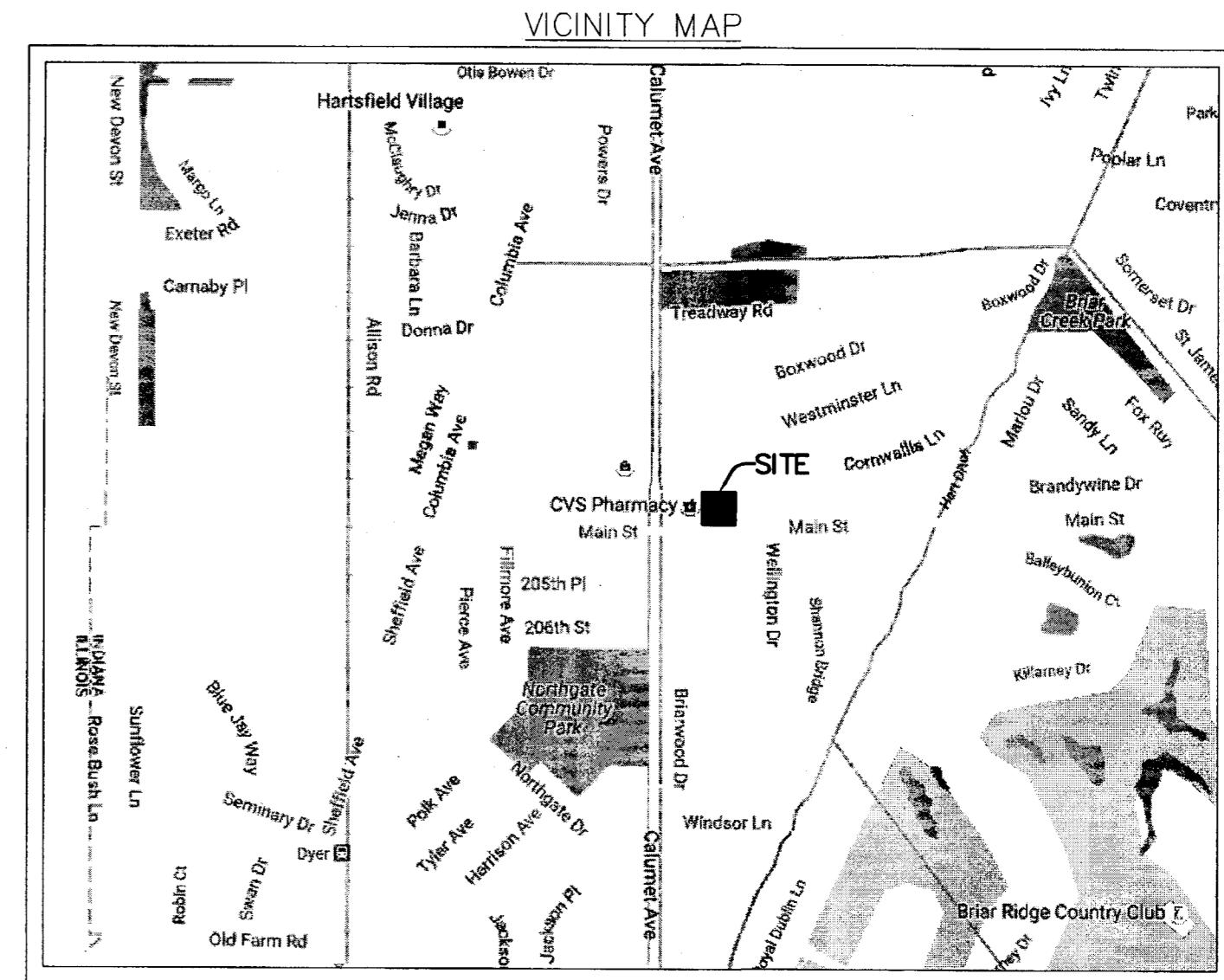


ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION (AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 920160961 DATED APRIL 22, 2016 AND REVISED JULY 6, 2016, AS REVISION NO. 1)

Lot 2, RNR #2, an Addition to the Town of Munster, Lake County, Indiana, as per plat thereof, recorded in Plat Book 102, page 25, as amended by Plat of Amendment recorded in Plat Book 102, page 31, in the Office of the Recorder of Lake County, Indiana.

2017-001709



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (SHADED) & X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 1808SC0115E EFFECTIVE JANUARY 18, 2012.

SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of Lot 2, RNR #2, an Addition to the Town of Munster, Lake County, Indiana, as per plat thereof, recorded in Plat Book 102, page 25, as amended by plat of Amendment recorded in Plat Book 102, page 31, in the Office of the Recorder of Lake County, Indiana.

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. The record Plat of Main Crossing, an Addition to the Town of Munster, recorded in Plat Book 96, page 63.
2. The record Plat of RNR #2, an Addition to the Town of Munster, recorded in Plat Book 102, page 25, as amended by plat of Amendment, recorded in Plat Book 102, page 31.
3. The record Plat of Cobblestones Commercial Area, a Commercial subdivision to the Town of Munster, recorded in Plat Book 81, page 22.
4. A Corporate Warranty Deed for Lot 2 in Main Crossing, recorded April 22, 2014 as Instrument Number 2014 022408.
5. A Quit-Claim Deed for Part of Lot 6 in Cobblestones Townhomes, Phase 2, recorded November 10, 2015 as Instrument Number 2015 075688.
6. A Corporate Warranty Deed for Lot 1 in RNR #2, recorded December 21, 2007 as Instrument Number 2007 099871.
7. The record Plat of RNR #1, an Addition to the Town of Munster, recorded in Plat Book 101, page 71.

We found and held the following monuments (as shown on this survey):

1. The Northeast corner of Lot 1 in RNR #1.
2. The East common corner between Lot 1 and Lot 2 in RNR #2.
3. The Southeast corner of Lot 2 in RNR #1.
4. The Northeast corner of Lot 2 in RNR #2.
5. The Southwest corner of Section 31, Township 36 North, Range 9 West.

We were able to recreate Lot 2 of RNR #2 from the surrounding and adjacent subdivision plats and the aforesaid monuments.

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 (see monument table for more information).

B) OCCUPATION AND POSSESSION:

No apparent uncertainties resulted due to occupation or possession lines, with exception to the 20' ingress easement along the West line of Lot 2, RNR #2, which doesn't account for the fact that pedestrian and vehicular traffic can traverse to and from adjacent Lot 1 in RNR #2 with no easement provided.

C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

No apparent ambiguity of record descriptions exist on the subject parcel, with exception to the West line of Lot 2, as shown on Plat of Amendment of RNR #2, recorded in Plat Book 102, page 31, which was moved East 5'3" from its original location as shown on RNR #2, recorded in Plat Book 102, page 25.

D) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):

The survey performed met the requirements of a URBAN SURVEY according to the REG IAC 1:1 - 12' of accuracy. The allowable relative positional accuracy is not less than 0.07 feet (21 millimeters) plus 50 parts per million for set monuments.

CERTIFY TO:

821 Main Street, LLC, an Indiana limited liability company
Fidelity National Title Insurance Company

FILED

JAN 10 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

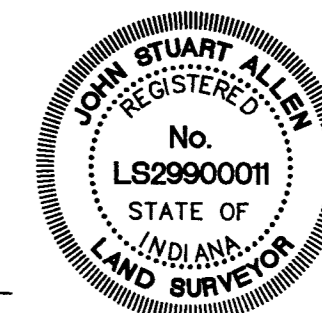
STATE OF INDIANA } §
COUNTY OF PORTER }

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, 8, 9, 13, 14, 16, 17, 19 and 20 of Table A thereof. The field work was completed on July 28, 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: August 1, 2016

TORRENGA SURVEYING, LLC

John Stuart Allen
Registered Land Surveyor No. LS29900011



ALTA/NSPS LAND TITLE SURVEY

Lot 2, RNR #2

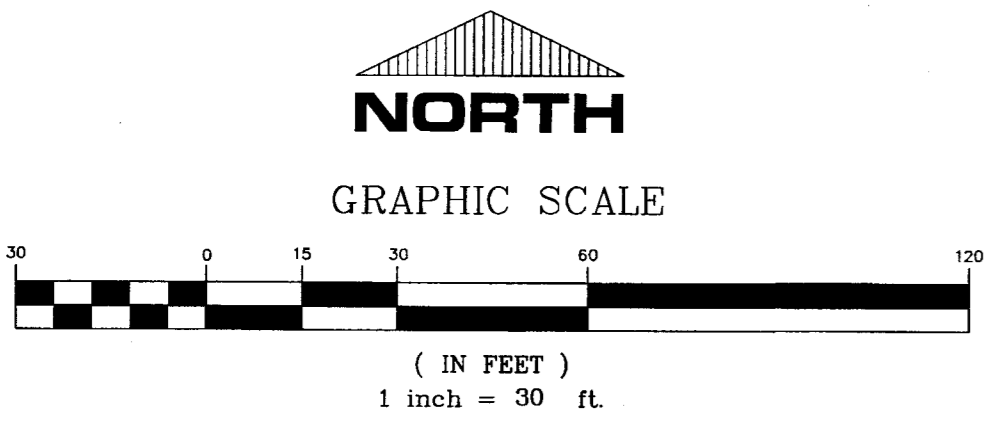
821 MAIN STREET
MUNSTER, INDIANA
LAKE COUNTY

DATE: August 1, 2016

CLIENT: 821 Main Street LLC, an Indiana limited liability company

JOB NO: 2016-0471
DRAWN: A/JF
SCALE: 1" = 30'

SHEET 1 OF 1



LEGEND:

- MANHOLE
- CATCH BASIN/INLET
- END SECTION
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- FB#1 FOUND IRON BAR (THE NUMBER CORRESPONDS TO THE MONUMENT TABLE ON THIS SURVEY)
- FB#2 FOUND MAG NAIL (THE NUMBER CORRESPONDS TO THE MONUMENT TABLE ON THIS SURVEY)
- FB#3 FOUND MAG NAIL SPIKE (THE NUMBER CORRESPONDS TO THE MONUMENT TABLE ON THIS SURVEY)
- S#1 SET 5/8" IRON RE-BAR WITH PLASTIC TORRENGA I.D. CAP
- S#2 SET MAG NAIL
- ◆ NUMBER IN DIAMOND CORRESPONDS TO SCHEDULE B - SECTION 2 EXCEPTION ITEMS AS FOUND IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 920160961 DATED APRIL 22, 2016, AND REVISED JULY 6, 2016 AS REVISION NO. 1

SURVEY RELATED SCHEDULE B - SECTION 2 EXCEPTION ITEMS AS FOUND IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 920160961 DATED APRIL 22, 2016, AND LAST REVISED JULY 6, 2016 AS REVISION NO. 1

⊠ Covenants, conditions, restrictions and easements, contained in the recorded plat of Main Crossing, an Addition to the Town of Munster, recorded in Plat Book 96, page 63, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable laws. (AS SHOWN ON THIS SURVEY)

Violation thereof will result in forfeiture or reversion of title.

⊠ Covenants, conditions, restrictions and easements, contained in the recorded plat of RNR #2, an Addition to the Town of Munster, recorded in Plat Book 102, page 25, as amended by plat of Amendment, in Plat Book 102, page 31, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable laws. (AS SHOWN ON THIS SURVEY)

Violation thereof will result in forfeiture or reversion of title.

⊠ Building line affecting the South 50 feet as shown on the RNR plat, and subsequent Amendment, of said Subdivision. (AS SHOWN ON THIS SURVEY)

⊠ Building line affecting the East 30 feet of land as shown on the plat of Cobblestones Commercial Area, a Commercial subdivision to the Town of Munster. (AS SHOWN ON THIS SURVEY)

⊠ Easement for ingress-egress, utility and drainage affecting the North 25 feet and the East 50 feet of the land as shown on the RNR plat, and subsequent Amendment, of said subdivision. (AS SHOWN ON THIS SURVEY)

⊠ Easement for green belt, utility and drainage affecting the South 40 feet of the land as shown on the RNR plat, and subsequent Amendment, of said subdivision. (AS SHOWN ON THIS SURVEY)

⊠ No Access easement over the South 2 feet of the land as shown on the RNR plat, and subsequent Amendment, of said subdivision. (AS SHOWN ON THIS SURVEY)

⊠ Terms and provisions of Reciprocal Easement Agreement made by and between Main Crossing Development Co., Inc., an Indiana corporation and Hook-Super, L.L.C., a Delaware limited liability company, dated December 14, 2007 and recorded December 21, 2007, as Document No. 2007 099872. (AS SHOWN ON THIS SURVEY)

ADDITIONAL SURVEY RELATED NOTES

1) AS IT PERTAINS TO ITEM 9 OF THE TABLE A FOR ALTA/NSPS LAND TITLE SURVEY OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THE SUBJECT PARCEL CONTAINS NO VISIBLE PARKING SPACES AT THE TIME THE SURVEY WORK WAS BEING CONDUCTED.

2) 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.

3) 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.



MONUMENT TABLE				
MONUMENT DESIGNATION NUMBER	DISTANCES FROM ACTUAL CORNER TO THE FOUND MONUMENT	MONUMENT DESCRIPTION	MONUMENT DEPTH	MONUMENT ORIGIN
1		5/8" IRON BAR (BENT SLIGHTLY)	0.2' DOWN	TORRENGA CAP
2		MAG NAIL SPIKE	AT GRADE	UNKNOWN
3		MAG NAIL	AT GRADE	UNKNOWN
4		5/8" IRON BAR	0.2' DOWN	TORRENGA CAP
5		1/2" IRON BAR	0.6' DOWN	LAKE COUNTY SECTION CORNER
6	0.1' SOUTH, 0.1' EAST	5/8" IRON BAR	0.2' DOWN	PLUMB TUCKETT & ASSOC. CAP

29/48

29 48

1 2000 M 2 TORRENGA

2017 JAN 10 AM 11:50
MICHAEL BROWN
RECORDER

2017 001709