

PARCEL DESCRIPTION (PREPARED THIS SURVEY):

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF MUNSTER, LAKE COUNTY, INDIANA, BEING THAT PARCEL SURVEYED BY PATRICK H. NEJMAN, INDIANA PROFESSIONAL SURVEYOR NUMBER LS21600004 AND SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY DATED FEBRUARY 21, 2025 AS DVG TEAM, INC. JOB NUMBER 24-0533, SAID PARCEL BEING A PART OF LOT 3 IN THE SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 118, PAGE 19, AS DOCUMENT NUMBER 2024-018297, ON JULY 12, 2024, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE NORTH 88 DEGREES 17 MINUTES 28 SECONDS WEST, 28.00 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO A 5/8-INCH REBAR WITH A BLUE CAP STAMPED "DVG TEAM, INC. FIRM NO. 0120" (HEREINAFTER REFERRED TO AS A DVG REBAR) AND THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 17 MINUTES 28 SECONDS WEST, 271.86 FEET ALONG LAST SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 01 DEGREE 54 MINUTES 55 SECONDS EAST, 380.85 FEET ALONG THE WEST LINE OF SAID LOT 3 TO A DVG REBAR; THENCE SOUTH 88 DEGREES 23 MINUTES 00 SECONDS EAST, 269.87 FEET TO A LINE 28.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 3 MARKED BY A DVG REBAR; THENCE SOUTH 01 DEGREE 37 MINUTES 00 SECONDS WEST, 381.28 FEET ALONG LAST SAID PARALLEL LINE TO THE POINT OF BEGINNING, CONTAINING 2.37 ACRES MORE OR LESS.

PARENT PARCEL INFORMATION: SUBJECT PARCEL AREA:

PART OF TAX ID. NO. 45-06-25-276-014.000-027 103,217 SQUARE FEET±
CAHST MUNSTER, LLC 2.37 ACRES±
SPECIAL WARRANTY DEED
DOC. NO. 2021-062100
REC. 10/4/2021

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 TITLE COMMITMENT REFERENCED HEREON, AND WAS NOT OBSERVED DURING THE SURVEY.

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" AREAS DETERMINED TO BE OUTSIDE 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 NUMBER 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. NO BUILDINGS OBSERVED.

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.

ITEM 11: EVIDENCE OF UNDERGROUND 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 PROBES 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. 2501070665). IF ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

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 DOCUMENTS PROVIDED AND RECORDED 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.
- 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).
- 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 COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- BASIS OF BEARINGS IS PER SECOND RE-SUBDIVISION OF LOT 1, OF LAKE BUSINESS CENTER SUBDIVISION, PLAT BOOK 118, PAGE 19, DOCUMENT NUMBER 2024-018297, REC. 7/12/2024..

LEGEND

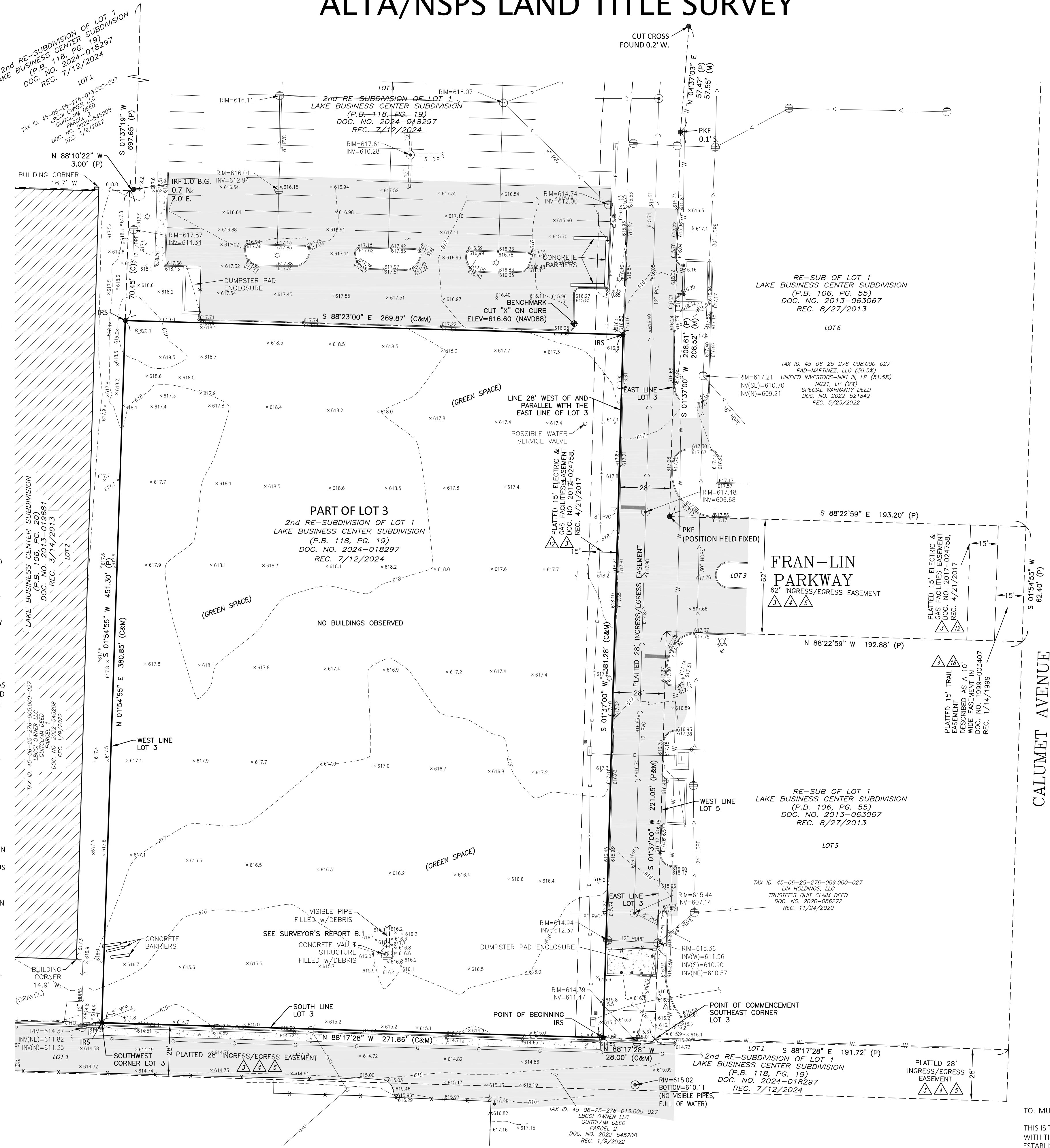
P - DIMENSION SHOWN ON RECORD PLAT.
M - DIMENSION MEASURED BETWEEN MONUMENTS.
C - DIMENSION CALCULATED BASED ON DEED/PLAT INFORMATION AND FOUND MONUMENTATION.
IRS - 5/8" IRON ROD SET WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120"
MAGS - MAG NAIL SET WITH METAL WASHER STAMPED "DVG TEAM INC. FIRM NO. 0120"
IRF - 5/8" IRON ROD FOUND IPF - IRON PIPE FOUND
PKF - PK NAIL FOUND
P.B. - PLAT BOOK PG. - PAGE D.R. - DEED RECORD
DOC. NO. - DOCUMENT NUMBER REC. - RECORDED
A.G. - ABOVE GRADE B.G. - BELOW GRADE

ELECTRIC TRANSFORMER	ASPHALT
LIGHT POLE	BUILDING
MANHOLE	CONCRETE (CONC.)
CATCHBASIN	COMMUNICATIONS PEDESTAL
FENCE	SIGN
STORM SEWER	CONTOUR (1' INTERVAL)
SANITARY SEWER	SPOT ELEVATION
UNDERGROUND GAS	SCHEDULE B TITLE ITEMS
OVERHEAD UTILITY WIRES	
UNDERGROUND ELECTRIC	
WATER MAIN	
HYDRANT	
WATER VALVE	
UTILITY POLE	

SURVEY REFERENCES:

- PLATTED SUBDIVISIONS NOTED AND SHOWN HEREON.
- ALTA/NSPS LAND TITLE SURVEY OF LOT 7 IN THE RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER BY DVG TEAM, INC JOB NO. 519-207, LAST REVISED 3/26/2019.
- ALTA/NSPS LAND TITLE SURVEY OF LOTS 1 & 2 IN THE RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER BY HWC ENGINEERING JOB NUMBER 2022-276-S, DATED 10/5/2022.

ALTA/NSPS LAND TITLE SURVEY



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 A TITLE INSURANCE COMMITMENT NUMBER NCS-1245745-CH2 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ON DECEMBER 26, 2024. THE FOLLOWING COMMENTS CORRESPOND TO THE SURVEY RELATED ITEMS NUMBERED IN SCHEDULE B, PART II, EXCEPTIONS, PART TWO, IN THE SAID COMMITMENT.
- COVENANTS, CONDITIONS, RESTRICTIONS, UTILITY AND DRAINAGE EASEMENTS AND SETBACK LINES AND ANY AMENDMENTS THERETO AS DISCLOSED ON THE RECORDED PLAT OF SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION, RECORDED JULY 12, 2024 AS INSTRUMENT 2024-018297. AFFECTS PARCEL; PLATTED EASEMENTS SHOWN HEREON.
 - COVENANTS, CONDITIONS, RESTRICTIONS, UTILITY AND DRAINAGE EASEMENTS AND SETBACK LINES AND ANY AMENDMENTS THERETO AS DISCLOSED ON THE RECORDED PLAT OF LAKE BUSINESS CENTER SUBDIVISION, RECORDED IN PLAT BOOK 106, PAGE 20 AS INSTRUMENT 2013-019681. AFFECTS PARCEL; PLATTED EASEMENTS SHOWN HEREON.
 - COVENANTS, CONDITIONS, RESTRICTIONS, UTILITY AND DRAINAGE EASEMENTS AND SETBACK LINES AND ANY AMENDMENTS THERETO AS DISCLOSED ON THE RECORDED PLAT OF RE-SUBDIVISION OF LOT 1 IN LAKE BUSINESS CENTER SUBDIVISION, RECORDED IN PLAT BOOK 106, PAGE 55 AS INSTRUMENT 2013-063067. AFFECTS PARCEL; PLATTED EASEMENTS SHOWN HEREON.
 - EASEMENT FOR ELECTRIC FACILITIES IN FAVOR OF NORTHERN INDIANA PUBLIC SERVICE COMPANY LLC, AN INDIANA LIMITED LIABILITY COMPANY, RECORDED APRIL 10, 2024 AS INSTRUMENT 2024-510983, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. DOES NOT AFFECT PARCEL.
 - DECLARATION OF PARTY WALL AND GRANT OF EASEMENTS AGREEMENT MADE BY AND BETWEEN LBC OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS, AND CAHST MUNSTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS, RECORDED OCTOBER 4, 2021 AS INSTRUMENT 2021-062102, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. DOES NOT AFFECT PARCEL.
 - COVENANTS, CONDITIONS, AND RESTRICTIONS SET OUT IN DECLARATION OF EASEMENTS COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JULY 16, 2012 AS INSTRUMENT 2012-046441. AFFECTS PARCEL; NOT PLOTTABLE.
 - COVENANTS, CONDITIONS, AND RESTRICTIONS SET OUT IN DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANT, RECORDED JULY 16, 2012 AS INSTRUMENT 2012-046440. AFFECTS PARCEL; NOT PLOTTABLE.
 - COVENANTS, CONDITIONS, AND RESTRICTIONS SET OUT IN DECLARATION OF RESTRICTIVE COVENANT, RECORDED JULY 16, 2012 AS INSTRUMENT 2012-046439. AFFECTS PARCEL; NOT PLOTTABLE.
 - ELECTRIC AND GAS FACILITIES EASEMENT GRANTED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, RECORDED APRIL 21, 2017 AS INSTRUMENT 2017-024758, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. AFFECTS PARCEL; EASEMENT SHOWN HEREON.
 - COVENANTS, CONDITIONS, AND RESTRICTIONS SET OUT IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS BY MUNSTER DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JULY 16, 2012 AS INSTRUMENT 2012-046441 AS AMENDED BY AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED NOVEMBER 5, 2013 AS INSTRUMENT 2013-081770. AFFECTS PARCEL; NOT PLOTTABLE.
 - INGRESS AND EGRESS EASEMENT MADE BY AND BETWEEN MUNSTER DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TOWN OF MUNSTER, INDIANA, A MUNICIPAL CORPORATION, RECORDED AS INSTRUMENT 2012-046886 AS AMENDED BY AMENDED AND RESTATED INGRESS AND EGRESS EASEMENT RECORDED JULY 16, 2012 AS INSTRUMENT 2012-046438, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. DOES NOT AFFECT PARCEL.
 - TERMS, PROVISIONS AND EASEMENT SET OUT IN BERM EASEMENT GRANTED TO ATG DEVELOPMENT COMPANY, LLC, RECORDED APRIL 10, 2003 AS INSTRUMENT 2003-036834 AS ASSIGNED AND ASSUMED BY ASSUMPTION AGREEMENT, RECORDED MARCH 30, 2006 AS INSTRUMENT 2006-025984 AS AMENDED BY AMENDMENT TO BERM EASEMENT, RECORDED JULY 16, 2012 AS INSTRUMENT 2012-046437. DOES NOT AFFECT PARCEL.
 - INGRESS AND EGRESS EASEMENT RECORDED APRIL 10, 2003 AS INSTRUMENT 2003-036836 AS ASSIGNED TO THE CAMBRIDGE CENTER COMMERCIAL ASSOCIATION BY ASSIGNMENT OF INGRESS AND EGRESS EASEMENT, RECORDED JUNE 8, 2004 AS INSTRUMENT 2004-048018. DOES NOT AFFECT PARCEL.
 - GRANT OF EASEMENT IN FAVOR OF THE TOWN OF MUNSTER, INDIANA, A MUNICIPAL CORPORATION, RECORDED NOVEMBER 17, 1998 AS INSTRUMENT 98090848 AND RE-RECORDED JANUARY 14, 1999 AS INSTRUMENT 99003407, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. DOES NOT AFFECT PARCEL; EASEMENT SHOWN HEREON. DOCUMENT DESCRIBES A 10 FOOT WIDE EASEMENT, HOWEVER THE PLATTED SUBDIVISION SHOWS A 15 FOOT WIDE EASEMENT.

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 AN ORIGINAL SURVEY OF A NEW PARCEL CREATED FROM A LOT IN A PLATTED COMMERCIAL SUBDIVISION.

THEORY OF LOCATION:

THIS SURVEY IS BASED ON LOCAL MONUMENTATION FOUND IN THE SECOND RE-SUBDIVISION OF LOT 1, OF LAKE BUSINESS CENTER SUBDIVISION. PLATTED BEARINGS AND DISTANCES WERE THEN USED TO RETRACE THE PARENT PARCEL LOT 3. THE LOCATION OF THE NEW NORTH LINE OF THE SUBJECT PARCEL TO BE CREATED WAS PROVIDED BY THE CLIENT. THE EAST LINE OF THE SUBJECT PARCEL IS 28 FEET WEST OF THE EAST LINE OF PARENT PARCEL LOT 3 ALONG THE WEST LINE OF THE PLATTED 28 FOOT INGRESS AND EGRESS EASEMENT.

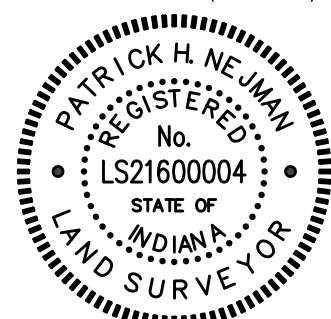
- CONDITION OF FOUND REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS MEASURED 0.1 FEET NORTH-SOUTH, AND 0.2 FEET EAST-WEST.
- APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION ARE AS FOLLOWS:
 - AN OLD CONCRETE STRUCTURE WITH AN UNDERGROUND PIPE VISIBLE HEADING NORTH BOTH FILLED WITH DEBRIS WAS LOCATED ON THE SUBJECT PARCEL AS SHOWN HEREON.
- THERE ARE NO APPARENT UNCERTAINTIES IN RECORD DESCRIPTIONS.
- 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: MUNSTER MOB 1 LLC AND 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, 5, 7a, 8, 9, AND 11a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 20, 2025. I FURTHER STATE THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12).

DATE OF PLAT: FEBRUARY 21, 2025

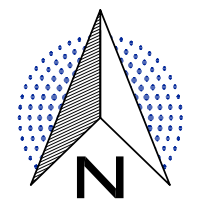
Patrick H. Nejman
PROFESSIONAL SURVEYOR: PATRICK H. NEJMAN
INDIANA REGISTRATION NUMBER: LS21600004
pnejman@dvgteam.com



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REVISIONS AND NOTES:	
DATE:	

ALTA/NSPS LAND TITLE SURVEY
9200 CALUMET AVENUE
MUNSTER, IN 46321
PART OF LOT 3, SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER



0' 15' 30'
SCALE: 1" = 30'

KIMLEY-HORN

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124-0533 ALTA.dwg	
FB/PG	FILE NO.
DRAWN BY PHN	DATE 2/21/2025
SECTION 25-36-10	COUNTY, STATE LAKE, IN
JOB NO.	24-0533