



Petition PC 25 - 007

Town of Munster Plan Commission Application Signature Page

I hereby authorize Munster MOB I LLC to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

Jesse W. Ostrow
Signature of Owner

Jesse Ostrow, Authorized Signatory

April 15, 2025
Date

FRED CAMPOBASSO
FRED CAMPOBASSO (Apr 15, 2025 17:56 EDT)
Signature of Applicant

Manager

Munster MOB I. LLC

April 15, 2025
Date

REQUIRED ATTACHMENTS

Required Attachments for Plan Commission Applications

To ensure that adequate information is provided to the Plan Commission, please check off each of these items and provide documentation to the Community Development Department at the time of submittal of the application.

ALL APPLICATIONS	Included	N/A
Narrative statement describing project		
Property owner consent (Signature page)		
Proof of Ownership (e.g. copy of tax bill)		
Current ALTA Survey		
Vicinity Plan (A dimensioned drawing to scale of the planned building(s)/improvements in the context of the surrounding properties, including existing buildings and driveways at least one block in every direction)		

The following pages list the additional attachments required for specific applications. Please refer to your type of petition request and provide the additional required attachments.

SUBDIVISION - PRELIMINARY PLAT	Included	N/A
Single-Family Residential Subdivision		
Preliminary Plat		
Engineering Plans		
Storm Water Report		
Commercial or Multi-Family Residential Subdivision		
Preliminary Plat		
Engineering Plans		
Storm Water Reports		
Preliminary Development Plan containing:		
Boundary identification		
Fire hydrant locations		
Accessory structures		
Parking lot design		
Utility location		
Building footprints		
Proposed curb cuts		
Drainage/detention plans		
Traffic circulation		
Ingress/egress locations		
Major topographic information		
Infrastructure improvements		

SUBDIVISION - FINAL PLAT	Included	N/A
Final Plat		
Engineering Plans		
Stormwater report		
Special Studies as required – see Site Plan Review Committee minutes		

REZONING (including PLANNED UNIT DEVELOPMENT amendments)	Included	N/A
Preliminary Development Plan containing at a minimum:		
Boundary Identification		
Fire hydrant locations		
Accessory structures		
Parking lot design		
Utility location		
Building footprints		
Proposed curb cuts		
Drainage/detention plans		
Traffic circulation		
Ingress/egress locations		
Major topographic information		
Proposed Use table		
Stormwater report		
Special Studies as Required– see Site Plan Review Committee minutes		

DEVELOPMENT PLAN	Included	N/A
Detailed Site plan including:		
Boundary identification		
Fire hydrant locations		
Accessory structures		
Parking lot design		
Utility location		
Building footprints		
Proposed curb cuts		
Drainage/detention plans		
Traffic circulation		
Ingress/egress locations		
Major topographic information		
Infrastructure improvements		
Square footage of:		
Lot or parcel		
Existing impervious surface		
Proposed total impervious (existing plus current proposal)		
Existing building		
Proposed total building (existing plus current proposal)		

Existing parking and pavement		
Proposed total parking and pavement (existing plus current proposal)		
Relevant dimensions including:		
Buildings		
Parking stalls		
Driveway widths		
Setbacks to buildings and other improvements		
Parking lot aisles, turnarounds, turning radii, etc.		
Distance from driveway to street corner if less than 200'		
Sidewalk, walkway and handicap ramp widths and locations		
Widths of abutting R.O.W.'s, roadways, and terraces.		
Full color architectural renderings of all building elevations with materials identified		
Proposed lighting for site, including:		
Photometric Plan		
Location of all light fixtures		
Pole height		
Luminaire type and manufacturer's specifications for all exterior light fixtures		
Landscaping plan drawn to scale including:		
Common and Latin plant names		
Planting specifications		
Total number of trees provided		
Total square footage of landscaped area on site and internal to the parking lot		
Identification of area used to calculate internal parking lot landscaping		
Fence detail drawing		
Dumpster enclosure detail drawing		
Sign detail drawing		
Special studies as required— see Site Plan Review Committee minutes		

NOTE: If you checked any exhibits "N/A", please explain:

Midwest Orthopaedics at Rush

New Ambulatory Building

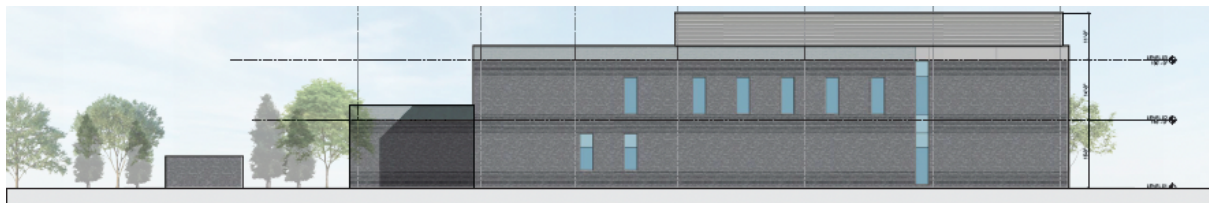
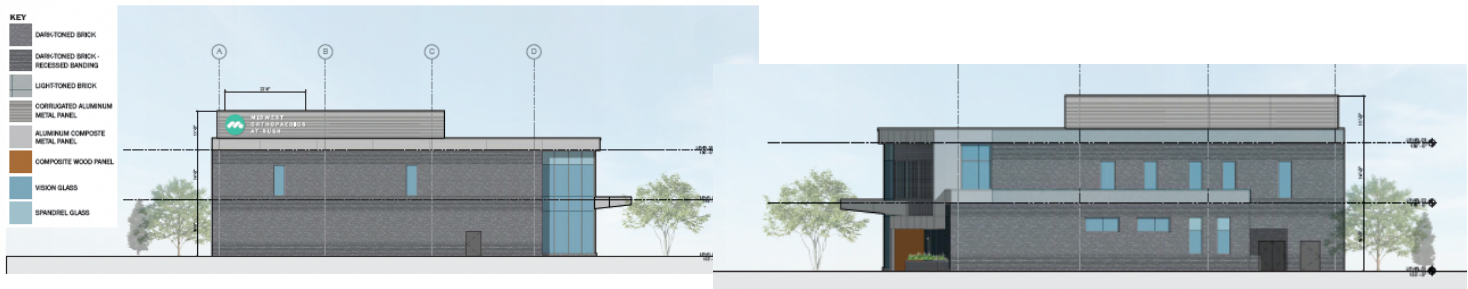
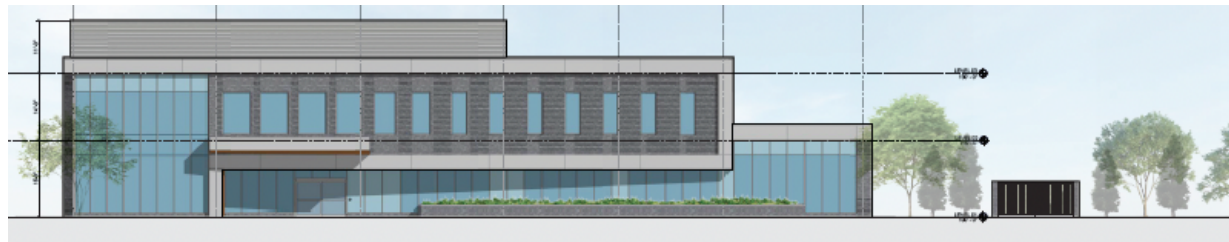
9260 Calumet Avenue

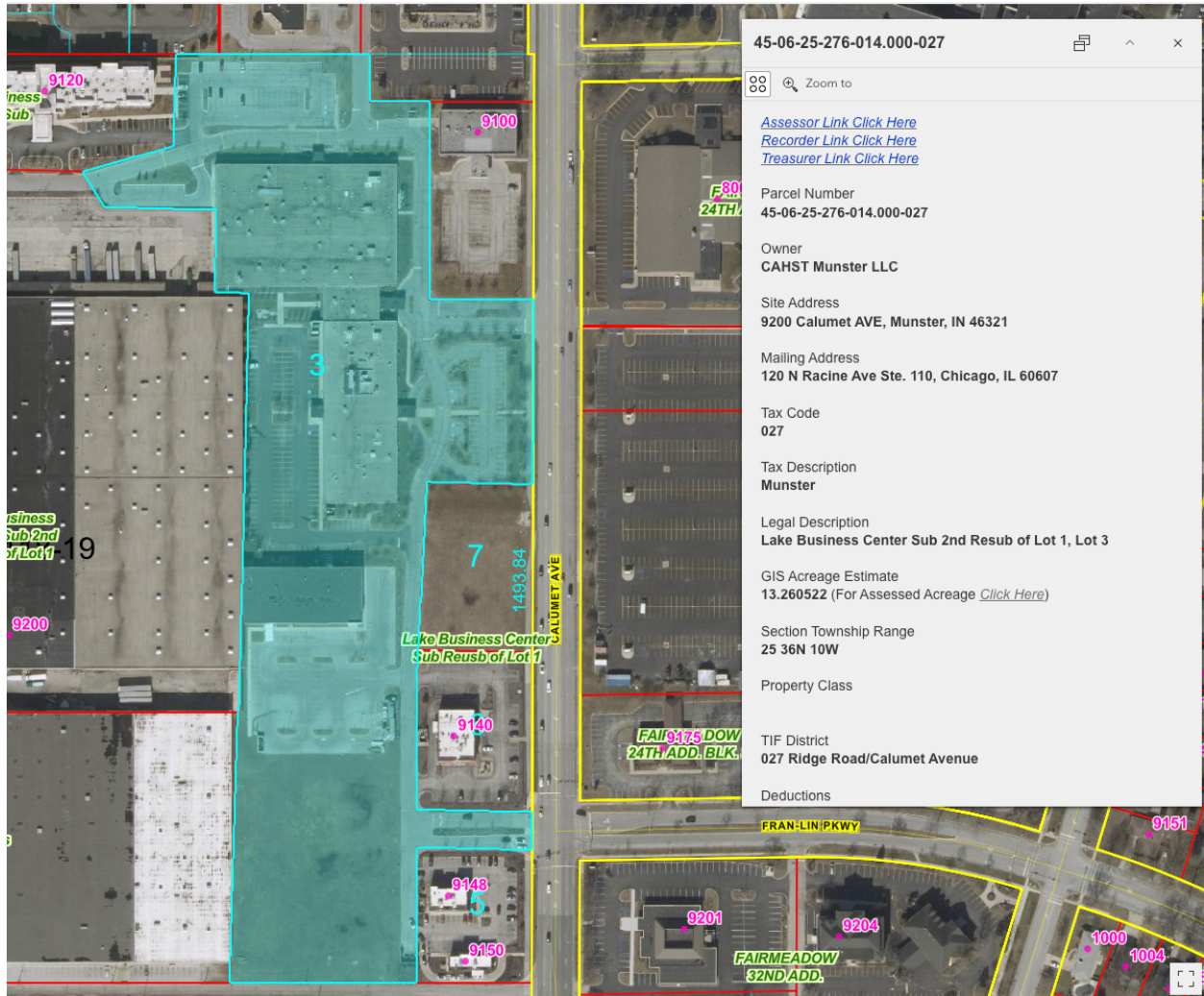
Munster, IN 46321

Project Description / Preliminary Code Review

The project is a two-story, 30,000 square foot medical office building on a 2.5-acre site for Munster MOB | LLC within the Lake Business Center of Munster, Indiana. The first floor includes a waiting area, physical therapy and occupational therapy and advanced imaging suite including MRI and CT. The second floor includes retail durable medical equipment shop, clinic, x-ray and fluoroscopy imaging equipment, offices and staff support functions such as conferencing and staff lounges. The project also includes related parking and infrastructure requirements. This orthopaedic outpatient building will be crucial in enabling Midwest Orthopaedics at Rush to provide top level care to patients in Indiana, ensuring they have access to high-quality medical services close to home.

The project is Business occupancy and building construction Type IIB under IBC 2012.





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This instrument prepared by:
Harry Leipsitz
Freeborn & Peters LLP
311 South Wacker Drive, Suite 3000
Chicago, Illinois 60606

After recording return to:
Polsinelli PC
150 N. Riverside, Suite 3000
Chicago, Illinois 60606
Attention: Patrick J. Elder

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-062100

9:14 AM 2021 Oct 4

SPECIAL WARRANTY DEED

(9100 & 9200 Calumet Avenue, Munster, Indiana)

This SPECIAL WARRANTY DEED is made this 22 day of September, 2021, by LBC Owner LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware ("Grantor"), having an address of 1133 West 175th Street, Homewood, Illinois 60430, to CAHST MUNSTER, LLC, a Delaware limited liability company, having an address of 130 E. Randolph Street, Suite 2100, Chicago, Illinois 60601 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Lake County, Indiana, and being more particularly described on **Exhibit A** attached hereto (the "Property").

*This conveyance is made and accepted subject to the permitted exceptions described on **Exhibit B** attached hereto (collectively, the "Permitted Exceptions").*

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

[The rest of this page intentionally left blank. Signature and notary page follows.]

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 01 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

RETURN TO
Chicago Title
Closer: AJ
File No. CA/12101833

2513853

13854

Qm

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

Grantor:

WITNESS

LBC OWNER LLC, a Delaware limited liability company

Robin Goldberg
Printed Name: Robin Goldberg

By: [Signature]
Name: Philip L. Goldberg
Its: Authorized Signatory

STATE OF Illinois)
) SS.
COUNTY OF Cook

I, Roberto Santiago a notary public in and for said County, in the State aforesaid, do hereby certify that Philip Goldberg personally known to me to be the Authorized Signatory of LBC OWNER LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ of such limited liability company, he signed and delivered the said instrument pursuant to authority given by the operating agreement of such limited liability company as his free and voluntary act and as the free and voluntary act and deed of such limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 22 day of August, 2021.

ROBERTO SANTIAGO
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 22, 2025

Notary Public

My Commission expires: Apr 22, 2025

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STATE OF Illinois)
)
COUNTY OF Cook)

SS:

On this 22 day of September, 2021, before me, a notary public for said State and County, personally appeared Robin Williams, who, under oath, affirms that he/she witnessed the execution of the foregoing instrument by PLR Golding, the Muzed Secretary of LDC owner, LLC.

Witness my hand and Notarial Seal this 22 day of September, 2021.

Signature

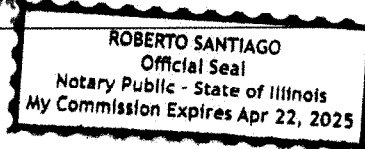
Printed

Notary Public

County of Residence:

My Commission Expires:

April 22, 2025



Send tax statements to and
Grantee's mailing address is:
CAHST MUNSTER, LLC
c/o CA Ventures MOB
130 E. Randolph Street, Suite 2100
Chicago, Illinois 60601

I, affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Harry Leipsitz, Esq.

Harry Leipsitz, Esq.

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Exhibit A

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH,
RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 8 IN LAKE BUSINESS CENTER SUBDIVISION, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK 106, PAGE 20 AS DOCUMENT NUMBER 2013-019681, IN
THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA. (PARCEL 1)

TOGETHER WITH

THAT PART OF LOT 1 IN THE RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS
CENTER SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 106,
PAGE 55 AS DOCUMENT NUMBER 2013-063067, IN THE OFFICE OF THE RECORDER,
LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE, N 01° 54' 38"
E ALONG THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 28.00 THENCE, N 88°
17' 28" W FOR A DISTANCE OF 491.61 FEET TO THE POINT OF BEGINNING; THENCE,
N 01° 54' 55" E FOR A DISTANCE OF 451.30 FEET; THENCE, S 88° 10' 22" E FOR A
DISTANCE OF 3.00 FEET; THENCE, N 01° 37' 19" E FOR A DISTANCE OF 697.65 FEET;
THENCE, N 88° 24' 22" W FOR A DISTANCE OF 47.87 FEET; THENCE, N 01° 35' 38" E
FOR A DISTANCE OF 137.34 FEET; THENCE, N 88° 18' 23" W FOR A DISTANCE OF
178.22 FEET; THENCE, N 25° 46' 04" W FOR A DISTANCE OF 68.10 FEET; THENCE, N
74° 49' 29" E FOR A DISTANCE OF 159.16 FEET; THENCE, N 01° 41' 33" E FOR A
DISTANCE OF 153.04 FEET; THENCE, S 88° 17' 28" E FOR A DISTANCE OF 324.13
FEET; THENCE, S 01° 54' 55" W FOR A DISTANCE OF 80.00 FEET; THENCE, S 88° 17'
28" E FOR A DISTANCE OF 100.56 FEET; THENCE, S 01° 54' 55" W FOR A DISTANCE
OF 328.81 FEET; THENCE S 88° 08' 14" E FOR A DISTANCE OF 174.44 FEET; THENCE, S
01° 54' 55" W FOR A DISTANCE OF 308.43 FEET; THENCE, N 88° 22' 59" W FOR A
DISTANCE OF 178.19 FEET; THENCE, S 04° 40' 08" W FOR A DISTANCE OF 278.76
FEET; THENCE, S 04° 37' 04" W FOR A DISTANCE OF 57.47 FEET; THENCE, S 01° 37'
01" W FOR A DISTANCE OF 208.61 FEET; THENCE, S 88° 22' 59" E FOR A DISTANCE
OF 193.20 FEET; THENCE, S 01° 54' 55" W FOR A DISTANCE OF 62.40 FEET; THENCE,
N 88° 22' 59" W FOR A DISTANCE OF 192.88 FEET; THENCE, S 01° 37' 01" W FOR A
DISTANCE OF 221.05 FEET; THENCE, N 88° 17' 28" W FOR A DISTANCE OF 299.86
FEET TO THE POINT OF BEGINNING. (PARCEL 2 COMMONLY KNOWN AS: 9100 &
9200 Calumet Avenue, Munster, IN 46321

APN/Parcel ID(s): 45-06-25-227-008.000-027 and part of 45-06-25-276-006.000-027

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Exhibit B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AND SUBSEQUENT YEARS.
2. RESTRICTIONS AND EASEMENTS SET OUT ON PLAT OF LAKE BUSINESS CENTER SUBDIVISION, RECORDED IN PLAT BOOK 106, PAGE 20 AS INSTRUMENT NO. 2013-019681 AND RE-SUBDIVISION OF LOT 1 IN LAKE BUSINESS CENTER SUBDIVISION, RECORDED IN PLAT BOOK 106, PAGE 55 AS INSTRUMENT NO. 2013-063067.

OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

3. TERMS, PROVISIONS AND EASEMENTS SET OUT IN GRANT OF EASEMENT CONVEYED TO THE TOWN OF MUNSTER, INDIANA, RECORDED NOVEMBER 17, 1998 AS INSTRUMENT NO. 98090848 AND RE-RECORDED JANUARY 14, 1999 AS INSTRUMENT NO. 99003407. (AFFECTS PARCELS 1 AND 2)
4. TERMS, PROVISIONS AND EASEMENTS SET OUT IN INGRESS AND EGRESS EASEMENT CONVEYED TO ATG DEVELOPMENT COMPANY, RECORDED APRIL 10, 2003 AS INSTRUMENT NO. 2003-036836. ASSIGNED TO THE CAMBRIDGE CENTER COMMERCIAL ASSOCIATION BY ASSIGNMENT OF INGRESS AND EGRESS EASEMENT, RECORDED JUNE 8, 2004 AS INSTRUMENT NO. 2004-048018. (AFFECTS PARCEL 2)

NOTE: AFFECTS PER SURVEY.

5. TERMS, PROVISIONS AND EASEMENT SET OUT IN BERM EASEMENT GRANTED TO ATG DEVELOPMENT COMPANY, LLC, RECORDED APRIL 10, 2003 AS INSTRUMENT NO. 2003-036834. ASSIGNED AND ASSUMED BY MUNSTER INN, LLC BY ASSIGNMENT AND ASSUMPTION AGREEMENT, RECORDED MARCH 30, 2006 AS INSTRUMENT NO. 2006-025984; AMENDED BY AMENDMENT TO BERM EASEMENT, RECORDED JULY 16, 2012 AS INSTRUMENT NO. 2012-046437. (AFFECTS PARCEL 2)
6. TERMS, PROVISIONS AND EASEMENT SET OUT IN AMENDED AND RESTATED INGRESS AND EGRESS EASEMENT BY AND BETWEEN MUNSTER DEVELOPMENT LLC AND THE TOWN OF MUNSTER, INDIANA, RECORDED JULY 16, 2012 AS INSTRUMENT NO. 2012-046438. (AFFECTS PARCEL 2)

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7. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SET OUT IN DECLARATION OF EASEMENT AND RESTRICTIVE COVENANT BY MUNSTER DEVELOPMENT LLC, RECORDED JULY 16, 2012 AS INSTRUMENT NO. 2012-046440.

OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

8. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SET OUT IN AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS BY MUNSTER DEVELOPMENT LLC, RECORDED NOVEMBER 5, 2013 AS INSTRUMENT NO. 2013-081770.

OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

9. FINANCING AND COVENANT AGREEMENT MADE AMONG MUNSTER DEVELOPMENT, LLC AND LAKE BUSINESS CENTER, INC. AND TOWN OF MUNSTER DATED AS OF APRIL 1, 2011 AND RECORDED AUGUST 25, 2011 AS DOCUMENT NUMBER 2011 046474, AND RE-RECORDED ON JUNE 20, 2012 AS DOCUMENT NUMBER 2012 040598.

10. TERMS, PROVISIONS AND EASEMENT SET OUT IN ELECTRIC AND GAS FACILITIES EASEMENT GRANTED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, RECORDED APRIL 21, 2017 AS INSTRUMENT NO. 2017-024758.

11. COVENANTS, CONDITIONS, AND RESTRICTIONS SET OUT IN DECLARATION OF RESTRICTIVE COVENANT, RECORDED JULY 16, 2012 AS DOCUMENT NUMBER 2012 046439.

OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

12. RIGHTS OF TENANTS, AS TENANTS ONLY WITHOUT RIGHT OF FIRST REFUSAL OR FIRST OFFER, AS APPROVED BY GRANTEE AT CLOSING.

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "CAHST MUNSTER, LLC", CHANGING ITS NAME FROM "CAHST MUNSTER, LLC" TO "RXHST MUNSTER, LLC", FILED IN THIS OFFICE ON THE SEVENTH DAY OF NOVEMBER, A.D. 2022, AT 8:12 O`CLOCK A.M.



6088720 8100
SR# 20223951396

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature of Jeffrey W. Bullock in black ink, written over a horizontal line.

Jeffrey W. Bullock, Secretary of State

Authentication: 204799364
Date: 11-07-22

State of Delaware
Secretary of State
Division of Corporations
Delivered 08:12 AM 11/07/2022
FILED 08:12 AM 11/07/2022
SR 20223951396 - File Number 6088720

**CERTIFICATE OF AMENDMENT TO THE
CERTIFICATE OF FORMATION OF
CAHST MUNSTER, LLC**

* * * * *

*In accordance with the provisions of §18-202 of the
Limited Liability Company Act of the State of Delaware*

* * * * *

Jason Colton, being the Authorized Signatory of CAHST Munster, LLC, a Delaware limited liability company, does hereby certify as follows:

FIRST

The name of the limited liability company is CAHST Munster, LLC (the "Company").

SECOND

Article 1 of the Certificate of Formation of the Company is hereby deleted in its entirety and amended and restated to read as follows:

1. The name of the limited liability company is RXHST Munster, LLC.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Amendment to the Certificate of Formation on this 7th day of November, 2022.

/s/ Jason Colton

Name: Jason Colton

Its: Authorized Signatory

PRELIMINARY PLAT
LAKE BUSINESS CENTER SUBDIVISION FIRST RE-SUBDIVISION OF LOT 3
TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

PARCEL DESCRIPTION:

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 20, 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 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 5/8-INCH REBAR WITH A BLUE CAP STAMPED "DVG TEAM, INC. FIRM NO. 0120" (HEREINAFTER REFERRED TO AS 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.

OWNER'S CERTIFICATE:

COUNTY OF LAKE
STATE OF INDIANA] SS:

IT, THE UNDERSIGNED, _____, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREON. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LAKE BUSINESS CENTER SUBDIVISION FIRST RE-SUBDIVISION OF LOT 3 TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

DATED THIS ____ DAY OF _____, 2025.

XXXXXXXXXXXXXXXXXXXX

BY: _____

TITLE: _____

(PRINTED NAME): _____

ACKNOWLEDGMENT

COUNTY OF _____] SS:
STATE OF _____]

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, AND DOES ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2025.

(SIGNATURE) _____

PRINTED NAME: _____
NOTARY PUBLIC
RESIDENT OF _____ COUNTY

COMMISSION EXPIRES: _____

PLAN COMMISSION CERTIFICATE:

COUNTY OF LAKE
STATE OF INDIANA] SS:

SUBMITTED TO, APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, THIS ____ DAY OF _____, 2025.

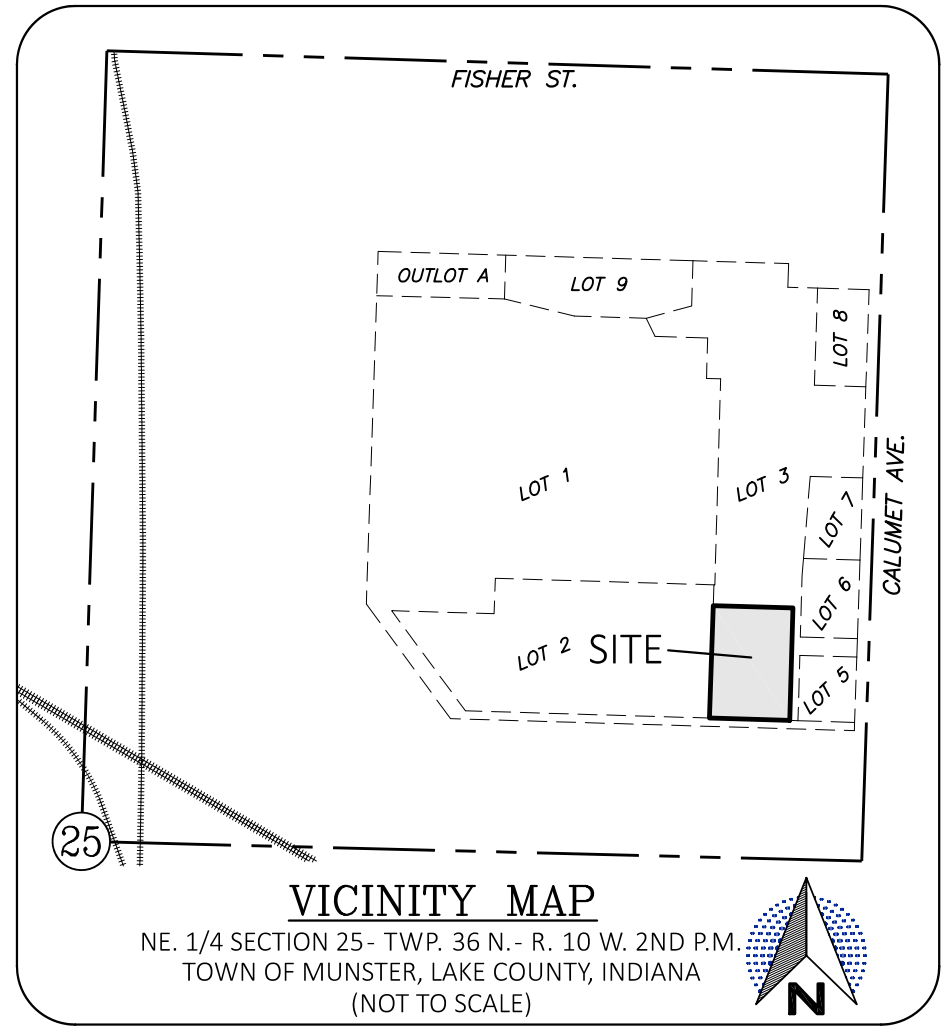
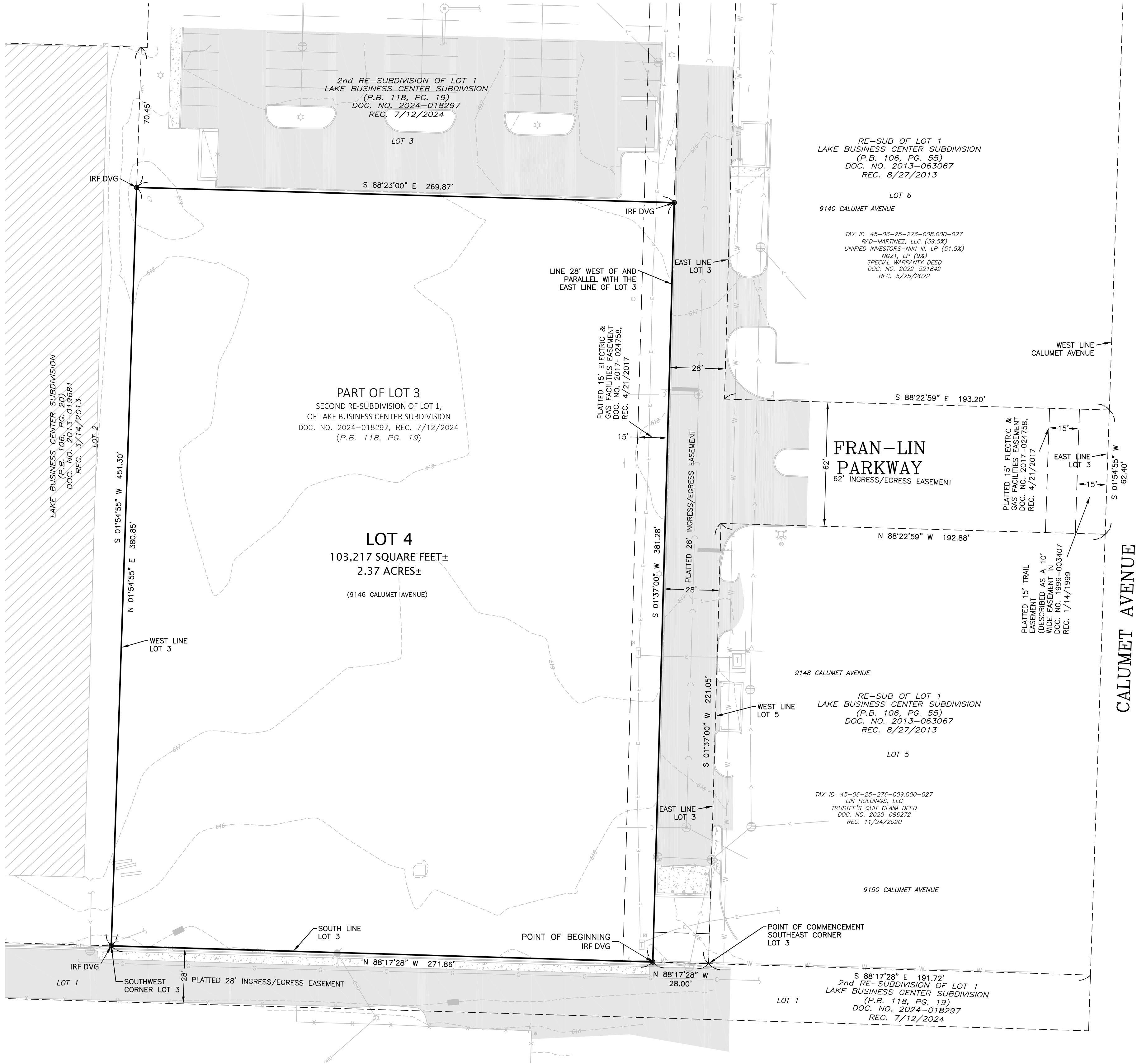
PRINTED NAME _____ SIGNATURE _____

TITLE: _____

ATTEST:

PRINTED NAME _____ SIGNATURE _____

TITLE: _____



SUBJECT PARCEL INFORMATION:
PART OF TAX ID: 45-06-25-276-014.000-027
CAHST MUNSTER, LLC
SPECIAL WARRANTY DEED
DOC. NO. 2021-062100
REC. 10/4/2021

SUBDIVIDER AND OWNER:
XXXXXXXXXXXX
CAHST MUNSTER, LLC
XXXX, XX XXXXXX
SURVEYOR:
DVG TEAM INC.
1155 TROUTWINE ROAD
CROWN POINT, IN 46307

ENGINEER:
KIMLEY-HORN
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555

PARCEL AREA:
103,217 SQUARE FEET ±
2.37 ACRES ±

● IRF DVG 5/8" REBAR FOUND WITH BLUE PLASTIC CAP
STAMPED "DVG TEAM INC FIRM NO. 0120"

P.B. - PLAT BOOK

FLOOD ZONE INFORMATION:
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, PAMEL NUMBER 18089C0117E. MAP EFFECTIVE DATE: JANUARY 18, 2012.

REFERENCE SURVEY:
REFERENCE A PLAT OF SURVEY PREPARED BY DVG TEAM, INC., JOB NUMBER 24-0533, DATED FEBRUARY 21, 2025, RECORDED IN SURVEY BOOK #8, PAGE ## AS DOCUMENT NUMBER 2025-#### ON MONTH DATE, YEAR IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. IT IS THE OPINION OF THE SURVEYOR THAT THERE ARE NO SUBSTANTIAL DIFFERENCES BETWEEN SAID SURVEY AND THIS PLAT.

SURVEYOR'S CERTIFICATION:

I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MONTH XX, 2025 AND THAT ALL DIMENSIONS, LINEAR AND ANGULAR ARE CORRECTLY SHOWN, AND THAT ALL MONUMENTS OR MARKERS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATIONS, SIZE, TYPE AND DESCRIPTION ARE ACCURATELY SHOWN.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2025.

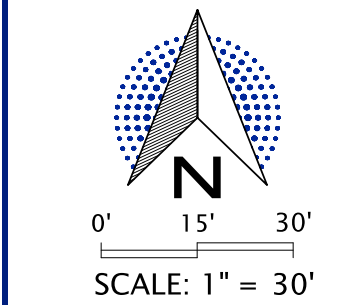
GLEN E. BOREN, P.S. NO. LS20000006



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

DATE:	REVISIONS AND NOTES:

FIRST RESUBDIVISION OF LOT 3
9200 CALUMET AVENUE
MUNSTER, IN 46321
PRELIMINARY PLAT



KIMLEY-HORN

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FB/PG	FILE NO.
DRAWN BY PHN	DATE 3/31/2025
SECTION 25-36-10	COUNTY, STATE LAKE, IN
JOB NO. 24-0533	