

LEGAL DESCRIPTION

Parcel 1: Outlot D in Condominiums at Edgewater an Addition to the City of Crown Point, as per plat thereof, recorded in Plat Book 103 page 93 in the Office of the Recorder of Lake County, Indiana, EXCEPT That part appropriated by the City of Crown Point, Indiana under Cause No. 45D04-0811-PL-109 recorded May 14, 2010 as Document No. 2010 025664.

AND

Part of the Northeast Quarter of Section 10 AND part of the Northwest Quarter of Section 11, Township 34 North, Range 8 West of the Second Principal Meridian, lying South of the Southeasterly right of way line of the Chicago and Erie Railroad (formerly the Chicago and Atlantic Railroad) and lying East of the East right of way line of Interstate I-65 by right of way grant recorded August 20, 1964 as Document Number 581403 in Lake County, Indiana, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 10; thence North 00° 07' 16" West, along the East line of said Section 10, a distance of 385.29 feet, to a point lying on the Northerly property line of Lot 29 as shown in the plat of Edgewater - Phase One, an Addition to the City of Crown Point, recorded in Plat Book 92 page 94, in the Office of the Recorder of Lake County, Indiana; thence North 89° 52' 44" East, a distance of 124.25 feet to the Northeast corner of Lot 28 in said Edgewater - Phase One; thence North 00° 07' 16" West, a distance of 441.99 feet, to a point of deflection in the Westerly property line of Lot 21 as shown in the plat of Edgewater-Phase Two-A, an Addition to the City of Crown Point recorded in Plat Book 98 page 53 in the Office of the Recorder of Lake County, Indiana; thence North 18° 30' 13" East along said Westerly line of Lot 21, a distance of 77.79 feet to the Northwest corner of said Lot 21; thence South 71° 29' 47" East along the Northerly property line of said Lot 21, a distance of 102.44 feet; thence North 18° 30' 13" East a distance of 190.00 feet to the Northwesterly most corner of Lot 12 in said Edgewater-Phase Two-A, said point also lying on the Southerly right of way line of the Chicago and Erie Railroad right of way line (99 feet wide); thence North 71° 29' 47" West, along the aforesaid Southerly right of way line of the Chicago and Erie Railroad right of way line, a distance of 1508.00 feet; thence South 18° 30' 13" West, a distance of 39.51 feet to a point on a curve; thence Southeasterly along said curve which is concave to the Southwest, having a radius of 135.50 feet (the chord of which bears South 71° 53' 40" East, a chord distance of 1.88 feet), an arc distance of 1.88 feet; thence South 71° 29' 47" East, a distance of 107.05 feet, to a point of curve; thence Southeasterly along said curve which is concave to the Southwest, having a radius of 115.50 feet (the chord of which bears South 51° 09' 49" East, a chord distance of 80.27 feet), an arc distance of 81.98 feet; thence South 30° 49' 51" East, a distance of 148.46 feet to a point on a curve; thence Southwesterly along said curve which is concave to the Southeast having a radius of 130.00 feet (the chord of which bears South 32° 56' 52" West, a chord distance of 141.87 feet), an arc distance of 150.06 feet; thence South 00° 07' 16" East, a distance of 227.02 feet; thence North 89° 52' 44" East, a distance of 185.00 feet, to the Northeast corner of Lot 78, as shown on the plat of Edgewater Phase One-A, an Addition to the City of Crown Point, recorded in Plat Book 98 page 52, in the Office of the Recorder of Lake County, Indiana; thence South 00° 07' 16" East, a distance of 563.91 feet to the Northwest corner of Lot 70 as shown in the aforesaid plat of Edgewater Phase One; thence North 89° 52' 44" East, a distance of 125.00 feet to the Northeast corner of said Lot 70; thence South 00° 07' 16" East, a distance of 563.91 feet to the Northwest corner of Lot 70 as shown in the aforesaid plat of Edgewater phase One; thence North 89° 52' 44" East, a distance of 125.00 feet to the Northeast corner of said Lot 70; thence South 00° 07' 16" East along the Westerly right of way line of Ohio Street (60 feet wide) a distance of 6.09 feet; thence North 89° 52' 44" East, a distance of 185.00 feet to the Northeast corner of Lot 50 in said Edgewater Phase One; thence South 00° 07' 16" East, a distance of 10.79 feet to the Northwest corner of Lot 49 in said Edgewater Phase One; thence North 89° 52' 44" East, a distance of 351.95 feet to the Northeast corner of Lot 31 in said Edgewater Phase One; thence North 00° 47' 51" East a distance of 32.38 feet to the Northwest corner of Lot 30 in said Edgewater Phase One; thence North 89° 52' 44" East, a distance of 123.28 feet to the point of beginning.

AND

Beginning at the Northeast corner of Lot 5 as shown on the aforesaid plat of Edgewater Phase One; thence North 89° 52' 44" East, a distance of 55.00 feet to the East line of the West 31-1/6th rods of the Northwest Quarter of Section 11, Township 34 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana; thence North 00° 07' 16" West along said east line of the West 31-1/6th rods of the Northwest Quarter of Section 11, a distance of 567.29 feet to the Southerly right of way line of the aforesaid Chicago and Erie Railroad; thence North 71° 29' 47" West along said Southerly right of way line, a distance of 58.04 feet; thence South 00° 07' 16" East, a distance of 585.82 feet to the point of beginning.

Parcel 2: Lots 50, 70, 88, 89, 91, 92, 93 and 98 in Edgewater Phase - One, an Addition to the City of Crown Point, as per plat thereof, recorded in Plat Book 92 page 94, in the Office of the Recorder of Lake County, Indiana, and amended by Certificate of Amendment recorded March 26, 2003 as Document No. 2003 030876.

Parcel 3: Lots 22, 23, 24 and 25 in Edgewater Phase Two-A, an Addition to the City of Crown Point, as per plat thereof, recorded in Plat Book 98 page 53, in the Office of the Recorder of Lake County, Indiana.

Parcel 4: All of Phase Two in Condominiums at Edgewater, an Addition to the City of Crown Point, Indiana, as per plat thereof, recorded in Plat Book 103 page 93, in the Office of the Recorder of Lake County, Indiana.

Parcel 5: The South 1/2 of the former Chicago and Atlantic Railway Company right of way adjacent to and North of the West 31 1/6th rods of that part of the Northwest Quarter of Section 11, Township 34 North, Range 8 West of the Second Principal Meridian, in Lake county, Indiana, lying South of the Southerly right of way line of the Chicago & Erie Railroad (formerly the Chicago and Atlantic Railway company) and the South 1/2 of the former Chicago and Atlantic Railway Company right of way adjacent to and North of that part of the Northeast Quarter of Section 10, Township 34 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, lying South of the South line of the Chicago & Erie Railroad (formerly the Chicago and Atlantic Railway Company), EXCEPTING that portion taken for Interstate I-65 appropriated by the City of Crown Point, Indiana under Cause No. 45D04-0811-PL-109 recorded May 14, 2010 as Document No. 2010 025664 and Trustee's Deed recorded December 27, 2001 as Document No. 2001 106276.



Exhibit A

PERMITTED EXCEPTIONS

1. Taxes for the year 2015 due and payable in 2016 and thereafter.
2. Taxes for the year 2014 due and payable in 2015 which are a lien not yet due and payable.
3. 30 foot Front and Corner Building setback requirements as shown on the plat of Edgewater Phase - One recorded in Plat Book 92 page 94 (affects Parcel 2).
4. 10 foot Easement for public utilities and/or drainage as shown on plat of Edgewater Phase - One recorded in Plat Book 92 page 94 (affects Parcel 2).
5. 7.5 foot Utility easement as shown on the recorded plat of Edgewater Phase - One, recorded in Plat Book 92 page 94 (affects Lots 91 to 93, both inclusive and Lot 98 of Parcel 2).
6. 20 foot easement for drainage and utilities as shown on the recorded plat of Edgewater Phase - One, recorded in Plat Book 92 page 94 (affects Lot 89 of Parcel 2).
7. 20 Foot No Access and Berm Easement as shown on the recorded plat of Edgewater Phase - One, recorded in Plat Book 92 page 94 (Affects Lots 88, 89, 91, 92, 93 and 98 of Parcel 2).
8. 30 foot Front and corner building setback requirements as shown on the plat of Edgewater Phase Two-A in Plat Book 98 page 53 (Affects Parcel 3).
9. 10 foot rear yard Utility Easement as shown on plat of Edgewater Phase Two-A in Plat Book 98 page 53 (Affects Lots 22 to 25, both inclusive of Parcel 3).
10. 7.5 foot Utility easement as shown on the recorded plat of Edgewater Phase Two-A in Plat Book 98 page 53 (Affects Lot 25 of Parcel 3).
11. 5 Foot utility easement as shown on the recorded plat of Edgewater Phase Two-A in Plat Book 98 page 53 (Affects Lots 24 and 25 of Parcel 3).
12. 20 foot easement for drainage and utilities as shown on the recorded plat of Edgewater Phase Two-A in Plat Book 98 page 53 (Affects Lots 22, 23, 24 and 25 of Parcel 3).
13. Covenants, conditions and restrictions on the recorded plats of Edgewater Phase – One recorded in Plat Book 92 page 94, Edgewater Phase Two-A in Plat Book 98 page 53, if any, which appear of record, omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
14. Pipe Line Grant dated May 28, 1891 and recorded October 10, 1891 in Miscellaneous Record 9 page 409 made by John E. Fraas to Indiana Pipe Line Company, granting and leasing to 2nd party, its successors and/or assigns as their interest may appear the right to lay, maintain and operate pipe lines (not exceeding 2) for the transportation of oil; said pipe lines to be laid within 5 feet of the Chicago and Erie Railroad right of way line or fence and be buried so as not to interfere with the cultivation of the soil or existing drainage. Agreement for Merger entered into between the Indiana Pipe Line Company, an Indiana Corporation and the Buckeye Pipe Line Company dated November 10, 1942 and recorded January 8, 1943 in Miscellaneous Record 341, page 549, merged said companies under the name of said latter corporation (Affects Parcei 5)
15. Community Declaration for Edgewater recorded in the Office of the Recorder of Lake County, Indiana on September 22, 2014, as Document No. 2014 057594, as amended.
16. Assignment and Acceptance of Declaration Rights Under Amended and Restated Community Declaration for Edgewater.