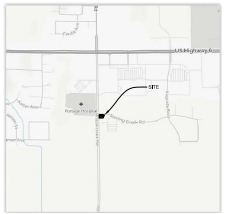
PIN = 64-05-25-152-006.000-016

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
(NOT TO SCALE)

PARCEL 1: LOT 2 IN THE FIRST RE-PLAT OF LOT "A" OF STERLING CREEK PROFESSIONAL CENTER UNIT 1, PER PLAT THEREOF, RECORDED JUNE 26, 2007 IN PLAT FILE 49-C-1CA, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE GRANT OF EASEMENTS RECORDED AS DOCUMENT NO. 2007-035093 FOR INGRESS AND EGRESS, ALL IN PORTER COUNTY, ILLINOIS.

AREA OF SITE = 54,828 SQ. FT. ± = 1.26 ACRES

SCALE: 1" = 20'

ZONING INFORMATION

Jurisdiction as of the Date of this Report:	City of Portage, IN
Zoning District as of the Date of this Report:	Sterling Creek PUD (Planned Unit Development) The requirements listed in this report are per the PUD District requirements as noted in the zoning code. Additional research was not conducted for any variances, conditions, or site plan approval for the subject property which may or may not alter the requirements as noted in this report.
Zoning verification provided by:	City of Portage, IN Zoning Map

REQUIREMENTS	
Minimum Front Setback:	Per Site Plan
Minimum Side Setbacks:	Per Site Plan
Minimum Rear Setback:	Per Site Plan
Maximum Height:	Per Site Plan
Minimum Lot Area:	Per Site Plan
Minimum Lot Width:	Per Site Plan
Minimum Lot Depth:	Per Site Plan
Maximum Floor Area Ratio:	Per Site Plan
Maximum Coverage:	Per Site Plan
Minimum Parking:	Per Site Plan

SURVEY RELATED SCHEDULE B ITEMS

9. TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE STERLING CREEK PARC FINAL DEVELOPMENT PLAN RECORDED MAY 17, 2005 AS DOCUMENT NO. 2005-019035.

DOCUMENT CONTAINS NON-PLOTTABLE ELEMENTS. SEE DOCUMENT FOR SPECIFIC INFORMATION.

10. BUILDING SETBACK LINES OF 70 FEET (FROM THE WEST LOT LINE) AND 35 FEET (FROM THE NORTHERLY LOT LINE)AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 2007-038088 AS PLAT FILE 49-C-1CA.

SHOWN HEREON.

11. GRANT OF EASEMENT TO THE CITY OF PORTAGE, INDIANA RECORDED JUNE 19, 2006 AS DOCUMENT NO. 2006-018085 GRANTING AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF SEDIMENT TRAPS AND DRAINAGE STRUCTURES IN CONJUNCTION WITH THE RECONSTRUCTION OF WILLOWCREEK ROAD SOUTH OF U.S. HIGHWAY 6.

SHOWN HEREON.

12. EASEMENTS FOR INGRESS AND EGRESS AS CONTAINED IN THE GRANT OF EASEMENTS NO. 1 RECORDED NOVEMBER 20, 2007 AS DOCUMENT NO. 2007-035094.

SHOWN HEREON IN APPROXIMATE LOCATION.

13. UTILITY EASEMENT FOR WATER LINES DATED NOVEMBER 17, 2006 AND RECORDED MAY 22, 2008 AS DOCUMENT NO. 2006-041036 MADE BY AND BETWEEN PAUL HEINMER DEVELOPMENT COMPANY, LLC, STERLING CREEK, LLC AND INDIANA-AMERICAN WATER COMPANY, INC.

THE LEGAL DESCRIPTION FOR THE EASEMENT FROM THE POINT OF COMMENCING TO THE POINT OF BEGINNING DOES NORTHWEST THE EXHIBIT SHOWING THE POINT OF COMMENCING AND POINT OF BEGINNING SHOWS THE POINT OF BEGINNING TO THE SOUTHEAST OF THE POINT OF COMMENCING. THE LOCATION OF THE EASEMENT SHOWN HEREON IS BASED UPON THE EXHIBIT DEPICTING THE POINT OF BEGINNING SOUTHEAST OF THE POINT OF COMMENCING, SHOWN HEREON.

14. EASEMENT AGREEMENT DATED SEPTEMBER 28, 2006 AND RECORDED SEPTEMBER 30, 2006 AS DOCUMENT NO. 2006-025486.

SHOWN HEREON IN APPROXIMATE LOCATION.

15. GRANT OF SANITARY SEWER EASEMENT NO. 1 RECORDED FEBRUARY 17, 2009 AS DOCUMENT NO. 2009-003887.

SHOWN HEREON.

16. EASEMENT FOR PUBLIC UTILITIES OVER, UPON AND UNDER THE NORTHERLY 15 FEET OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 2007-038088 AS PLAT FILE 49-C-1CA.

THE PUBLIC UTILITY EASEMENT IS SHOWN ON PLAT FILE 49-C-1B (19' PUBLIC UTILITY EASEMENT "P") ALSO SHOWN AS "19' PUBLIC UTILITY EASEMENT" ON PLAT FILE 49-C-1CA, SHOWN HEREON.

17. EASEMENTS FOR DRAINAGE OVER, UPON AND UNDER AN UNDISCLOSED PORTION OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 2007-038088 AS PLAT FILE 49-C-1CA, (AFFECTS THE WEST AND NORTHERLY SIDES OF THE LAND)

THE WESTERLY PORTION OF THE EASEMENT IS SHOWN AS "EXISTING DRAINAGE EASEMENT" ON PLAT FILE 49-C-1B, THE NORTHERLY PORTION OF THE EASEMENT IS SHOWN AS "DRAINAGE EASEMENT 8" ON PLAT FILE 49-C-1B, SHOWN HEREON.

18. SANITARY SEWER EASEMENT AFFECTING A PORTION OF THE SUBJECT LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 2007-038088, PLAT FILE 49-C-1CA DESCRIBED AS FOLLOWS: A SANITARY SEWER EASEMENT 20 FEET IN WIDTH, AND COVERING A PORTION OF THE SW¼ OF THE NW¼ OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND P.M., IN THE CITY OF PORTAGE, PORTER COUNTY, INDIANA, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN THE FIRST REPLAT OF LOT "A" OF STERLING CREEK PROFESSIONAL CENTER UNIT 1 RECORDED JUNE 21, 2006 AS DOCUMENT NUMBER 2006-041464 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY; THENCE N 00 DEGREES 29 MINUTES 33 SECONDS W. 293.09 FEET TO THE POINT OF BEGINNING; THENCE S 73 DEGREES 26 MINUTES 00 SECOND E. 213.93 FEET; THENCE N 21 DEGREES 08 MINUTES 17 SECONDS E. 102.11 FEET; THENCE S 68 DEGREES 50 MINUTES 43 SECONDS E. 28 FEET; THENCE S 21 DEGREES 08 MINUTES 17 SECONDS W. 109.47 FEET; THENCE S 73 DEGREES 00 MINUTES 16 SECONDS E. 209.49 FEET; THENCE S 69 DEGREES 35 MINUTES 00 SECONDS E. 277.24 FEET; THENCE S 00 DEGREES 29 MINUTES 00 SECONDS W. 20 FEET; THENCE N 89 DEGREES 35 MINUTES 00 SECONDS WEST. 297.29 FEET; THENCE N 00 DEGREES 29 MINUTES 33 SECONDS W. 206.69 FEET; THENCE N 00 DEGREES 29 MINUTES 33 SECONDS W. 20.92 FEET TO THE POINT OF BEGINNING.

SHOWN HEREON.

19. ACCESS EASEMENT AFFECTING A PORTION OF THE SUBJECT LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 2007-038088, PLAT FILE 49-C-1CA GRANTED TO LOT 1 OVER LOT A OF STERLING CREEK PROFESSIONAL CENTER UNIT 1 DESCRIBED AS A TWENTY-FOUR (24) FOOT WIDE ACCESS EASEMENT, HAVING 12 FEET EACH SIDE OF THE CENTERLINE ALL WITH THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND P.M., IN THE CITY OF PORTAGE, PORTER COUNTY, INDIANA BEING PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT A; THENCE N 00 DEGREES 29 MINUTES 33 SECONDS W. 293.09 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST TO THE POINT OF BEGINNING; THENCE N 21 DEGREES 08 MINUTES 17 SECONDS E. 109.47 FEET TO THE POINT OF TERMINATION. SIDE LINES OF SAID EASEMENT TO BE EXTENDED AND/OR TRIMMED TO THE SOUTH RIGHT-OF-WAY LINE OF STERLING CREEK ROAD AND THE NORTH LINE OF LOT 2.

LEGAL DESCRIPTION DESCRIBES THE LINE AS 117.00 FEET TO THE POINT OF TERMINATION, THE CALCULATED DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF TERMINUS IS 177.92 FEET. SHOWN HEREON.

20. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2006-041404, AND AMENDED BY DOCUMENT NO. 2006-039993.

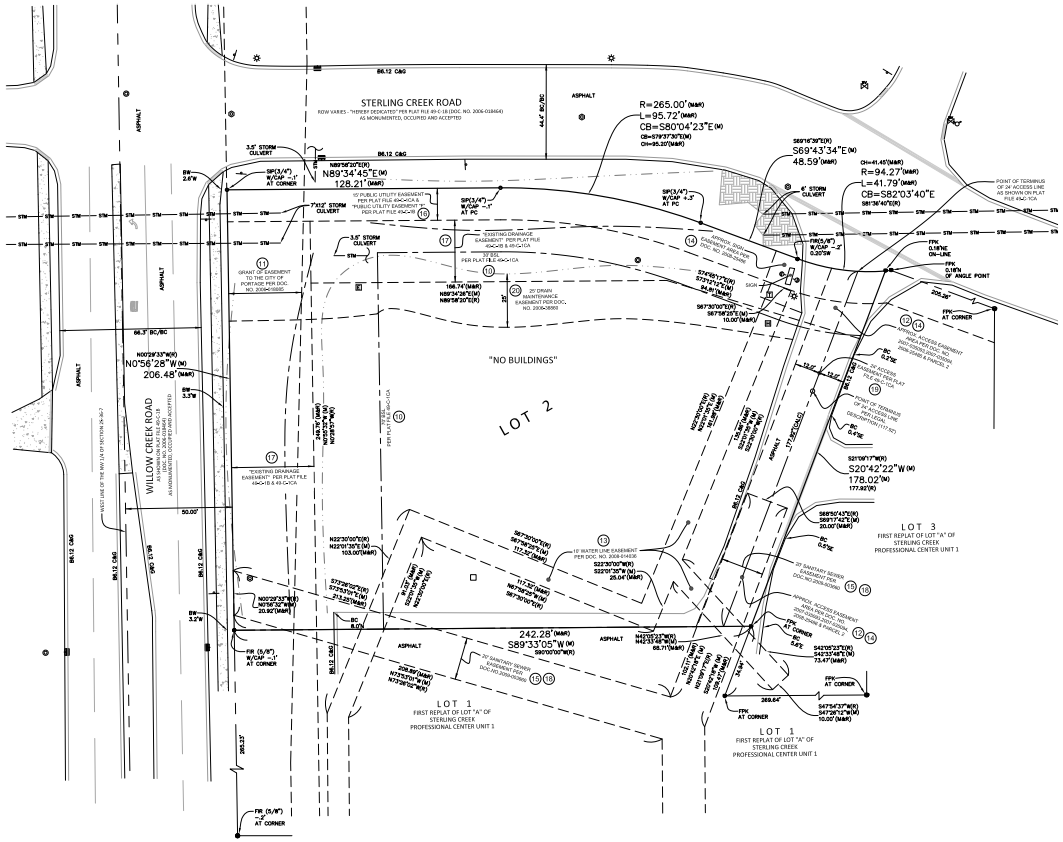
DOCUMENTS GRANT BLANKET EASEMENTS, A DRAIN EASEMENT (SHOWN HEREON) IS DESCRIBED AS BEING "AREAS ON BOTH SIDES OF THAT DRAIN, WHICH IS COMMONLY KNOWN AS WILLOW CREEK OR WILLOW CREEK DITCH" SAID DITCH IS NOT DEPICTED OR DESCRIBED IN DOCUMENT. ADDITIONAL RESEARCH HAS SHOWN LINES LABELED AS WILLOW CREEK ON THE WILLOW CREEK TOPO MAP IN PORTER COUNTY THAT TRANSITIONS ALONG THE NORTH SIDE OF THIS SUBJECT PARCEL IN AN EASTWEST DIRECTION, THE EASEMENT IS SHOWN BASED UPON THIS INFORMATION. SAID DOCUMENTS CONTAIN ADDITIONAL RESTRICTIONS. SEE DOCUMENTS FOR SPECIFIC INFORMATION.

21. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2006-032702.

DOCUMENT GRANTS BLANKET EASEMENTS AND ADDITIONAL RESTRICTIONS. SEE DOCUMENT FOR SPECIFIC INFORMATION.

22. RESTRICTIVE COVENANT DATED SEPTEMBER 26, 2008 AND RECORDED SEPTEMBER 30, 2008 AS DOCUMENT NO. 2008-025487 MADE BY AND BETWEEN PAUL HEINMER DEVELOPMENT COMPANY, LLC AND STERLING CREEK A, LLC.

DOCUMENT CONTAINS NON-PLOTTABLE ELEMENTS. SEE DOCUMENT FOR SPECIFIC INFORMATION.


STERLING CREEK ROAD
ROW VARIES - "HEREIN DEDICATED" PER PLAT FILE 49-C-1B (DOC. NO. 2006-018464) AS MONUMENTED, OCCUPIED AND ACCEPTED
R=265.00'(MAR)
L=95.72'(MAR)
CB=S80°04'23"E(M)
CH=95.20'(MAR)
N89°38'25"E(M)
128.21'(MAR)
S69°43'34"E(M)
48.59'(MAR)
CH=41.40'(MAR)
R=94.27'(MAR)
L=41.79'(MAR)
CB=S82°03'40"E
S89°38'25"E(M)
S89°43'34"E(M)
POINT OF TERMINUS OF 24' ACCESS LINE AS SHOWN ON PLAT FILE 49-C-1CA
"NO BUILDINGS"
LOT 2
LOT 3
FIRST REPLAT OF LOT "A" OF STERLING CREEK PROFESSIONAL CENTER UNIT 1
LOT 1
FIRST REPLAT OF LOT "A" OF STERLING CREEK PROFESSIONAL CENTER UNIT 1
WILLOW CREEK ROAD
(VARIES - SEE DOC. NO. 2006-018085)
N00°29'33"W(M)
N0°56'28"W(W)
206.48'(MAR)
S0°42'22"W(W)
178.02'(W)
177.92'(M)
S89°33'05"W(W)
242.28'(MAR)
S89°33'05"W(M)
S90°00'00"W(M)
S21°07'17"W(W)
S20°42'22"W(W)
S73°26'00"E(M)
S73°26'00"E(W)
N21°08'17"E(M)
N21°08'17"E(W)
N00°29'33"W(M)
N00°29'33"W(W)
N73°26'00"W(M)
N73°26'00"W(W)
S73°26'00"E(W)
S73°26'00"E(M)
N00°29'33"W(M)
N00°29'33"W(W)
N73°26'00"W(M)
N73°26'00"W(W)
S74°54'37"E(M)
S74°54'37"E(W)
10.00'(MAR