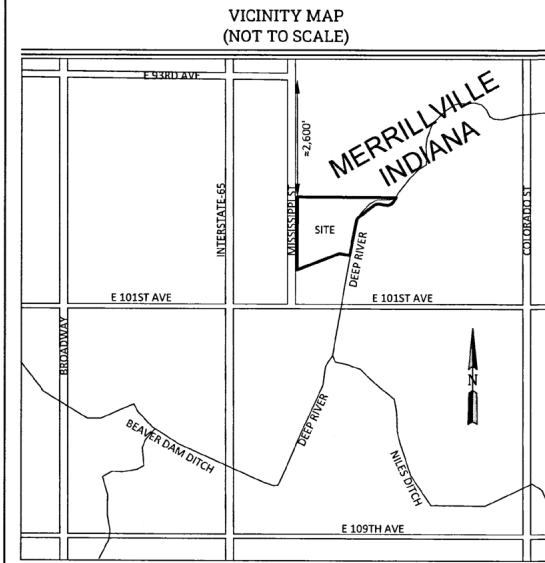


2023-032090

ALTA/NSPS LAND TITLE SURVEY
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA

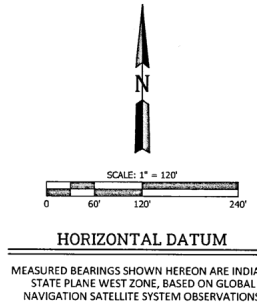


AREA TABLE
LOT 3: 2,383,605± SQ. FT. OR 54,720± ACRES

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2023-032090
11:02 AM 2023 Nov 29

PER DEED REC. 4/17/2014 AS
DOC. #2014-022414
OWNER: ARSHAD & RABINA WALK

LEGAL DESCRIPTION
LOT 3 OF THE SILOS OF SANDERS FARM PER THE PLAT OF SUBDIVISION RECORDED AUGUST 9, 2022 AS DOCUMENT NUMBER 2022-025324 IN BOOK 116 PAGE 13 IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, CONTAINING 54.720 ACRES MORE OR LESS.



ALTA SURVEY STANDARDS - TABLE A NOTES

- ITEM 1, FOUND AND SET BOUNDARY MONUMENTS SHOWN HEREON.
ITEM 2, NO ADDRESSES FOR THE PROPERTY WERE OBSERVED WHILE CONDUCTING THE FIELDWORK.
ITEM 3, THE SUBJECT PROPERTY IS WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE X, "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AND ZONE AE, "BASE FLOOD ELEVATIONS DETERMINED" AS PER FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBERS 18089C0254E, WITH A MAP EFFECTIVE DATE OF JANUARY 18, 2012.
ITEM 4, GROSS LAND AREA OF THE SUBJECT TRACT IS SHOWN HEREON.
ITEM 6(A), ZONING REPORT NOT PROVIDED TO SURVEYOR.
ITEM 8, SUBSTANTIAL IMPROVEMENTS OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED ARE SHOWN HEREON.
ITEM 13, PARCEL OWNER INFORMATION IS SHOWN IS BASED ON PUBLICLY AVAILABLE ON-LINE TAX INFORMATION SOURCES.
ITEM 14, THE DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THE SITE MAP.

TITLE COMMITMENT - SCHEDULE B

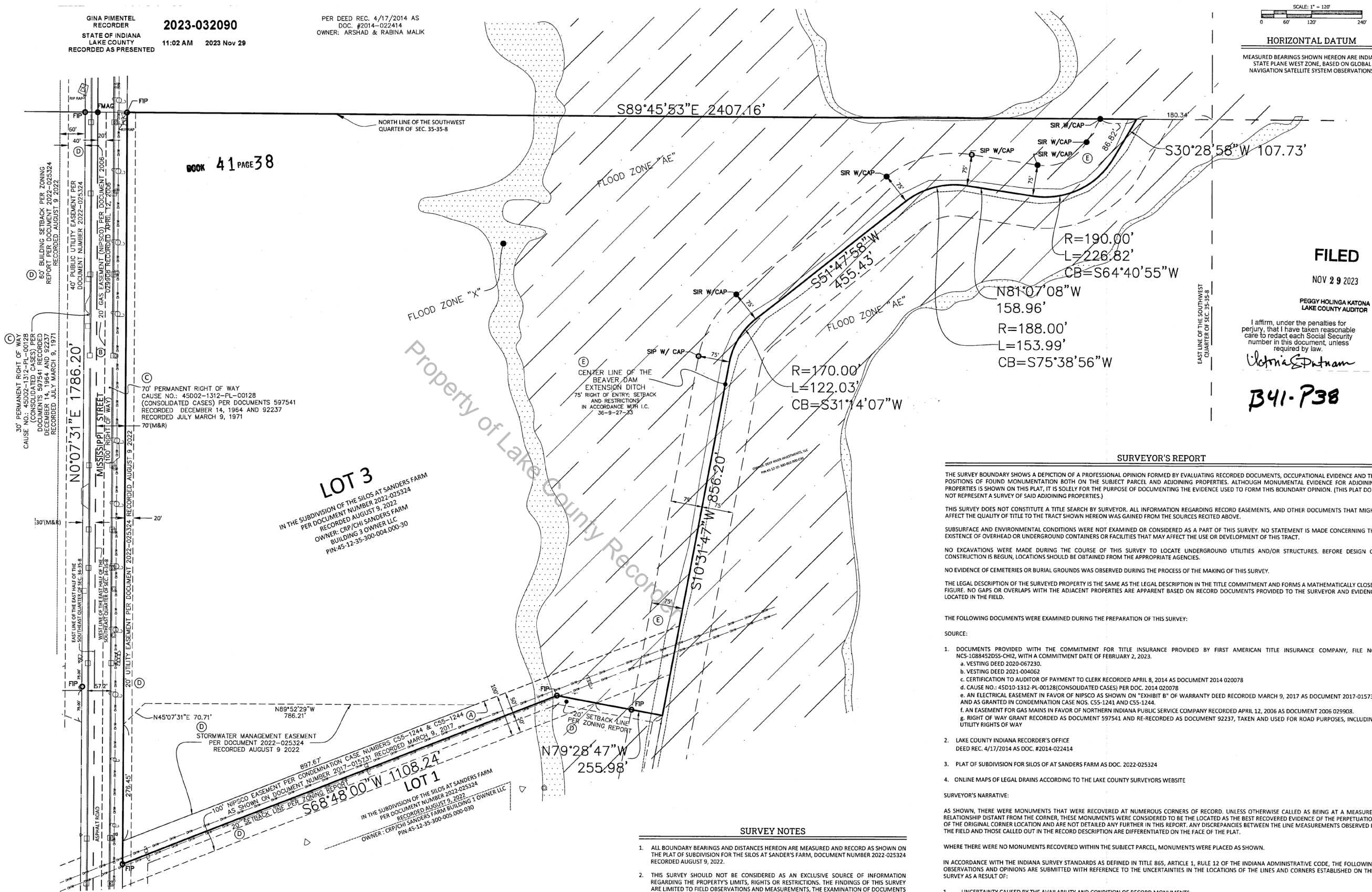
- FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: NCS-108845205S-CH2
COMMITMENT DATE: FEBRUARY 2, 2023 AT 7:30 AM
INDICATES ITEM PLOTTED ON DRAWING
SCHEDULE B, PART I, REQUIREMENTS: ITEMS 1 THROUGH 17
NOT SURVEY RELATED
SCHEDULE B, PART II, EXCEPTIONS: ITEMS 1, 2, 3, 8, 9, 11, & 12
NOT SURVEY RELATED
A) 4) TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS AS CONTAINED IN AN ELECTRICAL EASEMENT IN FAVOR OF NIPSCO AS SHOWN ON "EXHIBIT B" OF WARRANTY DEED RECORDED MARCH 9, 2017 AS DOCUMENT 2017 015731 AND AS GRANTED IN CONDEMNATION CASE NOS. C55-1241 AND C55-1244. AS SHOWN HEREON.
B) 5) TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS AS CONTAINED IN AN EASEMENT FOR GAS MAINS IN FAVOR OF NORTHERN INDIANA PUBLIC SERVICE COMPANY RECORDED APRIL 12, 2006 AS DOCUMENT 2006 029908. AS SHOWN HEREON.
C) 6) RIGHTS OF THE PUBLIC, THE STATE OF INDIANA AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, INCLUDING, BUT NOT LIMITED TO THAT PART TAKEN IN RIGHT OF WAY GRANT TAKEN IN CAUSE NO. 45002-1312-PL-00128, TAKEN AND USED FOR ROAD PURPOSES, INCLUDING UTILITY RIGHTS OF WAY. AS SHOWN HEREON.
D) 7) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF THE SILOS AT SANDERS FARM, AS RECORDED IN DOCUMENT NO. 2022-025324 IN BOOK 116, PAGE 13, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). AS SHOWN HEREON.
E) 10) 75 FOOT RIGHT OF ENTRY; SETBACK AND USE RESTRICTIONS; POSSIBLE ASSESSMENTS FOR MAINTENANCE AND/OR RECONSTRUCTION; AND ALL RIGHTS OF OTHERS ENTITLED TO THE CONTINUED UNINTERRUPTED FLOW OF WATER THROUGH THE BEAVER DAM EXTENSION, A LEGAL DRAIN ESTABLISHED IN ACCORDANCE WITH I.C. 36-9-27-33. AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

STATE OF INDIANA
COUNTY OF DUPAGE
TO: CRP/CHI SANDERS FARM PARCEL OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BY VIRTUE OF DEED RECORDED AS INSTRUMENT NO. 2022-021690, PANTHERA DEVELOPMENT, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY.
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, 6(A), 8, 13 AND 14 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 6/17/2023.
DATE OF PLAT OR MAP 6/16/2023.

JAMES T. BERGER
No. 22300009
STATE OF INDIANA
LAND SURVEYOR
JAMES T. BERGER
INDIANA REGISTERED LAND SURVEYOR NO. 22300009
WEAVER CONSULTANTS GROUP

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TITLE 865 OF THE INDIANA ADMINISTRATIVE CODE 1-12.



LEGEND
BOUNDARY (M) MEASURED DIMENSION (C) FIRE HYDRANT (H)
EXISTING LOTS (R) RECORD DIMENSION (V) WATER VALVE (W)
EASEMENT (E) SANITARY MANHOLE (P) POWER POLE (L)
SECTION LINE (S) STORM MANHOLE (E) ELECTRIC PEDESTAL METER (E)
OVERHEAD WIRES (O) CATCH BASIN (C) CLEAN OUT (O)
EDGE OF WATER (W) FLARED END SECTION (F) FOUND MAG NAIL (F)
CONCRETE CURB & GUTTER (C) GUY WIRE (G) FOUND/SET 7/8\"/>

30' PERMANENT RIGHT OF WAY (M/R)
60' BUILDING SETBACK PER ZONING REPORT (S)
40' PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBER 2022-025324
20' GAS EASEMENT (NIPSCO) PER DOCUMENT 2006-029908
20' UTILITY EASEMENT PER DOCUMENT 2022-025324
70' PERMANENT RIGHT OF WAY (M/R)
75' RIGHT OF ENTRY, SETBACK AND RESTRICTIONS IN ACCORDANCE WITH I.C. 36-9-27-33
70' (M/R)

LOT 3
IN THE SUBDIVISION OF THE SILOS AT SANDERS FARM PER DOCUMENT NUMBER 2022-025324 RECORDED AUGUST 9, 2022
OWNER: CRP/CHI SANDERS FARM BUILDING 1 OWNER LLC PIN:45-12-35-300-005-000-000

LOT 1
IN THE SUBDIVISION OF THE SILOS AT SANDERS FARM PER DOCUMENT NUMBER 2022-025324 RECORDED AUGUST 9, 2022
OWNER: CRP/CHI SANDERS FARM BUILDING 1 OWNER LLC PIN:45-12-35-300-005-000-000

LOT 2
IN THE SUBDIVISION OF THE SILOS AT SANDERS FARM PER DOCUMENT NUMBER 2022-025324 RECORDED AUGUST 9, 2022
OWNER: CRP/CHI SANDERS FARM BUILDING 1 OWNER LLC PIN:45-12-35-300-005-000-000

PROPERTY OF LAKE COUNTY RECORDS

PROPERTY OF LAKE COUNTY RECORDS

PROPERTY OF LAKE COUNTY RECORDS

PROPERTY OF LAKE COUNTY RECORDS

SURVEYOR'S REPORT

THE SURVEY BOUNDARY SHOWS A DEPICTION OF A PROFESSIONAL OPINION FORMED BY EVALUATING RECORDED DOCUMENTS, OCCUPATIONAL EVIDENCE AND THE POSITIONS OF FOUND MONUMENTATION BOTH ON THE SUBJECT PARCEL AND ADJOINING PROPERTIES. ALTHOUGH MONUMENTAL EVIDENCE FOR ADJOINING PROPERTIES IS SHOWN ON THIS PLAT, IT IS SOLELY FOR THE PURPOSE OF DOCUMENTING THE EVIDENCE USED TO FORM THIS MONUMENTAL OPINION. (THIS PLAT DOES NOT REPRESENT A SURVEY OF SAID ADJOINING PROPERTIES.)
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM THE SOURCES RECIPIED ABOVE.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE DESIGN OR CONSTRUCTION IS BEGUN, LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE AGENCIES.
NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WAS OBSERVED DURING THE PROCESS OF THE MAKING OF THIS SURVEY.
THE LEGAL DESCRIPTION OF THE SURVEYED PROPERTY IS THE SAME AS THE LEGAL DESCRIPTION IN THE TITLE COMMITMENT AND FORMS A MATHEMATICALLY CLOSED FIGURE. NO GAPS OR OVERLAPS WITH THE ADJACENT PROPERTIES ARE APPARENT BASED ON RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND EVIDENCE LOCATED IN THE FIELD.

THE FOLLOWING DOCUMENTS WERE EXAMINED DURING THE PREPARATION OF THIS SURVEY:

- 1. DOCUMENTS PROVIDED WITH THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO: NCS-108845205S-CH2, WITH A COMMITMENT DATE OF FEBRUARY 2, 2023.
a. VESTING DEED 2020-067230.
b. VESTING DEED 2021-004062
c. CERTIFICATION TO AUDITOR OF PAYMENT TO CLERK RECORDED APRIL 8, 2014 AS DOCUMENT 2014 020078
d. CAUSE NO.: 45010-1312-PL-00128(CONSOLIDATED CASES) PER DOC. 2014 020078
e. AN ELECTRICAL EASEMENT IN FAVOR OF NIPSCO AS SHOWN ON "EXHIBIT B" OF WARRANTY DEED RECORDED MARCH 9, 2017 AS DOCUMENT 2017-015731 AND AS GRANTED IN CONDEMNATION CASE NOS. C55-1241 AND C55-1244.
f. AN EASEMENT FOR GAS MAINS IN FAVOR OF NORTHERN INDIANA PUBLIC SERVICE COMPANY RECORDED APRIL 12, 2006 AS DOCUMENT 2006 029908.
g. RIGHT OF WAY GRANT RECORDED AS DOCUMENT 597541 AND RE-RECORDED AS DOCUMENT 92237, TAKEN AND USED FOR ROAD PURPOSES, INCLUDING UTILITY RIGHTS OF WAY
2. LAKE COUNTY INDIANA RECORDER'S OFFICE DEED REC. 4/17/2014 AS DOC. #2014-022414
3. PLAT OF SUBDIVISION FOR SILOS OF AT SANDERS FARM AS DOC. 2022-025324
4. ONLINE MAPS OF LEGAL DRAINS ACCORDING TO THE LAKE COUNTY SURVEYORS WEBSITE

SURVEYOR'S NARRATIVE:

AS SHOWN, THERE WERE NO MONUMENTS RECOVERED AT NUMEROUS CORNERS OF RECORD. UNLESS OTHERWISE CALLED AS BEING AT A MEASURED RELATIONSHIP DISTANT FROM THE CORNER, THESE MONUMENTS WERE CONSIDERED TO BE THE LOCATED AS THE BEST RECOVERED EVIDENCE OF THE PERPETUATION OF THE ORIGINAL CORNER LOCATION AND ARE NOT DETAILED ANY FURTHER IN THIS REPORT. ANY DISCREPANCIES BETWEEN THE LINE MEASUREMENTS OBSERVED IN THE FIELD AND THOSE CALLED OUT IN THE RECORD DESCRIPTION ARE DIFFERENTIATED ON THE FACE OF THE PLAT.
WHERE THERE WERE NO MONUMENTS RECOVERED WITHIN THE SUBJECT PARCEL, MONUMENTS WERE PLACED AS SHOWN.
IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN TITLE 865, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE AS SHOWN HEREON: WHERE A MONUMENT IS FOUND IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:
1. UNCERTAINTY CAUSED BY THE AVAILABILITY AND CONDITION OF RECORD MONUMENTS;
-ALL FOUND AND SET MONUMENTS ARE AS SHOWN HEREON. WHERE A MONUMENT IS FOUND TO BE IN THE SURVEYOR'S OPINION, A WITNESS OR NONCONFORMING WITH THE PARCEL CORNER, DIMENSIONAL TIES ARE PROVIDED TO DESCRIBE THE EXTENT OF THOSE DIFFERENCES.
2. UNCERTAINTY CAUSED BY OCCUPATION OR POSSESSION LINES;
-UNLESS OTHERWISE NOTED OR DEPICTED ON THE ATTACHED PLAT OR IN THE FOLLOWING REPORT, THERE IS NO OTHER OBSERVED EVIDENCE OF OCCUPATION ALONG THE BOUNDARY LINES OF THE SUBJECT TRACT. WHEN FENCES OR OTHER LINES OF OCCUPATION ARE SHOWN ON THE PLAT, THEY HAVE BEEN LOCATED ONLY AT THE ENDS OR SPECIFIC LOCATIONS NOTED; THEREFORE, FOR THE PURPOSES OF THIS SURVEY, SUCH LINES ARE ASSUMED TO RUN STRAIGHT BETWEEN SAID LOCATIONS, BUT IN ACTUALITY MAY SLIGHTLY VARY FROM SUCH STRAIGHT LINE.
3. UNCERTAINTY CAUSED BY CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND/OR ADJOINER'S DESCRIPTIONS;
-THE RECORD DESCRIPTIONS USED WERE FOUND TO BE SUFFICIENT FOR RETRACEMENT BY A LICENSED AND COMPETENT SURVEYOR.
4. UNCERTAINTY CAUSED BY THE RELATIVE POSITIONAL ACCURACY OF MEASUREMENTS;
-THE RELATIVE POSITIONAL ACCURACY OF THE LINES AND CORNERS OF THIS SURVEY DUE TO MEASUREMENTS IS WITHIN THE SPECIFICATIONS FOR AN URBAN CLASS SURVEY, WHICH IS A MAXIMUM OF 0.07 FEET PLUS 50 PPM FOR THIS SURVEY. ANY DIFFERENCES BETWEEN THE DIMENSIONS OF RECORD AND THE DIMENSIONS AS MEASURED ARE REPORTED HEREON.

ARCO MURRAY
ALTA/NSPS LAND TITLE SURVEY
LOT 3 OF THE SILOS AT SANDER'S FARM
MERRILLVILLE, INDIANA 46410
WEAVER CONSULTANTS GROUP
www.wcgrp.com
SHEET 1 OF 1