

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION (AS TAKEN FROM GREATER INDIANA TITLE COMPANY
TITLE COMMITMENT NUMBER IN019291 DATED APRIL 15, 2025)

Lot 1, 45th Avenue Addition, a Planned Unit Development to the Town of Munster, Lake
County, Indiana, as per plat thereof in Plat Book 91, page 82, in the Office of the Recorder
of Lake County, Indiana.

FRAN-LIN PARKWAY
(PUBLIC RIGHT OF WAY)

45TH AVENUE
(PUBLIC RIGHT OF WAY)

LOT 1
EASTWOOD MALL ADD.
PB 62, PG. 20

UNRECORDED
MUNSTER, IN 46321
PARCEL NO. 10-07-02-003-000-007

LEGEND:

- MANHOLE
- CURB DRAIN
- CATCH BASIN/INLET
- CLEAN OUT
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- B-BOX
- POWER POLE
- QUY WIRE W/ANCHOR
- LIGHT POLE
- STEEL BOLLARD
- TELEPHONE PEDESTAL
- PIPELINE MARKER
- GAS VALVE
- GAS METER
- STEEL BOLLARD
- ELECTRIC METER/PANEL/RISER
- TRAFFIC LIGHT
- NUMBER IN DIAMOND CORRESPONDS
WITH THE SCHEDULE B, SECTION 2
EXCEPTION ITEMS AS FOUND IN
GREATER INDIANA TITLE COMPANY
TITLE COMMITMENT NUMBER IN019291
DATED APRIL 15, 2025.
- OVERHEAD LINES
- CHAIN LINK FENCE
- METAL FENCE
- PVC FENCE
- STORM SEWER LINE
- SANITARY SEWER LINE

SURVEY RELATED SCHEDULE B, PART 1 EXCEPTION ITEMS AS FOUND IN
GREATER INDIANA TITLE COMPANY TITLE COMMITMENT NUMBER IN019291
DATED APRIL 15, 2025

- Covenants, conditions and restrictions (but omitting any covenants or restrictions based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) contained in the deed recorded as Document No. 234135, relating to dedication of easement. (Affects the South 15 feet of the North 615 feet) (AS SHOWN ON THE SURVEY). THIS DOCUMENT ALSO REFERENCES THE 25' UTILITY EASEMENT WHICH RUNS ALONG THE EAST LINE OF THE SUBJECT PARCEL (AS SHOWN)
- Easements, covenants, and restrictions (but omitting any covenants or restrictions based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) contained in the plat recorded in Plat Book 44, page 28, relating to Plat of Dedication. (AS SHOWN ON THE SURVEY)
- Easements for pipeline recorded in Miscellaneous Record 565, 395 and Miscellaneous Record 565, page 397 (affects subject land and other property). (DOES NOT AFFECT THE SUBJECT PARCEL: BOTH DOCUMENTS STATE THAT ONLY ONE PIPELINE MAY BE LAID UNDER THESE GRANTS AND THAT SAID PIPELINE IS TO BE LOCATED WITHIN 30 FEET WEST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 32-36-9. THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 32 IS LOCATED APPROXIMATELY 620 FEET EAST OF THE EAST BOUNDARY LINE OF THE SUBJECT PARCEL)
- Assignment of right-of-way easement contained in the instrument recorded as Document No. 2005-029704, relating to pipeline.
- Easements for public utilities and drainage over, upon and under the South 50 feet of the land as shown on the plat of subdivision. (AS SHOWN ON THE SURVEY)
- Rights of the public, the municipality and the state in and to that part of the land taken or used for roads and highways, if any. (NO PLOTTABLE MATTERS TO ADDRESS; NOTHING PLOTTED)
- Drainage ditches, laterals, feeders, drainage tiles or other drainage easement rights, if any. (NO PLOTTABLE MATTERS TO ADDRESS; NOTHING TO ADDRESS)
- Rights of the public or quasi-public utilities for maintenance therein of poles, conduits, sewers, etc. (NO PLOTTABLE MATTERS TO ADDRESS; NOTHING PLOTTED)
- Existing unrecorded leases, if any. (NO PLOTTABLE MATTERS TO ADDRESS; NOTHING PLOTTED)
- Utility easement over, upon and under the East 25 feet of the land as shown on the plat of subdivision. (AS SHOWN ON THE SURVEY)

SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of the parcel of land described in Greater Indiana Title Company Title Commitment Number IN019291 dated April 15, 2025, said parcel of land also described in the "Legal Description" section of this survey.

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:

- The record plat of 45th Avenue Addition, a Planned Unit Development to the Town of Munster, as per plat thereof, recorded in Plat Book 91, page 82 in the Office of the Recorder of Lake County, Indiana.
- The record Plat of Dedication, recorded in Plat Book 44, page 28 in the Office of the Recorder of Lake County, Indiana.
- The record plat of Burger's 45th Avenue Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 39, page 45 in the Office of the Recorder of Lake County, Indiana.
- The record plat of Eastwood Mall Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 62, page 20 in the Office of the Recorder of Lake County, Indiana.
- The record plat of Wildwood Court, a Planned Unit Development to the Town of Munster, as per plat thereof, recorded in Plat book 90, page 09 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 parcels of land. A search was performed throughout the surveyed parcel and surrounding parcels of land for boundary corner monuments and the results of said search are shown herein. The basis of bearings for this survey was the bearings on the lines taken from Survey Reference Document Number 1 described above. The boundary solution depicted on this survey is the same boundary solution depicted on said Reference Document #1. This held boundary solution agrees with the locations of found boundary corner monuments, site improvements and right of way improvements as shown on this survey. Additionally, survey control and layout monuments utilized by Torrenga Surveying, LLC, from previous surveys of the subject parcel and surrounding parcels of land were recovered and agree with the held boundary solution.

Additional Survey Related Notes:

- 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 of underground utility lines.
- As it pertains to item 9 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, at the time the survey work was being conducted, the site contains 370 visible standard parking spaces and 28 visible handicap parking spaces for a total of 398 visible parking spaces.
- 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.
- 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.
- 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).
- Parcels identified by title description or record references as per 865 IAC 1-12-13(11) are taken 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.

SURVEYOR'S REPORT:

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.

B.) OCCUPATION AND POSSESSION:

No apparent uncertainties resulted due to occupation or possession lines, unless specifically shown on the plat.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

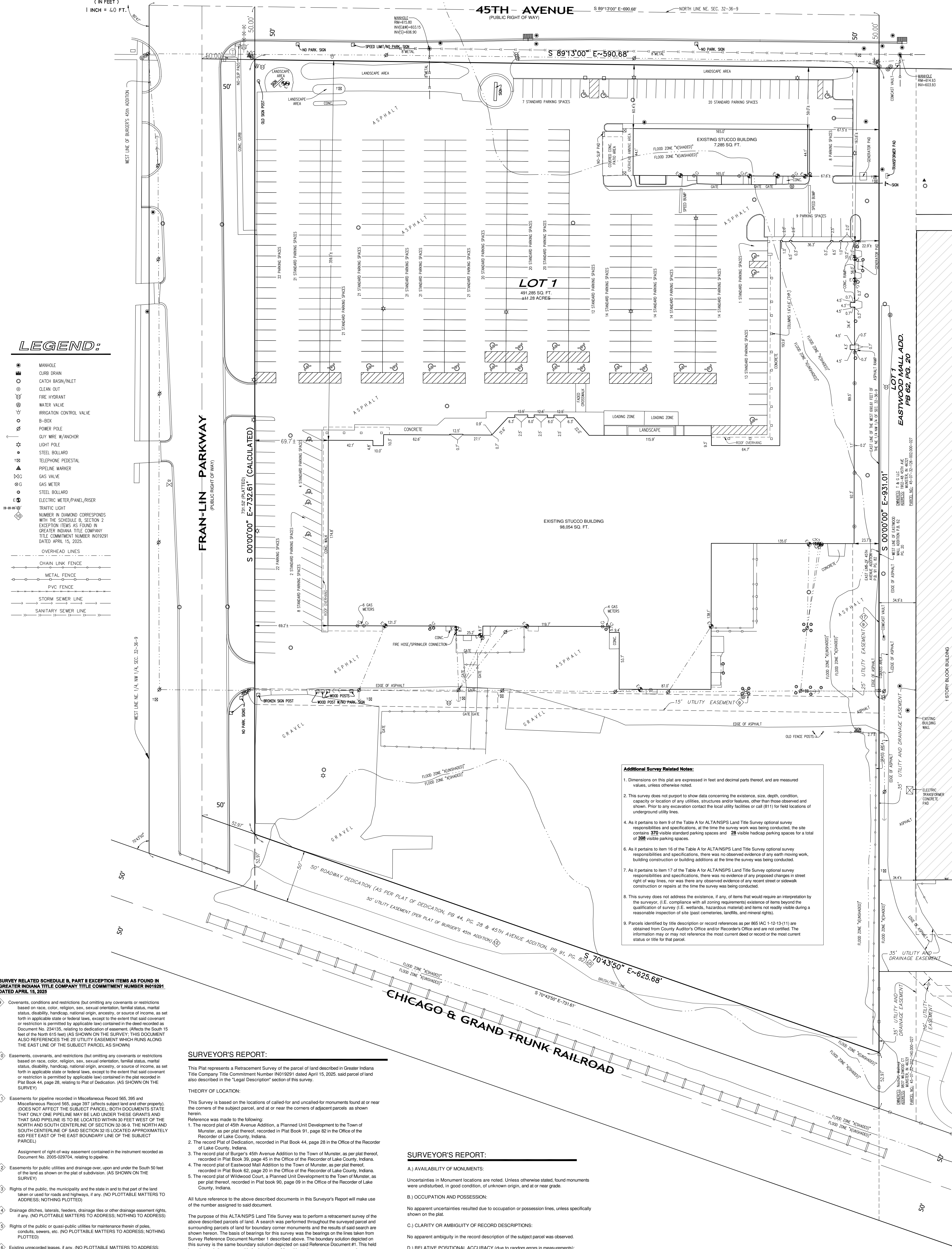
No apparent ambiguity in the record description of the subject parcel was observed.

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

The survey performed met the requirements of a URBAN SURVEY according to title 965 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 monuments.



(IN FEET)
1 INCH = 40 FT.



SHEET
1 OF 2

CLIENT:
G.H.K. Developments, Inc.

DATE:

JOB NO: 2025-0147
DRAWN: AJF
SCALE: 1" = 40'

Z:\45TH AVENUE ADDITION 91-82\dwg\2025-0147.dwg 6/24/2025 9:10:54 AM CDT

PLAT OF SURVEY
Lot 1 in 45th Avenue Addition
A PLANNED UNIT DEVELOPMENT
1800-1866 45TH AVENUE & 9721-9745 FRAN-LIN PARKWAY
THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

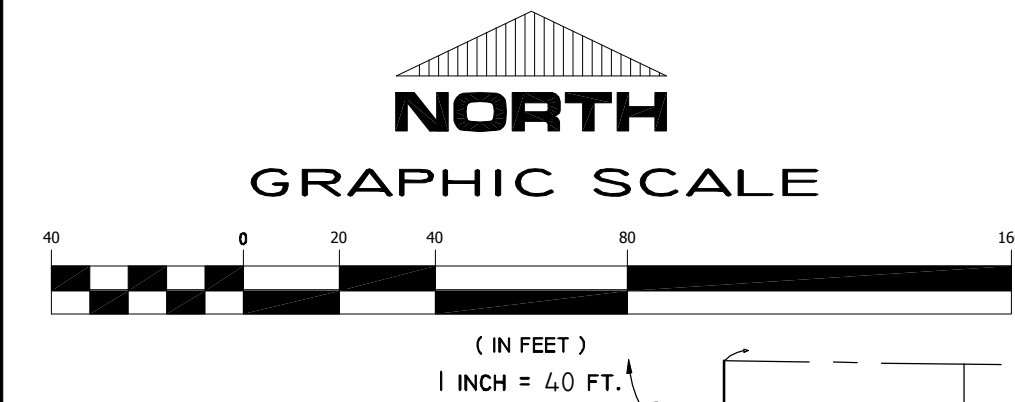
TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. No.: (219) 836-8918
WEBSITE: WWW.TORRENGA.COM



ALTA/NSPS LAND TITLE SURVEY

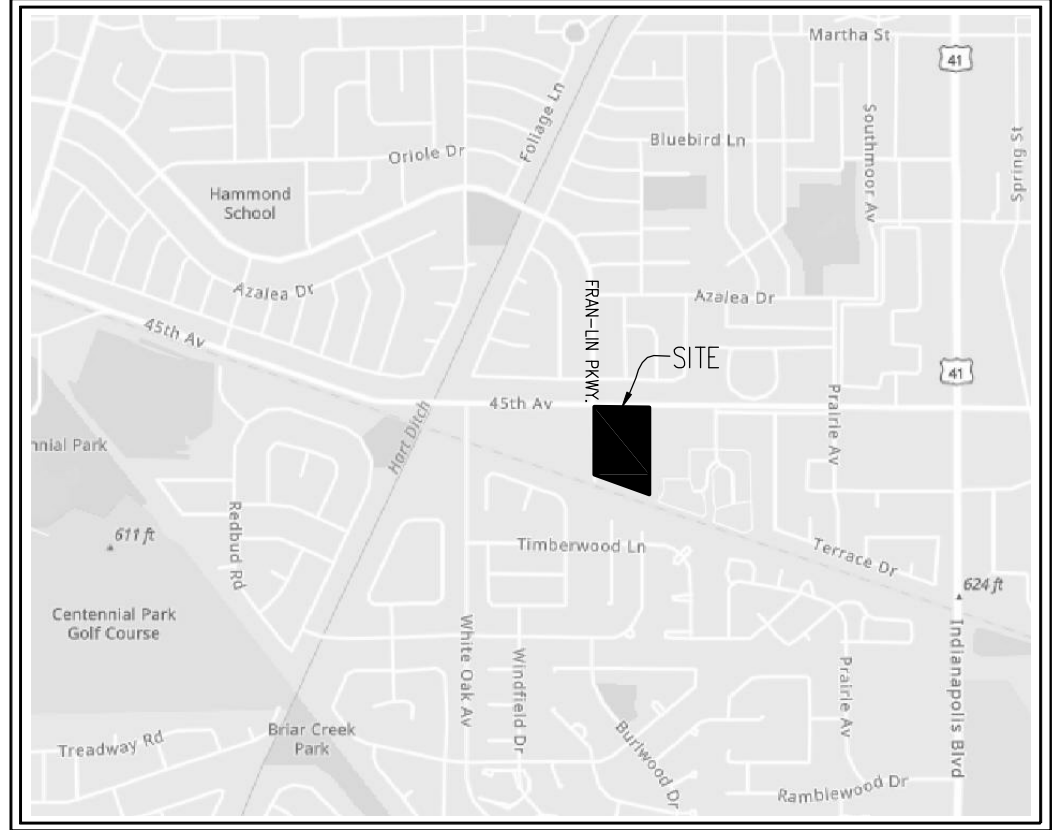
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CERTIFY TO:
1. G.H.K. Developments, Inc.
2. Greater Indiana Title Company
3.

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), 7(b)(1), 8, 9, 13, 14, 18 and 19 of Table A thereof. The field work was completed on (DATE) 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: (DATE)

TORRENGA SURVEYING, LLC.

FOR REVIEW PURPOSES ONLY

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321

TEL. No.: (219) 836-8918

WEBSITE: WWW.TORRENGA.COM

