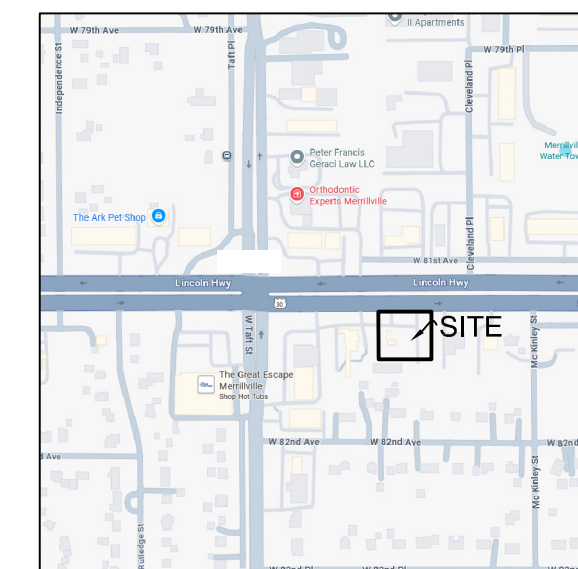
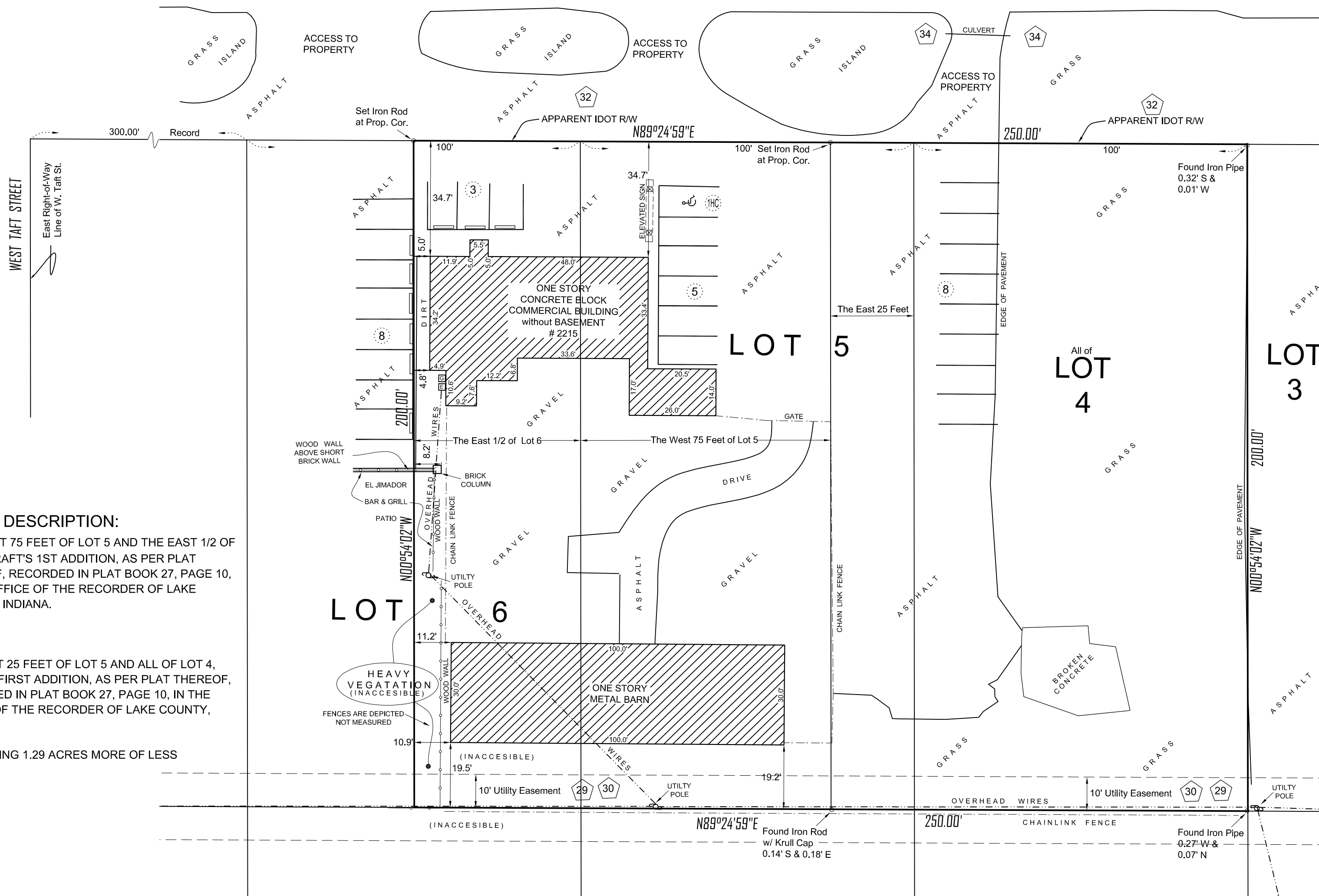


U. S. LINCOLN HIGHWAY

RIGHT-OF-WAY VARIES
(Asphalt Paved)



VICINITY MAP
Not to Scale



LEGAL DESCRIPTION:

THE WEST 75 FEET OF LOT 5 AND THE EAST 1/2 OF LOT 6, KRAFT'S 1ST ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

AND

THE EAST 25 FEET OF LOT 5 AND ALL OF LOT 4, KRAFT'S FIRST ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

CONTAINING 1.29 ACRES MORE OF LESS

FLOOD ZONE NOTE

Flood Status Information was obtained using Flood Insurance Rate Maps (FIRM) provided by the Federal Emergency Management Agency (FEMA) from their website, located at msc.fema.gov.

The subject real estate appears by scaled map location and graphic plotting only on the FIRM Maps of Lake County, Indiana per community panel 18089C0251 E with an Effective Date of NOT PRINTED to be located in Flood Zone X and is not within a Special Flood Hazard Zone.

The accuracy of any flood hazard data shown on this Land Survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. This certification is restricted to a review of the FIRM noted above and shall not be construed as a confirmation or denial of flooding potential. No field work was performed to determine any elevations on the property.

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON DRAWING. BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORD AND/OR DESCRIPTION PROVIDED. THIS DRAWING IS VALID FOR SIX (6) MONTHS FROM THE DATE SHOWN AND SHOULD NOT BE RELIED ON THEREAFTER.

NOTES

- THE LEGAL DESCRIPTION ON THIS DRAWING WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT ORDER NO.: CTNW2503911 EFFECTIVE DATE: JULY 7, 2025 AT 08:00 AM.
- DIMENSIONS ON THE DRAWING ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY.
- THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA, LINCOLN HWY AKA ROUTE 30 A PUBLIC RIGHT-OF-WAY.
- PARCEL NUMBER OF SUBJECT SITE IS: 45-12-20-401-007.000-030
- THE POSTED ADDRESS FOR SUBJECT PROJECT IS: 2215 W LINCOLN HWY, MERRILLVILLE, IN 46410
- PARKING SPACES: 24 REGULAR SPACES, 1 HANDICAP
- THERE ARE ENCROACHMENTS THAT WERE OBSERVED, BRICK COLUMN LOCATED TO THE SW OF OUR PROPERTY. FENCES ARE ONLY DEPICTED NOT MEASURED.
- PROPERTY ZONED: Commercial/Industrial Special District (C/I-S) TOWN OF MERRILLVILLE ZONING MAP Date Printed - 2/20/2023

SCHEDULE B ITEMS

THERE IS SURVEY RELATED PLOTTABLE SCHEDULE B ITEMS PER: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT ORDER NO.: CTNW2503911 EFFECTIVE DATE: JULY 7, 2025 AT 08:00 AM.

- EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: INDIANA PIPE LINE AND REFINING COMPANY RECORDING DATE: JULY 21, 1896 RECORDING NO: MISCELLANEOUS RECORD 17, PAGE 20. (IS NOT PLOTTED OR SHOWN ON SURVEY) (BLANKET IN NATURE)
- COVENANTS, CONDITIONS, AND RESTRICTIONS EASEMENTS, AND BUILDING LINES AS SHOWN IN THE PLAT OF KRAFT'S FIRST ADDITION, A SUBDIVISION RECORDED IN PLAT BOOK 27, PAGE 10. (IS PLOTTED AND SHOWN ON SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL)
- EASEMENT FOR UNDERGROUND ELECTRICAL LINES, COMMUNICATION LINES AND GAS MAINS GRANTED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY AND INDIANA BELL TELEPHONE COMPANY, DATED AUGUST 6, 1987 AND RECORDED SEPTEMBER 28, 1987 AS INSTRUMENT NUMBER 940453. (IS PLOTTED AND SHOWN ON SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL)
- ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY RECORDED JANUARY 12, 1993 AS INSTRUMENT NUMBER 93002799. (IS NOT PLOTTED OR SHOWN ON SURVEY) (BLANKET IN NATURE)
- LOCATION CONTROL ROUTE SURVEY RECORDED NOVEMBER 20, 2008 IN BOOK 19, PAGE 70, AS INSTRUMENT NUMBER 2008-079249. (IS PLOTTED AND SHOWN ON SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL)
- 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. (IS NOT PLOTTED OR SHOWN ON SURVEY) (BLANKET IN NATURE)
- PURSUANT TO IC36-9-27-33 OF COUNTY DRAINAGE BOARD (AND ANY AMENDMENTS THERETO) OR ANY LEGAL REPRESENTATIVE THEREOF IS GRANTED THE RIGHT OF ENTRY OVER AND ALONG LANDS LYING WITHIN 75 FEET OF ANY REGULATED DRAIN, SAID 75 FEET BEING MEASURED AT RIGHT ANGLES FROM THE EXISTING BANK OF EACH AND ANY OPEN DRAINS. (IS PLOTTED AND SHOWN ON SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL)
- ANY MAP/PLAT FURNISHED IS BEING DONE SO AS AN AID IN LOCATING THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS, NATURAL BOUNDARIES AND OTHER LAND, AND IS NOT A SURVEY OF THE LAND DEPICTED. EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES, LOCATION OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN THEREON. (IS NOT PLOTTED OR SHOWN ON SURVEY) (BLANKET IN NATURE)

TO: D & J WATER LLC, AN INDIANA LIMITED LIABILITY COMPANY
HAMODEH LLC
ALEX & AMAN LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR DRAWING 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 1, 2, 3, 4, 7A, 8, 9, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 1, 2025.

DATE OF DRAWING OR MAP: AUGUST 1, 2025

RANDY SEKEREZ
PROFESSIONAL LAND SURVEYOR NO. 20200025



ALTA SURVEY

PREPARED FOR
COMMERCIAL IN-SITES

1100 W. U.S. 30
MERRILLVILLE, INDIAN 46410

2215 W LINCOLN HWY
MERRILLVILLE, IN 46410

Parcel Number: 45-12-20-401-004.000-030,
45-12-20-401-005.000-030, 45-12-20-401-006.000-030
and 45-12-20-401-007.000-030

ZARKO SEKEREZ & ASSOCIATES, INC.

LAND SURVEYORS & PLANNERS

116 WEST CLARK STREET
CROWN POINT, INDIANA 46307
ILL. PHONE: (312)726-1313 IND. PHONE: (219)663-3344
ILL. FAX: (312) 236-9506 IND. FAX: (219) 663-7282
WWW.SEKEREZ.COM

DATE: August 1, 2025

DRAWN BY: C.D. CHECKED BY: R.S.

ORDER NO.: 19711

0 12.5 25 37.5 50
SCALE: 1 inch = 25 feet