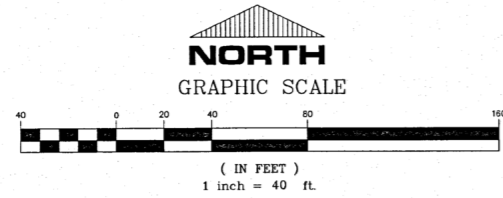


ALTA/NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION (AS TAKEN FROM CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER CTIN2207173 DATED AUGUST 24, 2022)

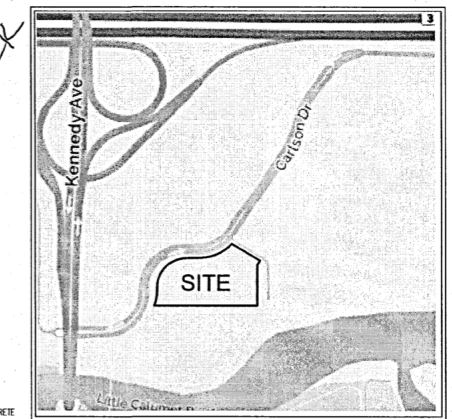
Lot 1 Block 1 in Oxbow Landing Addition to the City of Hammond, Lake County, Indiana, as per plat thereof, recorded in Plat Book 105, page 1, in the Office of the Recorder of Lake County, Indiana.

Property Address: 2942 Carlson Drive, Hammond, IN 46323

BOOK 39 PAGE 47

LEGEND:

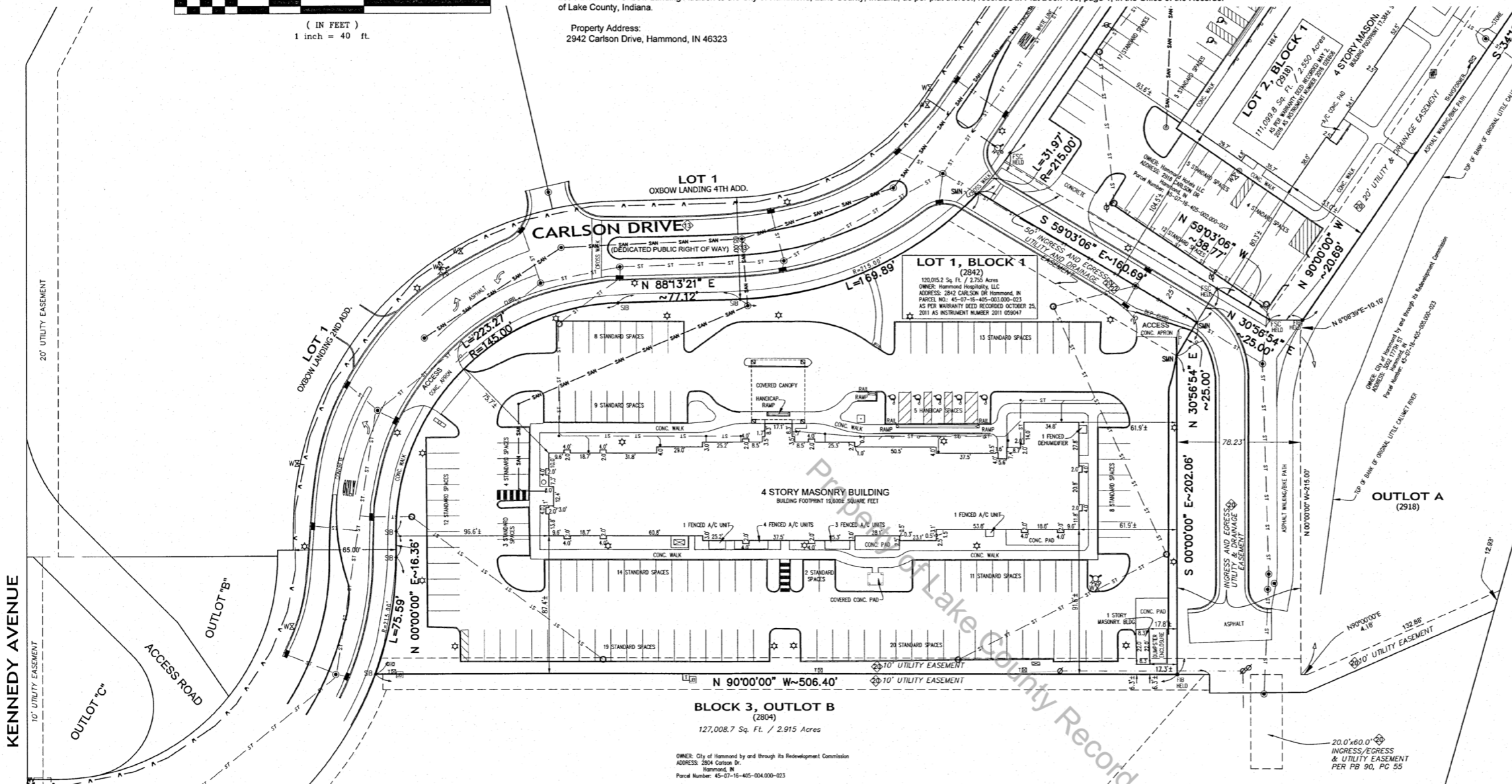
- Light Pole, Water Valve, Fire Hydrant, Catch Basin/Valve, Curb Drain, Irrigation Control Valve, Clean Out, Stone Column, Utility Vault, Info. Sign, Flag Pole with Spot Light, Gas Meter, Electric Meter, Handicap Pad, 1/2" x 12" Mac Nail Found, Found 5/8" Re-Bar with "TORRENGA" ID CAP, Found Scored Cracks in Concrete, Manhole, Power Pole, Telephone Pedestal, Stop Sign, Numbers in Diamond Corresponds to Schedule B, Part 2 Exception Items as Found in Chicago Title Insurance Company Title Commitment Order No. CTIN2207173 Dated August 24, 2022, 5/8" x 1/2" Iron Rebar w/Allen 29000011 ID. CAP, 3/4" x 1/2" Mac Nail w/Allen 29000011 ID. CAP, Overhead Lines, Sanitary Line, Storm Sewer Line, Water Main Line, PVC Fence.



VICINITY MAP THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) AH & X (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE), 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) 1509020129E EFFECTIVE JANUARY 18, 2012, REVISED TO REFLECT LOMR EFFECTIVE JANUARY 19, 2012.

B39-P47

FILED DEC 08 2022 JOHN E. PETALAS LAKE COUNTY AUDITOR



SURVEY RELATED SCHEDULE B, PART 2 EXCEPTION ITEMS AS FOUND IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER CTIN2207173 HAVING AN EFFECTIVE DATE OF AUGUST 24, 2022

- 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 or used for road purposes. (AS SHOWN ON THE SURVEY)
14 Rights of way for drainage tiles, ditches, feeders and laterals, if any. (NO PLOTTABLE MATTERS TO ADDRESS)
15 Rights of tenants in possession as tenants only under unrecorded leases. (NO PLOTTABLE MATTERS TO ADDRESS)
16 Any adverse claim relative to Little Calumet River based upon the assertion that:
a) The Land or any part thereof is now or at any time has been below the ordinary low water mark of Little Calumet River, or
b) Some portion of the Land has been created by artificial means or has accreted to such portion so created, or
c) Some portion of the Land has been brought within the boundary thereof by an avulsive movement, or has been formed by accretion to any such portion.
d) Such rights and easements for navigation, commerce or recreation which may exist over that portion of the Land lying beneath the water thereof.
e) Rights of upper and lower riparian owners with respect to the waters thereof. (SEE ADDITIONAL SURVEY RELATED NOTES SECTION OF THIS SURVEY FOR MORE INFORMATION)
17 Covenants, conditions, and restrictions contained in the plat of Kennedy Park Subdivision, recorded in Plat Book 36 page 21. (SEE ADDITIONAL SURVEY RELATED NOTES SECTION OF THIS SURVEY FOR MORE INFORMATION)
18 Covenants, conditions, and restrictions contained in the plat of Kennedy Park Subdivision, Second Addition, recorded in Plat Book 37 page 22. (SEE ADDITIONAL SURVEY RELATED NOTES SECTION OF THIS SURVEY FOR MORE INFORMATION)
19 Covenants, conditions, and restrictions contained in Deed of Declaration, recorded December 6, 1966 as Instrument Number 691076 and in Miscellaneous Record 954, page 544. (SEE ADDITIONAL SURVEY RELATED NOTES SECTION OF THIS SURVEY FOR MORE INFORMATION)
20 Covenants, conditions, restrictions, building lines and easements as shown on the plat of Oxbow Landing Addition to the City of Hammond, recorded in Plat Book 105 page 1. (AS SHOWN ON THE SURVEY; BUILDING LINES DICTATED BY THE CITY OF HAMMOND ZONING ORDINANCE; SEE RECORD PLAT OF SUBDIVISION FOR ALL COVENANTS, CONDITIONS AND RESTRICTIONS)
21 Ordinance Vacating Portions of Public Ways in the City of Hammond, Indiana, recorded as Ordinance No. 8787, recorded September 25, 2006 as Instrument Number 2006 083831. (SEE ADDITIONAL SURVEY RELATED NOTES SECTION OF THIS SURVEY FOR MORE INFORMATION)
22 Reciprocal Access Easement and Development Agreement recorded October 25, 2011 as Instrument Number 2011 059048, by and between the Hammond Redevelopment Commission and Hammond Hospitality, LLC, an Indiana limited liability company. (AS SHOWN ON THE SURVEY)
23 Use Restriction and Covenant recorded June 23, 2014 as Instrument Number 2014 035683, by and between the City of Hammond, by and through its Redevelopment Commission and for the benefit of the City of Hammond and the Hammond Redevelopment Commission. (NO PLOTTABLE MATTERS TO ADDRESS; NOTHING PLOTTED)

SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of the parcel of land described in the Chicago Title Insurance Company Title Commitment Order Number CTIN2207173 dated August 24, 2022, 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. Record Plat of Oxbow Landing Addition, reprinted in Plat Book 105, Page 1 in the Office of the Recorder of Lake County, Indiana.
2. A Warranty Deed recorded October 25, 2011 as Instrument Number 2011-059047.
3. A Warranty Deed recorded May 2, 2016 as Instrument Number 2016-026606.
4. A Special Warranty Deed recorded January 9, 2015 as Instrument Number 2015-001398.
5. A recorded ALTA/NSPS Land Title Survey performed by John Stuart Allen of Torrenga Surveying, LLC, having a Job Number of 2017-0854 dated September 20, 2018 and being recorded July 23, 2019 as Instrument Number 2019-045753 in the Office of the Recorder of Lake County, Indiana (Survey Book 33, Page 70).

- A.) AVAILABILITY OF MONUMENTS: Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, and at or near grade.
B.) OCCUPATION AND POSSESSION: No apparent uncertainties resulted due to occupation or possession lines.
C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: No apparent ambiguity in the record description of the subject parcel.
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.

CERTIFY TO: 1. Accent Hospitality Management, LLC 2. Teachers Credit Union 3. Chicago Title Insurance Company

STATE OF INDIANA } COUNTY OF LAKE }

DATE OF SURVEY: SEPTEMBER 30, 2022

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



- Additional Survey Related Notes: 1. Dimensions on this plat are expressed in feet and decimal parts thereof, and are measured values, unless otherwise noted. 2. 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. 3. As it pertains to item 9 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, at the time the survey work was being conducted, the site contains 123 visible standard parking spaces and 5 visible handicap parking spaces for a total of 128 visible parking spaces. 4. As it pertains to item 16 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities 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. 5. 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. 6. 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). 7. 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. 8. The following information pertains to items 17, 18, 19 and 21 of the Schedule B, Part 2 exception items as found in Chicago Title Insurance Company Title Commitment Order No. CTIN2207173 Dated August 24, 2022: The easements listed under the "Release and Termination of Easement" section as shown on Page 2 of 2 of the Record Plat of Oxbow Landing Addition recorded in Plat Book 105, page 1 in the Office of the Recorder of Lake County, Indiana, indicates that at the time said Oxbow Landing Addition Plat was recorded, those easements listed are released and terminated. Additionally, the "Notes" section found on said Page 2 of 2 would also indicate the release and termination of the setback lines and cross-access easements referenced in that section at the time said Oxbow Landing Addition Plat was recorded. The location of these released and terminated easements/vacated right of ways is shown on said page 2 of 2. Finally, the Buckeye Pipe Line Right of way shown on the Plat of Subdivision for Kennedy Park Subdivision Second Addition was released by Document Number 2008-026396. 9. The following information pertains to item 16 of the Schedule B, Part 2 exception items as found in Chicago Title Insurance Company Title Commitment Order No. CTIN2207173 Dated August 24, 2022: The "original" Western Bank of the Little Calumet River runs along the Eastern boundary line of the surveyed parcel as shown on the survey. The current location of the Little Calumet River has since moved South and no longer abuts the surveyed parcel.

TORRENGA SURVEYING, LLC PROFESSIONAL LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321

ALTA/NSPS Land Title Survey LOT 1, BLOCK 1 OXBOW LANDING ADD. 2842 CARLSON DRIVE HAMMOND, INDIANA

CLIENT: Accent Hospitality Management, LLC DATE: September 30, 2022 JOB NO: 2022-0703 DRAWN: A.J.F. SCALE: 1"=40'