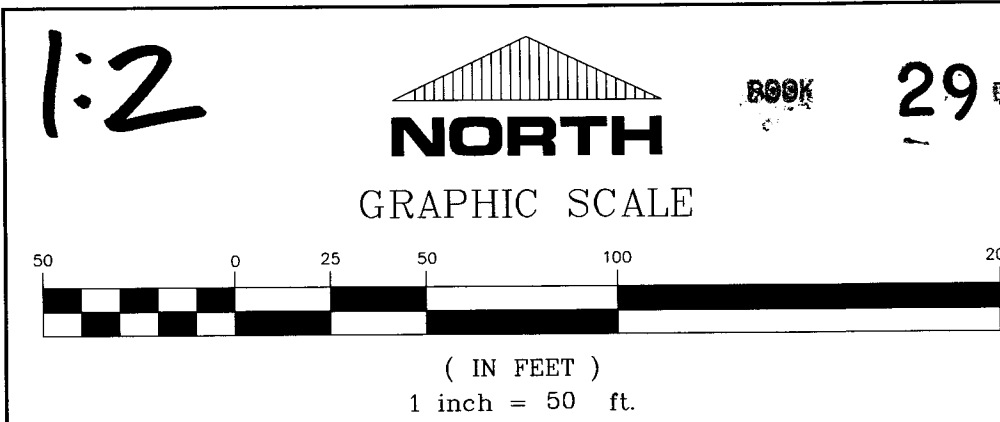


2/28/19
Torenga
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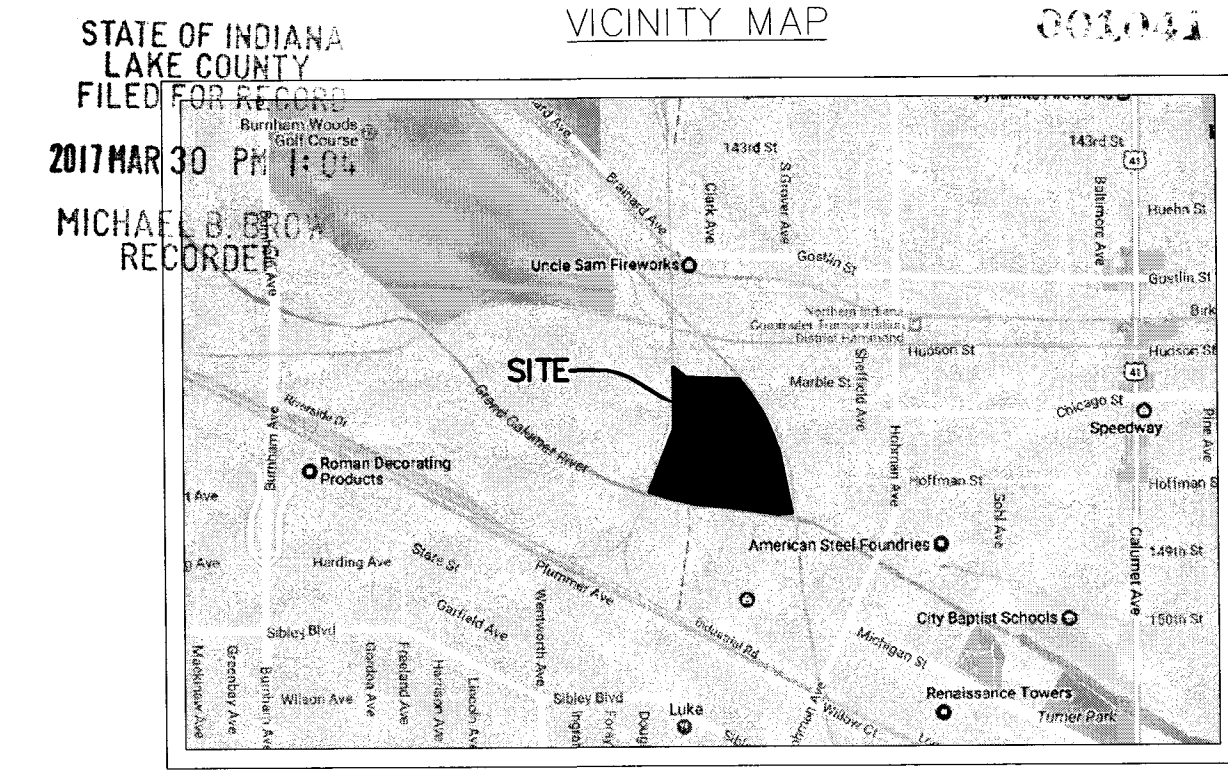
ALTA/NSPS LAND TITLE SURVEY

2017 020237

LEGAL DESCRIPTION (AS PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER 1606479 DATED NOVEMBER 3, 2016)

That part of the Southwest 1/4 of Section 25, Township 37 North, Range 10 West of the Second Principal Meridian, in Lake County, Indiana, lying Southwesterly of the right of way of the Chicago, Indianapolis and Louisville Railroad and North of the North line of the Calumet River, EXCEPT a triangular piece of ground deeded by Marcus M. Towle and wife to the Chicago and Calumet Terminal Railway Company by Warranty Deed dated March 14, 1888 and recorded on March 17, 1888 in Book 42 page 542, also except that part conveyed by the Federal Cement Tile Company to The Prest-O-Lite Company by Warranty Deed dated September 13, 1912 and recorded on September 19, 1912 in deed record 183 page 138, and also EXCEPT that part thereof taken or used for the opening and extension of Marble Street.

2017-020237

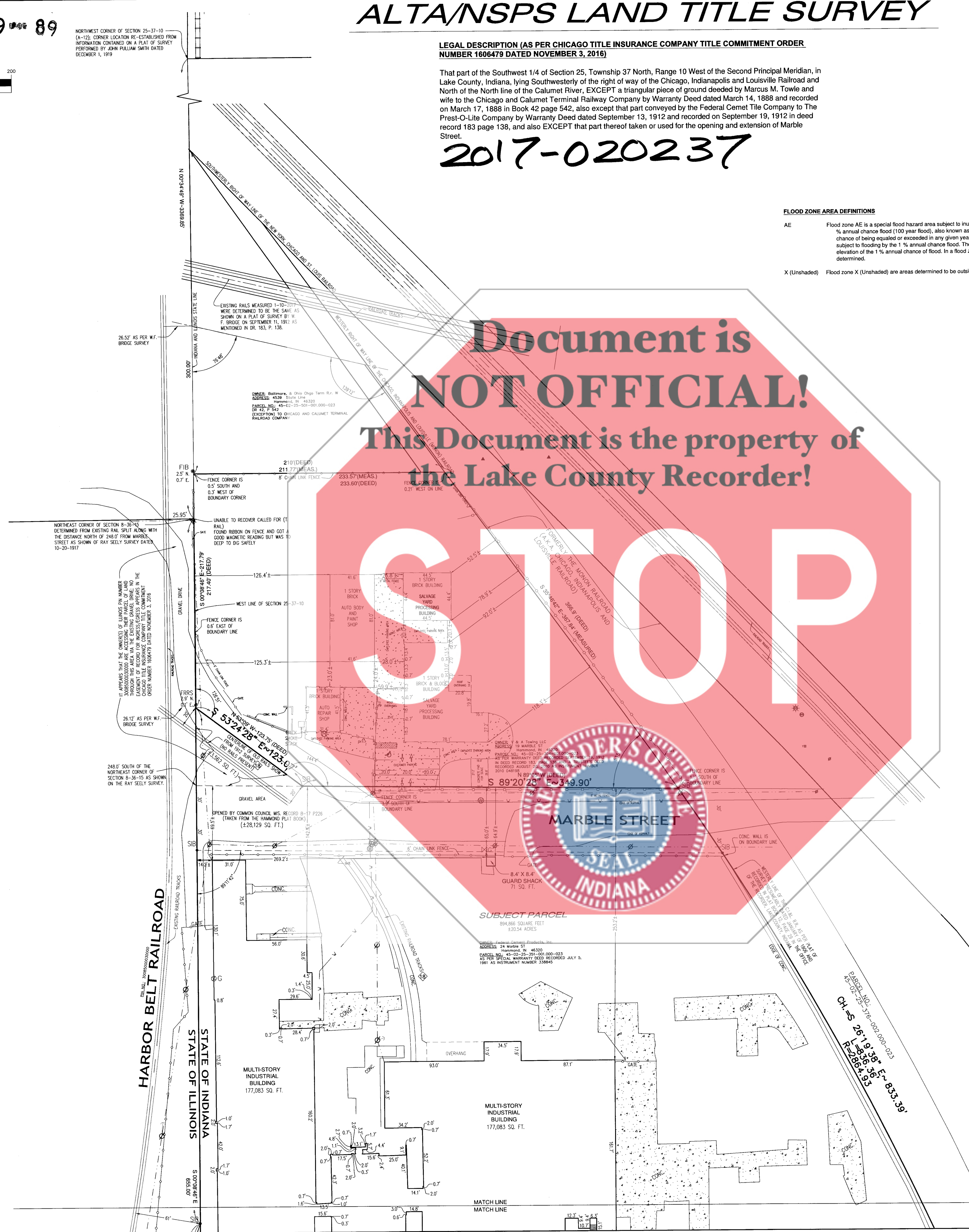


THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) AE & (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE CITY OF HAMMOND, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 150990001E EFFECTIVE JANUARY 16, 2012.

LEGEND:

- CATCH BASIN/INLET
- MANHOLE
- ⊙ MONITORING WELL
- ⊘ POWER POLE
- ⊙ CUY WIRE W/ANCHOR
- ☆ LIGHT POLE
- ⊠ END SECTION
- ⊠ FOUND RAILROAD SPIKE
- ⊠ FOUND IRON BAR
- ⊠ SET 5/8" IRON RE-BAR W/ALLEN 29900011" PLASTIC I.D. CAP
- ⊠ NUMBER IN DIAMOND CORRESPONDS TO SCHEDULE B - SECTION 2 EXCEPTION ITEMS AS FOUND IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER 1606479 DATED NOVEMBER 3, 2016
- OVERHEAD LINES
- CHAIN LINK FENCE
- FLOOD ZONE LINE

29/89



FILED

MAR 30 2017
45-02-25-304-001-000-023
JOHN E. PETALAS
LAKE COUNTY AUDITOR

SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of the parcel of land described in Chicago Title Insurance Company Title Commitment Order Number 1606479 dated November 3, 2016, said parcel of land also described in the Legal Description section of this survey.

- 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. The Original Survey of Section 8-36-15 in Illinois showing Mileposts 154 and 155 performed by Mr. Clark & Mr. Sibley dated August 19, 1839.
 2. The Original notes for State Line on page 67 showing Mileposts 154 and 155 set by John McDonald D.S. in June or July of 1821.
 3. The Original Survey and notes as shown on page 52 through 55 of Township 37 North Range 10 West by Sylvester Sibley D.S. in February of 1836 showing a tie to Milepost 155, but not Milepost 154.
 4. A Plat of Survey recorded in Plat Book 12, page 29 in the Office of the Recorder of Lake County, Indiana.
 5. A Plat of Survey performed by W.F. Bridge dated September 11, 1912.
 6. A Plat of Survey performed by Ray Seely, former County Surveyor for Lake County, Indiana, dated October 20, 1917.
 7. The record plat of Calumet Industrial District recorded in Plat Book 14, page 20 in the Office of the Recorder of Lake County, Indiana.
 8. A Deed recorded in Deed Record 42, page 542 and dated March 17, 1888 between Marcus M. Towle and Irene S. Towle, his wife, AND The Chicago and Calumet Terminal Railway Company.
 9. A Warranty Deed recorded in Deed Record 183, page 138 and dated September 19, 1912. This Warranty Deed makes reference to the above cited Plat of Survey performed by W.F. Bridge (reference document number 5).
 10. A Special Warranty Deed recorded July 5, 1961 as Instrument Number 338845. This is the Vesting Deed for the Subject Parcels (both in Indiana & Illinois).
 11. A Plat of Survey performed by John Pulliam Smith dated December 1, 1919 obtained from the County Surveyor's Office of Lake County, Indiana.

The purpose of this ALTA/NSPS Land Title Survey was to perform a retracement survey of the above described parcels of land. A search was performed throughout the surveyed parcel and surrounding parcels for monuments and the results of said search are shown hereon. The basis of bearings for this survey was an assumed bearing. This survey was primarily based on the three surveys, reference items 4, 5 and 6 above, along with the recorded plat, reference item 7 above. STATE LINE: Our survey falls between mile posts 154 and 155. After looking for and researching the mile post locations from the original notes mentioned above it was determined they were never perpetuated by Lake County, Indiana or Cook County, Illinois. That being said, the W. F. Bridge survey shows the two East/West running existing rails North of the subject parcel along with the North/South running existing rail just West of the subject parcel. The dimensions and angles from the said existing rails shown on the W. F. Bridge survey were used to establish the North line and most of the East line of the subject parcel. The Ray Seely survey showed the location of the Northeast corner of section 8-36-15 and it agreed with the dimension from the said North/South rail within 0.1' on the said Bridge survey. I measured 248' North of the North line of Marble Street as shown on the Seely and Bridge surveys and established the Northeast corner of section 8-36-15 as being 25.25 feet East from the existing rail split as shown on the said Seely survey. The State line was then established by a straight line between the found monument at the Southwest of Section 25-37-10 South of the subject parcel and the re-established Northeast corner of Section 8-36-15 North of the subject parcel. The South line of the subject parcel was established using the existing top of bank of the Grand Calumet River as measured on 12-30-2016. The East line of the subject parcel was established from the angle shown on the said Bridge survey coming off of the existing East/West rails shown North of the subject parcel along with a 1 degree curve as shown on said Bridge survey. The 1 degree curve was extended South until it intersected the calculated extension of the West line of the C.I.&L.R.R. as per the recorded plat of Calumet Industrial District Subdivision which agreed with the calculated said West line from the 1916 plat recorded in Plat Book 12, Page 29.

- 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. For additional information pertaining to the found monuments, refer to the Theory of Location portion of this Surveyor's Report above.
- B) OCCUPATION AND POSSESSION:
The fence lines along the North and West lines of the surveyed parcels run generally along the boundary lines as shown on the survey.
- C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:
The record descriptions for the surveyed parcels contain ambiguity, particularly along State Line as I was unable to locate the Mile Posts. The State line in this area was originally established in 1821 but Mile Post 154 was never re-established or found when resurveyed in 1836 and 1839. The section corners that were set in 1836 for Lake County were perpetuated as being on the State line. In addition the section corners set in 1839 for Cook County Illinois were held and perpetuated as being on the State line. The lines between the Mile Posts should have been perpetuated but were not which forced me to a straight line between the found monument at the Southwest of Section 25-37-10 South of the subject parcel and the re-established Northeast corner of Section 8-36-15 North of the subject parcel. For clarification of said ambiguity, refer to the Theory of Location portion of this Surveyor's Report above.
- D) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):
The survey performed met the requirements of an 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.

SURVEY RELATED SCHEDULE B - SECTION 2 EXCEPTION ITEMS AS FOUND IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER 1606479 DATED NOVEMBER 3, 2016

- Ⓢ Agreement made by and between Indiana Harbor Belt Railroad Company and Federal Cement Tile Company dated July 2, 1909 and recorded February 23, 1909 in Miscellaneous Record 152 page 136. (AS SHOWN ON SURVEY) (SEE ADDITIONAL SURVEY RELATED NOTES SECTION OF THIS SURVEY FOR MORE INFORMATION)

- CERTIFY TO:
1. Park 24, LLC
 2. Michael Kelly
 3. Chicago Title Insurance Company

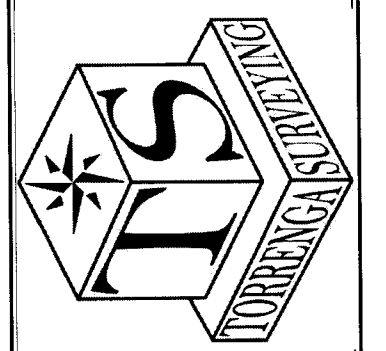
STATE OF INDIANA }
COUNTY OF LAKE }

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, 7(a), 7(b)(1), 8, 9, 13, 16, 17, 19 and 20 of Table A thereof. The field work was completed on December 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 Title 865, Article 1 of the Indiana Administrative Code for Boundary/Retracement Surveys.

DATE OF SURVEY: January 23, 2017

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 Sec. 25-37-10 (IN) & 8-37-15 (IL)
24 MAPLE STREET
HAMMOND, INDIANA

DATE: January 23, 2017

CLIENT: Kelly Construction & Design, LLC

JOB NO: 2016-0614

DRAWN: AUF

SCALE: 1" = 50'

STATE OF INDIANA
No. LS29900011
STATE OF INDIANA
REGISTERED LAND SURVEYOR

SHEET 1 OF 2

2:2

ALTA/NSPS LAND TITLE SURVEY

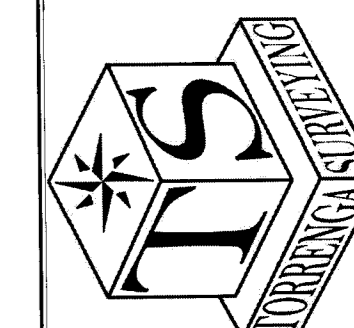
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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 MAR 30 PM 1:04

MICHAEL B. BRONKHORST
RECORDER



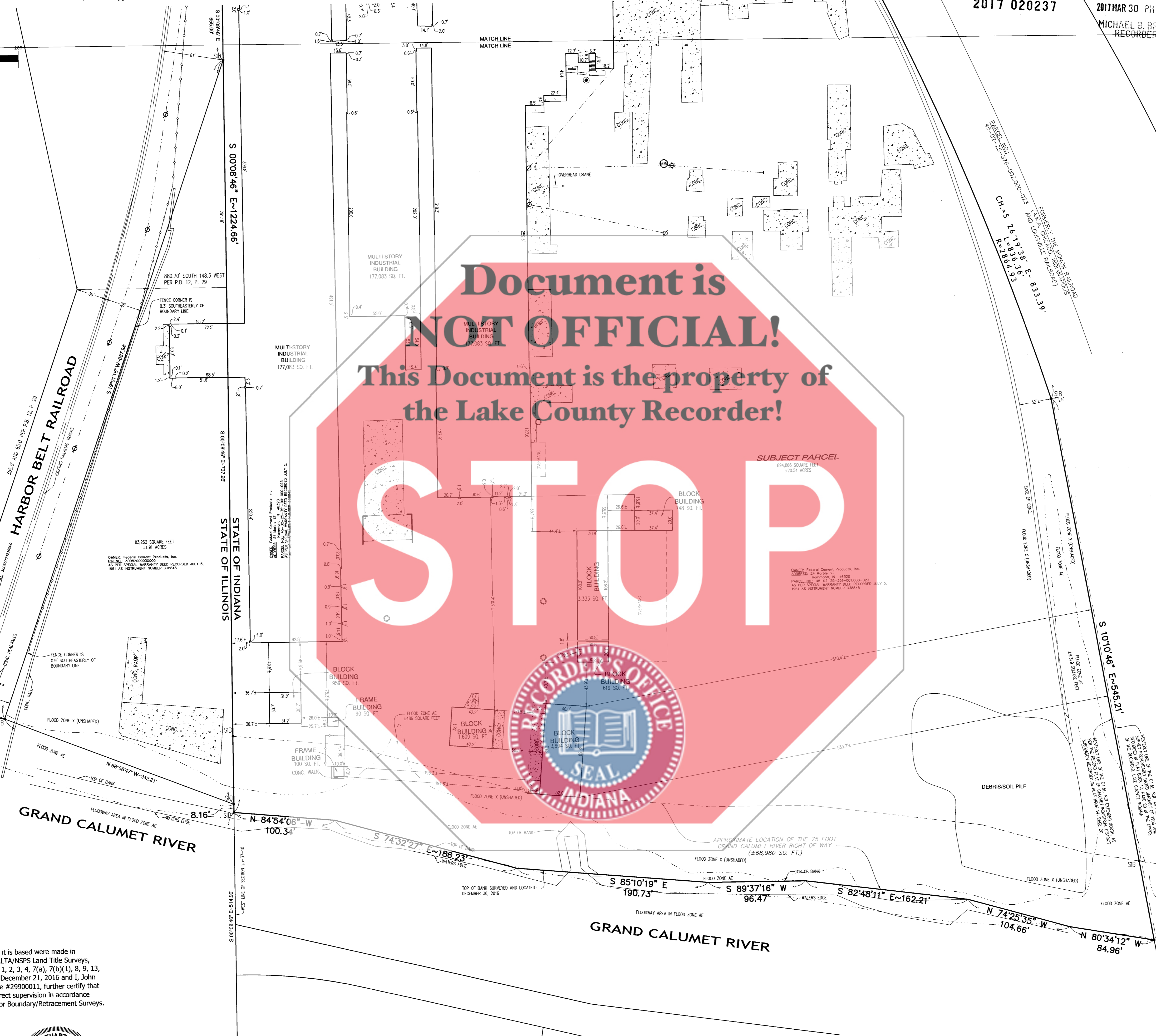
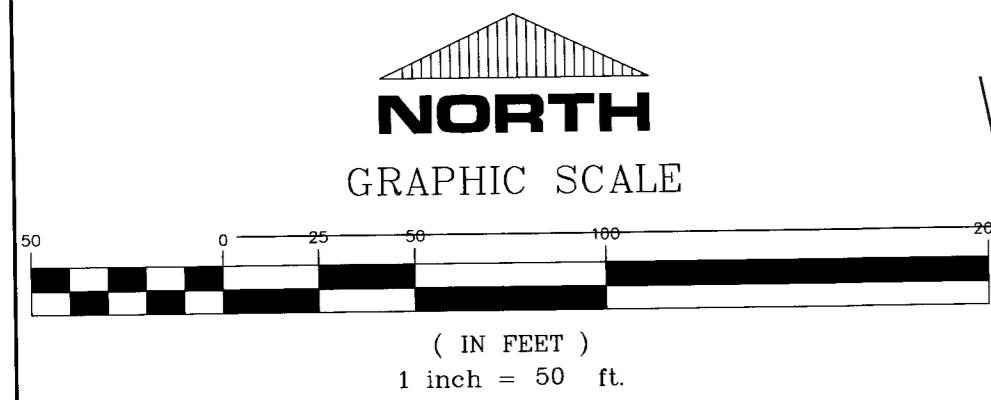
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DATE: January 23, 2017

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JOB NO: 2016-0614
DRAWN: AJF
SCALE: 1" = 50'

SHEET 2 OF 2



LEGEND:

- CATCH BASIN/INLET
- MANHOLE
- MONITORING WELL
- POWER POLE
- GUY WIRE W/ANCHOR
- LIGHT POLE
- GAS METER
- END SECTION
- FOUND RAILROAD SPIKE
- FOUND IRON BAR
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- NUMBER IN DIAMOND CORRESPONDS TO SCHEDULE B - SECTION 2 EXCEPTION ITEMS AS FOUND IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER 1606479 DATED NOVEMBER 3, 2016
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STATE OF INDIANA }
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DATE OF SURVEY: January 23, 2017

TORRENGA SURVEYING, LLC.

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



2017-020237

29/89