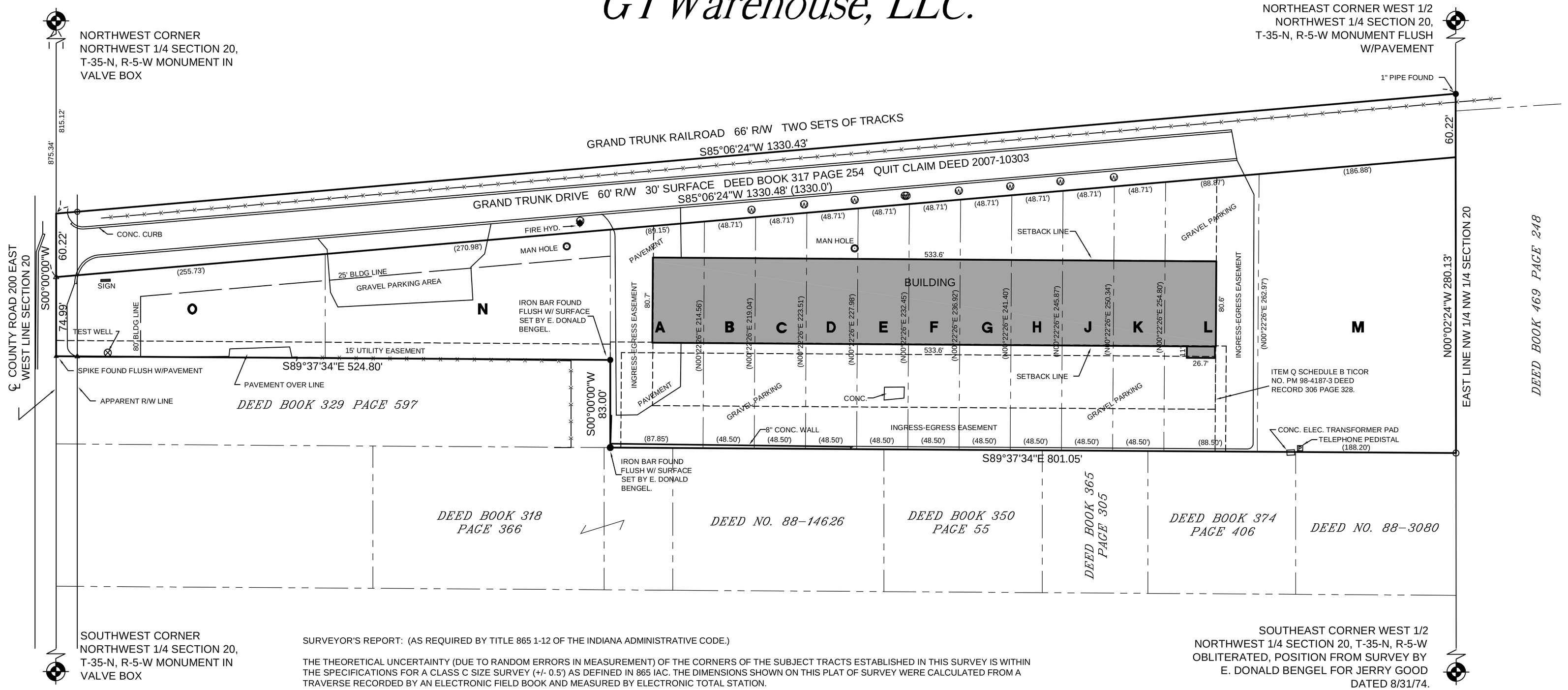
ALTA/ASCM BOUNDARY SURVEY FOR

GTWarehouse, LLC.



SURVEYOR'S REPORT: (AS REQUIRED BY TITLE 865 1-12 OF THE INDIANA ADMINISTRATIVE CODE.)

THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACTS ESTABLISHED IN THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS C SIZE SURVEY (+/- 0.5') AS DEFINED IN 865 IAC. THE DIMENSIONS SHOWN ON THIS PLAT OF SURVEY WERE CALCULATED FROM A TRAVERSE RECORDED BY AN ELECTRONIC FIELD BOOK AND MEASURED BY ELECTRONIC TOTAL STATION.

THIS IS A RECORD DOCUMENT SURVEY OF THE PROPERTY DESCRIBED IN TICOR TITLE INSURANCE CO. COMMITMENT NO. PM 98-4187-3 WHICH IS ALSO DESCRIBED IN DEED BOOK 316 PAGE 300. THERE DOES NOT APPEAR TO BE ANY CONFLICTS BETWEEN THE DESCRIPTION OF THE SUBJECT TRACT AND THE DESCRIPTIONS OF THE ADJACENT TRACTS OF LAND. THERE IS A MATHEMATICAL ERROR OF 0.48 FEET IN THE DISTANCE ALONG THE NORTH LINE OF THE SUBJECT TRACKS. I HAVE USED THE BEARINGS AND DISTANCES IN THE DESCRIPTION OF THE SUBJECT TRACT TO DETERMINE THE LOCATION OF THE OVERALL PERIMETER. THE BASIS OF THE BEARINGS SHOWN ON THIS PLAT OF SURVEY IS A BEARING OF S00°00'00"W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20 AS CITED IN THE RECORDED DEED. THE NORTHEAST CORNER, NORTHWEST CORNER, AND SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20 ARE MARKED BY MONUMENTS AND REFERENCES ARE ON FILE AT THE OFFICE OF THE SURVEYOR OF PORTER COUNTY. I HAVE USED INFORMATION SHOWN ON A PLAT OF SURVEY BY E. DONALD BENGEL FOR JERRY GOOD DATED 8/31/74 TO DETERMINE LOCATION OF THE OBLITERATED SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20.

UNLESS OTHERWISE NOTED THE BUILDING LINES, EASEMENT FOR INGRESS AND EGRESS, AND UTILITY EASEMENTS SHOWN ON THE SUBJECT TRACT ARE THOSE LISTED IN ITEM R SCHEDULE B OF TICOR TITLE INSURANCE COMMITMENT NO. PM 98-4187-3. THESE ITEMS ARE SHOWN ON A PLAT OF SURVEY PREPARED BY E. DONALD BENGEL DATED OCTOBER 3, 1978, DRAWING NO. 2133, RECORDED IN MISCELLANEOUS RECORD 76 PAGE 106. THIS RECORDED PLAT OF SURVEY DOES NOT SHOW ANY ACCEPTANCE OF DEDICATION BY THE PROPERTY OWNER OR COUNTY OFFICIALS. I AM NOT SURE THAT PUBLIC DEDICATION OF GRAND TRUNK DRIVE WAS EVER ACCEPTED BY COUNTY OFFICIALS.

I HAVE SHOWN THE LOCATION OF MANHOLES, WATER VALVES, A TELEPHONE PEDESTAL AND A FIRE HYDRANT NOTICED ON THE SUBJECT TRACT. THERE ARE GAS METERS ALONG THE NORTH SIDE AND ELECTRIC METERS ALONG THE SOUTH SIDE OF THE WAREHOUSE BUILDING. I BELIEVE THERE ARE MAY BE UNDERGROUND TELEPHONE LINES CROSSING THE SUBJECT TRACT. I DO NOT KNOW OF ANY VALID EASEMENTS RECORDED FOR THESE UTILITIES.

THERE IS A PAVED AREA USED BY OTHER'S NEAR THE SOUTHWEST CORNER OF THE SUBJECT TRACT. A SEMI-TRAILER IS PARKED OF THE PARCEL LINES NEAR THE SOUTHWEST CORNER OF THE WAREHOUSE BUILDING. (05/15/2007 THE SEMI TRAILERS HAVE BEEN REMOVED.)

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED IN THIS SURVEY ARE AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: AMOUNT UNKNOWN DUE TO THE OBLITERATED SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20.

DUE TO DISCREPANCIES IN ORIGINAL DEEDS: 0.48 FEET.

DUE TO INCONSISTENCIES IN OCCUPATION LINES: AS NOTED OR SHOWN ON THIS PLAT DUE TO UTILITY LINES, PAVEMENT AREA, AND SEMI-TRAILER.

DUE TO OTHER SURVEYOR'S POINTS: NONE KNOWN.

REVISION: 05/15/2007 THE AREA OF GRAND TRUNK DRIVE HAS BEEN ADDED TO TICOR TITLE INSURANCE POLICY NO. 720070496 AND INCLUDED IN QUIT CLAIM DEED NO. 2007-010303. I HAVE ADDED THIS AREA TO MY SURVEY ALSO. THE OLD FENCE LINE WHICH RUNS APPROXIMATELY 8 FEET SOUTH OF THE NORTH LINE OF GRAND TRUNK DRIVE MAY BE AN INDICATION OF USE BY OTHERS.

TO: RELIABLE DEVELOPMENT CORP., CITIZENS FINANCIAL SERVICES - FSB, GTWAREHOUSE, LLC., AND TICOR TITLE CORP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ASCM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 4, 7A, 8, 9, AND 10 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN," SURVEY, AND (iii) THAT THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, AND (iiii) THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY CONFORMS WITH THE REQUIREMENTS CONTAINED IN 865 IAC 1-12.

I DO NOT CERTIFY TO THE DETERMINATION OF OWNERSHIP, COMPLIANCE WITH BUILDING AND ZONING RESTRICTIONS OR SUITABILITY OF THE PROPERTY FOR ANY USE OR PURPOSE. FIELD WORK COMPLETED ON THE 16TH DAY OF SEPTEMBER, 1998.

WITNESS MY HAND AND SEAL THIS 17TH DAY OF SEPTEMBER, 1998. UPDATED 05/15/2007

NOTE: THE 1997 ALTA STANDARD HAS EXPIRED.

JOHN T. SAYLOR
REG. L.S. NO. 8800290
STATE OF INDIANA

NORTH

1" = 50'

0' 25' 50' 100'

INDICATES WAREHOUSE BUILDING USED BY SEVERAL DIFFERENT BUSINESSES.

INDICATES P.K. NAIL SET FLUSH W/ PAVEMENT.

INDICATES 5/8"Ø x 24" IRON BAR SET FLUSH WITH GROUND SURFACE WITH PLASTIC CAP MARKED SAYLOR/RLS 8800290

INDICATES APPROXIMATE LOCATION OF A FENCE LINE

( ) INDICATES DIMENSIONS FROM RECORDED DEEDS OR PLATS THAT DIFFER FROM DIMENSIONS FOUND IN THIS SURVEY.

REVISION: 05/15/07 UPDATE SURVEY.

PROPERTY OWNER: 219-762-2118	RELIABLE DEVELOPMENT CORP. 816 N. 360 WEST VALPARAISO, IN 46383		
DATE: 09/17/98	BY: JTS	NO: 9809151	PAGE: 1 OF 1
DATE: 05/15/07	BY: JTS	NO: 200705091	90/25
_____:\RELIABLE\GTW /TRIMMAP			B-59, P-59
SURVEYED BY: 219-369-9949	SAYLOR LAND SURVEYING 9038 EAST, 50 NORTH MILL CREEK, IN 46365		