

ALTA/NSPS LAND TITLE SURVEY

TITLE COMMITMENT NO. CTNW2103817, REVISION 1

EFFECTIVE DATE: MAY 26, 2021

NAME OF INSURER: CHICAGO TITLE INSURANCE COMPANY

LEGAL DESCRIPTION: (FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CTNW2103817, REVISION 1)

PARCEL # 1
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M. AND MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION AND THE SOUTH LINE OF U.S. HIGHWAY NO. 30; THENCE SOUTH 89 DEGREES 29 MINUTES 15 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 675.30 FEET TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 0 DEGREES 01 MINUTE AND 19 SECONDS EAST ALONG A LINE, A DISTANCE OF 1401.92 FEET TO A POINT IN THE NORTH LINE OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE SOUTH 59 DEGREES 53 MINUTES 49 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 494.87 FEET TO A POINT; THENCE NORTH 0 DEGREES 01 MINUTE 19 SECONDS WEST ALONG A LINE, A DISTANCE OF 1650.23 FEET (1639.85 FEET MEASURED) TO A POINT ON THE SOUTH LINE OF U.S. HIGHWAY NO. 30; THENCE NORTH 89 DEGREES 29 MINUTES 15 SECONDS WEST, A DISTANCE OF 428.12 FEET (426.40 FEET MEASURED) TO THE PLACE OF BEGINNING, ALL IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:
A 40 FOOT BY 426.4 FOOT PARCEL OF FRONTAGE ALONG THE SOUTH SIDE OF U.S. 30 CONTAINING 0.392 ACRES OR 17,056 SQUARE FEET WHICH IS ALSO DESCRIBED AS THE NORTH 40 FEET OF THE FOLLOWING PARCEL:

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M. AND MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION AND THE SOUTH LINE OF U.S. HIGHWAY NO. 30; THENCE SOUTH 89 DEGREES 29 MINUTES 15 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 675.30 FEET TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 0 DEGREES 01 MINUTE 19 SECONDS EAST ALONG A LINE A DISTANCE OF 1401.92 FEET TO A POINT IN THE NORTH LINE OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE SOUTH 59 DEGREES 53 MINUTES 49 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 494.87 FEET TO A POINT; THENCE NORTH 0 DEGREES 01 MINUTE 19 SECONDS WEST ALONG A LINE, A DISTANCE OF 1650.23 FEET (1639.85 FEET MEASURED) TO A POINT ON THE SOUTH LINE OF U.S. HIGHWAY NO. 30; THENCE NORTH 89 DEGREES 29 MINUTES 15 SECONDS WEST, A DISTANCE OF 428.12 FEET (426.40 FEET MEASURED) TO THE PLACE OF BEGINNING, ALL IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA.

PARCEL # 2
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M. AND MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT IN THE WEST LINE OF SECTION AND THE SOUTH LINE OF U.S. HIGHWAY NO. 30; THENCE SOUTH 89 DEGREES 29 MINUTES 15 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 30 FEET; THENCE SOUTH 0 DEGREES 01 MINUTE 19 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 608.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 01 MINUTE 19 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 418.10 FEET TO A POINT IN THE NORTH LINE OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE SOUTH 59 DEGREES 53 MINUTES 49 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 745.90 FEET TO A POINT; THENCE NORTH 0 DEGREES 01 MINUTE 19 SECONDS WEST, A DISTANCE OF 792.44 FEET TO A POINT; THENCE NORTH 0 DEGREES 01 MINUTE 19 SECONDS WEST, A DISTANCE OF 645.32 FEET (645.50 FEET MEASURED) TO THE POINT OF BEGINNING, ALL IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:
A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST, LAKE COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B" DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID SECTION AT THE SOUTH LINE OF U.S. HIGHWAY NO. 30; THENCE SOUTH 89 DEGREES 30 MINUTES 31 SECONDS EAST, 30.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00 DEGREES 12 MINUTES 38 SECONDS EAST, 608.49 FEET (608.55 FEET BY INSTRUMENT NUMBER 91024033) TO THE NORTH LINE OF THE GRANTOR'S LAND; THENCE SOUTH 0 DEGREES 01 MINUTE 19 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 30 FEET; THENCE SOUTH 0 DEGREES 01 MINUTE 19 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 608.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 01 MINUTE 19 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 418.10 FEET TO A POINT IN THE NORTH LINE OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE SOUTH 59 DEGREES 53 MINUTES 49 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 745.90 FEET TO A POINT; THENCE NORTH 0 DEGREES 01 MINUTE 19 SECONDS WEST, A DISTANCE OF 792.44 FEET TO A POINT; THENCE NORTH 0 DEGREES 01 MINUTE 19 SECONDS WEST, A DISTANCE OF 645.32 FEET (645.50 FEET MEASURED) TO THE POINT OF BEGINNING, ALL IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA.

SURVEYOR'S REPORT:

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 12, OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS RESULT OF:

- AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS;
- OCCUPATION OR POSSESSION LINES;
- CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND OF ADJOINERS' DESCRIPTIONS AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH ADJOINERS' LINES;
- THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS.

CLIENT NAME: S R REAL ESTATE, LLC, AN INDIANA LIMITED LIABILITY

OWNERS OF RECORD: A M PLUS INC, AN ILLINOIS CORPORATION

TYPE OF SURVEY AND PURPOSE: ALTA/NSPS LAND TITLE SURVEY

NOTE: THIS SURVEY IS AN UPDATE OF THE ALTA/NSPS LAND TITLE SURVEY COMPLETED BY KRULL-ABONMARCHÉ ON APRIL 12, 2018.

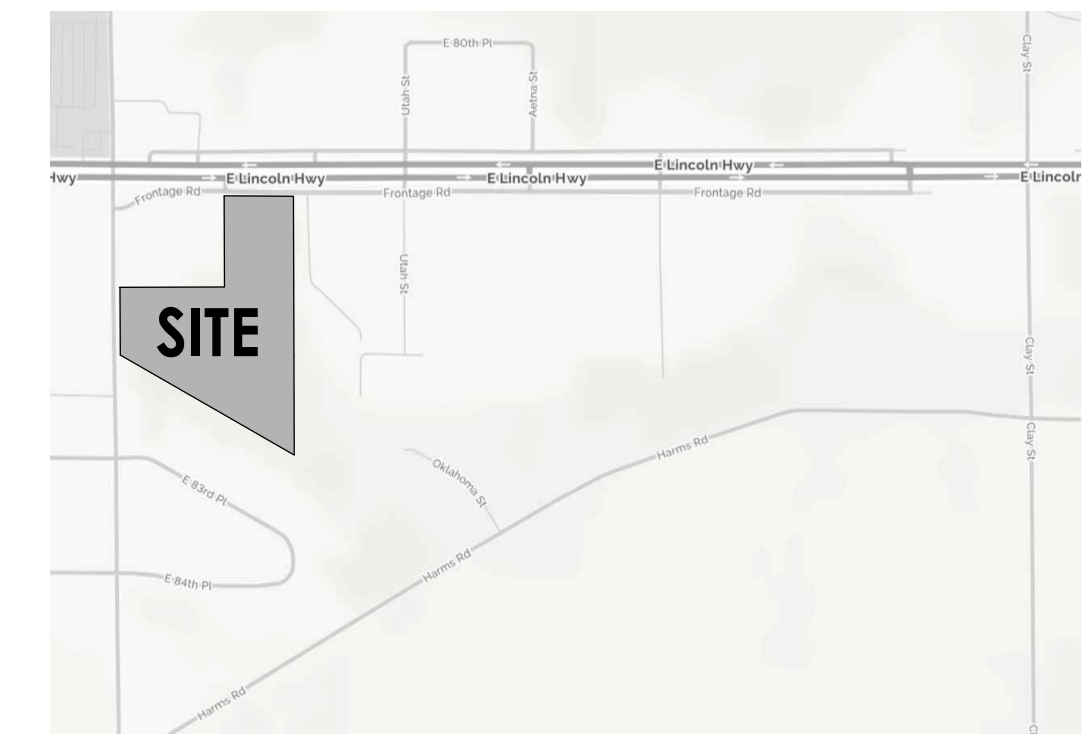
- MONUMENTS RECOVERED AND USED FOR THIS SURVEY WERE IN GOOD CONDITION AND AT GRADE UNLESS OTHERWISE NOTED. IN ADDITION TO THE MONUMENTS SHOWN, A BRASS DISC WAS FOUND AT THE NORTHEAST CORNER OF SECTION 24 (AKA "MAG SPIKES") WERE FOUND AT THE SOUTHEAST AND EAST QUARTER CORNER OF SAID SECTION.
- ROAD IMPROVEMENTS ALONG THE NORTH LINE; PAVEMENT LINES ALONG THE EAST LINE; FENCE ALONG THE SOUTH LINE; ROAD IMPROVEMENTS ALONG THE SOUTH PORTION OF THE WEST LINE, PAVEMENT LINES ALONG THE NORTH PORTION OF THE WEST LINE.
- THE NORTH LINE OF PARCEL 1 IS DESCRIBED AS 428.12 FEET IN THE EAST-WEST DIRECTION. IT APPEARS THE INTENTION OF THE EXCEPTION PARCEL IS TO COVER THE NORTH 40 FEET OF PARCEL 1, AS SHOWN ON THE PLAT. HOWEVER, THE EAST-WEST DISTANCE PROVIDED IN THE RECORD DESCRIPTION FOR THE EXCEPTION IS NOTED AS 426.40 FEET. IT APPEARS THAT THE DISTANCE OF 428.12 FEET IS THE CORRECT DISTANCE WHICH IS VERIFIED BY THE EAST ADJOINER'S RECORD LEGAL DESCRIPTION. SAID EAST ADJOINER'S PARCEL BEGINS ON THE SOUTH LINE OF U.S. HIGHWAY NO. 30, 103.42 FEET EAST OF THE WEST LINE OF SECTION 24. THIS DISTANCE IS ACCURATE TO THE ADDITION OF THE RECORD DISTANCE OF THE NORTH LINE OF PARCEL 1 AT 428.12 FEET AND THE NORTH LINE OF RISS SQUARE AT 675.30 FEET. THERE IS A MONUMENT AT THE NORTHEAST CORNER OF PARCEL 1 THAT MEASURES ACCURATE TO THE 426.40 FOOT DISTANCE. HOWEVER, IT APPEARS THAT THE TRUE CORNER CAN NOT BE SET DUE TO A METAL SIGN POST. IT IS POSSIBLE THAT THE MONUMENT IS SET ON AN OFFSET DUE TO THE LOCATION OF SAID POST.
- THE CLASSIFICATION OF THIS SURVEY IS AN URBAN SURVEY, PER TITLE 865 IAC 1-12 (RULE 12). THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY SATISFIES THE ALLOWABLE LIMITS OF RULE 12, AND THE CURRENT ALTA/NSPS LAND TITLE SURVEY STANDARDS, WHICH IS +/- 0.07 FEET (21 MILLIMETERS) PLUS 50 PARTS PER MILLION.

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

- DUE TO VARIANCES IN REFERENCE MONUMENTS: 2' ±
- DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: 10' ± (SEE ITEM C ABOVE)
- DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: NONE FOUND

THEORY OF LOCATION:

THIS IS A RETRACEMENT SURVEY OF 2 PARCELS DESCRIBED BY METES AND BOUNDS DESCRIPTIONS. THE "LEAD IN" CALLS FOR EACH DESCRIPTION ARE BASED OFF THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 24-35-08 AND THE SOUTH RIGHT-OF-WAY LINE FOR U.S. HIGHWAY NO. 30. SAID LINES WERE ESTABLISHED BY FOUND MONUMENTS WHICH ARE ACCURATE TO RECORD INFORMATION TO THE REMAINING BOUNDARY LINES WERE ESTABLISHED BY HOLDING RECORD DIRECTIONS AND DISTANCES WHICH AGREED WITH FOUND MONUMENTS IN THE EAST-WEST DIRECTION, AS SHOWN ON THE PLAT. DISCREPANCIES AGREE BETWEEN THE RECORD AND MEASURED DISTANCES IN THE NORTH-SOUTH DIRECTION, AS SHOWN ON THE PLAT. THE RECORD DESCRIPTIONS CALL OUT THE NORTH LINE OF THE FORMER RAILROAD AS A "CONTROLLING CALL". THIS LINE WAS ESTABLISHED BY FOUND MONUMENTS AND OCCUPATION LINES. DUE TO THE NATURE OF THE LEGAL DESCRIPTION, THE MEASURED POSITION OF THE RAILROAD WAS HELD FOR THIS SURVEY. SET MONUMENTS SHOWN ARE POSITIONED BASED OFF THE RECORD DIRECTIONS AND DISTANCES, AS SHOWN.



VICINITY MAP
(NOT TO SCALE)

TABLE A NOTES:

- SEE PLAT FOR MONUMENTS FOUND/SET AT BOUNDARY CORNERS.
- PARCEL ADDRESS PROVIDED IN TITLE COMMITMENT AND PER THE LAKE COUNTY GIS WEB SITE. ADDRESS: 3425 EAST U.S. HIGHWAY 30 (PARCEL 1), 8203 COLORADO STREET (PARCEL 2), HOBART, INDIANA 46342.
- PER FEMA MAP NUMBER 1808902256E AND 1808902258E, EFFECTIVE JAN. 18, 2012, THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN).
- SEE PLAT FOR INDIVIDUAL PARCEL AREAS. TOTAL AREA = 23.43 ACRES ±
- VERTICAL RELIEF SHOWN BY CONTOURS ON PLAT. (VERTICAL DATUM: NAVD88). CONTOUR INFORMATION TAKEN FROM PREVIOUS 2018 ABONMARCHÉ SURVEY.
- A ZONING REPORT WAS NOT PROVIDED FOR USE ON THIS SURVEY.
- NO BUILDINGS WERE OBSERVED ON THE SURVEYED PARCELS AT THIS TIME.
- SEE PLAT FOR SUBSTANTIAL FEATURES OBSERVED AT THIS TIME (PARCELS VACANT AT TIME OF SURVEY).
- NO VISIBLE PARKING STALLS WERE OBSERVED ON THE SURVEYED PARCELS AT THIS TIME.
- UNDERGROUND UTILITIES SHOWN ON THIS PLAT ARE FROM INFORMATION TAKEN FROM PREVIOUS 2018 ABONMARCHÉ SURVEY OF THE SUBJECT PARCELS.
- SEE PLAT FOR NAMES OF ADJOINING LAND OWNERS ACCORDING TO CURRENT TAX RECORDS.
- THE INTERSECTION OF U.S. HIGHWAY NO. 30 AND COLORADO STREET IS SHOWN AND DIMENSIONED ON THE PLAT.
- SEE PLAT.

SCHEDULE B, PART II ITEMS:

- RIGHT OF WAY GRANT DATED APRIL 5, 1961 AND RECORDED OCTOBER 30, 1961 IN DEED RECORD 1187, PAGE 313 AND AS INSTRUMENT NUMBER 363318 OF THE LAKE COUNTY RECORDS. (PARCEL 1) SEE PLAT.
- TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRICAL LINES AND GAS MAINS RECORDED ON SEPTEMBER 13, 1973 IN DOCUMENT NO. 220423 OF THE LAKE COUNTY RECORDS. (PARCEL 1) SEE PLAT.
- TERMS AND PROVISIONS OF A GRANT OF PERPETUAL EASEMENT BY AND BETWEEN A.M. PLUS, INC. AND THE MERRILLVILLE CONSERVANCY DISTRICT, DATED JANUARY 25, 1995 AND RECORDED JANUARY 26, 1995 AS DOCUMENT NUMBER 95004683 OF THE LAKE COUNTY RECORDS. (PARCEL 1) SEE PLAT.
- TERMS AND PROVISIONS OF A GRANT OF PERPETUAL EASEMENT BY AND BETWEEN A.M. PLUS, INC. AND THE MERRILLVILLE CONSERVANCY DISTRICT, DATED JANUARY 25, 1995 AND RECORDED JANUARY 26, 1995 AS DOCUMENT NUMBER 95004683 OF THE LAKE COUNTY RECORDS. (PARCEL 1) SEE PLAT.
- 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. SEE PLAT. THE EXCEPTION PARCEL CONTAINS A FRONTAGE ROAD. U.S. HIGHWAY NO. 30 AND COLORADO STREET BOTH LIE OUTSIDE OF THE BOUNDARIES OF THE SUBJECT PARCEL.

PLATS AND NOTES USED:

- PARCEL AND ADJOINING DEEDS
- ALTA/NSPS LAND TITLE SURVEY BY KRULL-ABONMARCHÉ DATED APRIL 12, 2018
- RECORD SUBDIVISION PLAT FOR RISS SQUARE (P.B. 47, PG. 28)
- TOPOGRAPHIC SURVEY BY PLUMB TUCKETT & ASSOCIATES DATED JUNE 27, 2003
- "QUARTER SECTION MAP" FOR THE SW 1/4, SECTION 24-35-08
- NUMEROUS PLATS/RECORDS/NOTES OBTAINED FROM KRULL SURVEYING
- CHICAGO TITLE INSURANCE CO. COMMITMENT NO. CTNW2103817, REVISION 1 DATED MAY 26, 2021 AND ASSOCIATED DOCUMENTS
- LAKE COUNTY SECTION CORNER DATA/WITNESS SHEETS
- LAKE COUNTY GIS WEBSITE

GENERAL NOTES:

- A TOTAL STATION AND GPS WERE USED TO COLLECT THE DATA NEEDED TO COMPLETE THIS SURVEY.
- FIELD WORK WAS COMPLETED ON 07/14/2021.
- BASIS OF BEARINGS: RECORD LEGAL DESCRIPTION FOR SUBJECT PARCELS.
- VERTICAL DATUM: NAVD 88

LAND SURVEYOR'S CERTIFICATE:

TO : S R REAL ESTATE, LLC, AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 5, 6a, 7a, 7b1, 7c, 8, 9, 11, 13, 14, 18 AND 19 FROM TABLE A. THE FIELD WORK WAS COMPLETED ON JULY 14, 2021. ADDITIONALLY, THIS SURVEY WAS COMPLETED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR COMPETENT PRACTICE OF LAND SURVEYING IN INDIANA AS ESTABLISHED IN TITLE 865 IAC 1-12.

I 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.

DATE OF PLAT OR MAP: 07/21/2021

Anthony M. Gregory
ANTHONY M. GREGORY, P.S.
agregory@abonmarche.com
PROFESSIONAL LAND SURVEYOR #80860005
STATE OF INDIANA

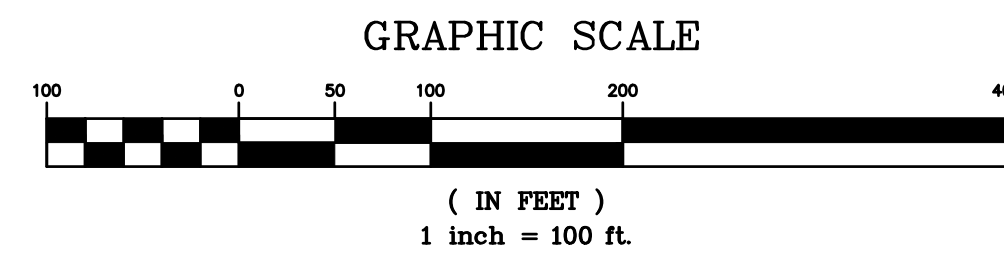


SYMBOL LEGEND:

CB	= CATCH BASIN
CO	= CLEAN OUT
GM	= GAS/PIPELINE MARKER
LP	= LIGHT POLE
MH	= MANHOLE
PP	= POWER POLE
SMH	= SANITARY MANHOLE
T	= TELEPHONE PEDESTAL
W	= WATER VALVE

MONUMENT LEGEND:

FCI	= FOUND CAPPED IRON (TORRENGA I.D. UNLESS OTHERWISE NOTED)
FIP	= FOUND IRON PIPE (SEE PLAT FOR SIZE)
FIR	= FOUND IRON ROD (5/8" DIA. REBAR)
FMAG	= FOUND MAG SPIKE
FMON	= FOUND MONUMENT
SCI	= SET CAPPED IRON (5/8" REBAR W/ABONMARCHÉ I.D. CAP)



LINE/TYPE LEGEND:

C	= CABLE LINE (BURIED)	ST	= STORM SEWER
FOC	= FIBER LINE (BURIED)	T	= TELEPHONE LINE (BURIED)
G	= GAS LINE (BURIED)	W	= WATER LINE (BURIED)
OHW	= OVERHEAD WIRE	X	= WIRE FENCE
SS	= SANITARY SEWER	---	= WOODS/TREE LINE

KRULL-ABONMARCHÉ
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abonmarche.com

PROJECT:
**3425 EAST U.S. HIGHWAY 30
AND 8203 COLORADO STREET
HOBART, IN 46342
LAKE COUNTY, INDIANA**

SHEET TITLE:
**ALTA/NSPS LAND TITLE SURVEY
S R REAL ESTATE LLC
C/O COMMERCIAL IN SITES
SECTION 24-T35N-R8W**

DRAWN BY:
TJ

DESIGNED BY:
N/A

PM REVIEW:
MJR

QA/QC REVIEW:
AMG

DATE:
07/21/2021

SIGNATURE:

DATE:

HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.

SCALE:
HORZ: 1" = 100'
VERT:
ACI JOB #:
21-1306

SHEET NO.: