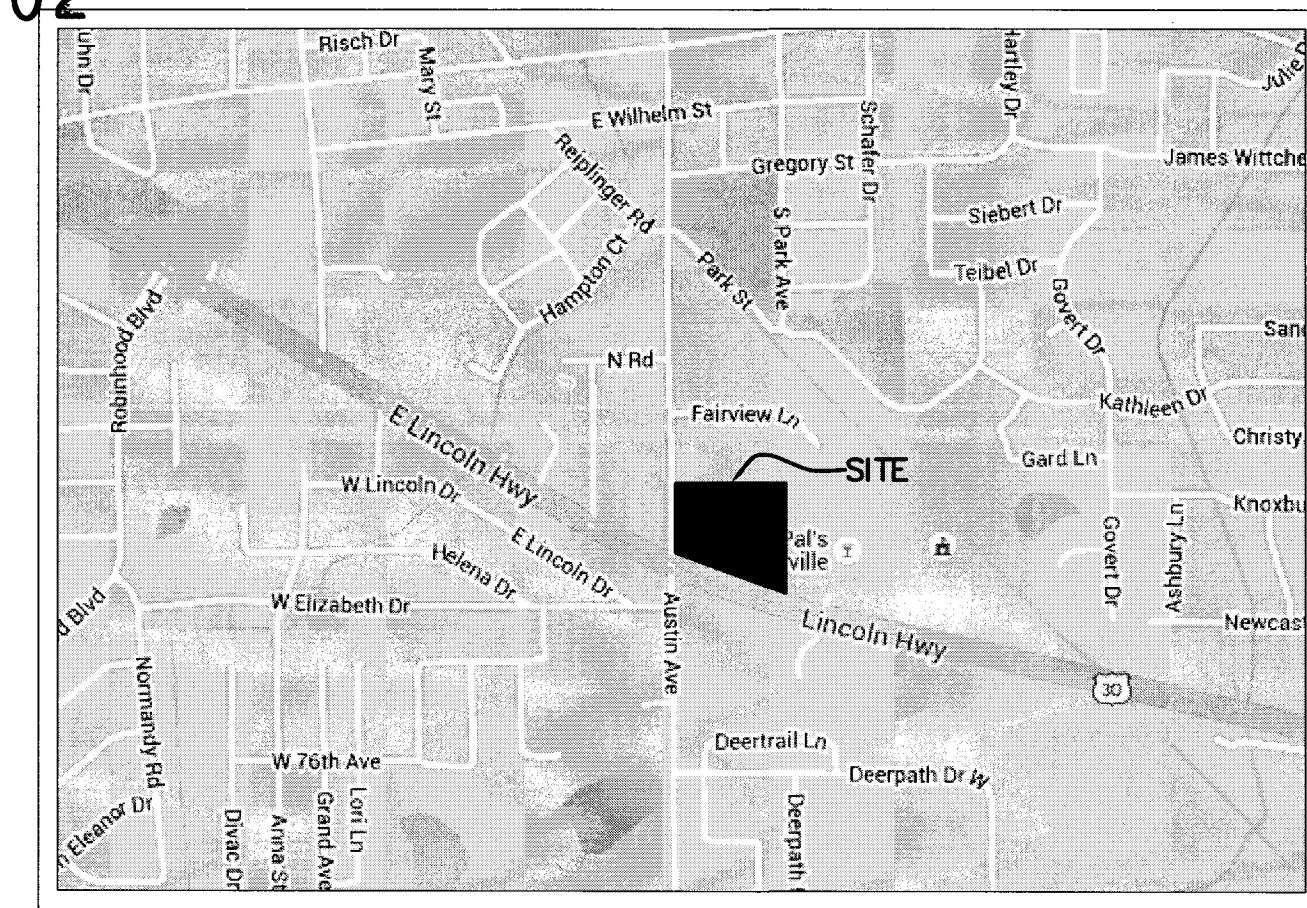


# ALTA/NSPS LAND TITLE SURVEY

## 2016-056232

BOOK 29 PAGE 02

VICINITY MAP



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) (X UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF SCHERVILLE, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0227E, EFFECTIVE JANUARY 18, 2012.

FILED

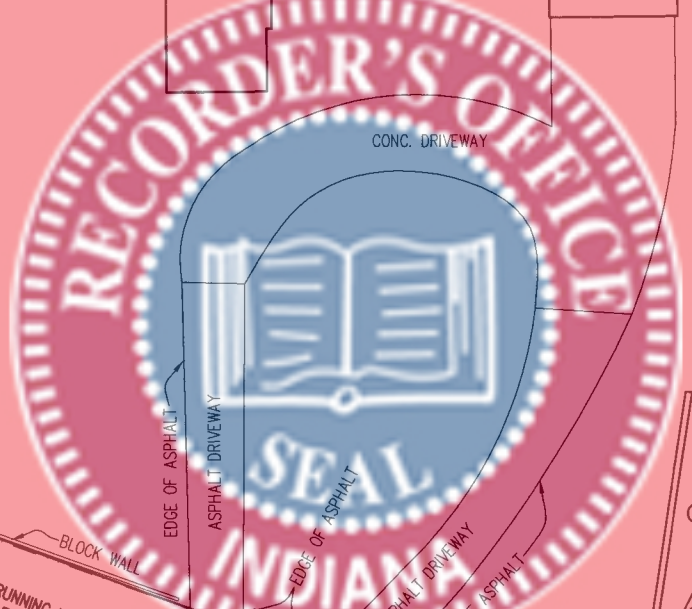
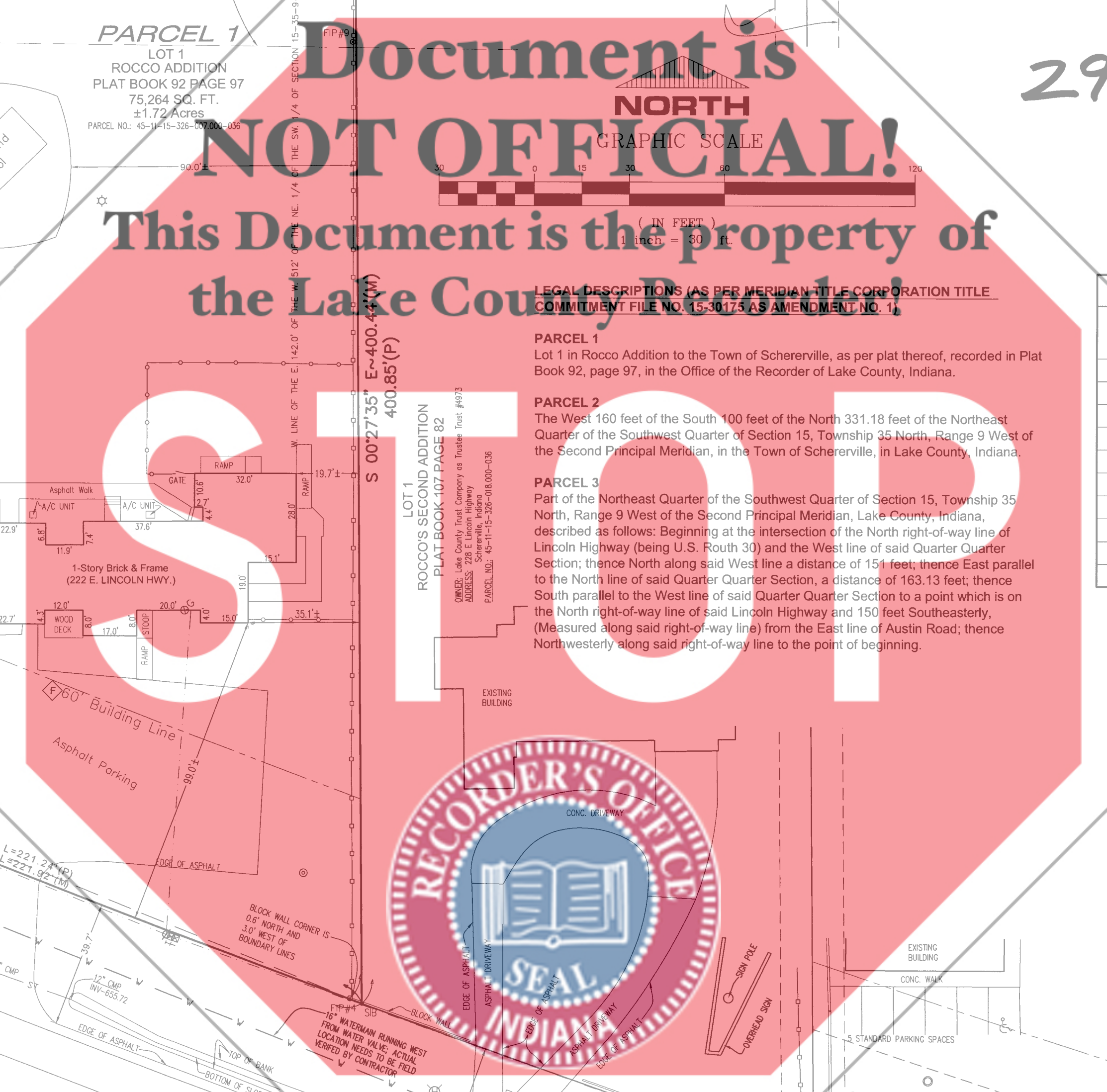
AUG 18 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

### LEGEND:

- MANHOLE
- CATCH BASIN/INLET
- CLEARANCE
- POWER POLE
- GUY WIRE/WANCHOR
- LIGHT POLE
- STRAIN POLE
- ELECTRIC JUNCTION BOX
- TELEPHONE PEDESTAL
- GAS VALVE
- GAS METER
- FOUND ROW MARKER
- WATER VALVE
- FIRE HYDRANT
- STEEL BOLLARD
- STOP SIGN
- SOIL BORING W/NUMBER
- INDICATES PLATTED DIMENSION
- INDICATES DEEDED DIMENSION
- LETTER IN DIMENSION CORRESPONDS TO SURVEY RELATED SCHEDULE B - PART 2 EXCEPTION ITEMS AS FOUND IN MERIDIAN TITLE CORPORATION TITLE COMMITMENT FILE NO. 15-3017545-AMENDMENT NO. 1
- FIP#1 FOUND IRON PIPE (THE NUMBER CORRESPONDS TO THE MONUMENT TABLE OF THIS SURVEY)
- FIB#1 FOUND IRON BAR (THE NUMBER CORRESPONDS TO THE MONUMENT TABLE OF THIS SURVEY)
- SSC SET SCORBED CROSS
- SB SET 5/8" IRON BEAR WITH ORANGE PLASTIC TORRENGA CAP
- OVERHEAD LINES
- CHAIN LINK FENCE
- WOOD FENCE
- SPLIT-RAIL FENCE
- UNDERGROUND FIBER OPTIC LINE
- FIB UNDERGROUND FIBER
- UNDERGROUND GAS MAIN
- GAS UNDERGROUND GAS
- UNDERGROUND AT&T LINE
- ATT UNDERGROUND AT&T
- STORM SEWER LINE
- ST UNDERGROUND ST
- WATERMAIN LINE
- SAN UNDERGROUND SAN

MONUMENT DESIGNATION NUMBER	DISTANCES FROM ACTUAL CORNER TO THE FOUND MONUMENT	MONUMENT DESCRIPTION	MONUMENT DEPTH	MONUMENT ORIGIN
1	0.5' SOUTH, 24.2' EAST	1" IRON PIPE	0.2' DOWN	UNKNOWN
2	0.4' SOUTH, 1.0' WEST	5/8" IRON BAR	0.5' UP	GARY P. TORRENGA CAP
3	6.8' SOUTH, 6.5' WEST	5/8" IRON BAR	0.3' DOWN	UNKNOWN
4	0.2' NORTH, 3.8' WEST	3/4" IRON PIPE	AT GRADE	UNKNOWN
5	HELD	5/8" IRON BAR	AT GRADE	RANDELL E GANN CAP
6	HELD	5/8" IRON BAR	AT GRADE	RANDELL E GANN CAP
7	3.0' NORTH, 1.1' WEST	3/4" IRON PIPE	AT GRADE	UNKNOWN
8	1.9' NORTH, 0.8' WEST	3/4" IRON PIPE	0.5' UP	UNKNOWN
9	1.8' NORTH, 1.1' WEST	3/4" IRON PIPE	0.1' UP	UNKNOWN
10	11.8' NORTH, 26.3' EAST	5/8" IRON BAR	AT GRADE	UNKNOWN



### SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of the following parcels:

- PARCEL 1**  
Lot 1 in Rocco Addition to the Town of Schererville, as per plat thereof, recorded in Plat Book 92, page 97, in the Office of the Recorder of Lake County, Indiana.
- PARCEL 2**  
The West 160 feet of the South 100 feet of the North 331.18 feet of the Northeast Quarter of the Southwest Quarter of Section 15, Township 35 North, Range 9 West of the Second Principal Meridian, in the Town of Schererville, in Lake County, Indiana.
- PARCEL 3**  
Part of the Northeast Quarter of the Southwest Quarter of Section 15, Township 35 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana, described as follows: Beginning at the intersection of the North right-of-way line of Lincoln Highway (being U.S. Route 30) and the West line of said Quarter Quarter Section; thence North along said West line a distance of 151 feet; thence East parallel to the North line of said Quarter Quarter Section, a distance of 163.13 feet; thence South parallel to the West line of said Quarter Quarter Section to a point which is on the North right-of-way line of said Lincoln Highway and 150 feet Southeastery, (Measured along said right-of-way line) from the East line of Austin Road; thence Northwestery along said right-of-way line to the point of beginning.

### SURVEYOR'S REPORT (CONT.):

The basis of bearings was taken from said record Plat of Rocco's Second Addition and the Plat of Survey performed by Randall E. Gann. After a thorough review of said Plat of Survey performed by Randall E. Gann, I agree entirely with the conclusions made regarding the Northeast Quarter of the Southwest Quarter of Section 15-35-9 lying North of U.S. Route 30 (Lincoln Highway) and spelled out in the Surveyor's Report and Theory of Location of said Plat of Survey. The monumented East line of Lot 1 in Rocco's Second Addition was found and held as shown on this survey.

- A.) AVAILABILITY OF MONUMENTS:  
Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade. (REFER TO MONUMENT TABLE ON THIS SURVEY FOR MORE INFORMATION)
- B.) OCCUPATION AND POSSESSION:  
The uncertainties that resulted due to occupation or possession lines are cited on the plat, specifically the fence lines along the North and East lines of the Subject Parcel.
- C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:  
The ambiguity in the record description of the subject parcel with the adjoining parcels are as follows:  
The East line of Lot 1 in Rocco Addition, recorded in Plat Book 92, page 97 in the Office of the Recorder of Lake County, Indiana, was not held. Rather, the West line of Lot 1 in Rocco's Second Addition was held. Additionally, the South line of Lot 1 in Galas Seventh Addition, recorded in Plat Book 92, page 63 in the Office of the Recorder of Lake County, Indiana, was not held. Rather, the North line of Lot 1 in Rocco's Second Addition extended West to Austin Avenue was held.

### SURVEYOR'S REPORT (CONT.):

D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):  
The survey performed met the requirements of an URBAN SURVEY according to title 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0.07 feet (21 millimeters) plus 50 parts per million for set monuments.

- ADDITIONAL NOTES
- 1) AS IT PERTAINS TO ITEM 16 OF THE TABLE A FOR ALTA/NSPS LAND TITLE SURVEY OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF ANY EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME THE SURVEY WAS BEING CONDUCTED.
  - 2) AS IT PERTAINS TO ITEM 17 OF THE TABLE A FOR ALTA/NSPS LAND TITLE SURVEY OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO EVIDENCE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR WAS THERE ANY OBSERVED EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME THE SURVEY WAS BEING CONDUCTED.
  - 3) AS IT PERTAINS TO ITEM 8 OF THE TABLE A FOR ALTA/NSPS LAND TITLE SURVEY OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THE SUBJECT PARCEL CONTAINS A TOTAL OF 75 PARKING SPACES.

THEORY OF LOCATION:  
This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel, and at or near the corners of adjacent parcels as shown herein. Reference was made to the following:

1. A Plat of Survey performed by Randall E. Gann dated July 23, 2014 and recorded August 1, 2014 in Survey Record Book 26, page 80 as Instrument Number 2014-046320 in the Office of the Recorder of Lake County, Indiana.
2. The record Plat of Rocco's Second Addition recorded in Plat Book 107, page 82 as Instrument Number 2015-001747.

**TORRENGA SURVEYING, LLC**  
PROFESSIONAL LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
TEL. NO.: (219) 836-8918  
WEBSITE: WWW.TORRENGA.COM

ALTA/NSPS LAND TITLE SURVEY  
PART OF SECTION 15, TWP. 35 N., R. 9 W.  
200 & 222 E. LINCOLN HIGHWAY AND 2025 AUSTIN AVENUE  
SCHERVILLE, INDIANA  
LAKE COUNTY

DATE: June 3, 2016  
CLIENT: Wellnet Corporation  
JOB NO.: 2016-0053  
DRAWN: AEF  
SCALE: 1" = 30'

CERTIFY TO:  
Mac's Convenience Stores, LLC, a Delaware limited liability company  
Meridian Title Corporation

STATE OF INDIANA }  
COUNTY OF LAKE }

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 7(a), 8, 9, 13, 14, 16, 17, 19 and 20 of Table A thereof. The field work was completed on June 2, 2016 and I, John Stuart Allen, a Registered Land Surveyor in the State of Indiana, License #29900011, further certify that the above described survey was prepared wholly by me or under my direct supervision in accordance with Rule 12 of Title 865, Article 1 of the Indiana Administrative Code for Boundary/Retracement Surveys.

DATE: June 3, 2016

TORRENGA SURVEYING, LLC.  
John Stuart Allen  
JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

DATE: June 3, 2016  
FILE NO.: 2016-0053  
JOB NO.: 2016-0053  
DRAWN: AEF  
SCALE: 1" = 30'

SHEET 1 OF 1

