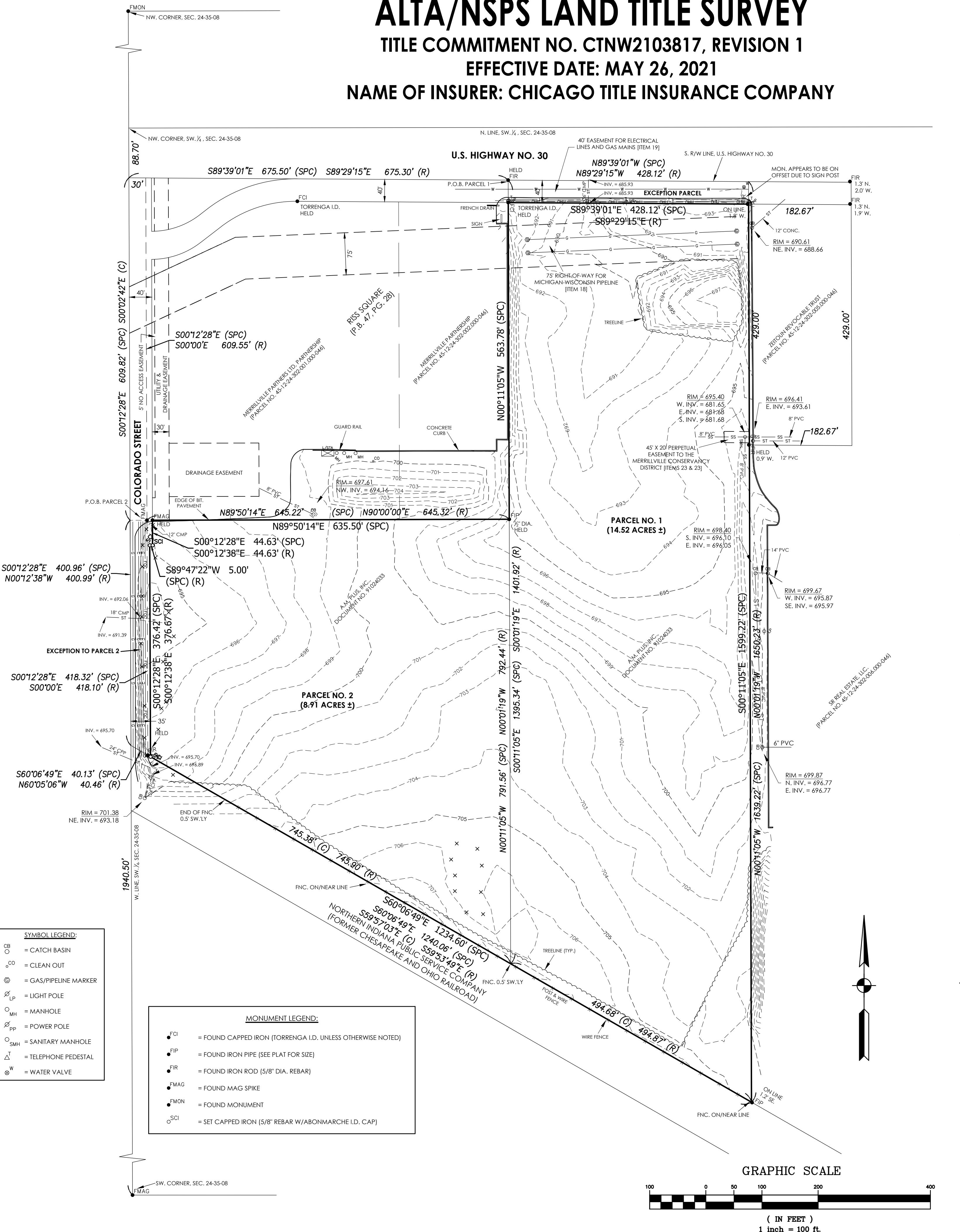


ALTA/NSPS LAND TITLE SURVEY
TITLE COMMITMENT NO. CTNW2103817, REVISION 1
EFFECTIVE DATE: MAY 26, 2021
NAME OF INSURER: CHICAGO TITLE INSURANCE COMPANY



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 0 MINUTES 15 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 89 DEGREES 29 MINUTES 15 SECONDS EAST ALONG SAID RAILROAD, 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 FRONTOAGE 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 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 0 MINUTES 15 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 89 DEGREES 29 MINUTES 15 SECONDS EAST ALONG SAID RAILROAD, A DISTANCE OF 1650.23 FEET (1639.85 FEET MEASURED) TO A POINT ON THE SOUTH LINE OF U.S. HIGHWAY 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 THE POINT IN THE WEST LINE OF SECTION AND THE SOUTH LINE OF U.S. HIGHWAY 30; THENCE SOUTH 89 DEGREES 29 MINUTES 15 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 30 FEET; THENCE SOUTH 0 DEGREES 0 MINUTES EAST (ALONG THE EAST LINE OF COLORADO STREET), A DISTANCE OF 609.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 0 MINUTES EAST ALONG SAID EAST LINE, A DISTANCE OF 410.40 FEET, THENCE SOUTH 0 DEGREES 0 MINUTES 15 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 745.90 FEET TO A POINT; THENCE NORTH 0 DEGREES 0 MINUTES 15 SECONDS WEST, A DISTANCE OF 792.44 FEET TO A POINT; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 1650.23 FEET (1639.85 FEET MEASURED) TO A POINT ON THE SOUTH LINE OF U.S. HIGHWAY 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 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 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 (609.55 FEET BY INSTRUMENT NUMBER 91024033) TO THE NORTH LINE OF THE GRANTOR'S LAND, AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 47 MINUTES 22 SECONDS EAST, 10.00 FEET ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF RISS SQUARE, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 47, PAGE 26 IN THE OFFICE OF THE Recorder OF LAKE COUNTY, INDIANA; THENCE NORTH 89 DEGREES 47 MINUTES 22 SECONDS EAST, 5.00 FEET TO THE POINT DESIGNATED "503" ON SAID EXHIBIT "B"; THENCE SOUTH 89 DEGREES 47 MINUTES 22 SECONDS WEST, 5.00 FEET TO THE POINT DESIGNATED "502" ON SAID EXHIBIT "B"; THENCE SOUTH 00 DEGREES 12 MINUTES 38 SECONDS EAST, 376.67 FEET TO THE SOUTHWESTERN LINE OF THE GRANTOR'S LAND; THENCE NORTH 60 DEGREES 05 MINUTES 06 SECONDS WEST, 40.46 FEET ALONG SAID SOUTHWESTERN LINE TO THE WEST LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 12 MINUTES 38 SECONDS WEST, 400.99 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE GRANTOR'S LAND; THENCE NORTH 89 DEGREES 47 MINUTES 22 SECONDS EAST, 30.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, AND CONTAINING 0.335 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, CONTAINING 0.73 ACRES, MORE OR LESS.

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 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 (609.55 FEET BY INSTRUMENT NUMBER 91024033) TO THE NORTH LINE OF THE GRANTOR'S LAND, AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 47 MINUTES 22 SECONDS EAST, 10.00 FEET ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF RISS SQUARE, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 47, PAGE 26 IN THE OFFICE OF THE Recorder OF LAKE COUNTY, INDIANA; THENCE NORTH 89 DEGREES 47 MINUTES 22 SECONDS EAST, 5.00 FEET TO THE POINT DESIGNATED "503" ON SAID EXHIBIT "B"; THENCE SOUTH 89 DEGREES 47 MINUTES 22 SECONDS WEST, 5.00 FEET TO THE POINT DESIGNATED "502" ON SAID EXHIBIT "B"; THENCE SOUTH 00 DEGREES 12 MINUTES 38 SECONDS EAST, 376.67 FEET TO THE SOUTHWESTERN LINE OF THE GRANTOR'S LAND; THENCE NORTH 60 DEGREES 05 MINUTES 06 SECONDS WEST, 40.46 FEET ALONG SAID SOUTHWESTERN LINE TO THE WEST LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 12 MINUTES 38 SECONDS WEST, 400.99 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE GRANTOR'S LAND; THENCE NORTH 89 DEGREES 47 MINUTES 22 SECONDS EAST, 30.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, AND CONTAINING 0.335 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, CONTAINING 0.73 ACRES, MORE OR LESS.

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;
- OCUPATION OF 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-ABONMARCHE ON APRIL 12, 2018.

A. 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 AND SURVEY NAILS (AKA "MAG SPIKES") WERE FOUND AT THE SOUTHEAST AND EAST QUARTER CORNER OF SAID SECTION.

B. 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.

C. 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 VERTICALLY ALIGNED WITH THE SIGHT LINE OF THE NORTH LINE OF PARCEL 1, AS SHOWN. 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.

D. 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.

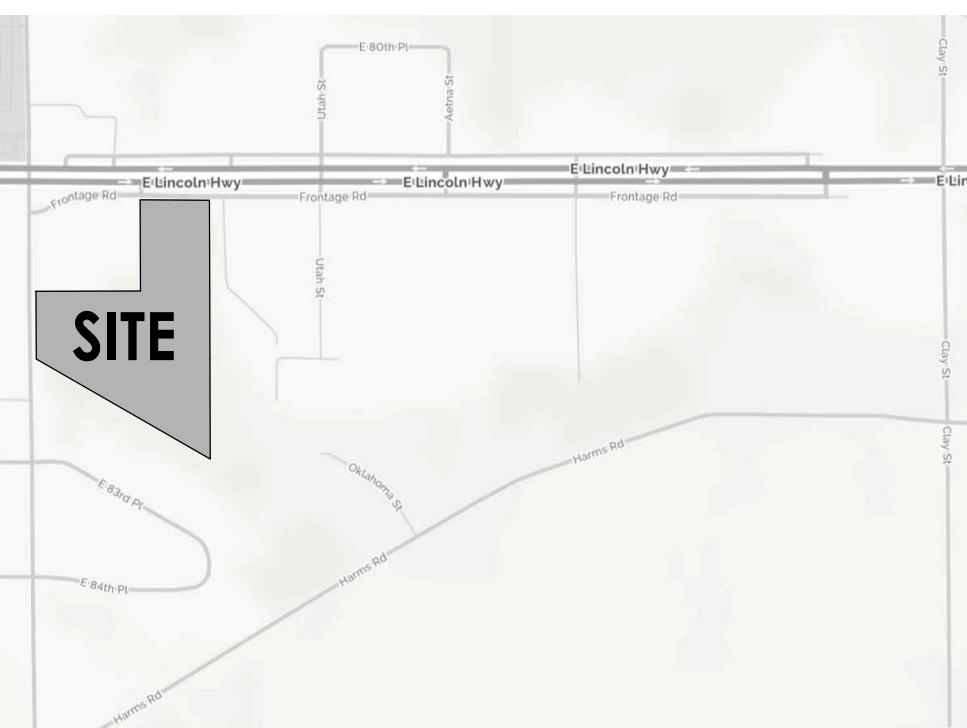
AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

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. THE LOCATIONS OF THE REMAINING BOUNDARY LINES WERE ESTABLISHED BY HOLDING RECORD DIRECTIONS AND DISTANCES WHICH AGREED WITH FOUND MONUMENTS. THE SIGHT LINES WERE ESTABLISHED BY HOLDING RECORD DIRECTIONS AND DISTANCES WHICH AGREED WITH 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.

LINETYPE LEGEND:	
C	= CABLE LINE (BURIED)
FOC	= FIBER LINE (BURIED)
G	= GAS LINE (BURIED)
OHU	= OVERHEAD WIRE
SS	= SANITARY SEWER
ST	= STORM SEWER
T	= TELEPHONE LINE (BURIED)
W	= WATER LINE (BURIED)
X	= WIRE FENCE
Z	= WOODS/TREE LINE



VICINITY MAP
 (NOT TO SCALE)

KRULL-ABONMARCHE
 Portage
 South Park Avenue
 Hobart
 IN 46342
 (219) 471-2568
 (219) 471-4540
 abonmarche.com
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**3425 EAST U.S. HIGHWAY 30
 AND 8203 COLORADO STREET
 HOBART, IN 46432**
 LAKE COUNTY, INDIANA

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

GENERAL NOTES:
 1. A TOTAL STATION AND GPS WERE USED TO COLLECT THE DATA NEEDED TO COMPLETE THIS SURVEY.
 2. FIELD WORK WAS COMPLETED ON 07/14/2021.
 3. BASIS OF BEARINGS: RECORD LEGAL DESCRIPTION FOR SUBJECT PARCELS.
 4. 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, 7b, 7c, 8, 9, 11, 13, 14, 18 AND 19 FROM TABLE A. THE FILED 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

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 SIZE

SCALE:
 HORIZONTAL: 1" = 100'
 VERTICAL:

ACI JOB #:
 21-1306
 SHEET NO.:

1 of 1
 NO. REVISION DESCRIPTION: BY: DATE: