

LOJEK SURVEY COMPANY, P.C.

LAND SURVEYING LAND PLANNING & DESIGN EXCELLENT SERVICE THROUGHOUT ALL OF INDIANA P.O. BOX 551 NEW HAVEN, IN, 46774 PH: (260) 316-7755 ON THE WEB: www.lojeksurvey.com E-MAIL: kirk@lojeksurvey.com

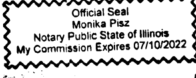


CERTIFICATE OF OWNERSHIP

I, We the undersigned, as Manager of the Lowell Donuts Property, LLC, hereby declare the real estate described shall be known as the 'Dunkin Doughnuts Commercial Subdivision'.

Signature: Harsh Patel, Manager Printed Name, Title

STATE OF (Illinois) County of (Cook)



Before me, the undersigned Notary Public, in and for said County and State, personally appeared MANAGER of Lowell Donuts Property, LLC, who is personally known to me to be the same person whose name

is subscribed to the foregoing instrument as such authorized party appeared this day before me in person and acknowledged that s/he signed, sealed and delivered this instrument as his/her free and voluntary act as such authorized party and as the free and voluntary act of the company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11 day of April, 2021.

Signature: Monika Pisz

Printed Name, Title: MONIKA PISZ

My County of Residence is Cook My Commission Expires 7/10/22

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER APR: 2 2022 45 12 25 127 000 000 000 JOHN E. PETALAS LAKE COUNTY CLERK

DUNKIN DOUGHNUTS COMMERCIAL SUBDIVISION

DEDICATION STATEMENT

The right of way as shown within this plat is hereby dedicated to the public for use as a public street, the subordinate use of such right of way as utility and drainage easement as provided herein is also granted.

PLAN COMMISSION CERTIFICATE

STATE OF (Indiana) County of (Lake)

Under authority provided by Chapter 174-Act of 1947 enacted by the General Assembly of the State of Indiana and ordinances adopted by the Town of Lowell of the County of Lake, Indiana, This Plat was given approval by the Town of Lowell, as follows:

Approved by the Town of Lowell Plan Commission at a meeting held on the 11 day of August, 2021. By: [Signature] Attest: [Signature]

TOWN COUNCIL CERTIFICATE

STATE OF (Indiana) County of (Lake)

Submitted to, Approved and Accepted by the Town of Lowell Town Council, Dated 11 April 2021.

By: [Signatures] President, Vice President, Member

LEGAL DESCRIPTION OF SUBJECT PARCEL

A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 09 WEST, OF THE SECOND PRINCIPLE MERIDIAN AND ALSO BEING A PART OF THE REAL ESTATE DESCRIBED ON INSTRUMENT # 2021-030681, AND AS NEWLY CREATED BY LOJEK SURVEY COMPANY, PC SURVEY # 2105-14, DATED: JUNE 28th, 2021, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS PLUG LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25, THENCE NORTH 89 DEGREES 47 MINUTES 01 SECONDS WEST, ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 223.65 FEET TO A CUT "X" IN CONCRETE. SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 31 MINUTES 24 SECONDS WEST, ON THE EAST LINE OF THE REAL ESTATE DESCRIBED ON INSTRUMENT # 2021030661, 227.93 FEET TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED ON INSTRUMENT # 2021030661; THENCE NORTH 89 DEGREES 47 MINUTES 01 SECONDS WEST AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER, 100.00 FEET TO A 5/8-INCH REBAR CAPPED "20200086", THENCE NORTH 00 DEGREES 31 MINUTES 48 SECONDS EAST, 222.83 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY OF EAST COMMERCIAL ROAD; THENCE NORTH 89 DEGREES 52 MINUTES 46 SECONDS EAST, ON SAID SOUTH RIGHT OF WAY, 48.77 FEET, TO A 5/8-INCH REBAR CAPPED "20200086", THENCE NORTH 84 DEGREES 50 MINUTES 57 SECONDS EAST, ON SAID SOUTH RIGHT OF WAY, 51.46 FEET TO THE POINT OF BEGINNING, CONTAINING 0.51 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

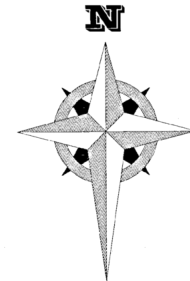
PUBLIC UTILITY AND RIGHT OF WAY EASEMENT

AN EASEMENT IS GRANTED TO THE TOWN OF LOWELL FOR THE INSTALLATION AND MAINTENANCE OF ROADWAYS, PEDESTRIAN WAYS, STREETS, SANITARY SEWERS, PIPELINES, FIRE LINES, WATER MAINS, STREETLIGHTS, UTILITIES AND ANY OTHER NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT FOR ANY AND ALL PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, AND/OR SAMPLINGS WHICH MAY INTERFERE WITH ANY SUCH UTILITY. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR LANDSCAPING AND ANY SUCH PURPOSES WHICH DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC PURPOSES.

Plat Closure Data:

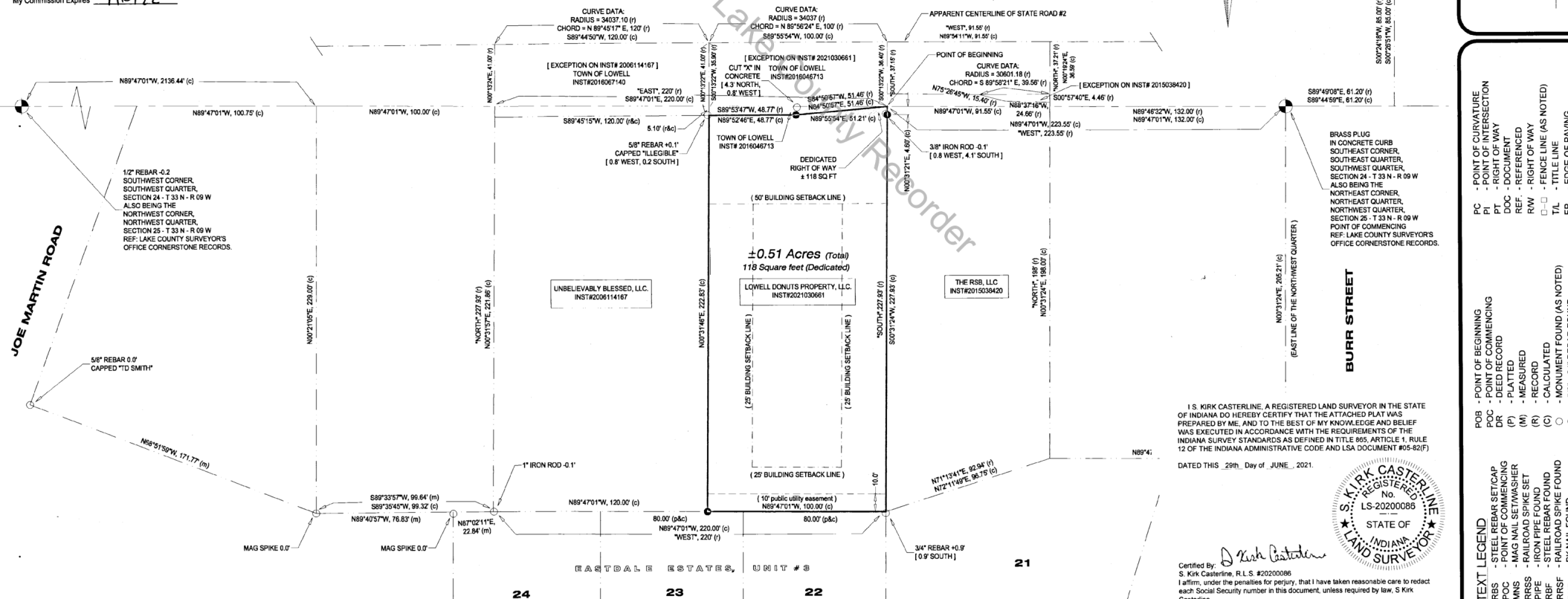
North: 2200759.0732 East: 2865211.4654 Line Course: S 00 31-24 W Length: 227.93 North: 2200531.1527 East: 2865209.3868 Line Course: N 89-47-01 W Length: 100.00 North: 2200531.5304 East: 2865109.3876 Line Course: N 00-31-46 E Length: 222.83 North: 2200754.3508 East: 2865111.4466 Line Course: N 89-52-46 E Length: 48.77 North: 2200754.4535 East: 2865160.2165 Line Course: N 84-50-57 E Length: 51.46 North: 2200759.0734 East: 2865211.4687

Perimeter: 650.99 Area: 22,425 sq. ft. 0.51 acres Mapcheck Closure - (Uses listed courses, radii, and deltas) Error Closure: 0.0033 Course: N 86-07-37 E Error North: 0.00022 East: 0.00330 Precision: 1:197,269.70



THE PLAT OF: DUNKIN DOUGHNUTS COMMERCIAL SUBDIVISION ADDRESS: 1660 EAST COMMERCIAL ROAD LOWELL, INDIANA 46356 JOB NO: 2105-14 THIS PLAT PREPARED FOR: LOWELL DONUTS PROPERTY, LLC PAGE 1 OF 1 \*\*\* THIS SURVEY IS NOT COMPLETE OR VALID WITHOUT ALL PAGES INCLUDED. \*\*\*

(EAST COMMERCIAL DRIVE) STATE ROAD # 2



I, S. KIRK CASTERLINE, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED BY ME, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA SURVEY STANDARDS AS DEFINED IN TITLE 805, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE AND LSA DOCUMENT #05-82(F)

DATED THIS 29th Day of JUNE, 2021.



Certified by: S. Kirk Casterline, R.L.S. #20200085 I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law, S. Kirk Casterline.

TEXT LEGEND: RB - POINT OF BEGINNING, PC - POINT OF COMMENCING, POC - POINT OF COMMENCING, DR - DEED RECORD, PT - PLATTED DOCUMENT, REF - REFERENCED, MEAS - MEASURED, (M) - MONUMENT FOUND (AS NOTED), (C) - CALCULATED, (O) - MONUMENT FOUND (AS NOTED), (S) - 5/8" x 24" REBAR FOUND (CAPPED 20200086), (R) - MAG NAIL SET (I.D. RING 20200086), (H) - CENTERLINE, RB - STEEL REBAR SETCAP, POC - POINT OF COMMENCING, MNS - MAG NAIL SET/WASHER, RRS - ROUND REBAR SET, RBE - REBAR FOUND, RBSF - STEEL REBAR FOUND, PKF - RAILROAD SPIKE FOUND, PKF - PK NAIL FOUND, MAG - MAG NAIL FOUND, C - CENTERLINE