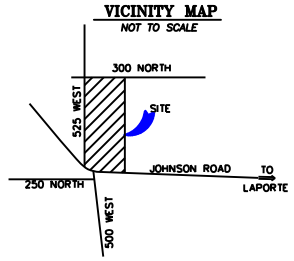
ALTA/ASCM LAND TITLE SURVEY

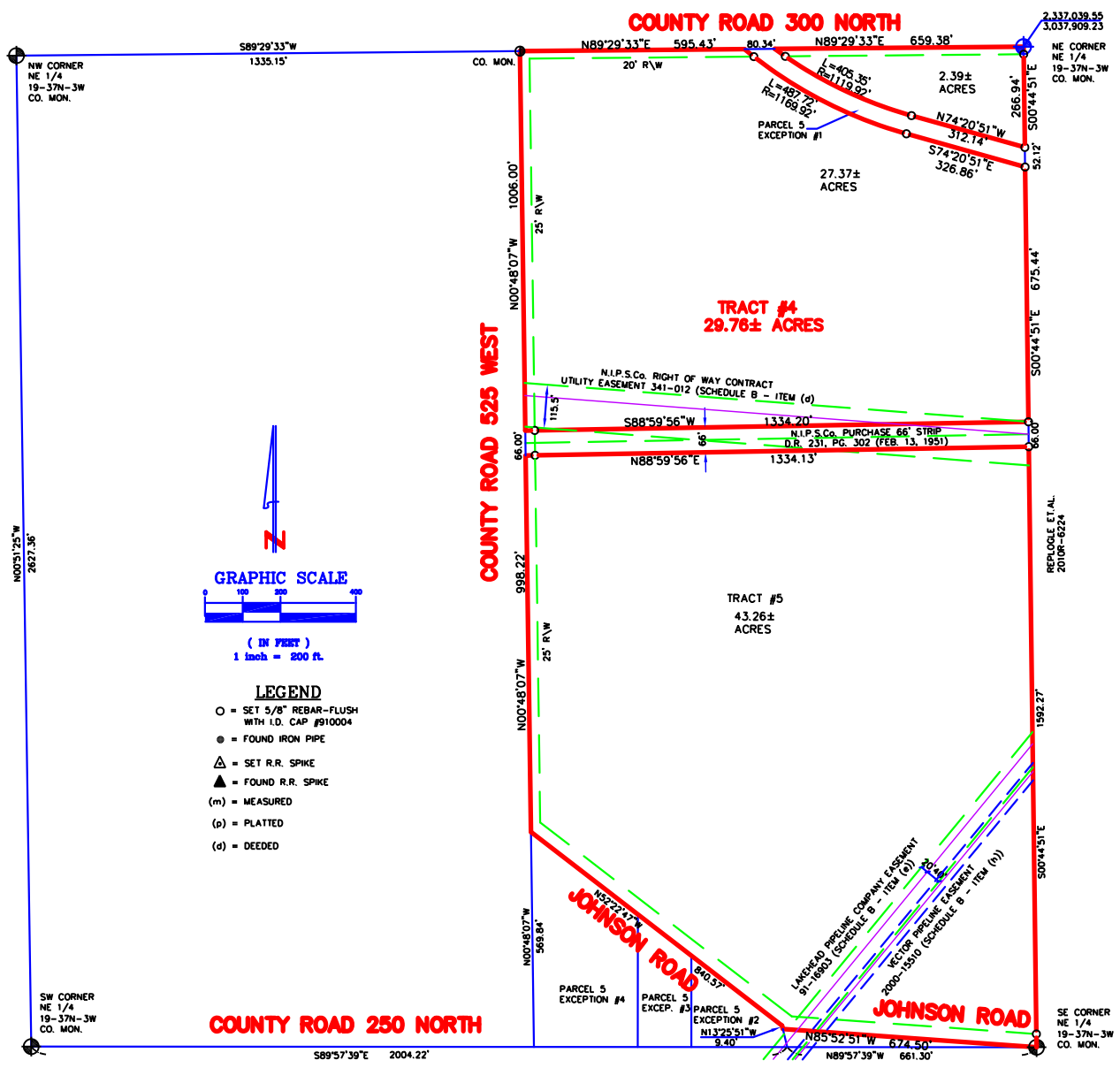
A PART OF THE NORTHEAST QUARTER
SECTION 19, TOWNSHIP 37 NORTH, RANGE 3 WEST
CENTER TOWNSHIP, LAPORTE COUNTY, INDIANA
OWNER: STATE OF INDIANA
DEED RECORD: 144, PAGES 564 – 566

VICINITY MAP
NOT TO SCALE



TRACT #4
A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 3 WEST, CENTER TOWNSHIP, LAPORTE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 44'51" EAST (PER STATE PLANE COORDINATES) ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 994.50' TO A CAPPED REBAR; THENCE SOUTH 88 DEGREES 59'56" WEST 1334.20 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 48'07" WEST, ON SAID WEST LINE, 1006.00 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 29'33" EAST, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 1335.15 FEET TO THE POINT OF BEGINNING.
EXCEPT
A STRIP OF LAND, 25 FEET WIDE ON EACH SIDE OF THE CENTER LINE SURVEY OF THE CHICAGO, SOUTH BEND AND NORTHERN INDIANA RAILWAY COMPANY, IN THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 3 WEST, WHICH CENTER LINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 3, AND RUNNING SOUTH 1 DEGREE 24' EAST ON THE EAST LINE OF SAID SECTION, A DISTANCE OF 293 FEET TO A POINT WHERE THE EAST LINE OF SAID SECTION INTERSECTS THE CENTER LINE OF THE CHICAGO, SOUTH BEND AND NORTHERN INDIANA RAILWAY AT THEIR STATION NO. 295 PLUS 59 FOR A PLACE OF BEGINNING; THENCE NORTH 75 DEGREES 00' WEST TO THE STATION NO. 298 PLUS 78.5; THENCE ON A 5 DEGREE CURVE, OF 34 DEGREES 06' ANGLE, TO STATION NO. 302 PLUS 76.6. SAID RIGHT-OF-WAY CONTAINS 0.82 ACRES MORE OR LESS.
TRACT CONTAINING 29.76 ACRES, MORE OR LESS, IN ALL.
SUBJECT TO THE PUBLIC ROADWAYS.

TRACT #5
A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 3 WEST, CENTER TOWNSHIP, LAPORTE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 85 DEGREES 52'51" WEST (PER STATE PLANE COORDINATES), ALONG THE CENTERLINE OF JOHNSON ROAD, 674.50 FEET; THENCE NORTH 13 DEGREES 25'51" WEST 9.40 FEET; THENCE NORTH 52 DEGREES 22'47" WEST 840.57 FEET, ALL ALONG THE CENTERLINE OF JOHNSON ROAD, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 48'07" WEST ON SAID WEST LINE, 998.22 FEET; THENCE NORTH 88 DEGREES 59'56" EAST 1334.13 FEET TO A CAPPED REBAR ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 44'51" EAST, ON SAID EAST LINE, 1592.27 FEET TO THE POINT OF BEGINNING. CONTAINING 43.26 ACRES MORE OR LESS.
SUBJECT TO THE PUBLIC ROADWAY.



LEGEND

- ○ = SET 5/8" REBAR-FLUSH WITH I.D. CAP #910004
- ● = FOUND IRON PIPE
- △ = SET R.R. SPIKE
- ▲ = FOUND R.R. SPIKE
- (m) = MEASURED
- (p) = PLATTED
- (d) = DEEDED

TITLE COMMITMENT SCHEDULE "B" NOTES:
1: CONSENT TO USE EASEMENTS BETWEEN NIPSCO & LAKEHEAD PIPELINE IN INSTRUMENT NUMBER 69-06712 AFFECTS PARCELS TO THE EAST AND DOES NOT AFFECT THESE PARCELS. (SCHEDULE B – ITEM (g)).

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF INDIANA, CERTIFIES TO: MERIDIAN TITLE CORPORATION; CHICAGO TITLE INSURANCE COMPANY, COMMERCIAL DIVISION CENTRAL INDIANA AND THE

1. I CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 2011 AND MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN SURVEY, WITH ACCURACY AND PRECISION REQUIREMENTS MODIFIED TO MEET CURRENT MINIMUM ANGULAR AND LINEAR TOLERANCE REQUIREMENTS OF THE STATE IN WHICH THE PROPERTY IS LOCATED, AND CONTAINS ITEMS 1, 3, 4, 7a, 8, 11a, 13, 16-18 OF TABLE A THERETO; PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED WITHIN.
2. THE SURVEY WAS MADE ON THE GROUND ON JANUARY 3, 2012 BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL VISIBLE ABOVE-GROUND BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS, PARKING AREAS AND SPACES AND FENCES) SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
3. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
4. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREET, ALLEYS, EASEMENTS, OR RIGHTS OF WAY, OR (b) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT PROPERTY.
5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NUMBER 11-39726, DATED NOVEMBER 1, 2011, ISSUED BY MERIDIAN TITLE CORPORATION, WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT.
6. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY KNOWN AS COUNTY ROAD 300 NORTH, COUNTY ROAD 525 WEST AND JOHNSON ROAD.
7. THERE IS NO OBSERVABLE EVIDENCE THAT THIS SITE WAS EVER USED AS A SOLID WASTE DUMP OR LANDFILL, THAT THERE ARE NO KNOWN CHANGES OR IMPROVEMENTS TO THE RIGHT OF WAY OF COUNTY ROAD 300 NORTH, COUNTY ROAD 525 WEST NOR JOHNSON ROAD AND THERE IS NO EVIDENCE OF ANY EARTH MOVING OR BUILDING EXPANSION AT THIS TIME.
8. THIS PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN AS PER INFORMATION OBTAINED FROM THE FLOOD INSURANCE RATE MAP, NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL NUMBER 180910C0145 D, WITH NO EFFECTIVE DATE AT THIS TIME.

JANUARY 9, 2012

BRADLEY S. CRAMER
INDIANA PROFESSIONAL LAND SURVEYOR NO. 910004
PROGRESSIVE ENGINEERING, INC.
58640 STATE ROAD 15
GOSHEN, IN 46528
(574) 533-0337

I, BRADLEY S. CRAMER, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #910004, DO HEREBY CERTIFY THAT THIS REPRESENTS A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. THIS SURVEY WAS COMPLETED ON JANUARY 9, 2012... IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE. I FURTHER AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Progressive Engineering Inc.
58640 State Road 15
Goshen, IN 46528
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CLIENT:	COLLIERS INTERNATIONAL
TITLE:	ALATACSM SURVEY TRACTS 4 & 5

DWN. BY:	BRAD	DATE	REVISION
CHK. BY:			
DATE:	1/3/2011		
SCALE:	1" = 200'		
JOB NO.	11-1436		
DWG. NO.	C111436A		