

ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION (AS PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 1301244 DATED FEBRUARY 14, 2013):
 The South Half of the southwest Quarter of the Northwest Quarter of Section 4, Township 35 North, Range 9 West of the Second Principal Meridian, except therefrom the lands conveyed to Indiana Harbor Railroad by deed recorded August 8, 1902 in Deed Record 93, page 302, and to Chicago, Indiana and Southern Railroad by deed recorded October 20, 1908 in Deed Record 137, page 313, in the Town of Schererville, Lake County, Indiana, and leaving after said exception a tract more particularly described as follows:
 Beginning at the Southwest corner of the Northwest Quarter of said Section 4, which is a point 2633.47 feet North of the Southwest corner of said Section 4 and 2886.89 feet South of the Northwest corner of said Section 4, measured along the West line of said Section 4; thence Easterly along the South line of the Northwest Quarter, 1229.43 feet to the West line of the Chicago, Indiana and Southern Railroad 180 foot right of way owned and described in Deed Record 93, page 302 and Deed Record 137, page 313 in Lake County, Indiana; thence Northerly on said West line of the real estate described in said Deed Record 137, page 313, a distance of 658.70 feet to the North line of the South half of the Southwest Quarter of the Northwest Quarter of said Section 4; thence Westerly on said North line of the South half of the West line of said Section 4; thence Southerly on said Westerly line 658.36 feet to the Point of Beginning, in Lake County, Indiana. EXCEPTING THEREFROM THAT PART OF THE ABOVE DESCRIBED LAND CONVEYED TO THE STATE OF INDIANA FOR U.S.R. 41 RECORDED NOVEMBER 6, 2001 as Document No. 2001 089277 FOR HIGHWAY PURPOSES.

2019-075183
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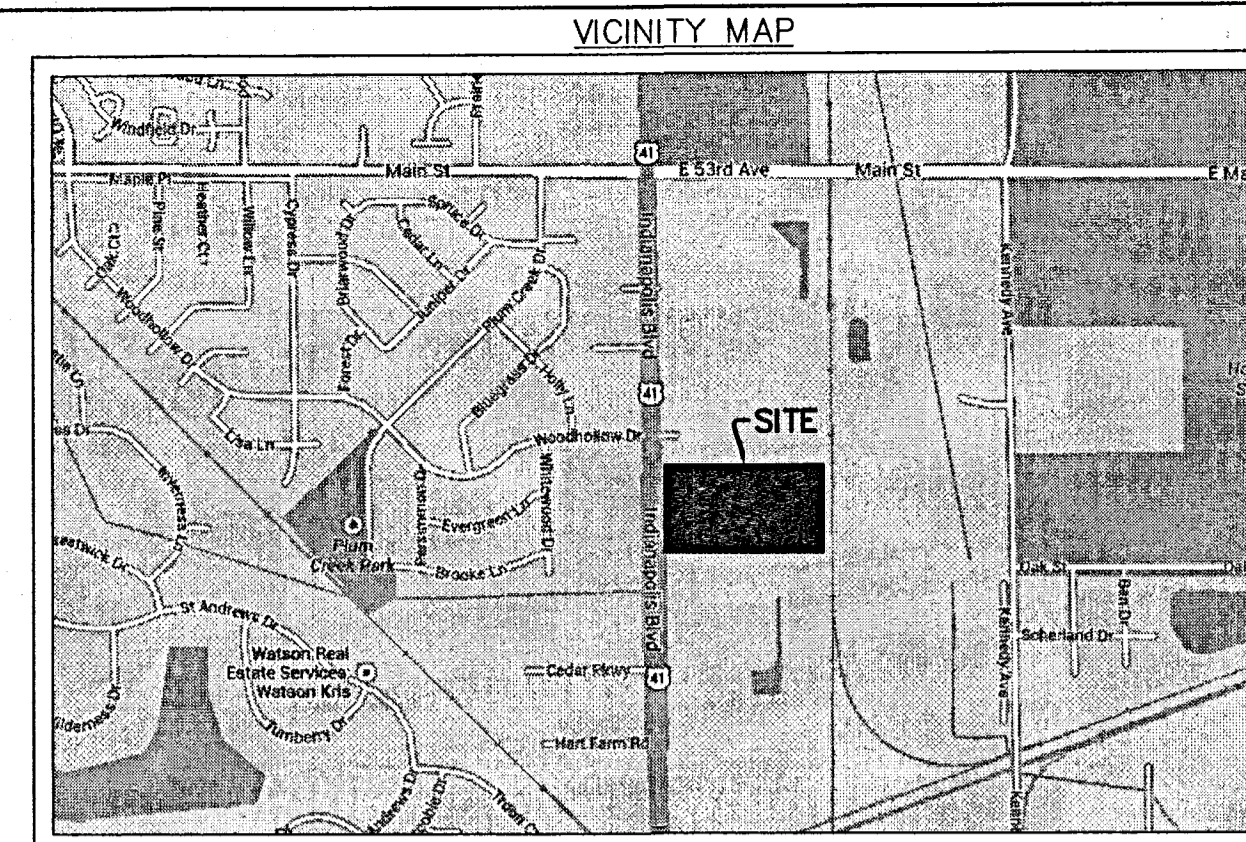
STATE OF INDIANA
 LAKE COUNTY
 FILED FOR RECORD
 MICHAEL B. BROWN
 RECORDER

BOOK 34 PAGE 23

FILED

OCT 31 2019

JOHN E. PETALAS
 LAKE COUNTY AUDITOR



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) "X" AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANELS 18089C0138E & 18089C0139E EFFECTIVE JANUARY 18, 2012.

SCHEDULE B - SECTION 2

- EXCEPTION**
 Schedule of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
1. Rights or claims of parties in possession not shown by public records.
 2. Easements, or claims of easements, not shown by public records.
 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
 4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 5. Taxes or special assessments which are not shown as existing liens by the public records.
 6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
 7. Taxes for the year 2011 due and payable in 2012 each half for \$460.35 are assessed in the name of Center Bank due and payable in May and November. May installment PAID. November installment PAID. Tracing Unit: Schererville, Assessed Value: Land: 25,200.00; Improvements: 500.00; Exemptions: \$0.00. Tax Identification Number: 45-11-04-151-010-000-036, Best Legal Description: PT. SE. SW. S4 T.35 N. R.9 W. 1/4 AC. (Affects the land and other real estate)
 8. NOTE: The real estate tax information set out above was taken from the Lake County Data Processing Department computer system. This information, while believed to be accurate, at this time is subject to change without notice. Neither the Company nor its agent assumes or accepts any responsibility for loss, damage, cost or expense due to any change in the information reflected above.
 9. Taxes for the year 2012 due and payable in 2013 are a net year due and payable.
 10. Rights of tenants under unrecorded leases.
 11. Rights of way for drainage ditches, ditches, leaders and laterals, if any.
 12. Railroad right of way, switches and spur tracks, if any, and all rights therein.
 13. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for or lying within U.S. 41 (also known as Indianapolis Boulevard) along the West side of the land.
 14. All other highways and legal right of way, if any.
 15. U.S. Highway No. 41 also known as Indianapolis Boulevard is a limited access highway. Access thereto is not guaranteed.
 16. Possible lack of ingress and egress to and from the land described herein.
 17. Terms and provisions of a Second Recapture Agreement, by and between the Town of Schererville and BCFI, LLC, dated July 24, 2001 and recorded August 7, 2001 as Document No. 2001 062553.
 18. Covenant contained in the following Warranty Deeds to the State of Indiana: recorded February 19, 2002 as Document No. 2002017006, recorded November 6, 2001 as Document No. 2001 089281, and recorded November 6, 2001 as Document No. 2001 089277.
 19. License Agreement for Sanitary Sewer Installation and Occupation made by James Sakelaris and Kris Sakelaris and Mary Ikonidou and Chris Ikonidou to AAA Supply, Inc., an Indiana Corporation dated August 28, 1997 and recorded September 12, 1997 as Document No. 97081171 and recorded October 7, 1997 as Document No. 97087637 and recorded December 13, 2001 as Document No. 2001 102571. (Affects the Eastern 20 feet of the land) (AS SHOWN ON SURVEY)
 20. Terms and provisions of a Final Order and Judgment of the United States District Court for the Southern District of Indiana, Indianapolis Division, Frederick A. Uhl, Timothy Etzings, et al vs. Thoroughbred Technology and Telecommunications, Inc., Defendant, on certifying a class and approving settlement, dated as of September 5, 2001 and recorded January 4, 2008 as Document No. 2006 000450, Deed of Assignment of Cable Side Settlement Corridor Easement by and between Class Corridor, LLC, a Delaware limited liability company and Thoroughbred Technology and Telecommunications, Inc., a Virginia corporation dated February 22, 2006 and recorded May 15, 2006 as Document No. 2006 040867. (NOT PLOTTABLE)
 21. Terms and provisions of a Reciprocal Access, Utility and Storm Drainage Easement Agreement dated April 23, 2007 and recorded April 24, 2007 as Document No. 2007 033777 made by and between Sites of St. Francis Health Services, Inc., d/b/a St. Margaret Mary Healthcare Center, and Plum Creek Investments, LLC. (AS SHOWN ON SURVEY)
 22. A judgment search has been made versus Marina District Development LLC, an Indiana limited liability company - (search is individually) - and none found.

THEORY OF LOCATION:

This Survey is based on the locations of found monuments at or near the corners of the subject parcel, and at or near the corners of adjacent parcels. And information contained on Record Plat of OMN 41 FIRST ADDITION, recorded in Plat Book 77 Page 76, the Record Plat of Village Crossroads, an Addition to the Town of Schererville, as per plat thereof, recorded in Plat Book 95, Page 79, Resubdivision of Lots 3, 4 and Part of Lot 5, in the Resubdivision of Lot 3, Block 3, Plum Creek Commercial Addition to the Town of Schererville, as per plat thereof, recorded in Plat Book 92, Page 63 and all subsequent subdivision plat prior to the aforesaid plats. The existing section corner monuments, as referenced in the office of the Lake County Surveyors office, were located and held for position. The basis of bearings for this survey is the West line of the Northwest Quarter of Section 4. The bearing held for the aforesaid line is North 00 degrees 00 minutes 00 seconds East. The bearings shown on the plat of Hackels addition were not held.

SURVEYOR'S REPORT:

- 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.
- C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:**
 No apparent ambiguity in the record description of the subject parcel.
- D) THEORETICAL UNCERTAINTY (due to random errors in measurements):**
 This survey performed meets the standards of an Urban Survey having a relative positional accuracy of 0.07 feet (21 millimeters) plus 50 parts per million.

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IS DRAWN IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 865, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE FOR RETRACEMENT BOUNDARY SURVEYS.

CERTIFY TO:

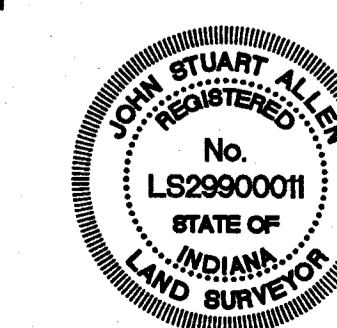
1. OAK DISTRICT DEVELOPMENT LLC
2. CHICAGO TITLE INSURANCE COMPANY
3. CENTER BANK

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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 11(b), 14, 19 and 20 of Table A thereof. The field work was completed on July 24, 2013.

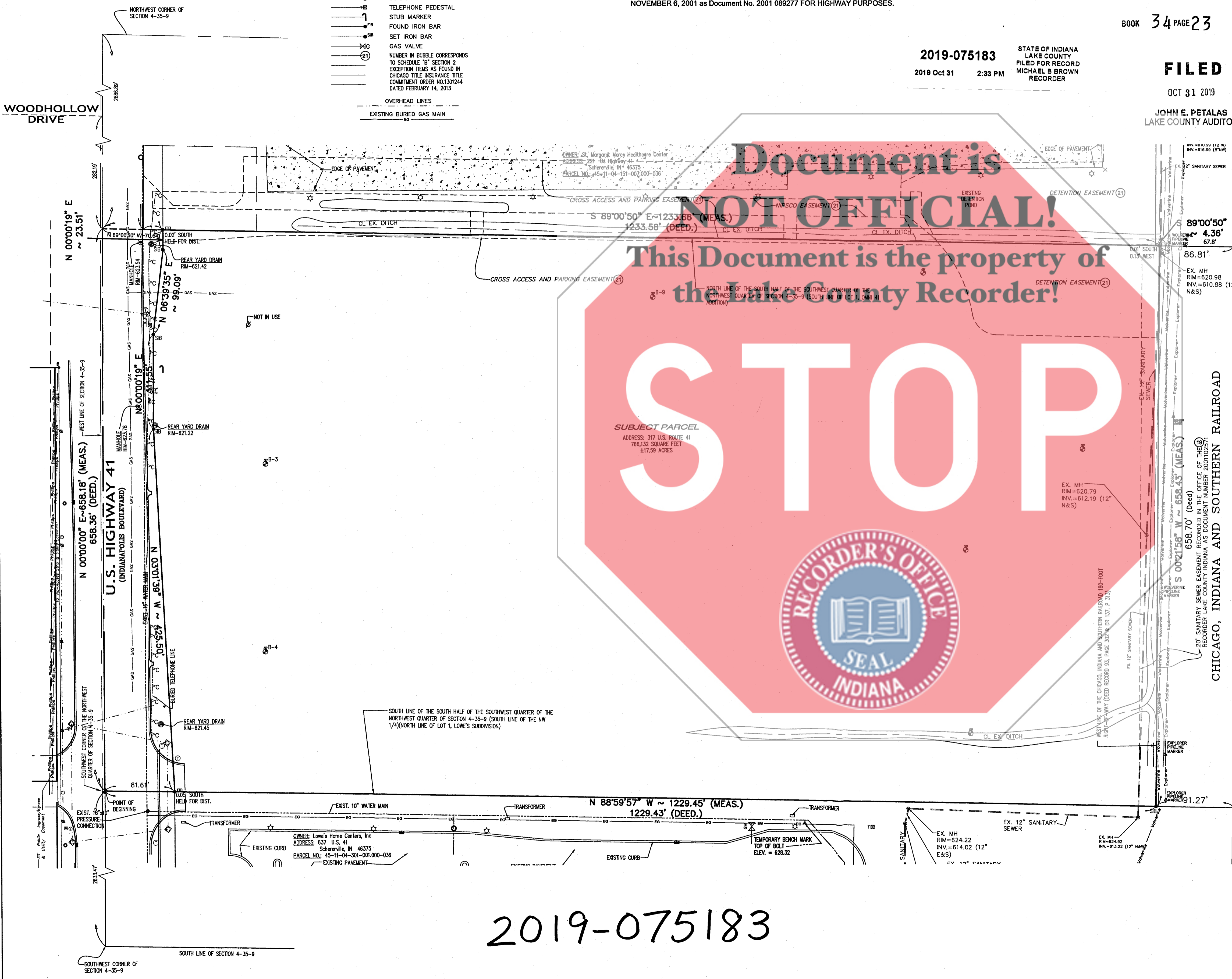
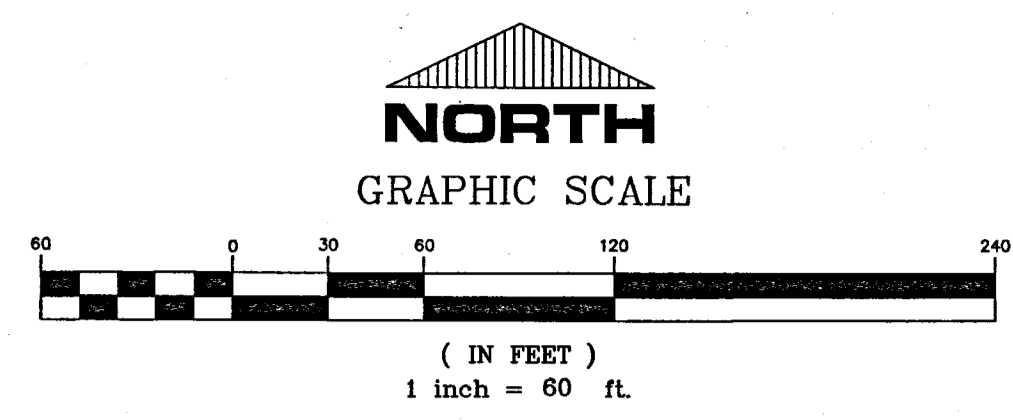
DATE: JANUARY 3, 2014
 TORRENGA SURVEYING, LLC

John Stuart Allen
 JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



LEGEND:

- REAR YARD DRAIN
- CATCH BASIN/INLET
- POWER POLE
- POWER POLE w/ LIGHT
- MANHOLE
- WATER VALVE
- FIRE HYDRANT
- TRAFFIC MANHOLE
- LIGHT POLE
- STRAIN POLE
- CABLE TV-FLAGGED/PAINTED
- SOIL BORING
- TELEPHONE PEDESTAL
- STUB MARKER
- FOUND IRON BAR
- SET IRON BAR
- GAS VALVE
- NUMBER IN BUBBLE CORRESPONDS TO SCHEDULE "B" SECTION 2 EXCEPTION ITEMS AS FOUND IN CHICAGO TITLE INSURANCE TITLE COMMITMENT ORDER NO.1301244 DATED FEBRUARY 14, 2013
- OVERHEAD LINES
- EXISTING BURIED GAS MAIN



2019-075183

34/23

NOTE: CONTRACTORS OR BUILDERS MUST CAREFULLY COMPARE THE POINTS, MEASUREMENTS ETC., AS NOTED IN THIS SITE PLAN WITH THE STAKES, POINTS ETC., SET ON THE PROPERTY, BEFORE BUILDING, AND AT ONCE REPORT ANY SEEMING OR APPARENT DIFFERENCES BETWEEN THE TWO TO THE SURVEYOR, SO THAT ANY MISUNDERSTANDING, MISPLACEMENTS OF POINTS, ETC., MAY BE CORRECTED BEFORE DAMAGE IS DONE. NOTE: ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS SITE PLAN.

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TORRENGA SURVEYING, LLC
 PROFESSIONAL LAND SURVEYORS
 907 RIDGE ROAD, MUNSTER, INDIANA 46321
 WEBSITE: WWW.TORRENGA.COM

ALTA/ACSM LAND TITLE SURVEY
 PART OF SECTION 4-35-9
 317 U.S. ROUTE 41
 TOWN OF SCHERERVILLE
 LAKE COUNTY, INDIANA

DATE: JANUARY 3, 2014

CLIENT: OAK DISTRICT DEVELOPMENT LLC

JOB NO: 2013-0401
 DRAWN: AJF
 SCALE: 1" = 60'
 ZUSM 125 899 Corrected/Map 1013-0401.dwg 1/3/2014 10:55 PM CST

SHEET 1 OF 1