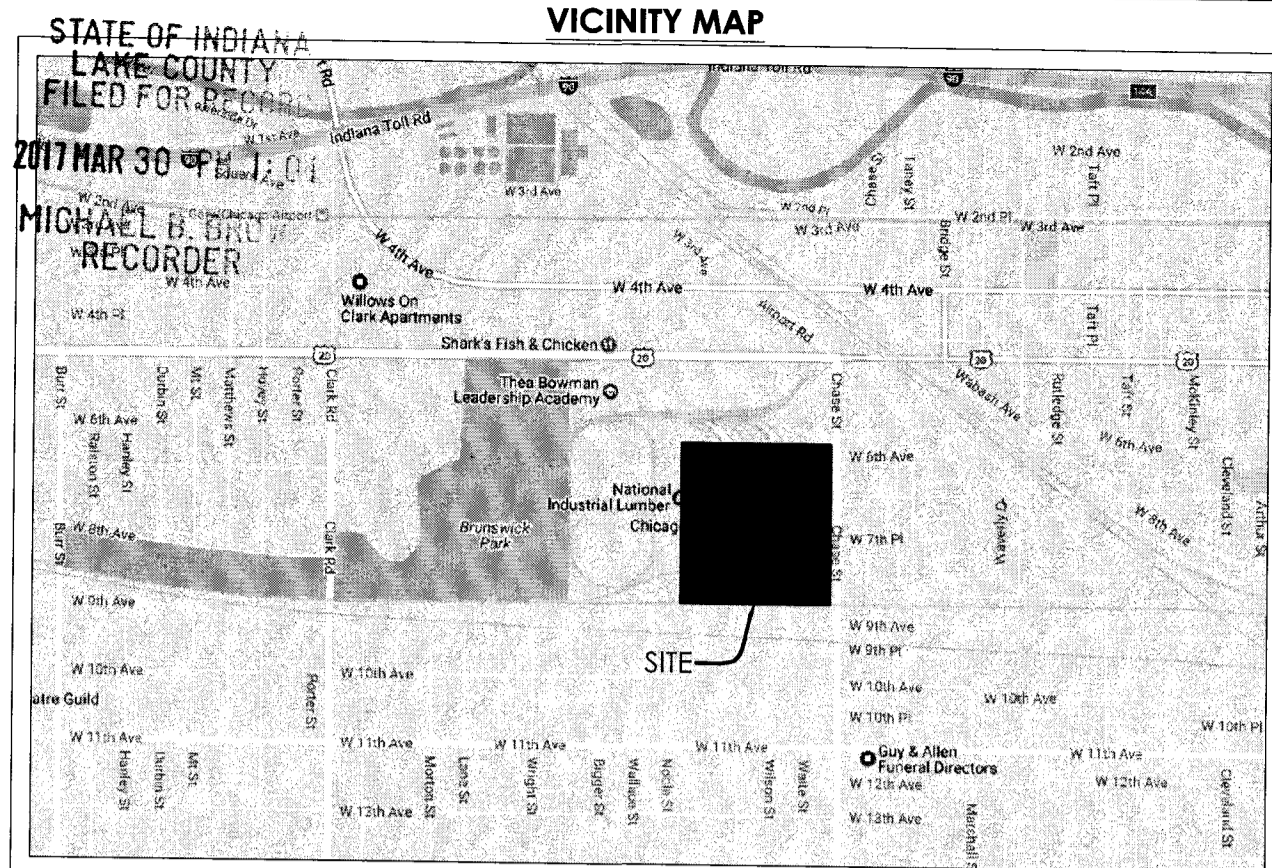


2:2

2017-020236

ALTA/NSPS LAND TITLE SURVEY

2017 020236



FILED
MAR 30 2017
JOHN E. PETALAS
LAKE COUNTY AUDITOR

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 GARY, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) T8089C0132E EFFECTIVE JANUARY 18, 2012.

LEGAL DESCRIPTIONS (AS PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NBU NUMBER 21602771 DATED NOVEMBER 1, 2016)

PARCEL 1
Part of the Southeast Quarter of Section 6, Township 36 North, Range 8 West of the Second Principal Meridian, in the City of Gary, Lake County, Indiana, being more particularly described as follows: Commencing at the Southeast corner of said Section 6; thence North 00 degrees 00 minutes 00 seconds East, along the center line of Chase Street, a distance of 101.00 feet; thence North 89 degrees 13 minutes 15 seconds West, along the North right-of-way line of the Penn Central Railroad (formerly the Gary and Western Railroad), a distance of 40 feet to the true place of beginning; thence continuing along said line, a distance of 1,477.86 feet; thence North 00 degrees 43 minutes 45 seconds East, a distance of 1,473.32 feet; thence South 89 degrees 16 minutes 15 seconds East, a distance of 1,459.09 feet; thence South 00 degrees 00 minutes 00 seconds East, along the West right-of-way line of said Chase Street, a distance of 1474.72 feet to the place of beginning.

PARCEL 2 (NOT DEPICTED ON THE SURVEY, EASEMENT EXTENDS BEYOND THE LIMITS OF THE SURVEYED AREA; ADDITIONALLY, EASEMENT PARTIALLY TERMINATED BY TERMINATION OF EASEMENT RECORDED FEBRUARY 29, 2008 AS INSTRUMENT NO. 2008 015321)
An easement for the benefit of Parcel 1 created in Reciprocal Easement Agreement made by and between Chase Street Industrial Center, L.L.C., an Illinois Limited Liability Company and Chase Street Industrial Center, II, L.L.C., an Illinois Limited Liability Company, dated October 31, 1997 and recorded February 25, 1998 as Document No. 98013396, reciprocal easements in, to, over, under and across the following real estate:

All that part of the Southeast Quarter of Section 6, Township 36 North, Range 8 West of the Second Principal Meridian, in the City of Gary, Lake County, Indiana, bounded on the North by the South line of Fifth Avenue, on the South by the North line of the right-of-way of the New York Central Railroad, formerly Western Railway, and on the East by the West line of Chase Street; excepting therefrom that certain parcel of land located in the Northeast corner of said above tract and being described as follows:

Beginning at the intersection of the South line of Fifth Avenue (80 feet) with the West line of Chase Street (80 feet); thence West along the South line of Fifth Avenue 125 feet; thence South and parallel with the West line of Chase Street, 125 feet; thence East and parallel with the South line of Fifth Avenue, 125 feet to the West line of Chase Street; thence North along the West line of Chase Street 125 feet to the place of beginning; and also excepting therefrom that certain tract of land described as follows:

Part of the Southeast Quarter of Section 6, Township 36 North, Range 8 West of the Second Principal Meridian, in the City of Gary, Lake County, Indiana, being more particularly described as follows: Commencing at the Southeast corner of said Section 6; thence North 00 degrees 00 minutes 00 seconds East, along the center line of Chase Street, a distance of 101.00 feet; thence North 89 degrees 13 minutes 15 seconds West, along the North right-of-way line of the Penn Central Railroad (formerly the Gary and Western Railroad), a distance of 40 feet to the true place of beginning; thence continuing along said line, a distance of 1,477.86 feet; thence North 00 degrees 43 minutes 45 seconds East, a distance of 1,473.32 feet; thence South 89 degrees 16 minutes 15 seconds East, a distance of 1,459.09 feet; thence South 00 degrees 00 minutes 00 seconds East, along the West right-of-way line of said Chase Street, a distance of 1474.72 feet to the Place of Beginning

LEGEND:

- ⊗ POWER POLE / ANCHOR
- ⊙ POWER POLE / ANCHOR
- ⊙ LIGHT POLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ SPRINKLER STAND PIPE
- ⊙ WATER SPOUT
- ⊙ OPEN GRATE MANHOLE
- ⊙ CATCH BASIN/INLET
- SECTION LINE
- OVERHEAD LINE
- GUARD RAIL
- IRON FENCE LINE
- CHAIN LINK FENCE
- WATER MAIN LINE
- CURB DRAIN
- DRAIN
- MANHOLE
- STEEL BOLLARD
- FOUND IRON BAR
- FOUND MAC NAIL
- FOUND IRON PIPE
- B-BOX
- GAS VALVE
- GAS METER
- FLAG POLE
- SIGN
- TELEPHONE PEDESTAL
- ELECTRIC MANHOLE
- NUMBER IN DIAMOND CORRESPONDS TO SCHEDULE B-2 EXCEPTION ITEMS AS FOUND IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NBU NUMBER 21602771 DATED NOVEMBER 1, 2016

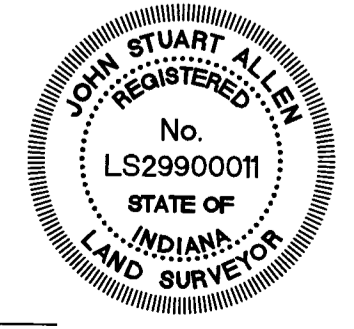
CERTIFY TO:
1. Chase Street Industrial Center
2. BMO Harris Bank N.A.
3. Chicago Title Insurance Company

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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, 17, 19 and 20 of Table A thereof. The field work was completed on November 21, 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 the IESB, Article 1 of the Indiana Administrative Code for Boundary/Retracement Surveys.

DATE OF SURVEY: December 12, 2016

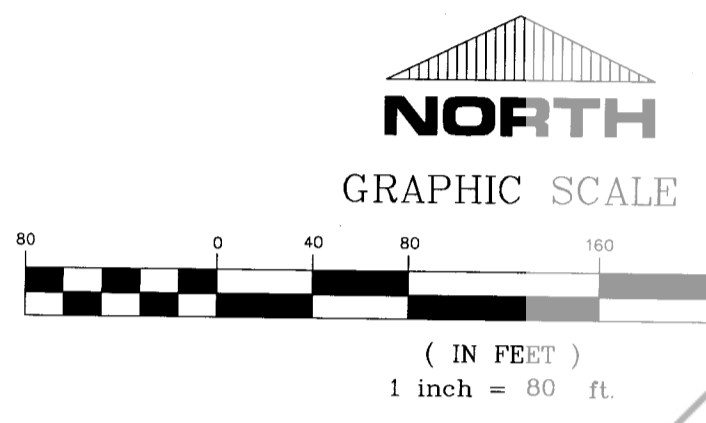
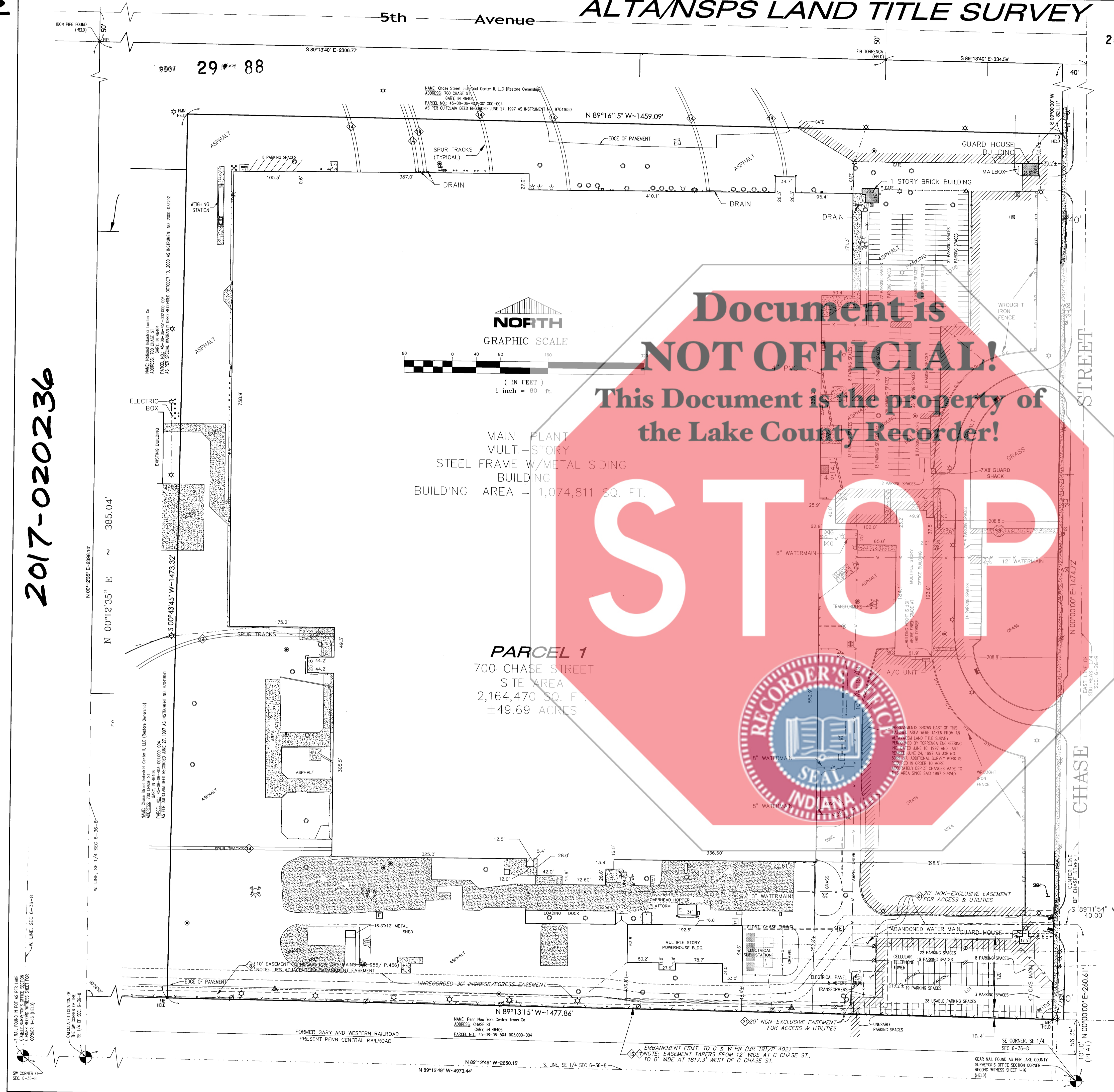
TORRENGA SURVEYING, LLC.
JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



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

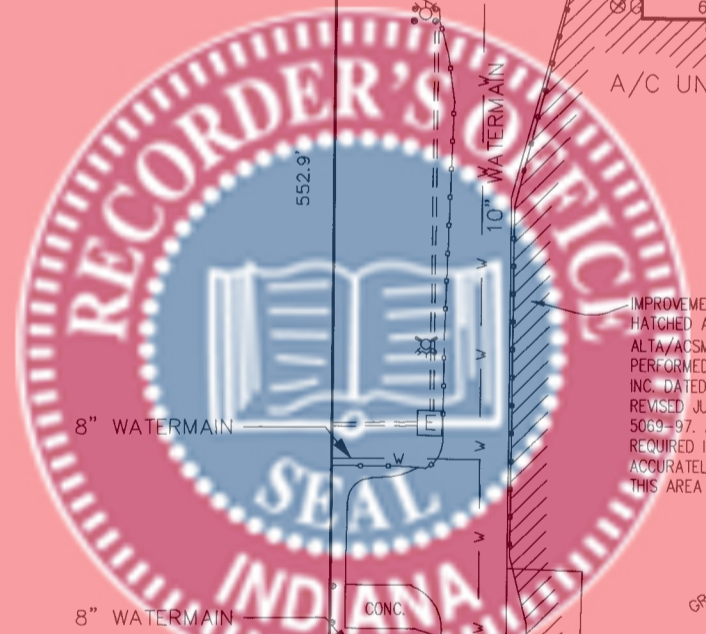
ALTA/NSPS LAND TITLE SURVEY
Part of the SE Quarter of Section 6-36-8
700 CHASE STREET
GARY, INDIANA
LAKE COUNTY

CLIENT: Chase Street Industrial Center
DATE: December 12, 2016
JOB NO: 2016-0709
DRAWING: A/JF
SCALE: 1" = 80'
ZAS06 136 R08 UNW 2016-0709.dwg 12/18/2016 10:39:59 AM CST
SHEET 2 OF 2



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This Document is the property of the Lake County Recorder!

STOP



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