

2010-017170

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WILLIAM J. KRULL
REG. ENGINEER No. 235
KEVIN A. KRULL
REG. SURVEYOR No. 20100075

KRULL & SON

ENGINEERS AND SURVEYORS
ESTABLISHED 1914

1201 MAIN STREET
HOBART, INDIANA 46342
PHONE 219-947-2568

ALTA/ACSM LAND TITLE SURVEY

21/23

ROBERT A. KRULL
REG. ENGINEER No. 3892
REG. SURVEYOR No. 10516

FILED

MAR 25 2010

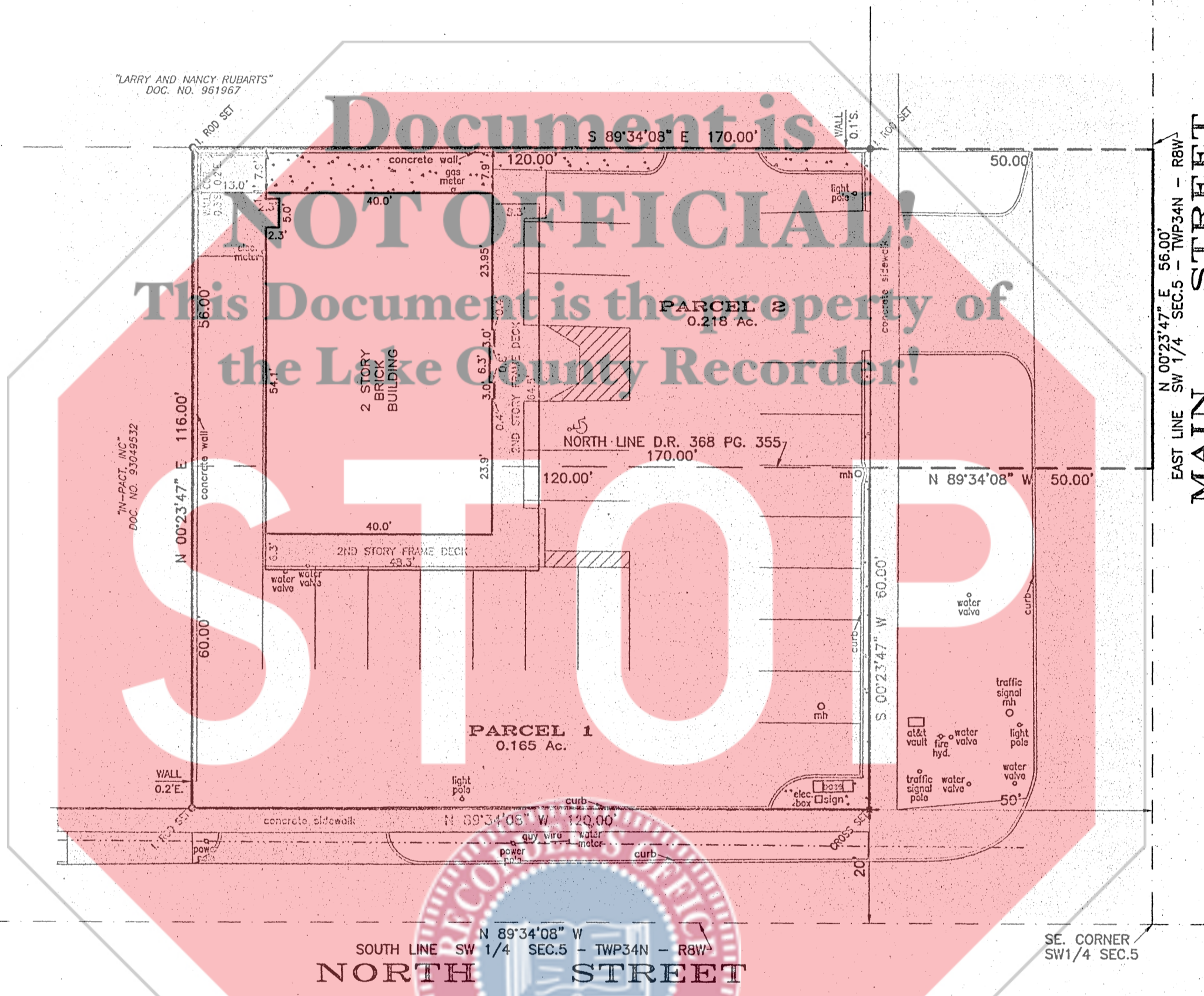
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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NAME OF OWNER: Warne Investment Group, LLC
 ADDRESS OF PROPERTY: 201 N. Main Street, Crown Point, Indiana 46307

DESCRIPTION OF PROPERTY: PARCEL 1: Part of the East 1/2 of the SW 1/4 of Section 5, Township 34 North, Range 8 West of the 2nd P.M., in the City of Crown Point, Lake County, Indiana, described as follows:
 Beginning at the Northwest corner of Main and North Streets in the City of Crown Point, said point being 20 feet North of the South line of Section 5 aforesaid and 50 feet West of the East line of said SW 1/4 of Section 5; thence West from said point of beginning, along the North line of North Street, 120 feet; thence North, parallel with the West line of Main Street, 60 feet; thence East, parallel with the North line of North Street, 120 feet; thence South, along the West line of Main Street, 60 feet to the point of beginning.

PARCEL 2: Part of the SE 1/4 of the SW 1/4 of Section 5, Township 34 North, Range 8 West of the 2nd P.M., in the City of Crown Point, Lake County, Indiana, described as follows: Beginning at a point on the East line of the SW 1/4 of said Section 5, said East line also being the center line of Main Street, which point is 136 feet North of the Southeast corner of the said SW 1/4; thence West 170 feet; thence South 56 feet, more or less, to the Northwest corner of real estate as conveyed to Standard Oil Company in Deed Record 368 page 365, in the Recorder's Office of Lake County, Indiana; thence East, along the North line of said real estate conveyed to Standard Oil Company, 170 feet, more or less, to the East line of the said SE 1/4; thence North, along the said East line of said SW 1/4, 56 feet, more or less, to the place of beginning.



"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."
 PREPARED BY: *Michelle Krull*

SURVEYOR'S REPORT

In accordance with Title 865, Article 1.0, Chapter 12, Section 1 through 34 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 as a result of:

The following documents were used in the course of this survey:

1. A Plat of Survey by Krull and Son, dated May 29, 1962, of the hereon described Parcels 1 and 2.
2. Surveys by Krull and Son of adjacent parcels from the 1950's through the 1970's.
3. A Plat of Survey by Krull and Son, dated September 26, 2006, of the hereon described Parcels 1 and 2.
4. Ticor Title Insurance Company Commitment Order No. 620063086, effective date June 10, 2009, REV.#2 12/01/09. The description on the hereon drawn plat was obtained from said Commitment.

The following monuments were used for this survey:

1. Iron monuments from the above referenced 1962 Krull and Son survey.

Availability and condition of reference monuments:

The monuments were in good condition and appeared undisturbed and were found at or near grade.

Uncertainties resulting from occupation lines:

Apparent uncertainties in possession were observed. A concrete wall deviated from the north and west deed lines by as much as 0.3 feet as shown on the hereon drawn plat.

Discrepancies due to record descriptions:

No apparent uncertainties resulted from the record descriptions.

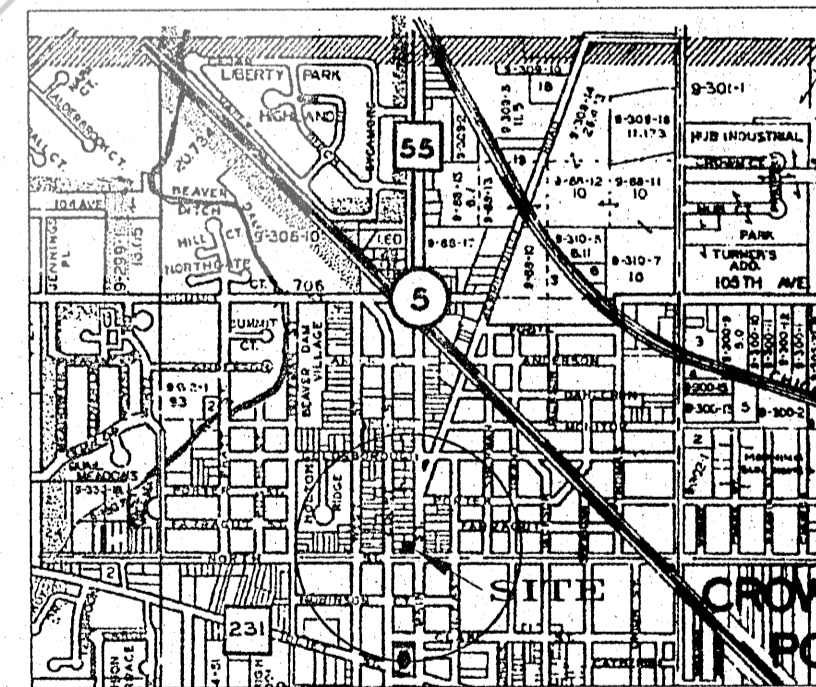
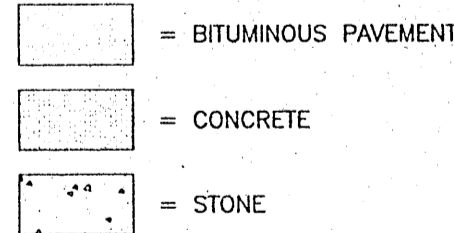
The following results and conclusions were used in the course of this survey:

The hereon survey was a retracement of the 1962 Krull and Son survey. Monuments along the West line of the surveyed parcels, found during the 2006 Krull and Son survey, were used to reestablish the deed lines hereon. A concrete wall/curb along the north and west deed lines supports both the monumentation found and the hereon deed line boundaries.

The Relative Positional Accuracy (due to random errors in measurements) of this survey is within that allowable for a Urban Survey (0.07 feet plus 60 ppm) as defined in IAC 865.

PARKING SPACES

- 21 Regular parking spaces
- 1 Handicapped parking spaces
- 22 Total parking spaces

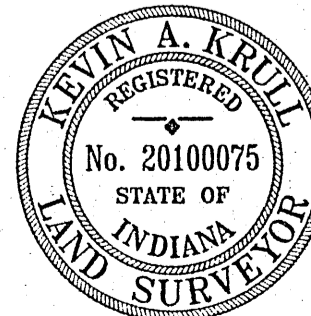


VICINITY MAP

NOTE: According to FIRM Community-Panel 180128-0005-C, dated February 12, 1982, the above described parcel is in Zone "C".

STATE OF INDIANA) SS: HOBART, INDIANA December 3, 2009
 COUNTY OF LAKE)

TO, WARNE INVESTMENT GROUP, LLC AND TICOR TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 10, 11A AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



Kevin A. Krull
 KEVIN A. KRULL, REG. LAND SURVEYOR No. 20100075

EXPLANATIONS
 NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT
 NOTE - CONTRACTORS OR BUILDERS SHOULD BE NOTIFIED TO CAREFULLY TEST AND COMPARE ON THE GROUND THE POINTS, MEASUREMENTS, ETC., AS NOTED IN THIS CERTIFICATE, WITH THE STAKES, POINTS, ETC., GIVEN ON THE PROPERTY, BEFORE BUILDING ON THE SAME, AND AT ONCE REPORT ANY SEEMING OR APPARENT DIFFERENCE BETWEEN THE SAME TO THE SURVEYOR, THAT MISUNDERSTANDING, DISPLACEMENT OF POINTS, ETC., MAY BE CORRECTED BEFORE DAMAGE IS DONE.

PT. SW 1/4 SEC. 5-34-8 DISK: K1256 FILE: 09-376.*

FIELD BOOK NO. Notes PAGE

ORDERED BY Tauber Westland & Bennett PLAT NO. XL-

