

ALTA/NSPS LAND TITLE SURVEY

2023-032134

LEGAL DESCRIPTIONS (AS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 20-9937 DATED FEBRUARY 20, 2020)

Parcel IV: Lots 1, 2, 3, 4 and 5 in Block 69 in Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5 page 9, in the Office of the Recorder of Lake County, Indiana.

Parcel V: Lots 28 and 29 in Block 68 in Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5, page 9, in the Office of the Recorder of Lake County, Indiana.

Parcel VI: Lots 1, 2, 3, 4, 5, 6, 7, 8, 14, 15, 16 and 17 in Block 68, in Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5 page 9, in the Office of the Recorder of Lake County, Indiana.

Parcel VII: Lots 18, 19, 20 and 21 in Block 68 in Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5 page 9, in the Office of the Recorder of Lake County, Indiana.

Parcel VIII: Lots 44 to 48 and part of Lot 42 together with the alley lying between said Lots 44 to 48 on the Southeast and Northwest of the Northwesterly line of Lot 42, in Block 46 in Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5 page 9, in the Office of the Recorder of Lake County, Indiana.

Parcel IX: Part of Lots 42 and 38, all of Lots 39, 40 and 41 in Block 46 in Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5 page 9, in the Office of the Recorder of Lake County, Indiana.

Parcel X: Lots 11 to 14, both inclusive, in Block 62, in Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5, page 9, in the Office of the Recorder of Lake County, Indiana.

Parcel XI: Lots 1, 2, 3, 4 and 5 in Block 69 in Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5 page 9, in the Office of the Recorder of Lake County, Indiana.

Parcel XII: Lots 28 and 29 in Block 68 in Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5, page 9, in the Office of the Recorder of Lake County, Indiana.

Parcel XIII: Lots 1, 2, 3, 4, 5, 6, 7, 8, 14, 15, 16 and 17 in Block 68, in Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5 page 9, in the Office of the Recorder of Lake County, Indiana.

Parcel XIV: Lots 18, 19, 20 and 21 in Block 68 in Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5 page 9, in the Office of the Recorder of Lake County, Indiana.

Property Address Reference: 3404 Elm Street, East Chicago, IN 46312 (Parcel 6) 3443 Fir Street, East Chicago, IN 46312 (Parcel 5) 3423 Fir Street, East Chicago, IN 46312 (Parcel 7) 3407-3421 Fir Street, East Chicago, IN 46312 (Parcel 6) 3411 Guthrie Street, East Chicago, IN 46312 (Parcel 8) 3419 Michigan Avenue, East Chicago, IN 46312 (Parcel 4) 3415 Guthrie Street, East Chicago, IN 46312 (Parcel 9) 3521-25 Fir Street, East Chicago, IN 46312 (Parcel 10)

SURVEY RELATED SCHEDULE B, PART II EXCEPTION ITEMS AS FOUND IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 20-9937 DATED FEBRUARY 20, 2020

- 1. Terms and provisions of Deed set out in an instrument by and between Pittsburgh, Fort Wayne and Chicago Railway Company and Josephine Cripe dated May 12, 1956 and recorded June 28, 1960 in Book 1146, page 410 in the Office of the Recorder of Lake County, Indiana. (Parcel IX) (AS SHOWN ON THE SURVEY)

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.



BOOK 41 PAGE 44 GINA PINMELT RECORDER STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED 2023-032134 3:08 PM 2023 Nov 29

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 HOBBART, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 1809520189E, EFFECTIVE JANUARY 18, 2012. TRACTS OF LAND LOCATED IN FLOOD ZONE 'X (UNSHADED)' ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

SURVEYOR'S REPORT:

This ALTA/NSPS Land Title Survey represents a Retacement Survey of the parcels of land described as Parcel 4, Parcel 5, Parcel 6, Parcel 7, Parcel 8, Parcel 9, and Parcel 10 in the First American Title Insurance Company title commitment number 20-9937 dated February 20, 2020, said parcels 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 record plat of Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5, page 9 in the Office of the Recorder of Lake County, Indiana.

The purpose of this ALTA/NSPS Land Title Survey was to perform a retracement survey of the parcels of land described in the "Legal Description" section of this survey. A search was performed throughout the surveyed parcels and surrounding parcels of land for boundary corner monuments and the results of said search are shown herein. The basis of bearings for this survey was an assumed bearing system and the bearings on the lines are for angular relationships between said lines only. I used the found monumentation and the existing improvements in order to follow in the footsteps of the original surveyor. Some of the dimensions from the plat did not match my solution which are all called out as (platted) and (calculated).

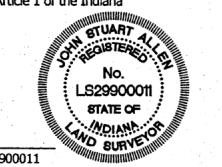
- A) AVAILABILITY OF MONUMENTS: Uncertainties in Monument locations are noted on the monument table. B) OCCUPATION AND POSSESSION: All apparent uncertainties which resulted due to occupation and/or possession lines are shown and dimensioned on the survey. C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: 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. Managed East Chicago Housing Association, Inc. 2. Centex Bank. 3. First American Title Insurance Company

STATE OF INDIANA ) S 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), 6(b), 7(a), 7(b)(1), 8, 9, 11 (Observed evidence only), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on May 22, 2020 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/Retacement Surveys.

DATE: June 17, 2020 TORRENCA SURVEYING, LLC JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



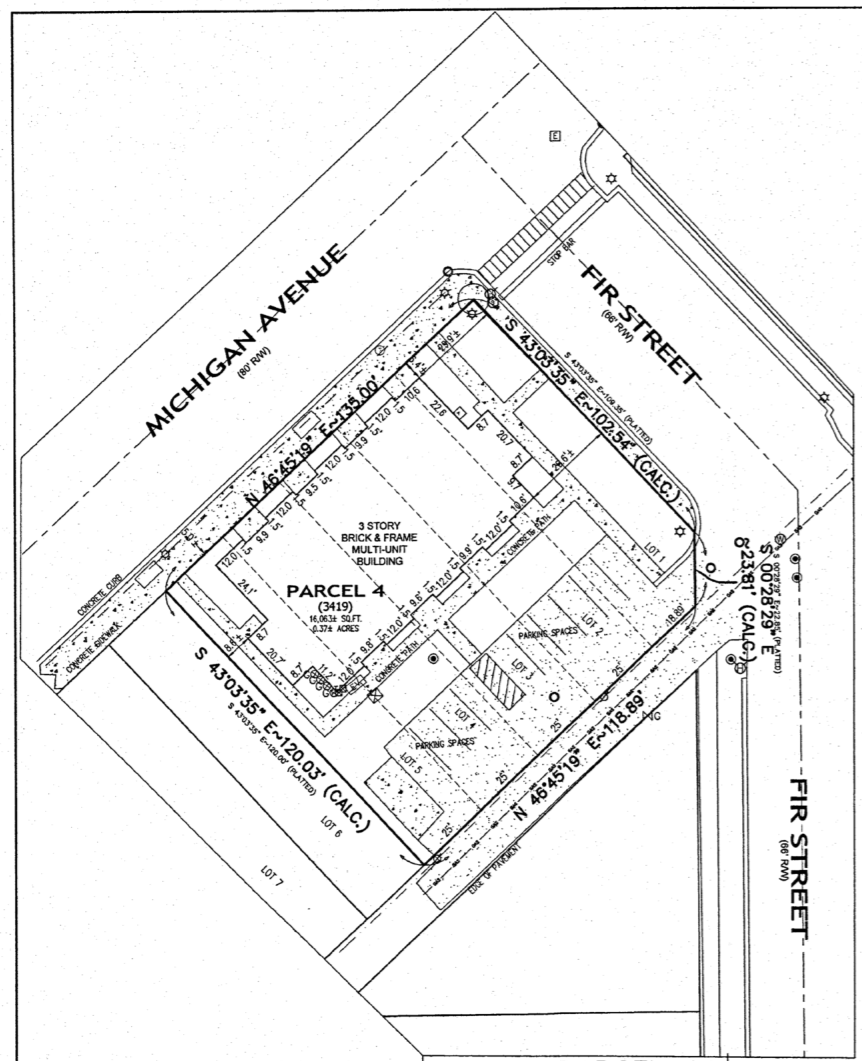
TORRENCA SURVEYING, LLC PROFESSIONAL LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321 TEL. NO.: (317) 856-9918 WEBSITE: WWW.TORRENCA.COM

ALTA/NSPS LAND TITLE SURVEY PARCELS 4-10, INDIANA HARBOR ADDRESS VARIES THE CITY OF EAST CHICAGO LAKE COUNTY, INDIANA

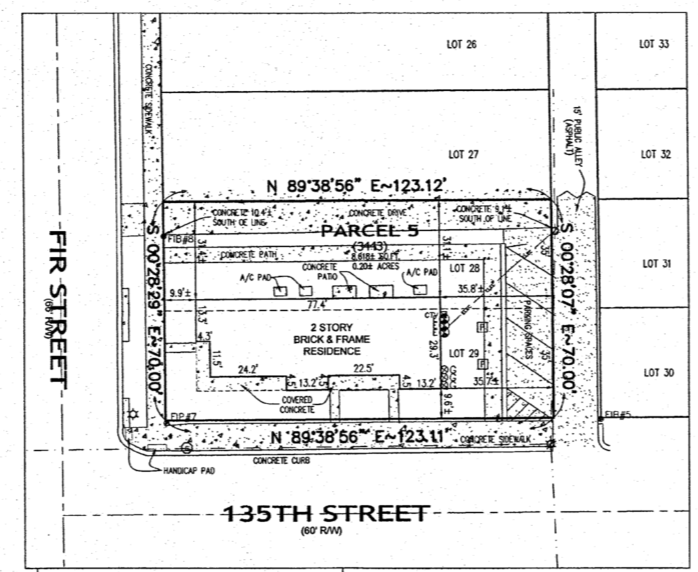
CLIENT: BARNES & THORNBERG LLP JOB NO: 2020-0294 DRAWN: CRA/JP SCALE: 1"=50' Z:\Indiana Harbor\Map\2020-0294.dwg 6/17/2020 5:08:17 PM CDT SHEET 1 OF 2



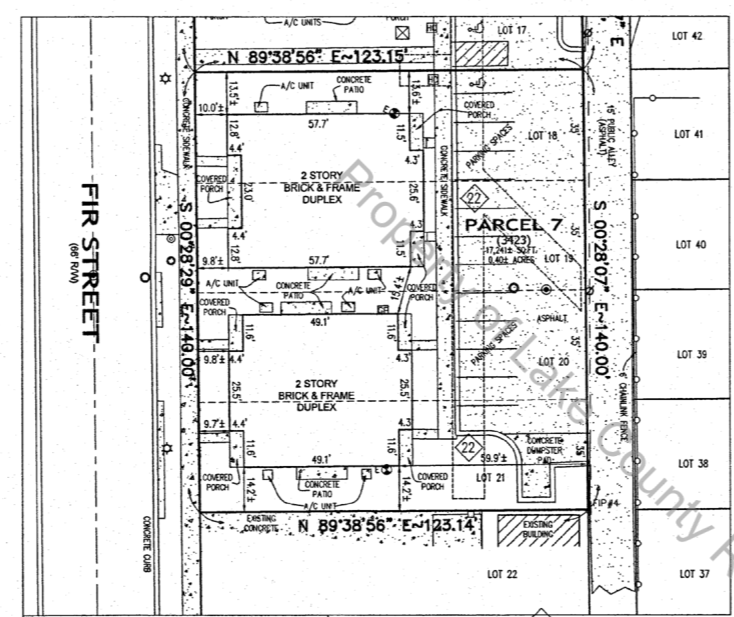
ALTA/NSPS LAND TITLE SURVEY



DETAIL: PARCEL 4

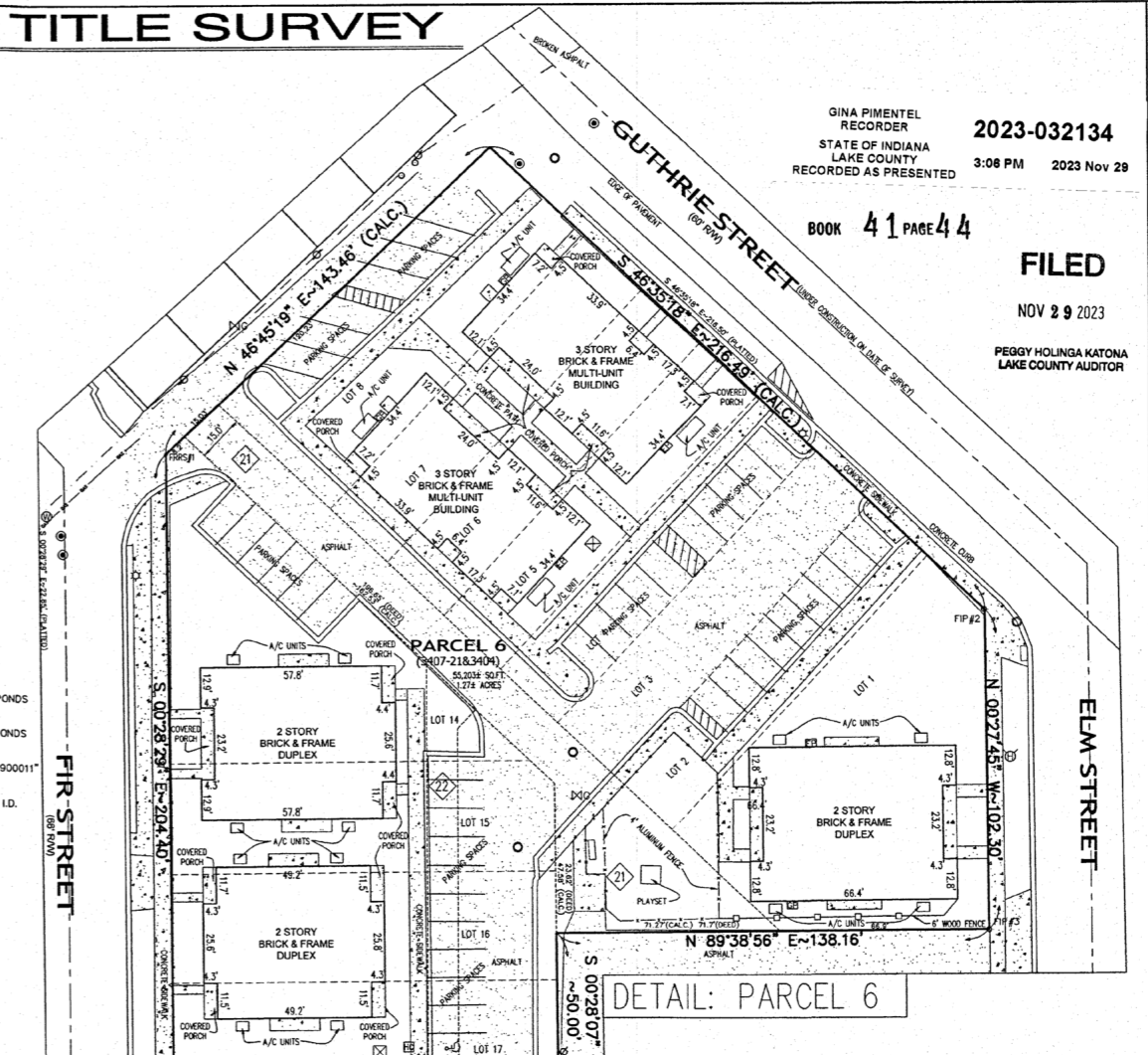


DETAIL: PARCEL 5

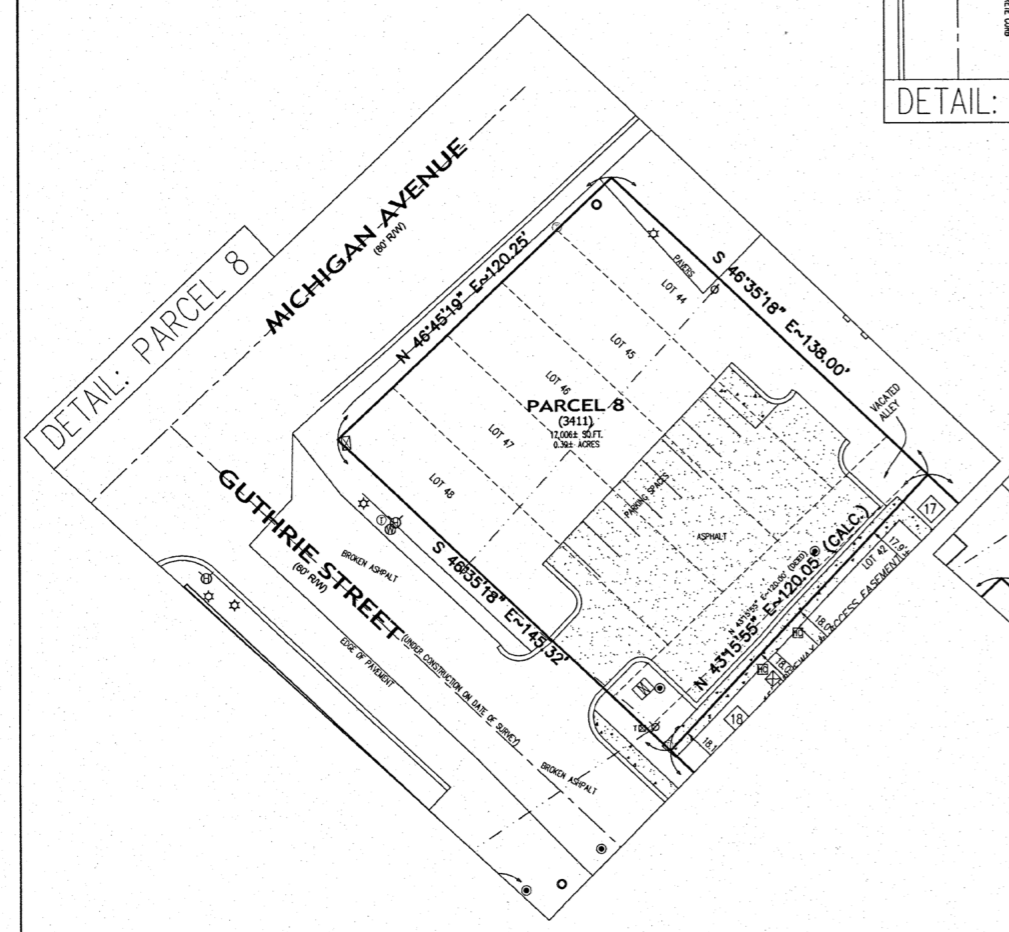


DETAIL: PARCEL 7

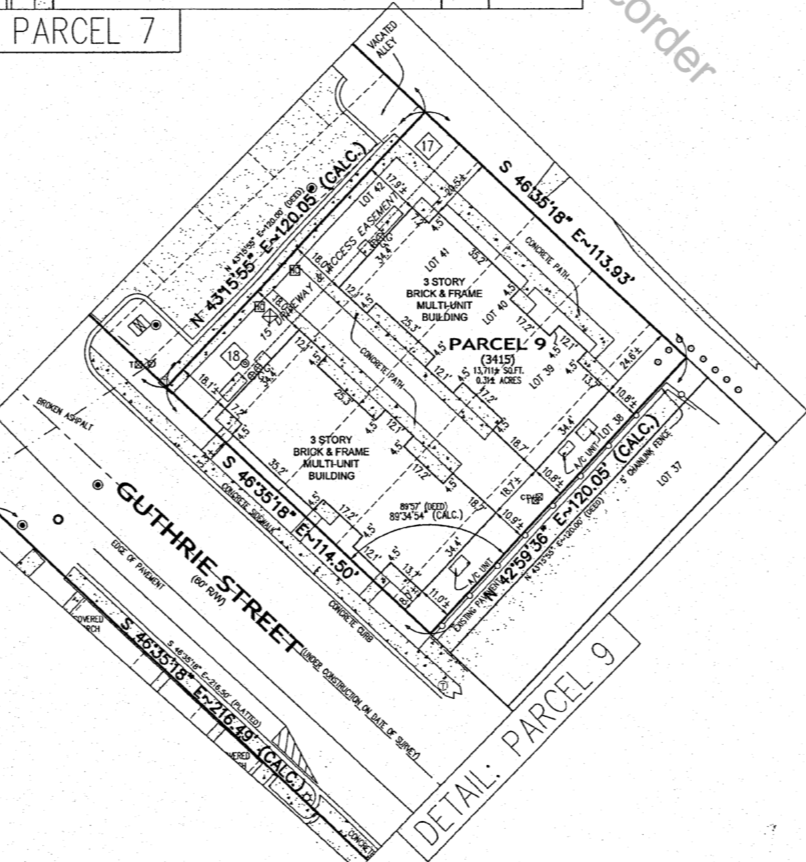
- LEGEND:**
- ⊕ POWER POLE
  - ⊙ LIGHT POLE
  - ⊖ POWER POLE / ANCHOR
  - ⊕ CATCH BASIN/INLET
  - ⊙ MANHOLE
  - ⊕ ELECTRIC METER
  - ⊖ ELECTRIC METER PANEL
  - ⊕ GAS VALVE
  - ⊙ GAS METER
  - ⊖ GAS LINE-FLAGGED
  - ⊕ GAS METER PANEL
  - ⊖ CABLE BOX
  - ⊕ FIRE HYDRANT
  - ⊖ WATER VALVE
  - ⊕ TELEPHONE FIBERSTAL
  - ⊖ ELECTRIC TRANSFORMER
  - ⊕ TRAFFIC MANHOLE
  - ⊖ ELECTRIC VAULT
  - ⊕ OVERHEAD LINE
  - ⊖ CLEAN OUT
  - ⊕ B-BOX
  - ⊖ HANDICAP SIGN
  - ⊕ STOP SIGN
  - ⊖ CROSSWALK SIGN
  - ⊕ BARRIERSIGN
  - ⊖ ELECTRIC MAIN
  - ⊕ STEEL BOLLARD
  - ⊖ FOUND RAILROAD SPIKE NUMBER CORRESPONDS TO MONUMENT TABLE
  - ⊕ FOUND IRON PIPE NUMBER CORRESPONDS TO MONUMENT TABLE
  - ⊖ FOUND IRON BAR NUMBER CORRESPONDS TO MONUMENT TABLE
  - ⊕ SET 5/8" IRON REBAR W/ALLEN 29900011" I.D. CAP
  - ⊖ SET MAG NAIL W/ALLEN 29900011" I.D. TAG
  - ⊕ SET SORBED CROSS IN CONCRETE NUMBER IN DIAMOND CORRESPONDS WITH SCHEDULE 8, PART I EXCEPTION ITEMS AS FOUND IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 25-937 DATED FEBRUARY 20, 2020
  - ⊖ OVERHEAD LINES
  - ⊕ UNDERGROUND PETROLEUM PIPELINE



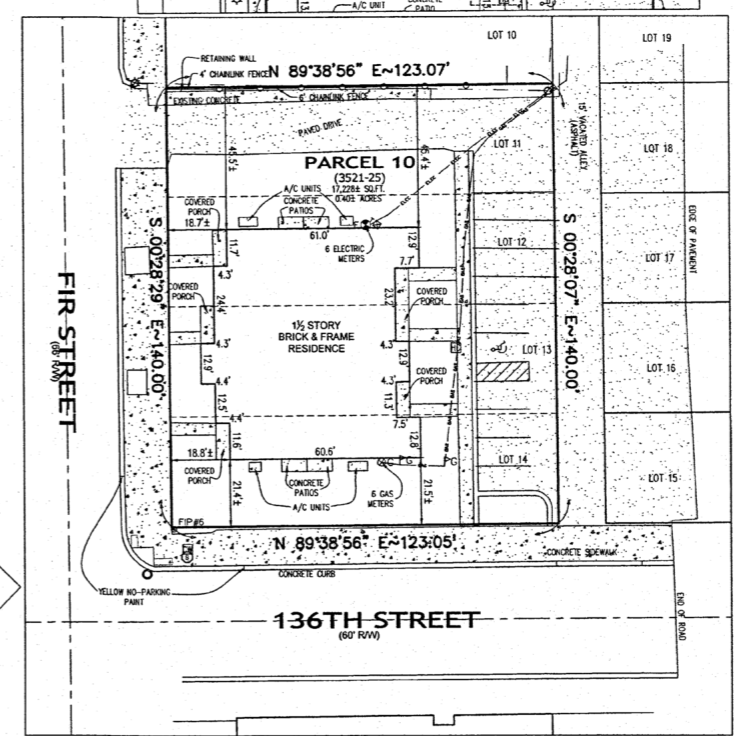
DETAIL: PARCEL 6



DETAIL: PARCEL 8



DETAIL: PARCEL 9



DETAIL: PARCEL 10

MONUMENT DESIGNATION NUMBER	BEARINGS AND DISTANCES FROM ACTUAL CORNER TO THE FOUND MONUMENT	MONUMENT DESCRIPTION	MONUMENT DEPTH	MONUMENT ORIGIN
1	S 89°17'14" W-0.10'	RAILROAD SPIKE	AT GRADE	UNKNOWN
2	N 75°08'22" W-0.20'	1" IRON PIPE	AT GRADE	UNKNOWN
3	HELD	3/4" IRON PIPE	AT GRADE	UNKNOWN
4	S 07°49'15" W-0.30'	3/4" IRON PIPE	AT GRADE	UNKNOWN
5	S 00°41'14" W-0.45'	1/2" IRON RE-BAR	0.1' DOWN	UNKNOWN
6	S 39°48'29" E-0.89'	3/4" IRON PIPE	AT GRADE	UNKNOWN
7	S 17°49'51" E-0.85'	5/8" IRON PIPE	0.3' DOWN	UNKNOWN
8	S 09°33'33" E-10.91'	3/4" IRON RE-BAR	AT GRADE	UNKNOWN

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED 3:08 PM 2023 Nov 29

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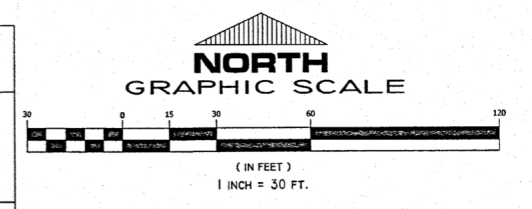
FILED  
NOV 29 2023

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR



**TORRENGA SURVEYING, LLC**  
PROFESSIONAL LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
TEL. NO.: (219) 836-9918  
WEBSITE: WWW.TORRENGA.COM

ALTA/NSPS LAND TITLE SURVEY  
PARCELS 4-10, INDIANA HARBOR  
ADDRESS VARIES  
THE CITY OF EAST CHICAGO  
LAKE COUNTY, INDIANA



CERTIFY TO:

- Managed East Chicago Housing Association, Inc.
- Center Bank
- First American Title Insurance Company

STATE OF INDIANA }  
COUNTY OF LAKE }

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DATE: June 17, 2020  
TORRENGA SURVEYING, LLC.

*John Stuart Allen*  
John Stuart Allen - Registered Land Surveyor No. LS29900011



DATE: June 17, 2020

CLIENT: BARNES & THORNBURG LLP  
JOB NO: 2020-0294  
DRAWN: CRA/OP  
SCALE: 1"=30'