

1 TITLE DESCRIPTION

Lots 1 to 12, both inclusive, in Calumet Ridge 2nd Addition to Munster, as per plat thereof, recorded in Plat Book 20, Page 14 in the Office of the Recorder of Lake County, Indiana.

The land shown on this survey is the same as that described in Schedule A of Fidelity National Title Insurance Company Commitment No. 102500312, having an effective date of April 2, 2025.

2 TITLE INFORMATION

The Title Description and Schedule B items shown hereon are from Fidelity National Title Insurance Company Commitment No. 102500312, with an effective date of April 2, 2025.

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 18089C0109F, which bears an effective date of 01/18/2012 and is not in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 0.2% annual chance floodplain.

7 POSSIBLE ENCROACHMENTS

Information noted below is simply a statement of fact regarding the location of observed improvements relative to boundary, easement, and setback lines, and is not a legal opinion or determination of encroachments.

HVAC extends beyond the property by a maximum distance of 1.7± feet.

There appears to be mutual ingress/egress without the benefit of any known easement.

3 SCHEDULE "B" ITEMS

There are no survey related items listed in Schedule B-II.

10 BASIS OF BEARINGS

The Basis of Bearing for this survey is Grid North of the Indiana State Plane Coordinate System (West Zone, on the North American Datum of 1983 (2011).

12 PARKING INFORMATION

53 Regular Parking Spaces
2 Handicap Parking Spaces
55 Total Parking Spaces

13 LAND AREA

37,500 Sq. Feet ±
0.861 Acres ±

14 BUILDING AREA

2,680 Sq.Ft.

15 BUILDING HEIGHT

Building = 20.7± Feet

11 SURVEYOR'S NOTES

- There is direct access to the subject property via Calumet Avenue, a public right-of-way.
- The posted address on site is 8032 Calumet Avenue.
- The locations of all utilities shown on this survey are based upon above-ground observed evidence, and utility markings provided by BLVD, dated April 17, 2025. The surveyor makes no warranty that the underground utilities shown hereon compromise all such utilities on the subject property, either in-service or abandoned. It is believed that the locations of all underground utilities shown on this survey are essentially correct based upon the information available, however, the surveyor makes no warranty that the underground utilities shown are in the exact location. Where additional or more detailed information is required, a private utility locate request may be necessary.
- At the time of this survey, there was no observed surface evidence of recent earth moving work, building construction or building additions.
- At the time of this survey, there was no observed evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- Any plottable off-site easements or servitudes disclosed in documents provided to or obtained by the surveyor have been plotted and shown hereon.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes and encroachments are based on solely on above-ground, visible evidence, unless another source of information is specifically referenced hereon.
- The nearest intersecting street with Calumet Avenue is Broadmoor Street, which is located approximately 147 feet from the subject property.
- The elevation and contour data shown on this survey is based on the North American Vertical Datum of 1988 (NAVD88), derived from the Indiana Department of Transportation RTN Network on the date the field work was completed.
- At the time of this survey, there were no wetland delineation markers observed on the subject property.
- All contours are shown at 1-foot intervals.
- The on-site benchmark is the top of a MAG nail set in asphalt. Elevation: 598.92 feet.

SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the uncertainty in the location of the lines and corners of the subject tract with regards to:

1. Theory of Location

The purpose of this survey is to reestablish the location of the lines and corners of the real estate conveyed to Munster Retail LLC as recorded in Instrument No. 2025-502778 in the Office of the Recorder for Lake County, Indiana (ORLCI). The subject land is described as Lots 1-12 inclusive in Calumet Ridge 2nd Addition (ORLCI PB 20 P 14), located in the City of Munster, Lake County, Indiana.

The location of the lines and corners of the subject tract were reestablished relative to the monuments found as shown hereon, holding platted dimensions relative thereto.

2. Availability and Conditions of Reference Monuments

A ¾" pinch pipe was found and held as the southwest corner of the subject land. An iron pin was found and held at the southwest corner of the subject land. 2 monuments were recovered about 560 feet north of the subject lands which were held to reestablish the bearing of the north and south lines of the subject lands.

Estimated uncertainty: 0.5'

3. Record Descriptions and Relationships of Lines

No additional uncertainty was noted in comparing the record description of the subject tract with those of immediately adjacent lands.

4. The Occupation or Lines of Possession (Fences, Etc.) As Related to the Surveyed Lines.

No significant additional uncertainty was observed at the time of survey due to obvious lines of occupation in the immediate vicinity of the boundary lines of the subject lot.

- Relative positional accuracy of the measurements made on this survey is within the specifications for an urban survey (0.07 feet plus 50 ppm) as defined in 865 IAC 1-12.

I, P. Joseph Coutts, a Registered Land Surveyor in the State of Indiana, do hereby certify that this survey was performed by me or under my direct supervision, and that to the best of my knowledge and belief was executed according to the requirements in 865 IAC 1-12 (Rule 12).

8 ZONING INFORMATION

Zoning Jurisdiction: Town of Munster
Zoning Classification: CD-4.A, General Urban - A District

Setback Lines
Front: 0 feet
Side: 0 feet or 6 feet / side
Rear: 3 feet

Maximum Building Height: 50 feet; 4 stories
Minimum Lot Area: No requirement
Minimum Lot Width: 18 feet
Minimum Lot Depth: No requirement noted
Maximum Building Coverage: 70%
Floor Area Ratio: No requirement noted

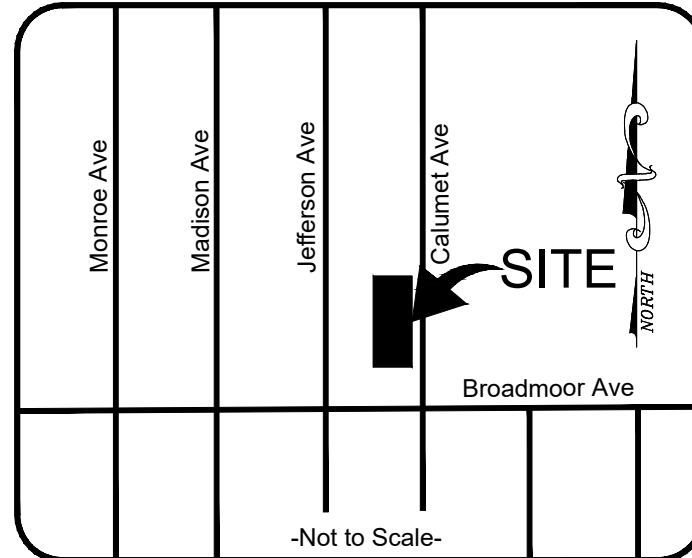
Parking Requirements

Drive-through establishments and Drive-in restaurants – 1 space / 600 feet of square feet of total lot area, addition to required vehicle stacking space

Zoning information has been provided by a Zoning Report by CDS Commercial Due Diligence Services, dated April 10, 2025, Job No. 25-04-0011.

Surveyor's Note: Setback lines shown hereon are based solely upon the information provided above, are to be used for reference purposes only and are subject to interpretation by the local zoning authority.

16 VICINITY MAP



6 CEMETERY

There is no observable evidence of cemeteries.

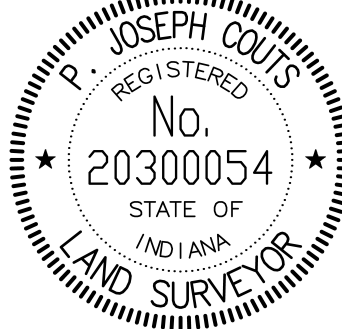
4 SURVEYOR CERTIFICATION

To: BB Holdings IN, LLC, an Oregon limited liability company; DB Franchising USA, LLC, an Oregon limited liability company; Dutch Bros., LLC, an Oregon limited liability company; Dutch Mafia, LLC, a Delaware limited liability company; Boersma Bros. LLC, an Oregon limited liability company; Dutch Bros Inc., a Delaware Corporation; Commercial Due Diligence Services.

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, 6(a), 6(b), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on April 23, 2025.

Date of Preliminary Map or Plat: April 30, 2025

P. Joseph Coutts, LS20300054
For and on behalf of Titan USA Commercial Real Estate Services, LLC



Key to CDS ALTA Survey

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18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcads.com
Toll Free: 888.322.7371

Drawn By: GST

Surveyor
Ref.No: 2799

Approved By: PJC

Field Date: 04/23/2025

Scale: 1"=20'

Date:

Revision:

Date:

Revision:

Date:

Revision:

Date:

Revision:

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

8032 CALUMET AVENUE,
MUNSTER, IN

Project Name:
DB IN0703 - Munster IN
CDS Project Number:
25-04-0011

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

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Approved CDS Surveyor

TITAN^UA

COMMERCIAL REAL ESTATE SERVICES

4821 Heights Drive, Stow, OH 44224

Surveying & Mapping

ALTA/NSPS Land Title Survey Specialists

Email: surveyors@titancres.com

Phone: 330-842-7671

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CDS

COMMERCIAL

DUE DILIGENCE SERVICES

19 SURVEY DRAWING

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9 LEGEND

- R/W

P/L

C

P.O.B.

P.O.C.

Calc.

Msd.

Dd.

Plat

N.R.D.
- Right-of-Way

- Adjoiner Property Line

- Centerline

- Place/Point of Beginning

- Place/Point of Commencement

- Property Line

- Setback Line

- Easement Line

- Encroachment

- Schedule B-Section II Item

- Calculated

- Measured

- Bearing/Distance from Deed Record

- Bearing/Distance from Plat Record

- No Recorded Distance/Dimension

- Monumentation Found as Noted

- 5/8" Rebar Set with Cap Stamped "JOSEPH COUTS LS20300054"

- PK/MAG Nail or Railroad Spike Found as Noted

- MAG Nail Set

- Curb Inlet Basin with Grate

- Catch Basin

- Cleanout

- Sanitary Manhole

- Fire Hydrant

- Water Valve

- Water Meter

- Gas Meter

- Air Condition Unit

- Cable T.V. Pedestal

- Electric Meter

- Electric Box/Cabinet

- Speaker Box

- Traffic Manhole

- Bollard Post

- Handicap Space

- Sign

- Utility Pole

- Fence (As Noted)

- Sanitary Sewer

- Storm Sewer

- Water Line

- Underground Gas Pipeline

- Overhead Utilities

- Concrete Area

- No Parking Area

- Building Area

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2021)"

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS

COMMERCIAL

DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor
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Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

8032 CALUMET AVENUE,
MUNSTER, IN

Project Name:

DB IN0703 - Munster IN
CDS Project Number:

25-04-0011

Sheet 2 of 2

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