveys in The Great Gary Realty Company's First Addition to Gary.
- 3. A PK nail, as described in the Lake County Surveyor's Corner Record File, was found to be 1.80 feet South and 2.01 feet West of the monumented Southwest corner of Section 23. Said PK nail was used by Plumb Tuckett & Associates for their determination of the boundary for VAP Industrial Park.
- 4. Found monumentation in Block 1, Godair Park Subdivision.
- 5. Found monumentation as shown on the 1948 Plat of Survey by Krull and Son of Lots 1 through 6, Block 9, said Tolleston on the Hill.

Availability and condition of reference monuments:

The monuments were in good condition and appeared undisturbed and were found at or near grade.

Uncertainties resulting from occupation lines:

- 1. Apparent uncertainties in possession were observed as follows:
 - 1. Fence lines deviated from the surveyed deed lines by as much as 90.7 feet.
 - 2. Billboard signs deviated from the surveyed deed lines by as much as 32.7 feet.

Discrepancies due to record descriptions:

No apparent uncertainties resulted from the record descriptions.

The following results and conclusions were used in the course of the hereon survey:

- 1. The South line of Section 23 was established using the monumentation referenced herein at the the Southwest corners of said section.
- 2. The North line of the South 1/2 of the SW 1/4 of Section 23 was established using the monumentation in Block 1, Godair Park Subdivision.
- 3. The center line of Tilden Street was established using the monumentation in Block 1, Godair Park Subdivision and the monumentation as shown on the 1948 Plat of Survey by Krull and Son of Lots 1 through 6, Block 9, Tolleston on the Hill.
- 4. The center line and right-of-way lines of Interstate Highway No. 65 were established from the geometry as shown on the Indiana Department of Transportation right-of-way map. Lot lines and lot corners in Tolleston on the Hill were held where they coincided with the right-of-way lines as shown on said right-of-way map.
- 5. The lines of VAP Industrial Park were established from the deed calls contained in the description contained on the subdivision plat with the exception of the portion of said subdivision that traverses around Block 9 and 36th Avenue in Tolleston on the Hill. That portion of the subdivision was platted to follow near existing fence lines as per information obtained from Plumb Tuckett & Associates. The hereon survey held the location of these lines as they were established by Plumb Tuckett & Associates. The remaining subdivision lines that were established from the deed calls varied substantially, up to 5.10 feet, compared to the placement of the same lines by Plumb Tuckett & Associates. The variance in the placement of these lines was the result, in part, of Plumb Tuckett & Associates using the PK nail as described in the Lake County Surveyor's Corner Record File at the Southwest corner of Section 23. Some of the other variances in the placement of these lines were the result of slightly different establishments of the center line of Tilden Street and the North line of the South 1/2 of the SW 1/4 of Section 23.

The Relative Positional Accuracy (due to random errors in measurements) of this survey is within that allowable for an Urban Survey (0.07 feet plus 50 ppm) as defined in IAC 865.

LEGEND

- = SANITARY MANHOLE
- = TELEPHONE BOX
- = STORM MANHOLE
- = CABLE TELEVISION BOX
- = CATCH BASIN
- = ELECTRIC TRANSFORMER
- = INLET
- = OVERHEAD ELECTRIC
- = FIRE HYDRANT
- = WATER VALVE
- = POWER POLE
- = ELECTRIC METER
- = GAS METER
- = IRON ROD SET WITH "KRULL RLS 20100075" ID CAP
- = IRON ROD FOUND WITH "KRULL RLS 10516" ID CAP
- = MAG NAIL SET WITH "KRULL RLS 20100075" TAG
- = MAG NAIL FOUND
- = IRON ROD FOUND UNKNOWN SOURCE
- = IRON PIPE FOUND SET BY KRULL AND SON IN 1948
- = PROPOSED VACATION

*36th Avenue vacated via City of Hobart Ordinance 97-17.

FILED

MAY 20 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

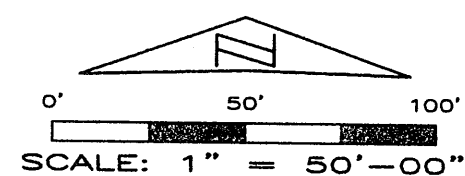
STATE OF INDIANA)
COUNTY OF LAKE) SS: HOBART, INDIANA January 28, 2014

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.

Kevin A. Krull
KEVIN A. KRULL, REG. LAND SURVEYOR NO. 20100075



I affirm, under penalties for perjury, that I have taken reasonable care to reduce each digital security number in this document to the original survey.



EXPLANATIONS
NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT
NOTE - CONTRACTORS OR BUILDERS SHOULD BE NOTIFIED TO CAREFULLY TEST AND COMPARE ON THE GROUND THE POINTS, MEASUREMENTS, ETC., AS NOTED IN THIS CERTIFICATE, WITH THE STAKES, POINTS, ETC., GIVEN ON THE PROPERTY, BEFORE BUILDING ON THE SAME, AND AT ONCE REPORT ANY SEEMING OR APPARENT DIFFERENCE BETWEEN THE SAME TO THE SURVEYOR, THAT MISUNDERSTANDING, DISPLACEMENT OF POINTS, ETC., MAY BE CORRECTED BEFORE DAMAGE IS DONE.

FIELD BOOK NO. _____ Notes _____ PAGE _____
ORDERED BY _____ VAP _____ PLAT NO. XI-sub-disc 02