file# 485629
000381
2017-002663
CHICAGO TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION TAKEN FROM CORPORATE WARRANTY DEED RECORDED MARCH 10, 2008 AS INSTRUMENT NUMBER 2008 016983

A part of the Northwest Quarter of Section 33, Township 37 North, Range 9 West of the Second Principal Meridian, and a part of Block 4, in the Subdivision of part of the Northwest Quarter of Section 33, Township 37 North, Range 9 West of the Second Principal Meridian, as shown in Plat Book 4, Page 4, in the Recorder's Office of Lake County, Indiana, in the City of East Chicago, North Township, Lake County, Indiana, and described in one tract as follows: Beginning at a point on the center line of dedicated 151st Street, (which is a line connecting the halfway point on the North and South Quarter Section line between the North Quarter corner and the center of said Section 33, with a point on the West line of said Section 33 that is 1,320 feet South of the Northwest corner of said Section 33), said point of beginning being 973.89 feet East of the West line of said Section 33 as measured on the center line of 151st Street; thence South at right angles a distance of 147.00 feet; thence East at right angles a distance of 38.00 feet; thence Southerly on a straight line whose interior angle is 91 degrees 51 minutes measured West to South with aforesaid 38-foot line a distance of 63.00 feet; thence Southwesterly on a straight line whose interior angle is 128 degrees measured North through West to Southwest with aforesaid 63-foot line a distance of 14.30 feet; thence Westerly on a straight line whose interior angle is 145 degrees 20 minutes measured Northeast through North to West with aforesaid 14.3-foot line a distance of 257.90 feet; thence Northwesterly on a straight line whose interior angle is 149 degrees 21 minutes measured East through North to Northwest with aforesaid 257.9-foot line a distance of 141.30 feet to the Southeast corner of a cement block containment; thence West on a straight line along the South face of said cement block containment which makes an interior angle of 205 degrees 30 minutes measured Southeast through North to West with aforesaid 141.30-foot line a distance of 56 feet; thence Northwesterly on a straight line whose interior angle is 175 degrees 19 minutes measured East through North to Northwest with aforesaid 56-foot line a distance of 163.40 feet to the face of a building known as Building #25; thence West along the face of Building #25 a distance of 90.00 feet; thence Southwesterly on a curved line of 400-foot radius, convex to the Northwest and concentric with and 8.5 Northwesterly of an existing railroad tract #7 for an arc distance of 185.2 feet to a point that is 248.4 feet South of the center line of aforesaid 151st Street and 140.3 feet East of the West line of said Section 33; thence West on a line parallel to and 248.4 feet South of the center line of aforesaid 151st Street for a distance of 40.3 feet to the East 100-foot line of the U.S. Ship Canal; thence Southerly on said East 100-foot line which is a line parallel to and 100 feet East of the West line of said Section 33, a distance of 384.76 feet to the Northerly line of the 66-foot right of way of the East Chicago Belt Railroad Company; thence Easterly on said 66-foot right of way a distance of 95 feet to a point of curve; thence Easterly on a curve tangent to aforesaid 95 foot-line, convex to the South with a radius of 5,697 feet for an arc length of 656.68 feet to a point of tangent; thence Easterly on said tangent a distance of 10.34 feet to a point of curve; thence Northeasterly on a curve tangent to aforesaid 10.34-foot line convex to the Southeast with a radius of 383.10 feet for an arc length of 564.6 feet to a point of tangent on the Westline of the 30-foot wide strip of land owned by the Indiana Harbor Belt Railroad which is also a line parallel to and 30 feet West of the 75-foot right of way of the former Chicago Terminal Transfer Railway Company; thence North on said 30-foot parallel line a distance of 226.63 feet to the center line of aforesaid 151st Street; thence continuing North on said 30-foot parallel line a distance of 755 feet; thence West at right angles a distance of 20 feet; thence Southwesterly a distance of 51.20 feet, more or less, to a point in a line 31.0 feet distant, Westerly from aforesaid 755-foot line and parallel to said 755-foot line and 50 feet South of the aforesaid North 20-foot line extended Westerly; thence South on a line parallel to and 31 feet West of aforesaid 755-foot line a distance of 553.63 feet, more or less, to the Northwesterly side of a tract of land conveyed by deed of the East Chicago Company to the Goldsmith Detinning Company dated November 14, 1911 and recorded November 18, 1911, in Deed Record 174, Page 391, in the Recorder's Office of Lake County, Indiana; thence Southwesterly on said Northwesterly side of the tract, a distance of 118.12 feet to a point in the North line of said 151st Street that is 90 feet West of aforesaid 755-foot line; thence South on a line parallel to and 90 feet West of aforesaid 755-foot line a distance of 45 feet to the center line of 151st Street; thence West on the center line of 151st Street a distance of 142.05 feet to the point of the beginning, excepting therefrom the following described parcel:

Part of the Northwest Quarter of Section 33, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of East Chicago, Lake County, Indiana, more particularly described as follows: Commencing at a point on the center line of dedicated 151st Street (which is a line connecting the halfway point on the North and South Quarter Section line between the North Quarter corner and the center of said Section 33, with a point on the West line of said Section 33 that is 1,320 feet South of the Northwest corner of said Section 33) said point of commencement being 100.07 East of the West line of said Section 33 as measured on the center line of 151st Street; thence South on a line parallel to and 100 feet East of the West line of said Section 33 (said parallel line makes an angle with the center line of 151st Street of 87 degrees 47 minutes measured East to South), a distance of 248.61 feet to the point of beginning; thence Easterly on a line that makes an angle of 87 degrees 47 minutes with last described parallel line, measured South to East, a distance of 40.30 feet; thence Northeasterly on a curved line of a 400-foot radius, convex to the Northwest and concentric with and 8.5 feet Northwesterly of an existing railroad track for an arc distance of 185.2 feet to the face of a building known as Building #25; thence East along the face of said Building #25 a distance of 90.0 feet; thence Southeasterly on a straight line whose angle is 175 degrees 19 minutes measured West thru South to Southeast a distance of 163.40 feet; thence Easterly on a straight line whose angle is 175 degrees 19 minutes measured Northwest thru North to East a distance of 56.00 feet; thence Southeasterly on a straight line whose angle is 205 degrees 30 minutes measured West thru North to Southeast a distance of 141.30 feet; thence West on a line whose interior angle is 28 degrees 08 minutes 30 seconds measured Northwest to West a distance of 531.00 feet; thence Southerly on a straight line whose angle is 90 degrees 09 minutes measured East to South a distance of 20 feet; thence Westerly on a straight line whose angle is 90 degrees measured North to West a distance of 100 feet to a point 100 feet East of the West line of aforedescribed Section 33; thence North on a line parallel to and 100 feet East of the West line of said Section 33 a distance of 20 feet to a point of beginning.

ALSO EXCEPTING THEREFROM:

Parcel I:
That part of Block 4, as marked and laid down on the recorded Plat of a subdivision of Part of the Northwest Quarter of Section 33, Township 37 North, Range 9 West of the Second Principal Meridian, situated in the City of East Chicago, Lake County, Indiana, described as follows:
Beginning at the point of intersection of the Southerly line of said Block 4 (being also the center line of 151st Street as dedicated) with a line parallel to and 30.00 feet Westerly of the East line of said Block 4 (said East line being also the West line of the 75.0 foot right of way conveyed to the Chicago and Calumet Terminal Transfer Railway Company by Deed dated April 2, 1890 and recorded in Deed Record 49, page 375, in the Recorder's Office of Lake County, Indiana); thence running Northerly on said parallel line a distance of 205.0 feet to a point, which point shall be the starting point of this description; thence running Northerly on said parallel line a distance of 550.0 feet to a point; thence running Westerly at right angles to said parallel line 20.0 feet; thence Southwesterly a distance of 51.20 feet more or less, to a point in a line 31.0 feet distant, Westerly from said parallel line and 50.0 feet South of the North line of this parcel of real estate extended Westerly; thence running South and parallel to said parallel line a distance of 553.63 feet, more or less, to the Northwesterly side of the tract of land conveyed by Deed of East Chicago Company to Goldsmith Detinning Company, dated November 14, 1911 and recorded in Deed Record 174, page 391, in the Recorder's Office of Lake County, Indiana; thence running Northeasterly along the Northwesterly line of said tract, 62.15 feet, more or less, to the point of beginning, in Lake County, Indiana.

Parcel II:
That part of Block 4 in a subdivision of part of the Northwest Quarter of Section 33, Township 37 North, Range 9 West of the Second Principal Meridian in the City of East Chicago, as per plat thereof, recorded in Plat Book 4, page 4, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the point of intersection of the Southerly line of said Block 4 (being also the center line of 151st Street as dedicated) with a line parallel with and 30 feet Westerly of the East line of said Block 4 (said East line being also the West line of the 75 foot right of way conveyed to the Chicago and Calumet Terminal Transfer Railway Company by Deed dated April 2, 1890); thence Northerly on said parallel line 205 feet; thence Southwesterly on a straight line 180.33 feet to a point in the Northerly line of 151st Street, 90 feet distant Westerly measured along said North line from its intersection with the line described as parallel with and 30 feet Westerly of the East line of said Block 4; thence Southerly parallel with said East line 45 feet to the center line of 151st Street; thence Easterly on said center line 90 feet to the Place of Beginning, in Lake County, Indiana.

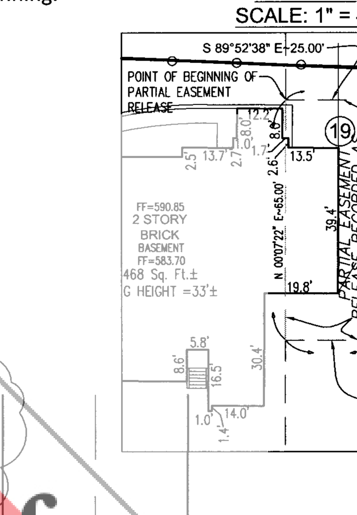
SURVEYED LEGAL DESCRIPTION AS PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 485629 DATED DECEMBER 21, 2016 AS REVISION NO. 15

PARCEL 1 (Fee)
A part of the Northwest Quarter of Section 33, Township 37 North, Range 9 West of the Second Principal Meridian, and a part of Block 4, in the Subdivision of part of the Northwest Quarter of Section 33, Township 37 North, Range 9 West of the Second Principal Meridian, as shown in Plat Book 4, Page 4, in the Recorder's Office of Lake County, Indiana, in the City of East Chicago, North Township, Lake County, Indiana, and described as follows: Commencing at a point on the center Line of dedicated 151st Street, (which is a line connecting the halfway point on the North and South Quarter Section line between the North Quarter corner and the center of said Section 33, with a point on the West line of said Section 33 that is 1,320 feet South of the Northwest corner of said Section 33), said point of commencement being 973.89 feet East of the West line of said Section 33 as measured on the center line of 151st Street; thence South at right angles a distance of 45.00 feet to a point on the South right of way line of 151st Street, said point also being the Point of Beginning; thence continuing along the previously described perpendicular line, a distance of 102.00 feet; thence East at right angles a distance of 38.00 feet; thence Southerly on a straight line whose interior angle is 91 degrees 51 minutes measured West to South with aforesaid 38-foot line a distance of 63.00 feet; thence Southwesterly on a straight line whose interior angle is 128 degrees measured North through West to Southwest with aforesaid 63-foot line a distance of 14.30 feet; thence Westerly on a straight line whose interior angle is 145 degrees 20 minutes measured Northeast through North to West with aforesaid 14.3-foot line a distance of 257.90 feet; thence Westerly on a straight line whose interior angle is 175 degrees 22 minutes 37 seconds measured East through North to West with aforesaid 257.9-foot line a distance of 535.81 feet; thence Southerly on a straight line whose interior angle is 90 degrees 09 minutes measured East to South a distance of 20 feet; thence North 87 degrees 56 minutes 53 seconds West on a straight line whose angle is 90 degrees measured North to West a distance of 100 feet to a point 100 feet East of the West line of said Section 33 and the East 100-foot line of the U.S. Ship Canal; thence South 00 degrees 14 minutes 44 seconds West on said East 100-foot line which is a line parallel with and 100 feet East of the West line of said Section 33, a distance of 412.36 feet to the Northerly line of the 66-foot right of way of the East Chicago Belt Railroad Company; thence South 88 degrees 52 minutes 00 seconds East on said 66-foot right of way a distance of 90.53 feet to a point of curve; thence Easterly on a curve tangent to aforesaid 90.53 foot-line, convex to the South with a radius of 5,697 feet for an arc length of 661.22 feet to a point of tangent (chord bearing North 87 degrees 48 minutes 30 seconds East, chord length 660.85 feet); thence North 84 degrees 31 minutes 00 seconds East on a tangent a distance of 10.34 feet; thence Northeasterly on a curve convex to the Southeast with a radius of 383.10 feet for an arc length of 565.74 feet (chord bearing North 42 degrees 09 minutes 12 seconds East, chord length 515.72 feet) to a point on the West line of the 30-foot wide strip of land owned by the Indiana Harbor Belt Railroad which is also a line parallel with and 30 feet West of the 75-foot right of way of the former Chicago Terminal Transfer Railway Company; thence North 00 degrees 07 minutes 22 seconds East on said 30-foot parallel line a distance of 181.59 feet to the South right of way line of aforesaid 151st Street; thence North 87 degrees 32 minutes 16 seconds West along the South right of way line of 151st Street a distance of 233.89 feet to the point of the beginning.

PARCEL 2 (Easement) (Blanket in nature & not plottable)
Non-exlusive easements for utility, drainage of surface water and use of a 6 pound pressure main pursuant to a Quitclaim Deed recorded August 30, 1977, as Document No. 425849 and re-recorded September 1, 1977, as Document No. 426351.

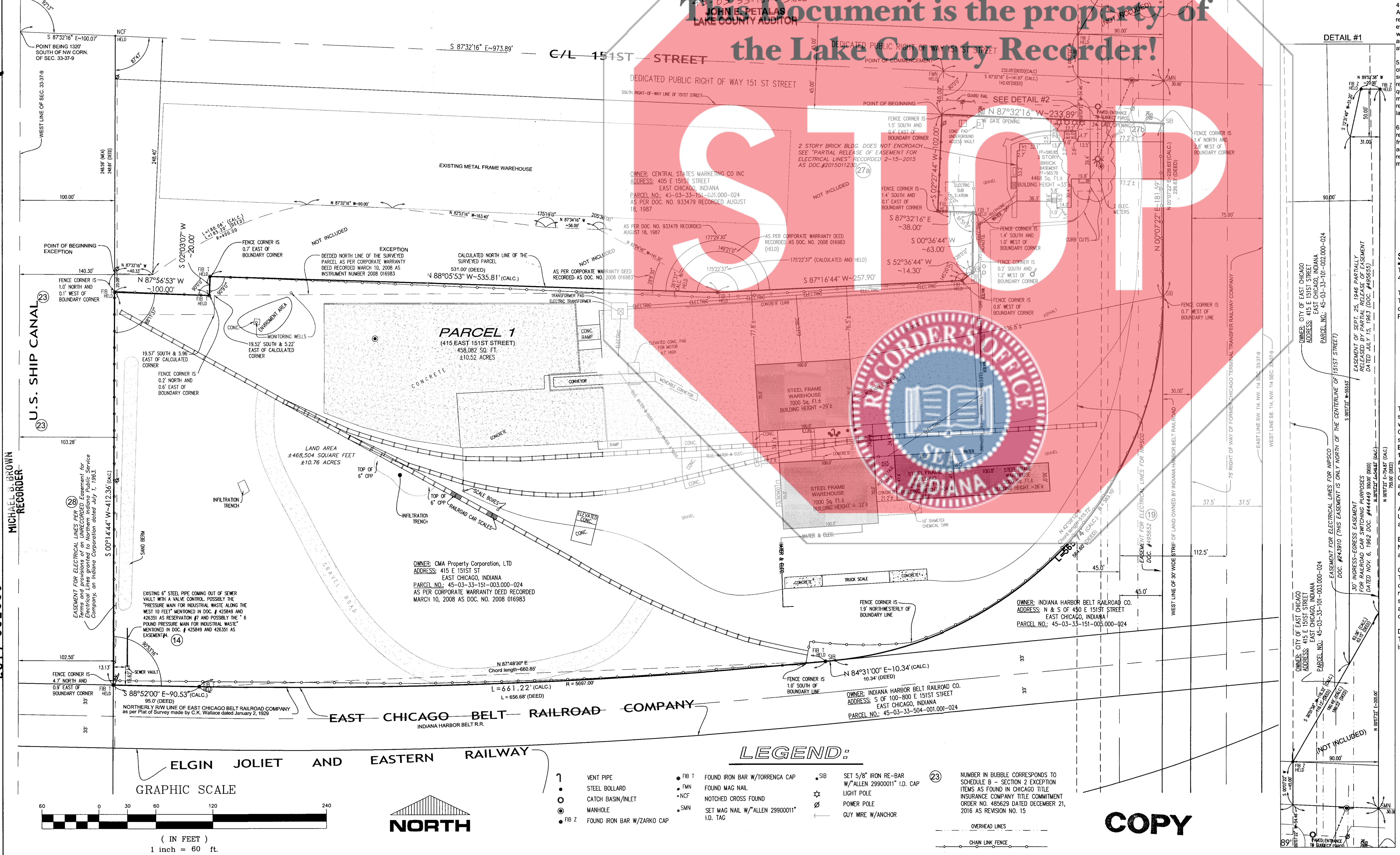
LEGAL DESCRIPTION OF PARTIAL EASEMENT RELEASE (SEE DETAIL #2)
A part of the Northwest Quarter of Section 33, Township 37 North, Range 9 West of the Second Principal Meridian, and a part of Block 4, in the Subdivision of part of the Northwest Quarter of Section 33, Township 37 North, Range 9 West of the Second Principal Meridian, as shown in Plat Book 4, Page 4, in the Recorder's Office of Lake County, Indiana, in the City of East Chicago, North Township, Lake County, Indiana, and described as follows: Commencing at a point on the center Line of dedicated 151st Street, (which is a line connecting the halfway point on the North and South Quarter Section line between the North Quarter corner and the center of said Section 33, with a point on the West line of said Section 33 that is 1,320 feet South of the Northwest corner of said Section 33), said point of commencement being 973.89 feet East of the West line of said Section 33 as measured on the center line of 151st Street; thence South 87 degrees 32 minutes 16 seconds East along the center line of said 151st street, a distance of 140.65 feet to the West line of an Easement for Electrical Lines for Nipsco as recorded in Document Number 495652 in the Office of the Recorder of Lake County, Indiana; thence South 00 degrees 07 minutes 22 seconds West along the West line of said Nipsco Easement, a distance of 54.46 feet to the Point of Beginning; thence South 89 degrees 52 minutes 38 seconds East, a distance of 25.00 feet; thence South 00 degrees 07 minutes 22 seconds West parallel with the West line of said Nipsco Easement, a distance of 65.00 feet; thence North 89 degrees 52 minutes 38 seconds West, a distance of 25.00 feet to the West line of said Nipsco Easement; thence North 00 degrees 07 minutes 22 seconds East along the West line of said Nipsco Easement, a distance of 65.00 feet to the Point of Beginning.

DETAIL #2
SCALE: 1" = 40'



Document is NOT OFFICIAL! This Document is the property of the Lake County Recorder!

FILED
JAN 13 2017
45-03-33-151-003.000-024
JOHN E. PETALAS
LAKE COUNTY AUDITOR
29/57



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

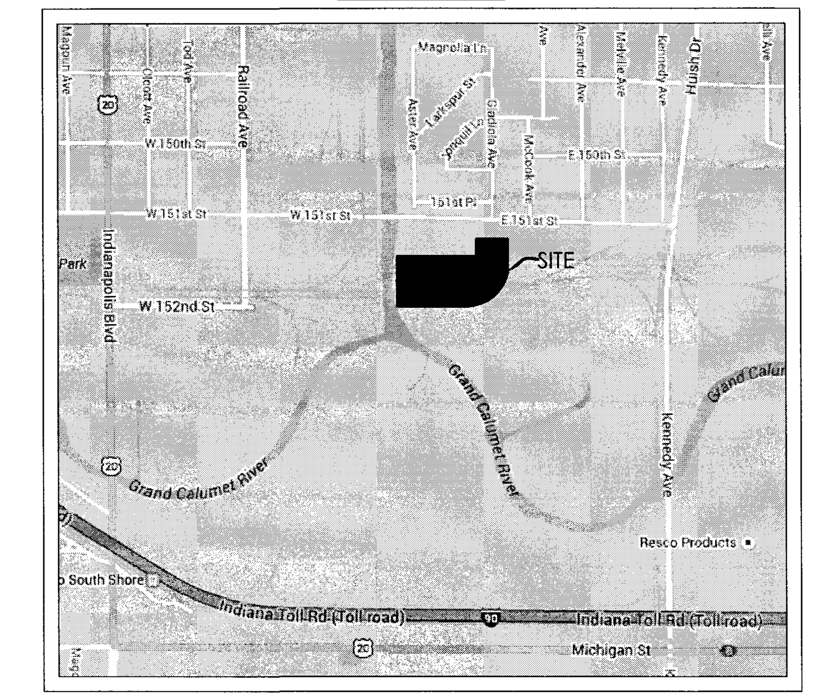
NORTH

LEGEND:

- VENT PIPE
- STEEL BOLLARD
- CATCH BASIN/INLET
- MANHOLE
- FIB Z — FOUND IRON BAR W/ZARKO CAP
- FIB T — FOUND IRON BAR W/TORRENGA CAP
- FMN — FOUND MAG NAIL
- NCF — NOTCHED CROSS FOUND
- SMN — SET MAG NAIL W/"ALLEN 29900011" I.D. TAG
- SIB — SET 5/8" IRON RE-BAR W/"ALLEN 29900011" I.D. CAP
- LIGHT POLE
- POWER POLE
- GUY WIRE W/ANCHOR
- (23) NUMBER IN BUBBLE CORRESPONDS TO SCHEDULE B – SECTION 2 EXCEPTION ITEMS AS FOUND IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 485629 DATED DECEMBER 21, 2016 AS REVISION NO. 15
- OVERHEAD LINES
- CHAIN LINK FENCE

COPY

VICINITY MAP



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) "X" (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE CITY OF EAST CHICAGO , LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0126E & 18089C0127E EFFECTIVE JANUARY 18, 2012 .

CURRENT ZONING: M-2 HEAVY INDUSTRIAL DISTRICT, as per City of East Chicago, Indiana zoning ordinance chapter 17.56.

Additional Survey Related Notes

1. This survey does not purport to show data concerning the existence, size, depth, condition, capacity or location of any utilities, structures and/or features, other than those observed and shown. Prior to any excavation contact the local utility facilities or call (811) for field locations of underground utility lines.

2. As it pertains to item 9 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilites and specifications, there was no observed evidence of any parking space striping on the site at the time the survey was being conducted.

3. As it pertains to item 16 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilites and specifications, there was no observed evidence of any earth moving work, building construction or building additions at the time the survey was being conducted.

4. As it pertains to item 17 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, there was no evidence of any proposed changes in street right of way lines, nor was there any observed evidence of any recent street or sidewalk construction or repairs at the time the survey was being conducted.

5. This survey does not address the existence, if any, of items that would require an interpretation by the surveyor, (I.E. compliance with all zoning requirements) existence of items beyond the qualification of survey (I.E. wetlands, hazardous material) and items not readily visible during a reasonable inspection of site (past cemeteries, landfills, and mineral rights).

6. Parcels identified by title description or record references as per 865 IAC 1-12-13-(11) are obtained from County Auditor's Office and/or Recorder's Office and are not certified. The information may or may not reference the most current deed or record or the most current status or title for that parcel.

SURVEY RELATED SCHEDULE B - SECTION 2 EXCEPTION ITEMS AS FOUND IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 485629 DATED DECEMBER 21, 2016 AS REVISION NO. 15

(14) Covenants, conditions, and restrictions contained in the Quitclaim Deed with Reservations and Easements made by and between M & T Chemicals, Inc., a Delaware Corporation, and MRI Corporation, a Delaware Corporation, dated August 29, 1977, recorded August 30, 1977, as Document No. 425849 and re-recorded September 1, 1977, as Document No. 426351 shows as follows:
Intentionally Deleted
Intentionallly Deleted
Reservation No. 3 for installation and use of electric lines and conduits (BLANKET IN NATURE & NOT PLOTTABLE)
Reservation No. 4 for the purpose of maintaining, reparing, replacing and removing any sewerage mains and pipes (BLANKET IN NATURE & NOT PLOTTABLE)
Reservation No. 5 for the purpose of maintaining, repairing, replacing and removing any storm drains, flumes, culverts and ditches and drainage slopes (BLANKET IN NATURE & NOT PLOTTABLE)
Reservation No. 6 for drainage of surface water (BLANKET IN NATURE & NOT PLOTTABLE)
Reservation No. 7 for construction of a possible pressure main (AS SHOWN ON THE SURVEY)
Intentionally Deleted
Easement No. 2 for utility purposes (BLANKET IN NATURE & NOT PLOTTABLE)
Easement No. 3 for drainage of surface water (BLANKET IN NATURE & NOT PLOTTABLE)
Easement No. 4 for use of a 6 pound pressure main (AS SHOWN ON SURVEY)
Intentionally Deleted

(19) Easement for electrical lines in favor of the Northern Indiana Public Service Company, an Indiana corporation, its successors and assigns, dated July 1, 1963, and recorded July 19, 1963, in Deed Record 1239, page 565, as Document No. 495652. (AS SHOWN ON SURVEY)

(23) Any adverse claim relative to canal lying on the Westerly side of the land, based upon:
a. The land described in Schedule A or any part thereof is now or at any time has been below the ordinary low water mark of the canal, or
b. Some portion of said land has been created by artificial means or has accreted to such portion so created, or
c. Some portion of said land has been brought within the boundary thereof by an avulsive movement, or has been formed by accretion to any such portion.
d. Such right and easements for navigation, commerce or recreation which may exist over that portion of said land lying beneath the waters thereof.
e. Rights of upper and lower riparian owners with respect to the waters thereof.
(AS SHOWN ON SURVEY)

(27) ALTA/ACSM Land Title Survey prepared by Torrenga Surveying, LLC Professional Land Surveyors as Job No. 2014-0810, dated February 24 , 2015, discloses the following title matters:
a) INTENTIONALLY DELETED
b) encroachment of chain link fence over the easement for electrical lines, recorded as Instrument No. 495652, over the east property line (AS SHOWN ON SURVEY);
c) chain link fence does not coincide with the property lines of the Land (AS SHOWN ON SURVEY).

(28) Terms and provisions and UNRECORDED Easement for Electrical Lines granted to Northern Indiana Public Service Company, an Indiana Corporation dated July 1, 1963 (AS SHOWN ON SURVEY).

SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of the parcels of land described in Chicago Title Insurance Company Title Commitment Order Number 485629 dated December 21, 2016 as revision Number 15.

THEORY OF LOCATION:
This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel, and at or near the corners of adjacent parcels as shown herein.
Reference was made to the following:
1) A Plat of Survey made by Rowland A. Fabian dated August 22, 1977 recorded in Plat Book 47, Page 107
2) A Plat of Survey made by C.K. Wallace dated January 2, 1929
3) A Plat of Survey made by Rowland A. Fabian dated June 15, 1984
4) A Railroad Yard Plat of Metal and Thermit Corp. last revised on October 10, 1962
5) A Plat of Dedication of 151st Street performed by Fred Norlin dated July 25, 1910
6) A Plat of Dedication performed by Donald E. Cochran dated August 15, 1973 and recorded in Plat Book 44, page 32
7) A Plat of Survey performed by C.K. Wallace dated February 7, 1928.
8) A Corporate Warranty Deed recorded March 10, 2008 as Instrument Number 2008 016983.
9) An instrument recorded August 18, 1987 as Document No. 933479.
10) A Plat of Survey made by Radu M. Irimescu with Zarko Sekerez & Asso. Inc. dated February 14, 2002.
11) A Subdivision of the N2. of the NW Quarter section 33-37-9 recorded in Plat Book 4, Page 4
The purpose of the survey was to perform a retracement survey of the above described parcels of land. A search was performed throughout the surveyed parcel's block and surrounding parcels for monuments and the results of said search are shown hereon. The basis of bearings for this survey was the held bearing for the West line of Section 33-37-9 (North 00 degrees 14 minutes 44 seconds East) as shown on the Plat of Survey performed by C.K Wallace dated January 2, 1929. The Survey reference number 10 was held as show on this survey to establish the centerline of 151st Street. Our survey and the plats reference as number 1, 2, 3, 5, 7, and 11 all agree with the centerline of 151st St. as 87 degrees 47 minutes measured South to East from the West line of Section 33-37-9. The centerline of 151st St. was established from a found chiseled cross found on the centerline of 151st St. 100.07 feet East of the West line of Section 33-37-9 and the 5/8 inch rebar found on the North right of way line of 151st Street as shown of the survey #10 as shown of the survey. The East line is a projection of the East line of the survey #10 which we measured South Deeded from the said centerline. The West line as previously stated was establish by holding the said angle from 151st St. and measuring South to the North right of way line of the East Chicago Belt Railroad Company (Indiana Harbor Belt R. R,) as established by retracing the survey #2. The differences from deeded and calculated along the South line of the subject were established as a best fit between the established West line and the established East line as shown. The establishment of the North line of the subject parcel is explained in detail in the clarity or ambiguity of record description below.

A.) AVAILABILITY OF MONUMENTS:
Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade.

B.) OCCUPATION AND POSSESSION:
No apparent uncertainties resulted due to occupation or possession lines, unless specifically shown on the plat. The fence lines which generally run along the entire boundary of the surveyed parcel are shown on the survey with distances from the fence corners to the boundary lines.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:
The legal description for the parcel of land to the North of the surveyed parcel, as taken from Document Number 933479 recorded August 18, 1987, does not mathematically close. The angle of 177°29'30" shown on said document, which can also be calculated using Corporate Warranty Deed recorded March 10, 2008 as Instrument No. 2008 016983, does not agree with the mathematically calculated angle of 175°22'37" which was held as shown on this survey. The discrepancies between the calculated North line of the survey parcel and the deeded North line of the surveyed parcel creates an overlap and the extents of said overlap are shown on the survey. This angle of 175°22'37" was held because it agrees with the deeded angles & distances shown coming off 151st Street & the deeded distances coming off the West line of Section 33 as shown on the survey.

D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):
The survey performed met the requirements of a URBAN SURVEY according to title 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0.07 feet (21 millimeters) plus 50 parts per million for set monuments.

CERTIFY TO:
1.) SMS Realty (East Chicago), LLC
2.) Chicago Title Insurance Company
3.) CMA Property Corporation, LTD
4.) Horizon Bank, N.A.
5.) Horizon Bankcorp.

STATE OF INDIANA } §
COUNTY OF LAKE }

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 19 and 20 of Table A thereof. The field work was completed on November 30, 2016 and I, John Stuart Allen, a Registered Land Surveyor in the State of Indiana, License #29900011, further certify that the above described survey was prepared wholly by me or under my direct supervision in accordance with Rule 12 of Title 865, Article 1 of the Indiana Administrative Code for Boundary/Retracement Surveys.

DATE OF SURVEY: JANUARY 5, 2017

TORRENGA SURVEYING, LLC.

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

JOHN STUART ALLEN REGISTERED No. LS29900011 STATE OF INDIANA LAND SURVEYOR

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. No.: (219) 836-8918
WEBSITE: WWW.TORRENGA.COM

ALTA/NSPS LAND TITLE SURVEY
PART OF NW 1/4 OF SEC. 33-37-9
415 EAST 151ST STREET
EAST CHICAGO, INDIANA 46312
LAKE COUNTY

DATE: JANUARY 5, 2017
CLIENT: COLLIERS INTERNATIONAL
JOB NO: 2016–0727
DRAWN: AJF/RB
SCALE: 1"=60'
Z:\S33 T37 R09 NW\dwg\2016-0727(C).dwg 1/5/2017 9:49:02 AM CST

SHEET 1 OF 1

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD
2017 JAN 13 AM 11:32
MICHAEL B. BROWN RECORDER
2017 002663
BOOK 29 PAGE 57
CHICAGO TITLE INSURANCE COMPANY
file# 485629