

PARCEL DESCRIPTION (PER EXHIBIT "A" IN TITLE COMMITMENT REFERENCED HEREON):

LOT 1, EXCEPT THE WEST 125 FEET THEREOF, IN CALVARY COMMUNITY CHURCH ADDITION TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 85 PAGE 60, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SUBJECT PARCEL INFORMATION:

TAX ID. 45-06-36-276-003.000-027
OWNER: THE GATE CHURCH, INC.
QUIT CLAIM DEED
DOCUMENT NO. 2014 003540
REC. 1/17/2014

PARCEL AREA:

117,062 SQ. FT±
2.69 ACRES±

ALTA/NSPS OPTIONAL TABLE "A" SURVEY RESPONSIBILITIES AND SPECIFICATIONS
ITEM NOTES:

ITEM 1: MONUMENTS SET OR FOUND ARE SHOWN HEREON.

ITEM 2: ADDRESS SHOWN HEREON IS PER THE LAKE COUNTY AUDITOR'S RECORDS AND SHOWN ON THE RECORDED SUBDIVISION PLAT.

ITEM 3: FLOOD ZONE DESIGNATION: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP, (FIRM), THE SUBJECT PARCEL DESCRIBED IN THE PARCEL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT FLOOD HAZARD ZONE "X" (SHADED) AREAS DETERMINED TO BE INSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE MAP FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, COMMUNITY NUMBER 180139, PANEL NO. 18089C0117E. MAP EFFECTIVE DATE: JANUARY 18, 2012.

ITEM 4: LAND AREA IS SHOWN HEREON.

ITEM 5: VERTICAL RELIEF - ELEVATIONS AND THE RESULTING CONTOURS (1-FOOT INTERVAL UNLESS OTHERWISE SPECIFIED) SHOWN HEREON WERE MEASURED ON THE GROUND THIS SURVEY AND ARE REFERENCED TO A STATEWIDE GNSS REFERENCE STATION NETWORK KNOWN AS INCORS WHICH IS MAINTAINED BY THE INDIANA DEPARTMENT OF TRANSPORTATION USING THE NORTH AMERICAN VERTICAL DATUM OF 1988.

ITEM 7(a): EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.

ITEM 8: SUBSTANTIAL VISIBLE FEATURES SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, AND SUBSTANTIAL AREAS OF REFUSE (IF ANY) ARE SHOWN HEREON.

ITEM 9: STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS, PARKING TYPES, AND THE NUMBER OF SPACES ARE SHOWN HEREON.
60 REGULAR PARKING SPACES WERE OBSERVED.

ITEM 11(a): LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE AND EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT TO DEVELOP A VIEW OF UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM VISIBLE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, DRAINAGE TILES, UNDERGROUND DITCHES, FEEDERS OR LATERALS. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE SITE SURVEYED OR SERVING THE SITE, UNLESS SHOWN HEREON. A UTILITY LOCATE REQUEST WAS MADE FOR THE SITE (INDIANA 811, TICKET NO. 2306086148). IF ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO PUBLIC RECORDS ARE SHOWN HEREON. PARCELS 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 OF RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PARCEL.

GENERAL NOTES:

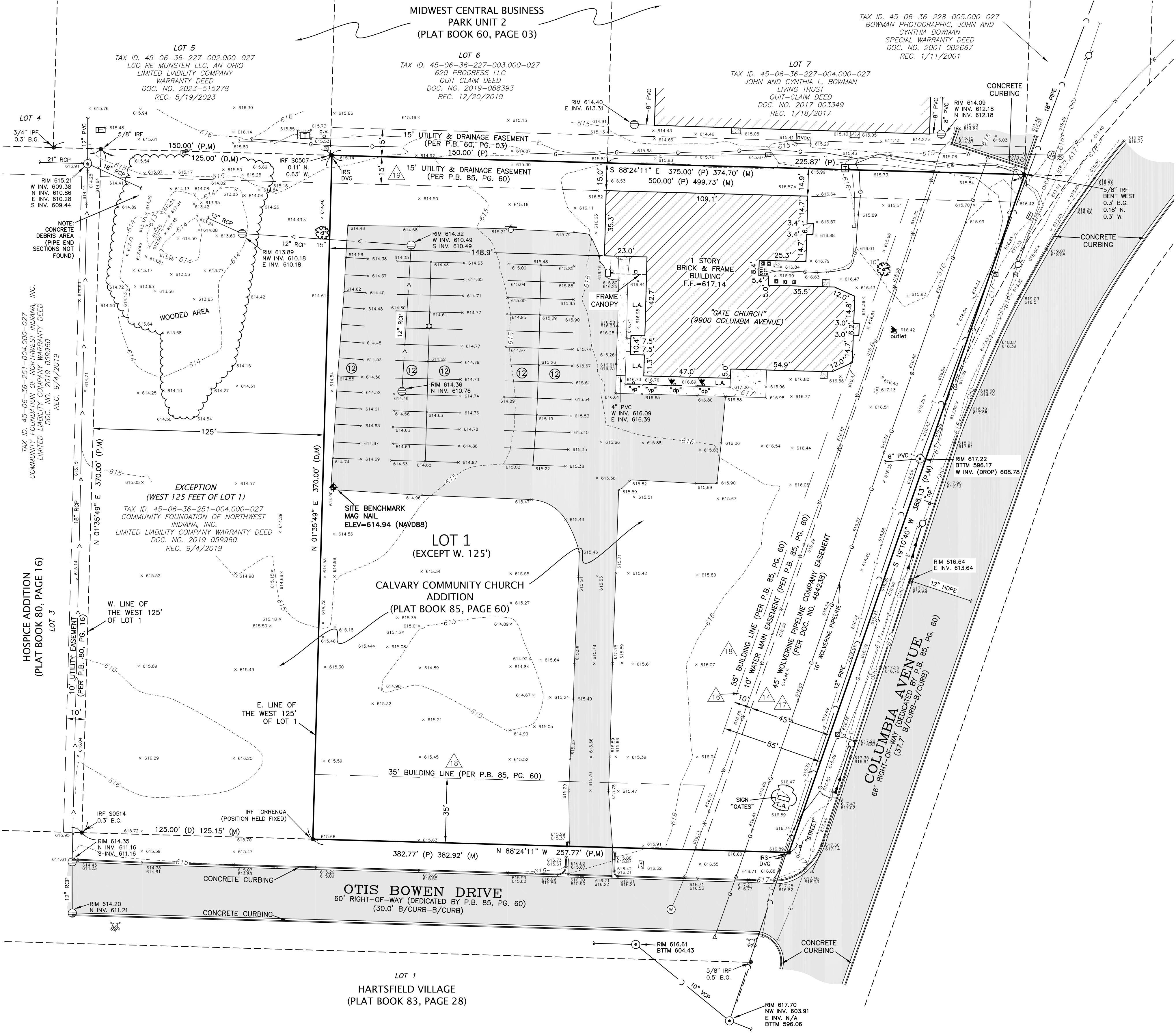
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
 - EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT PROVIDED AND RECORD PLAT.
 - BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.
 - OWNERSHIP OR TITLE.

2) 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 SURVEYOR (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).

3) THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE OBSCURED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLERS SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

4) BASIS OF BEARINGS: THE MONUMENTED SOUTH LINE OF LOT 1 BEING N 88°24'11" W, PER THE RECORDED PLAT OF CALVARY COMMUNITY CHURCH ADDITION (SURVEY REFERENCE NUMBER 2 HEREON).

ALTA/NSPS LAND TITLE SURVEY



- | | |
|------------------------|------------------------------------|
| ★ LIGHT POLE | ○ UTILITY POLE |
| ○ BASKETBALL POLE | ○ MAILBOX |
| ○ TELEPHONE PEDESTAL | ○ BLOCK COLUMN |
| ○ MANHOLE | ○ AREA LIGHT |
| ○ CATCH BASIN | ○ WOLVERINE PIPELINE MARKER |
| ○ CURB INLET | ○ NUMBER OF REGULAR PARKING SPACES |
| ○ ELECTRIC TRANSFORMER | ○ GAS VALVE |
| ○ A/C UNIT | ○ ELECTRIC OUTLET |
| ○ SIGN | ○ LANDSCAPE AREA |
| ○ CABLE TUB | ○ GUY WIRES |
| ○ FIRE HYDRANT | ○ SCHEDULE B, PART 2 EXCEPTION |
| ○ WATER VALVE | ○ ITEM PER TITLE COMMITMENT |
| ○ WATER MANHOLE | |
| ○ SITE BENCHMARK | |

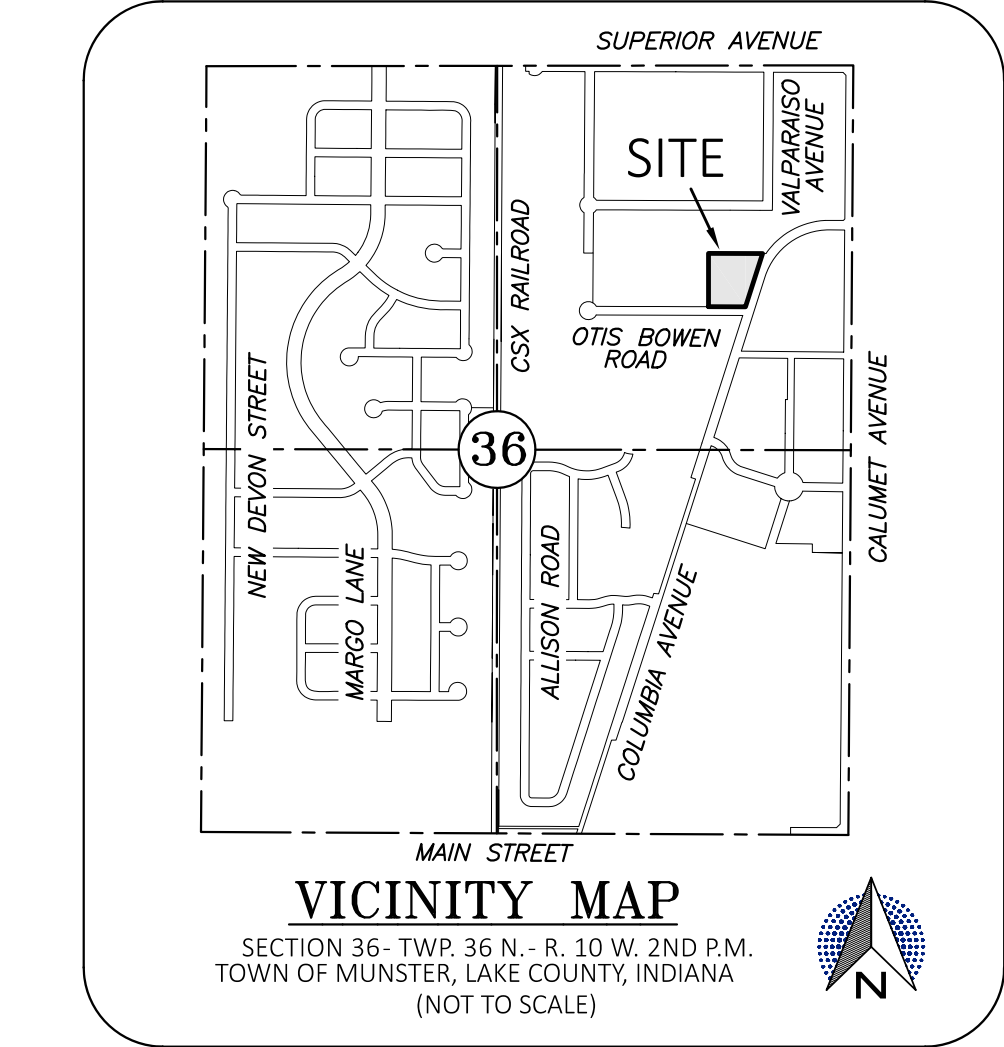
- | | |
|--------------------------------|----------------------------------|
| — SUBJECT PARCEL BOUNDARY LINE | — PLATTED BUILDING SETBACK LINE |
| — PARCEL BOUNDARY LINE | — EASEMENT LINE |
| — UNDERGROUND ELECTRIC | — UNDERGROUND GAS |
| — UNDERGROUND WATER | — UNDERGROUND TELECOMMUNICATIONS |
| — STORM SEWER | — WITH FLOW DIRECTION |
| — SANITARY SEWER | — WITH FLOW DIRECTION |
| — OVERHEAD UTILITY WIRES | — APPROXIMATE TREE LINE |

LEGEND

- | | |
|----------------------------------|------------------|
| ○ TREE WITH APPROXIMATE DIAMETER | ○ SPOT ELEVATION |
| — 1-FOOT CONTOUR | — ELECTRIC METER |
| — GAS METER | — ASPHALT AREA |
| — CONCRETE AREA | — |
| dp - DISABLED PARKING | np - NO PARKING |
| vp - VISITOR PARKING | |

- | | |
|------------------------------------|--|
| FF - FINISHED FLOOR ELEVATION | A.G. - ABOVE GRADE |
| B.G. - BELOW GRADE | PVC - POLY-VINYL CHLORIDE PIPE |
| RCP - REINFORCED CONCRETE PIPE | VCP - VITRIFIED CLAY PIPE |
| BTM - BOTTOM OF STRUCTURE | N/A - NOT ACCESSIBLE |
| INV. - INVERT | R/W - RIGHT OF WAY |
| P.B. - PLAT BOOK | P.G. - PAGE |
| C - DIMENSION CALCULATED | M - DIMENSION MEASURED BETWEEN MONUMENTS |
| D - DIMENSION PER DEED DESCRIPTION | |

- | | |
|--------------|--|
| IRS DVG | 5/8" REBAR SET WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120" |
| IRF TORRENZA | 5/8" REBAR FOUND WITH CAP STAMPED "TORRENZA" TORRENZA SURVEYING |
| IRF S0507 | 5/8" REBAR FOUND WITH CAP STAMPED "S0507" RICHARD HARDESTY, P.L.S. |
| IRF S0514 | 5/8" REBAR FOUND WITH CAP STAMPED "S0514" GARY TORRENZA, P.L.S. |
| IRF | IRON PIPE FOUND |
| IRF | IRON ROD FOUND |



TITLE COMMITMENT NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO PARCEL SHOWN HEREON WAS GAINED FROM AN ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER FNW2301358 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ON 5/25/2023. THE FOLLOWING SURVEY RELATED MATTERS CORRESPOND TO THE ITEMS NUMBERED IN SCHEDULE B, PART 2, EXCEPTIONS IN SAID COMMITMENT AND ARE ADDRESSED HEREON IN THE FOLLOWING MANNER:

- EASEMENT FOR PIPE LINE IN FAVOR OF WOLVERINE PIPE LINE COMPANY, DATED OCTOBER 7, 1969, RECORDED OCTOBER 9, 1969, AS DOCUMENT NO. 34699, AND RE-RECORDED AUGUST 10, 1978, AS DOCUMENT NO. 484238 - AFFECTS SUBJECT PARCEL AND SHOWN HEREON.
- COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN TRUSTEE'S DEED FROM MERCANTILE BANK OF INDIANA, AS TRUSTEE, UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED OCTOBER 27, 1986, AND KNOWN AS TRUST NUMBER 4893, TO CALVARY ASSEMBLY OF GOD CHURCH OF MUNSTER, INDIANA, DATED MARCH 22, 1993, AND RECORDED APRIL 16, 1993, AS DOCUMENT NO. 93024189 - AFFECTS SUBJECT PARCEL - NOT PLATTABLE.
- 10 FEET WATER MAIN EASEMENT OVER THE WEST 10 FEET OF THE EAST 55 FEET OF THE LAND AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION - AFFECTS SUBJECT PARCEL AND SHOWN HEREON.
- 45 FEET WOLVERINE PIPELINE CO. EASEMENT OVER THE EAST 45 FEET OF THE LAND AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION - AFFECTS SUBJECT PARCEL AND SHOWN HEREON.
- BUILDING LINES OVER THE EAST 55 FEET AND THE SOUTH 35 FEET OF THE LAND AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION - AFFECTS SUBJECT PARCEL AND SHOWN HEREON.
- EASEMENT FOR UTILITIES AND DRAINAGE OVER THE NORTH 15 FEET OF THE LAND AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION - AFFECTS SUBJECT PARCEL AND SHOWN HEREON.

SURVEY REFERENCES:

- RECORD DEEDS REFERENCED HEREON.
- RECORDED SUBDIVISION PLAT OF "CALVARY COMMUNITY CHURCH ADDITION", RECORDED NOVEMBER 9, 1998 IN PLAT BOOK 85, PAGE 60 AS DOCUMENT NUMBER 98088805.
- RECORDED SUBDIVISION PLAT OF "HOSPICE ADDITION", RECORDED FEBRUARY 22, 1996 IN PLAT BOOK 80, PAGE 16 AS DOCUMENT NUMBER 96011549.
- RECORDED SUBDIVISION PLAT OF "MIDWEST CENTRAL BUSINESS PARK UNIT 2", RECORDED SEPTEMBER 5, 1985 IN PLAT BOOK 60, PAGE 03 AS DOCUMENT NUMBER 818688.
- RECORDED ALTA/NSPS LAND TITLE SURVEY OF THE WEST 125 FEET OF LOT 1 IN CALVARY COMMUNITY CHURCH ADDITION AND LOTS 2 AND 3 IN HOSPICE ADDITION BY TORRENZA SURVEYING, LLC, RECORDED JULY 22, 2019 IN SURVEY BOOK 33, PAGE 61 AS DOCUMENT NUMBER 2019 045220.
- RECORDED GRANT OF EASEMENT AND PLAT OF VACATION OF THAT PART OF COLUMBIA AVENUE IN BLOCK 6 IN MIDWEST CENTRAL BUSINESS PARK TO THE TOWN OF MUNSTER, RECORDED IN PLAT BOOK 68, PAGE 37.

SURVEYOR'S REPORT:

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.0, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED OR REESTABLISHED ON THIS SURVEY. THIS PLAT REPRESENTS A RETRACEMENT SURVEY OF A LOT LESS EXCEPTION IN A PLATTED SUBDIVISION.

THEORY OF LOCATION: A SEARCH FOR MONUMENTS AROUND THE SUBJECT PARCEL WAS PERFORMED THIS SURVEY. A REBAR WITH A TORRENZA CAP WAS FOUND AT THE SOUTHWEST CORNER OF THE SUBJECT PARCEL AND ITS POSITION WAS HELD FIXED FOR THIS SURVEY. A REBAR WITH "S0514" CAP WAS FOUND AT THE SOUTHWEST CORNER OF LOT 3 IN HOSPICE ADDITION (MONUMENT NOT SHOWN HEREON) AND HELD FIXED FOR LINE. ADDITIONAL MONUMENTS WERE FOUND AND SHOWN HEREON. PLATTED DISTANCES AND BEARINGS WERE USED TO CALCULATE THE POSITIONS OF THE REMAINING SUBJECT PARCEL CORNERS AND WERE MONUMENTED THIS SURVEY.

A) CONDITION OF FOUND REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS MEASURED 0.3 FEET EAST-WEST AND 0.2 FEET NORTH-SOUTH.

B) NO APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION EXCEPT FOR AS FOLLOWS: THERE WAS VISIBLE EVIDENCE OF STORM WATER PIPE THAT EXITS THE SUBJECT PARCEL TO THE WEST INTO WHAT WAS POSSIBLY A FORMER STORM WATER DETENTION AREA NOW LOCATED ON THE WEST 125 FEET OF LOT 1 IN THE SUBJECT SUBDIVISION (ALL AS SHOWN HEREON). AN AREA LIGHT WAS LOCATED IN THE WOLVERINE PIPELINE EASEMENT ON THE EAST SIDE OF THE SUBJECT BUILDING AND SHOWN HEREON. THE SIGN FOR THE CHURCH WAS LOCATED IN THE WOLVERINE PIPELINE EASEMENT NEAR THE SOUTHEAST CORNER OF THE SUBJECT PARCEL AND SHOWN HEREON.

C) NO APPARENT UNCERTAINTIES DUE TO RECORD DESCRIPTIONS.

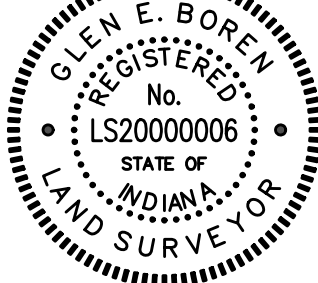
D) THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865 IAC 1-12-7.

TO: BRADLEY COMPANY, LLC
OSNI DYER AND ASSOCIATES, LLC;
THE GATE CHURCH, INC.;
FIDELITY NATIONAL 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, 5, 7, 8, 9, 11(a) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 29, 2023. I FURTHER STATE THAT SURVEY WAS PERFORMED IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12).

DATE OF PLAT: JULY 12, 2023

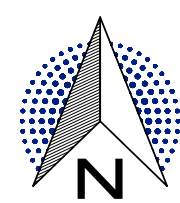
PROFESSIONAL LAND SURVEYOR: GLEN E. BOREN
INDIANA REGISTRATION NUMBER: LS20000006
gboren@dvgtteam.com



1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com

DATE:	REVISIONS AND NOTES:

ALTA/NSPS LAND TITLE SURVEY
9900 COLUMBIA AVENUE
MUNSTER, INDIANA 46321
LOT 1, EXCEPT THE WEST 125 FEET THEREOF, CALVARY COMMUNITY CHURCH ADDITION



0' 10' 30'
SCALE: 1" = 30'

GATE CHURCH	
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FB/PG	FILE NO.
DRAWN BY M.S.	DATE 7/12/23
SECTION 36-36-10	COUNTY, STATE LAKE, IN
JOB NO. 23-0720	