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Auto Entered	
Instrument Number	2000-054281
Creation Date	8/1/2000
Last Modified	8/2/2000
Grantor	
Grantee	

Instrument Information		
Instrument Type Oversize		
Specific Instrument Name Plat of Survey		
Pgs	Fees	Consideration
1	\$18.00	
Signor WHITECO FIRST ADD LT 4		
Signee PLAT		

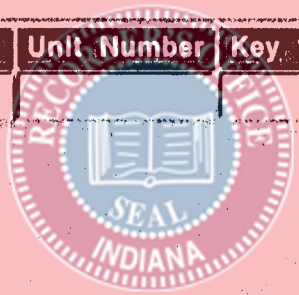
Information	
Inst References	
Financing <input checked="" type="radio"/> Commercial <input type="radio"/> Individual	
Entered By Pat Sims	

Legal

Legal Description

LT 4 WHITECO FIRST ADD HAMMOND SEE BOOK 7 PAGE 26

Auditor #	Street #	End Range	Prefix	Street Name	Street Type	Suffix	
1247							
Property Zip	Property City	St	Unit Number	Key 1	Key 2	Key 3	Next
		IN					



Auditor Number

1247

CRACKER BARREL  
Country Store, Inc  
#97056548

ALTA / ACSM LAND TITLE  
LOT 4, WHITECO FIRST AD  
TO THE CITY OF HAMM  
LAKE COUNTY, INDIANA

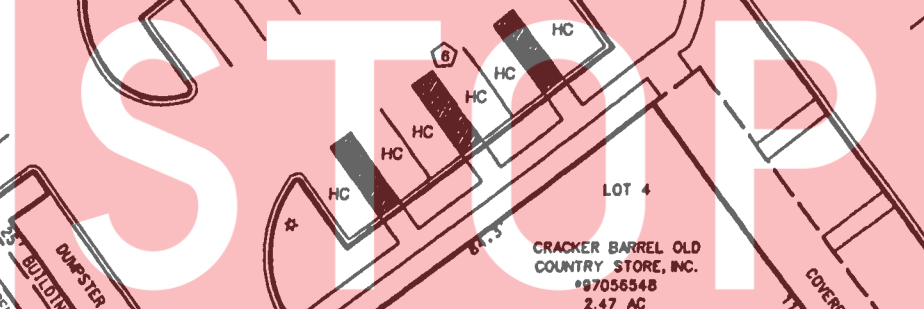
8/1/2000 Book: 7 Page: 26  
Instrument Number: 2000-05428  
ALTA/ACSM LAND TITLE SURVEY  
Filed in the State of Indiana, Cou  
By Recorder: MORRIS W. CA

SCALE: 1" = 20'

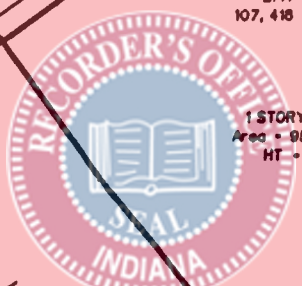
WHITECO INDUSTRIES  
#99007173

001207

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This Document is the property of the Lake County Recorder!



LOT 4  
CRACKER BARREL OLD  
COUNTRY STORE, INC.  
#97056548  
2.47 AC  
107,416 SQ.FT.



1 STORY BUILDING  
Area = 9557.6 sq. ft  
HT = 17.1 FT

FILED

JUL 3 2000

PETER BENJAMIN  
LAKE COUNTY AUDITOR

LAKE COUNTY, INDIANA CONVENTION AND VISITORS BUREAU  
#99008376

25x100

# LTA /ACSM LAND TITLE SURVEY LOT 4, WHITECO FIRST ADDITION, TO THE CITY OF HAMMOND LAKE COUNTY, INDIANA

8/1/2000 Book: 7 Page: 26  
Instrument Number: 2000-054281  
ALTA/ACSM LAND TITLE SURVEY LOT 4  
Filed in the State of Indiana, County of Lake  
By Recorder: **MORRIS W. CARTER**

DESCRIPTION  
Job #3282

DESCRIBED BY SURVEY AS FOLLOWS:

Lot 4, Whiteco First Addition to the City of Hammond (Plat Book 82, page 95), Lake County, Indiana, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 41 thence SOUTH 90 degrees 00 minutes 00 seconds WEST, 232.00 feet to the Southwest corner of said Lot 41 thence NORTH 00 degrees 00 minutes 00 seconds EAST, along the West line of Lot 4, 26.62 feet; thence continuing along said West line thence NORTH 37 degrees 34 minutes 10 seconds WEST, 236.25 feet; thence continuing along said West line NORTH 47 degrees 26 minutes 40 seconds WEST, 26.89 feet to the Northwest corner of Lot 41 thence NORTH 43 degrees 10 minutes 00 seconds EAST, along the North line of Lot 4, 271.31 feet to the Northeast corner of Lot 41 thence along the easterly line of Lot 4, SOUTH 46 degrees 49 minutes 00 seconds EAST, 141.93 feet; thence continuing along said easterly line SOUTH 31 degrees 41 minutes 00 seconds EAST, 194.64 feet; thence continuing along said easterly line SOUTH 90 degrees 00 minutes 00 seconds EAST, 171.40 feet to the point of beginning, containing 2.47 acres, more or less.

### SURVEY CERTIFICATION

To: FFCA ACQUISITION CORPORATION, A DELAWARE CORPORATION, FRANCHISE FINANCE CORPORATION OF AMERICA, A DELAWARE CORPORATION, FFCA CAPITAL HOLDING CORPORATION, A DELAWARE CORPORATION, FFCA FINDING CORPORATION, A DELAWARE CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, LANAMERICA FINANCIAL GROUP, INC. / LAWYERS TITLE INSURANCE CORPORATION AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, CRACKER BARREL OLD COUNTRY STORE, INC., COUNTRY STORES PROPERTY I, LLC, COUNTRY STORES PROPERTY II, LLC, COUNTRY STORES PROPERTY III, LLC, CS REMAINDER I, LLC, CS REMAINDER II, LLC AND CS REMAINDER III, LLC;

This is to certify that this map or plat and the survey (this "Survey Map") of the real property ("Property") specifically described in Lawyers Title Insurance Corporation's title commitment No. 1513LK00 dated April 26, 2000 (the "Title Commitment"), is based on a field survey made on June 14, 2000, by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, Items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a) and 13 through 16 of Table A thereof, pursuant to the Accuracy Standards as adopted by ALTA, MSPS and ACSM and in effect on the date of this certification, undersigned further certified that the property field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Accuracy Standards and Classifications for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys". (2) was prepared in accordance with and includes all items and information required by the document titled "Survey Requirements for Franchise Finance Corporation of America, FFCA Acquisition Corporation and FFCA Capital Holding Corporation dated May 18, 1999, and (3) to the best of my professional knowledge, information and belief:

- (a) This Survey Map correctly represents the facts found at the time of the survey;
- (b) There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment;
- (c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/- 0.1 feet;
- (d) The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of records and
- (e) Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gaps between said parcels.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this survey for accuracy with respect to the Property.

Certified this 20th day of July, 2000.

*Ben E. Bledsoe*  
Ben E. Bledsoe  
Registered Land Surveyor No. S0559  
State of Indiana

The property described and shown herein is the same property described in Lawyers Title Insurance Corporation's title commitment No. 1513LK00 dated April 26, 2000.

### REPORT OF SURVEY Job #3282

In accordance with Title 945, 1-12-1 through 1-12-23 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey:

- a) Variance in the reference monuments;
- b) Discrepancies in record descriptions and plat;
- c) Inconsistencies in lines of occupation and
- d) Random Errors in Measurement (Theoretical Uncertainty);

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class A Survey (0.10 feet) as defined in IAC 945.

This survey was performed at the request of Hayes & Matthew, Inc. The site is currently in the name of Cracker Barrel Old Country Store, Inc. #97056508.

MONUMENTS FOUND:  
Rebar found on southwest lot line (A). Rebar found at southwesterly lot corner of lot 3, NORTH 47 degrees 26 minutes 40 seconds WEST, 303.62 feet record, NORTH 47 degrees 26 minutes 40 seconds WEST, 303.62 feet measured.

ESTABLISHMENT OF LINES AND CORNERS:  
Lot 4 was re-established holding the lot corners above and the record plat. There were no discrepancies with record descriptions.

Subject to the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

- Due to variance in reference monuments: 0.10 feet.
- Due to discrepancies in the record descriptions: None.
- Due to inconsistencies in lines of occupation: None.

### EASEMENT NOTES:

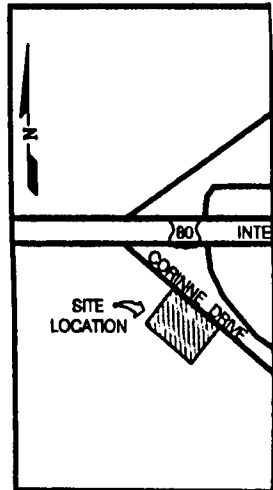
PER LAWYERS TITLE COMMITMENT #1513LK00  
DATED APRIL 26, 2000.

- 3B BUILDING LINES AND EASEMENTS PER PLAT BK 82 PG 95 AS SHOWN HEREON
- 3C COVENANTS AND RESTRICTIONS PER PLAT BK 82 PG 95; NOT PROVIDED, NOT SHOWN
- 3D TERMS AND PROVISIONS OF ORDINANCE 7806 (INST #95060282); NOT PROVIDED, NOT SHOWN.
- 3E TERMS AND PROVISIONS OF INSTRUMENTS DOC. #95076499, #66001026, #7063597, #70736599; NOT PROVIDED, NOT SHOWN.
- 3F COVENANTS AND RESTRICTIONS #97053364; NOT PROVIDED, NOT SHOWN.
- 3G TERMS AND PROVISIONS OF ORDINANCE 8016; #97073658; NOT PROVIDED, NOT SHOWN.
- 3H TERMS AND PROVISIONS OF RESTRICTIVE COVENANTS #97066549; BLANKET IN NATURE, NOT SHOWN.
- 3I TERMS AND PROVISIONS OF RESTRICTIVE LAND USE #97048994; DESCRIPTIONS AND EXHIBITS NOT PROVIDED, NOT SHOWN
- 3J TERMS AND PROVISIONS OF EMERGENCY ACCESS EASEMENT #97063343; EASEMENT SHOWN HEREON

**Bledsoe Tapp & Riggert, Inc.**

Quality Land Surveying and Civil Engineering Services

JOB #3282



### LEGEND:

- \* LIGHT POLE
- U UTILITY POLE
- S SIGN
- M MANHOLE
- GUY WIRE
- CO CLEANOUT
- OH- OVERHEAD ELEC LINE
- OH- OVERHEAD TELE LINE
- FHO FIRE HYD
- WYO WATER
- WMO WATER
- CATCH I
- HC HANDICAP
- GAS GAS MET

### NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE A3 (100 YEAR FLOOD) PER COMMUNITY NUMBER DATED MARCH 16, 1991.
2. PROPERTY IS ZONED C-4 GENERAL COMMERCIAL CURRENT USE IS ALLOWED.
3. SETBACKS: PER CITY OF HAMMOND ZONING FRONT = 25' SIDE = 10' REAR = 25' PARKING: 1 PER 150 SQ. FT. OF PUBLIC HEIGHT NOT TO EXCEED 40' ON MAIN BUILDING
4. FIELD WORK PERFORMED JUNE, 2000.



### "ALTA /ACSM LAND TITLE SURVEY"

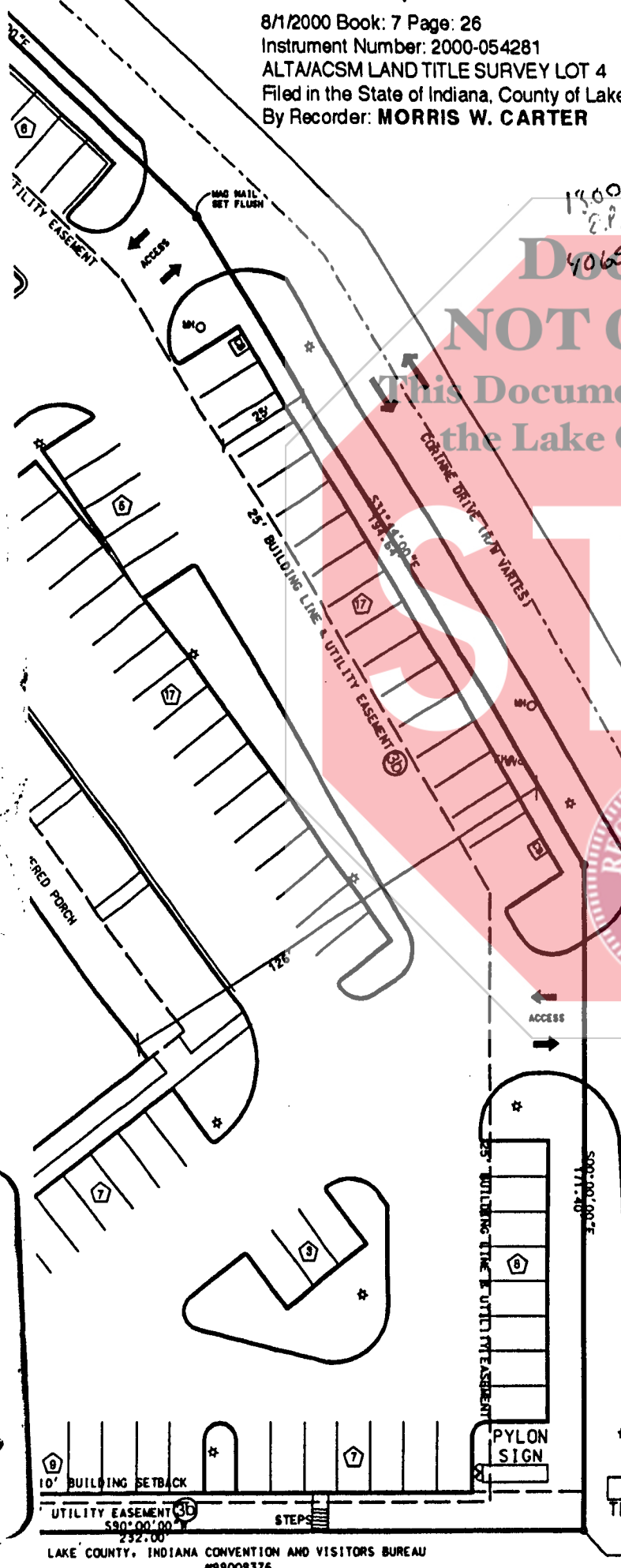
PREPARED FOR:

**HAYES & MATTHEW**  
NATIONAL DIVISION - ALTA/ACSM  
1720 Newhope Street - Suite 100/08  
P.O. Box 100  
Fountain Valley, CA 92708  
714-979-7181  
FAX 714-971-8940

### FFCA

7750 Corinne Drive, E  
Hammond, IN  
(Cracker Barrel)

SCALE: 1"=40'	CHECKED BY: JBR
DATE: JUNE 19, 2000	APPROVED BY: [Signature]
DWN BY: GSK	Sheet No. 1 of 1
CHECKED BY: BJB	FFCA No. 10000



LAKE COUNTY, INDIANA CONVENTION AND VISITORS BUREAU  
#99009376

P.O.B. SE CORNER LOT 4  
1/4" REBAR SET FLUSH

25 X 11