LEGAL DESCRIPTION: (AS PER THE FIRST AMERICAN TITLE INSURANCE COMPANY

Lots 1, 2, 3, 4, 5, 44, 45, 46, 47 and 48, in Walker & Zabel's Resubdivision North End Block 4, Manufacturer's Addition, as per plat thereof, recorded as Document Number 67488, in Plat

Together with the North half of the vacated alley lying Southerly and adjacent to the above

Lots 6, 7, 8, 42 and 43, Block 4, in Manufacturer's Addition to Hammond, as per plat thereof, recorded in Plat Book 2, page 23, in the Office of the Recorder of Lake County, Indiana.

Together with the South half of the vacated alley lying Northerly and adjacent to the above

Together with the West half of the vacated alley lying Easterly and adjacent to the above described Lots 42 and 43. Together with the East half of the vacated alley lying Westerly

described Lots 6 and 43 and the vacated alley lying Westerly of Lot 6 and Easterly of Lot 43.

Book 11, page 25, in the Office of the Recorder of Lake County, Indiana.

described Lots 1, 2, 3, 4, 5, 44, 45, 46, 47 and 48.

and adjacent to the above described Lots 6, 7 and 8.

AVENU

GRAND.

FENCE CORNER. IS 0.7 ± W. OF-

LOT 48

IS 0.2'± W. OF

I OT 47

CONCRETE CURE

LOT 46

CONCRETE A/C

LOT 43

125.0

LOT 42

LOT 41

PARCEL NO.; 45-07-10-201-025.000-02

N 88'51'22" W~132.00'

PAD (TYP.)

XX

22

2022 Dec 8

2022-040714

ALTA/NSPS LAND TITLE SURVEY

NOT AN OFFICIAL DOCUMENT B39-P43

Dimensions on this plat are expressed in feet and decimal parts thereof, and are measured
 values, unless otherwise noted.

This survey does not purport to show data concerning the existence, size, depth, condition, capacity or location of any utilities, structures and/or features, other than those observed and shown. Prior to any excavation contact the local utility facilities or call (811) for field locations

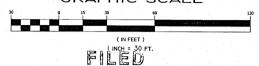
As it pertains to item 9 of the Table A for ALTANSPS Land Title Survey optional survey
responsibilities and specifications, at the time the survey work was being conducted, the site
contains 35 visible parking spaces, 2 of which are for handicapped parking.

4. This survey does not address the existence, if any, of items that would require an interpretation by the surveyor, (i.E. compliance with all zoning requirements) existence of items beyond the qualification of survey (i.E. wetlands, hazardous material) and items not readily visible during a reasonable inspection of site (past cemeteries, landfills, and mineral rights).

Parciels identified by title description or record references as per 865 IAC 1-12-13-(11) are obtained from County Auditor's Office and/or Recorder's Office and are not certified. The information may or may not reference the most current deed or record or the most current status or title for that parcel.

NORTH

GRAPHIC SCALE



DEC 0 8 2022 LEGENID:

JOHN E. PETALAS NORTH CORNER OF POWER POLE / ANCHOR SEC. 10-36-9 AKE COUNTY AUDITOF (CORNER LD.: 1/4 EF 16) (N=2312161.246) (E=2854583.964) (HELD) POWER POLE LIGHT POLE NODTHAREST \square FLECTRIC TRANSFORMER CORNER OF SEC 10-36-9 NORTHEAST MAILBOX N 88'50'59" W **165TH STREET** MANHOLE CURB DRAIN S 88'50'58" E~2648 77' TRAFFIC MANHOLE (CORNER I.D.: E16) (N=2312214.12) (E=2851935.728) (HELD) WATER VALVE Ø FIRE HYDRANI DEPRESSED OURB CATCH BASIN/INLET ROAD SIGN S 88'51 22 E~264.00 CONCRETE SIDE ON K TELEPHONE PEDESTAL 320 25.0 25.0 10:50 TRAFFIC LIGHT POLE STOP BAR \boxtimes ELECTRIC TRANSFORMER 8'± W. & 4.5': S. OF CORNER CONCRETE WAL STOP BAR (FENCE CORNER IS 3.5'± E. & 0.4'± N. OF CORNER E(S) ELECTRIC METER COVERED 23.9°± ØG. GAS METER 3 26.0'± AIR CONDITIONER PAGE 4 PARCEL 1 FOUND IRON BAR SET 5/8" IRON REBAR (3610) 30.356±S0.FT W/"ALLEN 29900011" 0 SET MAG NAIL W/"ALLEN THE WEST LINE OF THE -EAST 1/2 OF SEC. 10-36-9 3 FRAME MULTI-UNIT APARTMENT BUILDING 2 STORY 29900011" I.D. TAG 0

LOT_1

LOT 44

ш

84

00°07′ ~25.0

z

S 88'51'22" E~264.00'

N 88'51'22" W~264,00'

MILITELINIT

LOT 4

CONCRETE A/C

BUILDING CORNER IS 9.9'± S. OF

SOUTH LINE OF PARCEL 1

LOT 3

COVERED STOOP

7' VACATED ALLEY

LOT 6

125.0

LOT 7

LOT 8

N \$8'\$1'22" W~132.00'

CONCRETE WALK

SET SCRIBED CROSS IN CONCRETE OVERHEAD LINES PVC FENCE WOOD FENCE

CERTIFY TO:

AVENU

EBRASKA

18.38' 14.62'

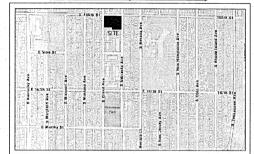
- . Bayshore Properties, Inc. . First American Title Insurance Company
- 3. Engelberg & Smith

INIS PROPERTY IS LOCATED
IN FLOOD ZONE(S) X
(UNSHADED) AS
DETERMINED BY USING
SCALE MEASUREMENT FOR
LOCATION UPON THE APPLICABLE FLOOD NSURANCE RATE MAP FOR THE CITY OF HAMMOND,
LAKE COUNTY, INDIANA AS
SHOWN IN COMMUNITY PANEL(S) 18089C0127E FFECTIVE JANUARY 18, 2012 TRACTS OF LAND LOCATED

THIS PROPERTY IS LOCATED

IN FLOOD ZONE X (UNSHADED) ARE AREAS ETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

VICINITY MAP: (NOT TO SCALE)



SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of see the "Legal Description" section of this ALTA/NSPS Land Title

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 Lake County Corner Record of the Northerly Corner of Sec. 10-36-9, under Corner LD.=1/4 EF 15 in the
 Office of the Recorder of Lake County, Indiana.

 2. The Lake County Corner Record of the Northerly Corner of Sec. 10-36-9, under Corner LD.=F16 in the Office of the Recorder of Lake County, Indiana. 3. The Lake County Corner Record of the Southerly Corner of Sec. 10-36-9, under Corner I.D.=1/4 EF 17 in the
- Office of the Recorder of Lake County, Indiana.

 4. The Lake County Corner Record of the Northwest Corner of Sec. 10-36-9, under Corner I.D.=E16 in the Office
- 4. The Lake County Corner record or the northwest Corner or Sec. 19-39-9, under Corner LLJ-81-9 in the Orner of the Recorder of Lake County, Indiana.

 5. The record plat of Walker's and Zaber's Resub. North End Block 4 of Manufacturer's Addition, as per plat thereof, recorded in Plat Box 11, Page 25 in the Office of the Recorder of Lake County, Indiana.

 6. The record plat of Manufacturer's Addition to Hammond, as per plat thereof, recorded in Plat Book 02, Page 23.
- in the Office of the Recorder of Lake County, Indiana

All future reference to the above described documents in this Surveyor's Report will make use of the number assigned to said document.

The purpose of this ALTA/NSPS Land Title Survey was to perform a retracement survey of the above described in pained of head of a search was practiced the survey was an aperiod in a retractment survey or in the pained so fland for survey was an aperiod in a retractment survey or in the pained so fland for pained so fland for survey was an approach of fland for survey was an assumed pained and survey was an assumed pained and for source so fland for survey was an assumed pained of source fland for survey was an assumed pained of source fland for survey was an assumed pained for survey was a survey was an assumed pained for survey was a survey was an assumed pained for survey was a survey was an assumed pained for survey was a survey was an assumed pained for survey was a surve subject parcel and all bearings shown on this survey indicate angular relationship between the lines only. I found monumentation at the Southeast and Southwest corners of the subject parcel which fit well with the established monumentation at the solutiless and solutiless can be supercharged which in well with the established North line of the Northeast Quarter of Section 10-36-5. The recorded subdivision plat had no bearings or angles which forced me to create angles based of existing monumentation. I held the Lake County Surveyors witnessed monumentation for the Northwest, Northeast and Southwest corners of the Northeast Quarter of Section 10-36-9. The North and South lines of the Subject parcel are parallel with the North line of the Northeast Quarter of section 10-36-9 and the East and West lines of subject parcel are parallel with the West line of the Northeast Quarter of

A.) AVAILABILITY OF 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. I found monumentation at the Southeast and Southwest comers of the subject parciel which if twell with the established North line of the Northeast Quarter of Section 10-38-9. The recorded subdivision plat had no bearings or angles which forced me to create angles based of existing monumentation. I held the Lake County Surveyors winessed monumentation for the Northeast Auditor of Section 10-38-9. The North and South lines of the Northeast and Southwest correct of the Northeast Quarter of Section 10-38-9. The North and South lines of the Northeast Quarter of Section 10-38-9. The North and South lines of the Northeast Quarter of section 10-38-9 and the East and West lines of subject parcel are parallel with the West line of the Northeast Quarter of Section 10-36-9

B) OCCUPATION AND POSSESSION

The apparent uncertainties resulted due to occupation or possession lines are shown in detail along the South line of the subject parcel being an existing fence.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS

The apparent nor Ambiguity in the record description of the subject parcel is the recorded subdivision plat had no bearings or angles which forced no create angetween continuous and configuration or the continuous conti

D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):
The survey performed met the requirements of a URBAN SURVEY according to table 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

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 2021 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, 18, and 19 of Table A thereof. The field work was completed on June 15, 2022 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 OF SURVEY: June 17, 2022

TORRENGA SURVEYING, LLC.

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

STUART No. LS29900011 STATE OF MOIAN NO SURVE

CLIENT(S): ENGELBERG & SMITH JUNE 17, 2022

(SEC CORNER LD.: 1/4 EF17)

=2306870.56

(E=2854573.017) (HELD)

JOB NO: 2022-0391 SCALE: 1"=30" DRAWN: OP Z:\MANUFACTURER'S ADD, TD HAMMOND 2-23\dwg\2022-0391 ALTA.dwg 6/17/2022 8:50:40 AM CDT

SOUTH CORNER OF

ALTA/NSPS LAND TITLE SURVEY PART OF SEC. 10-36-9

LOT 9 SHED

PARCEL 2

(3610)

3610 165TH STREET IN THE CITY OF HAMMOND LAKE COUNTY INDIANA

TORRENGA SURVEYING, LLC

PROFESSIONAL LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321

TEL. No.: (219) 836-8918

WEBSITE: WWW.TORRENGA.COM

