

# ALTA/ACSM Land Title Survey

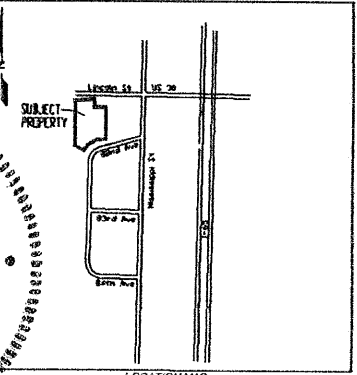
Part of Lot 1, West Lake Plaza, Plat Book 47, Page 77  
 Section 22, Township 35 North, Range 8 West,  
 Lake County, Indiana

Owners of Record:  
 El Torito Restaurants  
 Instrument #831738  
 Section 22, T35N, R8W

**FILED**

STATE OF INDIANA  
 LAKE COUNTY  
 FILED FOR RECORD

120.00 ZP  
 25145  
**BEN E. BLEDSOE**  
 REGISTERED  
 No. S0559  
 State of INDIANA  
 LAND SURVEYOR

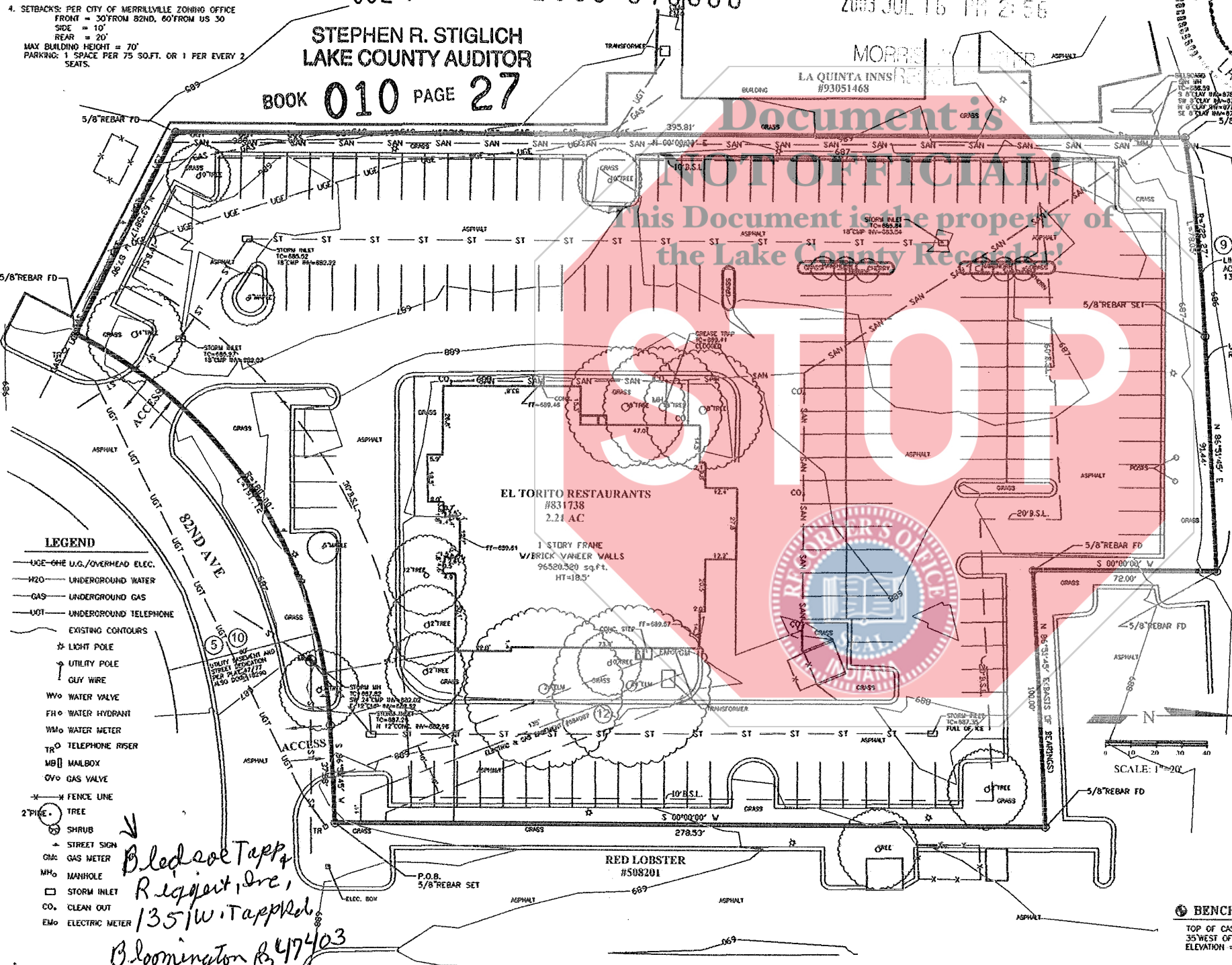


- NOTES:
1. Plat Community Panel #180138 00058 dated October 15, 1981. This property is located in Zone "C", areas of minimal flooding.
  2. Survey performed January, 2003.
  3. Property zoned C-3; COMMERCIAL; see town of Merrillville Zoning Ordinance.
  4. SETBACKS: PER CITY OF MERRILLVILLE ZONING OFFICE  
 FRONT = 30' FROM 82ND, 60' FROM US 30  
 SIDE = 10'  
 REAR = 20'  
 MAX BUILDING HEIGHT = 70'  
 PARKING: 1 SPACE PER 75 SQ.FT. OR 1 PER EVERY 2 SEATS.

JUL 16 2003 2003 07 3860 2003 JUL 16 PM 2:56

STEPHEN R. STIGLICH  
 LAKE COUNTY AUDITOR

BOOK 010 PAGE 27



Beginning of a point on the north right-of-way line of Plaza 1988, said point being 720.30 feet (approximately) of the East line of said lot. (West right-of-way line of Mesopotam Street) being the East line of Red Lobster, Inc. (E002011) thence South 88° 51' 45" West along said North right-of-way line, 37.88 feet; thence continuing along said North right-of-way line along said circular curve which is convex to the Northwest whose radius = 180.00 feet, tangent = 105.85 feet, deflection angle = 60° 02' a distance of 191.12 feet along said curve; thence North 63° 55' 17" West, 87.90 feet to the east line of La Quinta Motor Inns, Inc. (E9303148) thence North 00° 00' 00" East, along said east line 395.61 feet to the East line of said Lot 1 (Southernly line of the I-65 Exit Ramp); thence Easterly along said Northernly line of Lot 1, along a circular curve which is convex to the North whose radius = 722.27 feet, tangent = 39.04, deflection angle = 06° 11' 22" a distance of 73.08 feet; thence North 88° 51' 45" East, along said Northernly line, North 88° 51' 45" East, 61.44 feet to the west line of Red Lobster line line, (E002011) thence the next (2) three courses being along said west line (1) thence South 00° 00' 00" West 75.00 feet (2) thence North 88° 51' 45" East, parallel with said North line, 100.00 feet (3) thence South 00° 00' 00" West, 278.53 feet to the point of Beginning.

**SURVEYOR'S CERTIFICATE**

The undersigned hereby certifies to Bob Evans Farms, Inc., BFF, RDI, Inc., and to Commercial Land Title Insurance Company and Merrillville Title Insurance Company as of January 20th, 2003, that this survey was actually made upon the ground; that the information, courses and distances thereon are accurate; that the lines and lines of actual courses are the same as the property description "shown" by engineering calculation; that this survey corrects the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and appropriate set-back lines established by subdivision plat, recorded restrictions or applicable zoning building codes affecting the property; that there are no encroachments or uses affecting the property appearing from a careful physical inspection of the same, other than those shown hereon; that utility services necessary for the operation of the property are present on property or within adjacent public right-of-way or recorded easements; that there are no encroachments on the adjoining premises, streets or alleys by any of the buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvements situated upon any adjoining premises; and that the property lies not 20' within any flood hazard area shown on any U.S. Department of H.U.S. Flood Insurance Boundary map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992, and (2) in accordance with the provisions of the Surveyors' Act of 1967, as amended, and in effect on the date of this certificate.

Certified this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Ben E. Bledsoe  
 Registered Land Surveyor No. 50599  
 State of Indiana

**REPORT OF SURVEY**  
 Job # 4204

In accordance with Title 855, 1-12-1 through 1-12-29 of the Indiana Administrative Code, the following observations and additions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- 1. Inaccuracies in the reference monuments;
- 2. Inaccuracies in record descriptions and plots;
- 3. Circumstances of loss of occupation and abandonment;
- 4. Abandonment of lines or monuments;
- 5. Inaccuracies in measurement (theoretical uncertainty);
- 6. Theoretical uncertainty due to random errors in measurement of the corners of the subject tract established by this survey within the specifications for a Class A Survey (0.10 feet) as defined in IAC 855.

This survey was performed at the request of Bob Evans Farms. The property is currently in the name of El Torito Restaurants #31738.

**MONUMENTS FOUND:**  
 1. A Prior survey by Bengal Surveying dated 10-28-85 was provided by our client.  
 2. Corners found on the site survey are as shown. Record versus measured distances are as shown.

**ESTABLISHMENT OF LINES AND CORNERS:**  
 1. The corners found on the Northeast 100.00 foot boundary call were held for the basis of bearings. All other lines were established by record. The monuments found fell on line with the calculated boundary within the 0.10 foot accuracy of the survey. There is a 0.30 foot dead space along the east line (Red Lobster) and a 0.11 foot dead space along the west line (La Quinta Inns), both due to their distances from the east line of the quarter section.

As a result of 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 inaccuracies in reference monuments: up to 0.10 feet.  
 Due to discrepancies in the record descriptions: close within 0.11 feet.  
 Due to inconsistencies in lines of occupation: no inconsistencies noted.

**EASEMENT NOTES:**  
 PER COMMONWEALTH TITLE INSURANCE COMPANY COMMITMENT 02-11709, DATED OCTOBER 29, 2002.

- (5) GRANT OF EASEMENT ON RECORDED PLAT, AS SHOWN HEREON.
- (9) LIMITED ACCESS DEED; DR 1362 PG 195; AS SHOWN HEREON.
- (10) EASEMENT FOR WATER, DOCUMENT 418290; AS SHOWN HEREON.
- (11) ROUTE SURVEY, DOCUMENT 97014356; AFFECTS U.S. 30 TO THE NORTH OF SITE.
- (12) ELECTRIC & GAS EASEMENT, DOCUMENT#684067.

**ENCROACHMENTS**  
 NONE NOTED.

**BENCHMARK**  
 TOP OF CASTING OF MANHOLE LOCATED 35' WEST OF EAST ENTRANCE  
 ELEVATION = 687.82

- LEGEND**
- UOE - ONE U.G./OVERHEAD ELEC.
  - H2O - UNDERGROUND WATER
  - GAS - UNDERGROUND GAS
  - UT - UNDERGROUND TELEPHONE
  - EXISTING CONTOURS
  - LP - LIGHT POLE
  - UP - UTILITY POLE
  - GW - GUY WIRE
  - WV - WATER VALVE
  - WH - WATER HYDRANT
  - WM - WATER METER
  - TR - TELEPHONE RISER
  - MB - MAILBOX
  - GV - GAS VALVE
  - FL - FENCE LINE
  - TR - TREE
  - SH - SHRUB
  - SS - STREET SIGN
  - GM - GAS METER
  - MH - MANHOLE
  - SI - STORM INLET
  - CO - CLEAN OUT
  - EM - ELECTRIC METER

Bledsoe Tapp & Riggert, Inc.  
 1351 W. Tapp Road  
 Bloomington, IN 47403

**Bledsoe Tapp & Riggert, Inc.**  
 Quality Land Surveying and Civil Engineering Services  
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 Bloomington, IN 47403  
 (812) 336-8277  
 FAX (812) 336-8251

**ALTA/ACSM LAND TITLE SURVEY**  
 MERRILLVILLE BOB EVANS  
 FOR  
 BOB EVANS, INC.

PROJECT NO. 4204