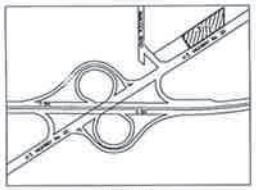
A.L.T.A./N.S.P.S. LAND TITLE SURVEY



VICINITY MAP

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF U.S. HIGHWAY NO. 20 (160 FEET WIDE) WITH A LINE 1153.4 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 34; THENCE NORTH 0 DEGREES 5 MINUTES 21 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 255.12 FEET; THENCE SOUTH 57 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 742.14 FEET; THENCE SOUTH 31 DEGREES 18 MINUTES 27 SECONDS EAST 213.55 FEET; THENCE NORTH 58 DEGREES 40 MINUTES 33 SECONDS EAST A DISTANCE OF 70.00 FEET; THENCE NORTH 57 DEGREES 24 MINUTES 10 SECONDS EAST A DISTANCE OF 539.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART CONVEYED UNDER DEED RECORDED IN DEED RECORD 238, PAGE 608, DOCUMENT NUMBER 22046, DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 20 (160 FEET WIDE) WITH A LINE 1153.4 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 34; THENCE NORTH 0 DEGREES 5 MINUTES 21 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 255.12 FEET; THENCE SOUTH 57 DEGREES 24 MINUTES 10 SECONDS WEST, PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 20, A DISTANCE OF 29.84 FEET; THENCE SOUTH 0 DEGREES 5 MINUTES 21 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 255.12 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 20; THENCE NORTH 57 DEGREES 24 MINUTES 10 SECONDS EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 20, A DISTANCE OF 29.84 FEET TO THE POINT OF BEGINNING), IN PORTER COUNTY, INDIANA.

PARENT PARCEL

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF U.S. HIGHWAY #20 (160 FEET WIDE) WITH A LINE 1153.4 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 34; THENCE NORTH 0 DEGREES 5 MINUTES 21 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 255.12 FEET; THENCE SOUTH 57 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 1339.5 FEET; THENCE SOUTH 43 DEGREES 35 MINUTES 50 SECONDS EAST A DISTANCE OF 147.55 FEET; THENCE SOUTH 83 DEGREES 38 MINUTES 7 SECONDS EAST A DISTANCE OF 93.31 FEET; THENCE NORTH 58 DEGREES 40 MINUTES 33 SECONDS EAST A DISTANCE OF 490.11 FEET; THENCE NORTH 57 DEGREES 24 MINUTES 10 SECONDS EAST A DISTANCE OF 539.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING IN PORTER COUNTY, INDIANA, EXCEPTING THEREFROM THAT PART CONVEYED UNDER DEED RECORDED IN DEED RECORD 238, PAGE 608, DOCUMENT NUMBER 22046, DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 20 (160 FEET WIDE) WITH A LINE 1153.4 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 34; SAID POINT BEING 1336.58 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 34; THENCE NORTH 0 DEGREES 5 MINUTES 21 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 255.12 FEET; THENCE SOUTH 57 DEGREES 24 MINUTES 10 SECONDS WEST, PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 20, A DISTANCE OF 29.84 FEET; THENCE SOUTH 0 DEGREES 5 MINUTES 21 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 255.12 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 20; THENCE NORTH 57 DEGREES 24 MINUTES 10 SECONDS EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 20, A DISTANCE OF 29.84 FEET TO THE POINT OF BEGINNING.

NOTES

1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND MEASURED BEARINGS SHOWN ARE BASED ON GUE NORTH DETERMINED BY GPS MEASUREMENT USING THE NORTH AMERICAN DATUM OF 1983 INDIANA WEST ZONE 1302 STATE PLANE COORDINATE SYSTEM. THE DEEDED BEARINGS IN THE LEGAL DESCRIPTION ARE BASED ON PREVIOUS CONVEYANCES AND NEED TO BE ROTATED COUNTERCLOCKWISE TO MATCH MEASURED AS SHOWN
2. TITLE COMMITMENT No. 1605103A, DATED NOVEMBER 28, 2016, ISSUED BY CHICAGO TITLE INSURANCE (FARMAR THROUGH CHICAGO TITLE COMPANY, LLC, WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THE LEGAL DESCRIPTION SHOWN HEREON IS BASED ON EXHIBIT A TO ITEM 2 SCHEDULE A OF SAID TITLE COMMITMENT, WHICH CONTAINS THE FOLLOWING SURVEY SPECIFIC EXCEPTIONS IN PART 2 OF SCHEDULE B:
   A. ITEM 15 NOTES EXTINGUISHMENT OF EASEMENTS OF INGRESS & EGRESS PER DEED RECORD 235 PAGE 483 THAT APPEARS TO AFFECT THE NORTHWEST LINE OF U.S. HIGHWAY 20
   B. ITEM 16 NOTES A BLANKET COMCAST EASEMENT PER Doc 2010-001042.

   FOR OTHER BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES
3. SURVEYED PROPERTY LIES ENTIRELY WITHIN UNSHADED ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AS DELINEATED FOR THE TOWN OF PORTER, INDIANA, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NUMBER 18127C0216D, HAVING AN EFFECTIVE DATE OF SEPTEMBER 30, 2015.
4. ADJOINING OWNERS' NAMES ARE OBTAINED FROM THE PORTER COUNTY ASSESSOR'S WEBSITE AND DOCUMENTED AS SHOWN.
5. IMPROVEMENTS SHOWN ARE BASED ON OBSERVED SURFACE EVIDENCE & FIELD MEASUREMENTS COMPLETED ON JANUARY 16, 2017. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

SURVEYOR'S REPORT

THIS PLAT IS AN ORIGINAL SURVEY OF THE EAST PORTION OF A PARCEL OF PROPERTY IN PORTER, INDIANA. SAID PARCEL HAD PREVIOUSLY BEEN SURVEYED AND RESURVEYED BY KRULL SURVEYING IN 1989 AND 2006

A. AVAILABILITY AND CONDITION OF REFERENCED MONUMENTS

THE EXISTING CORNERS, AS FOUND OR SET FOR THE PREVIOUS KRULL SURVEYS, WERE FOUND, AS SHOWN, IN GOOD CONDITION AND APPARENTLY UNDISTURBED AT OR NEAR GRADE.

5/8" x 24" IRON RODS WITH CAPS STAMPED "LEG 29500004" WERE SET FLUSH WITH THE GROUND AT THE NORTHWEST AND SOUTHWEST PROPERTY CORNERS AS SHOWN

B. OCCUPATION AND POSSESSION LINES

U.S. HIGHWAY 20 RUNS ALONG THE SOUTH SIDE AND NIPSCO R.O.W. RUNS ALONG THE EAST SIDE OF THE PROPERTY

A FENCE AND TREE LINE RUN ALONG THE NORTHWEST PROPERTY LINE

C. CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS

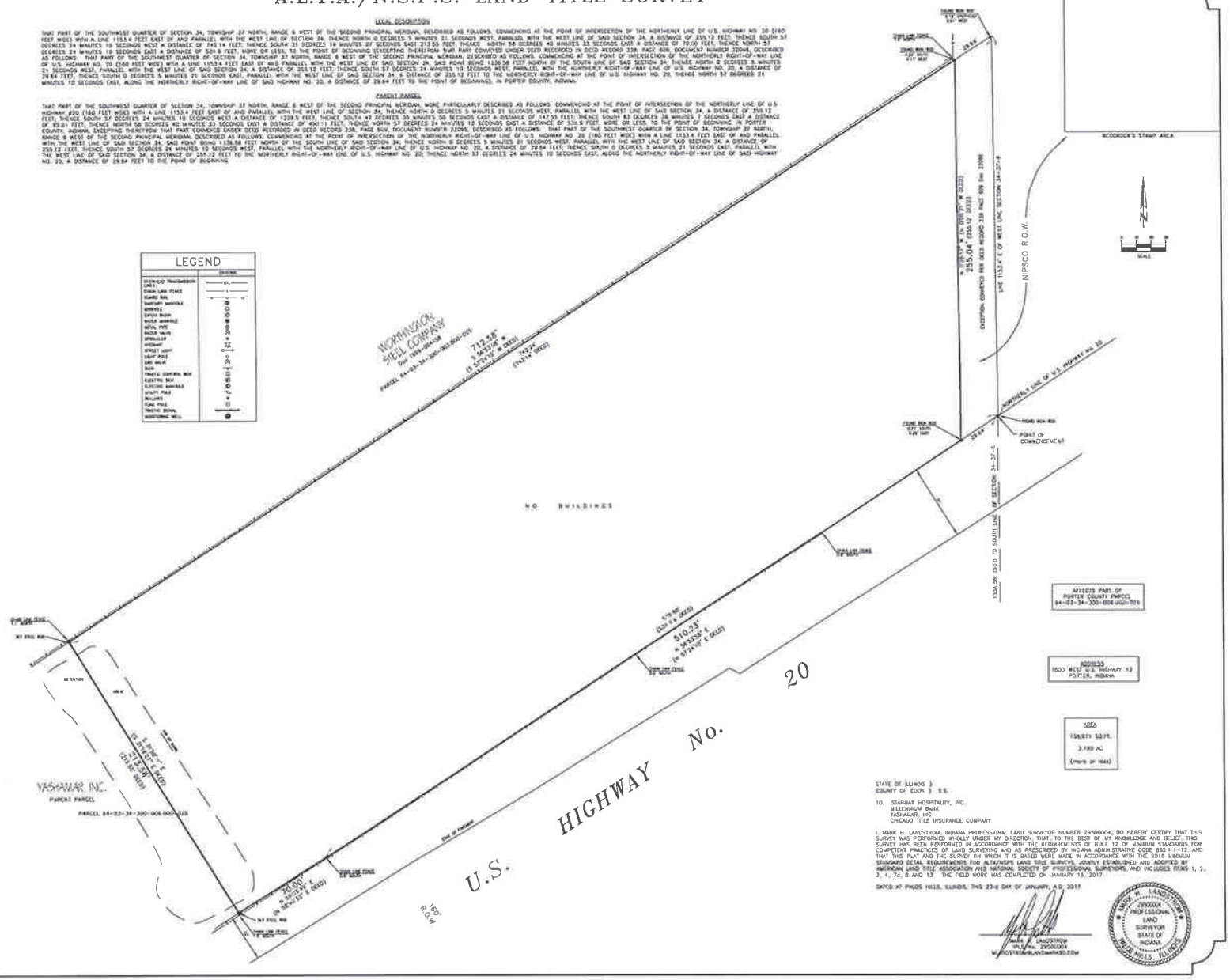
THE LEGAL DESCRIPTION SHOWN HEREON IS BASED ON AN ABOVE-NOTED KRULL SURVEY, WHICH NOTES A POSSIBLE DISCREPANCY ALONG THE NORTH DEED LINE, WHICH IS DESCRIBED AS BEING 350 FEET NORTH OF AND PARALLEL WITH THE ORIGINAL CENTER LINE OF U.S. HIGHWAY No. 20. SINCE NO SUCH CALL OCCURS IN THE SUBJECT DESCRIPTION. THE CORRECTIONS RESULTED IN DIFFERENCES IN THE PLACEMENT OF THE DEED LINES BY 0.13 FEET OR LESS PER KRULL.

D. THEORETICAL UNCERTAINTY DUE TO RANDOM ERRORS IN MEASUREMENT

THE SURVEY PERFORMED MEETS THE REQUIREMENTS OF A CLASS 1 URBAN SURVEY PER 865 IAC 1-12-7. THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY PER THE STANDARDS IS 0.07 FEET PLUS 50 PARTS PER MILLION

LEGEND

OVERHEAD TRANSMISSION LINES	OTL
CHAIN LINK FENCE	
GUARD RAIL	
SANITARY MANHOLE	
MANHOLE	
CATCH BASIN	
WATER MANHOLE	
METAL POST	
WATER VALVE	
SPRINKLER	
HYDRANT	
STREET LIGHT	
LIGHT POLE	
GAS VALVE	
BOX	
TRAFFIC CONTROL BOX	
ELECTRIC BOX	
ELECTRIC MANHOLE	
UTILITY POLE	
BOLLARD	
FLAG POLE	
TRAFFIC SIGNAL	
MONITORING WELL	



STATE OF ILLINOIS }
COUNTY OF COOK } SS.

10. STARMAR HOSPITALITY, INC.
MILLENNIUM BANK
YASHAMAR, INC
CHICAGO TITLE INSURANCE COMPANY

I, MARK H. LANDSTROM, INDIANA PROFESSIONAL LAND SURVEYOR NUMBER 29500004, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION, THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 12 OF MINIMUM STANDARDS FOR COMPETENT PRACTICES OF LAND SURVEYING AND AS PRESCRIBED BY INDIANA ADMINISTRATIVE CODE 865 1-1-12, AND THAT THIS 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 AMERICAN LAND TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8 AND 13. THE FIELD WORK WAS COMPLETED ON JANUARY 16, 2017

DATED AT PALOS HILLS, ILLINOIS, THIS 23rd DAY OF JANUARY, A.D. 2017

MARK H. LANDSTROM
VP/L.S. No. 29500004
MLANDSTROM@LANDMARK3D.COM

INDIANA PROFESSIONAL LAND SURVEYOR STATE OF INDIANA
MARK H. LANDSTROM
PALOS HILLS, ILLINOIS

PREPARED FOR:
YASHAMAR, INC.

PREPARED BY:

LANDMARK
— ENGINEERING LLC —
CIVIL ENGINEERING & LAND SURVEYING
7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1539
Phone (708) 599-3737

Survey No. 16-09-021-ALTA-E