

Email address



**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 Jesse Ostrow, Authorized Signatory April 15, 2025  
Signature of Owner Date

FRED CAMPOBASSO (Apr 15, 2025 17:56 EDT) April 15, 2025  
Signature of Applicant Date  
Manager  
Munster MOB I. LLC

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## 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.

<b>ALL APPLICATIONS</b>	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.

<b>SUBDIVISION - PRELIMINARY PLAT</b>	Included	N/A
<b>Single-Family Residential Subdivision</b>		
Preliminary Plat		
Engineering Plans		
Storm Water Report		
<b>Commercial or Multi-Family Residential Subdivision</b>		
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		

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

<b>REZONING (including PLANNED UNIT DEVELOPMENT amendments)</b>	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		

<b>DEVELOPMENT PLAN</b>	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:**

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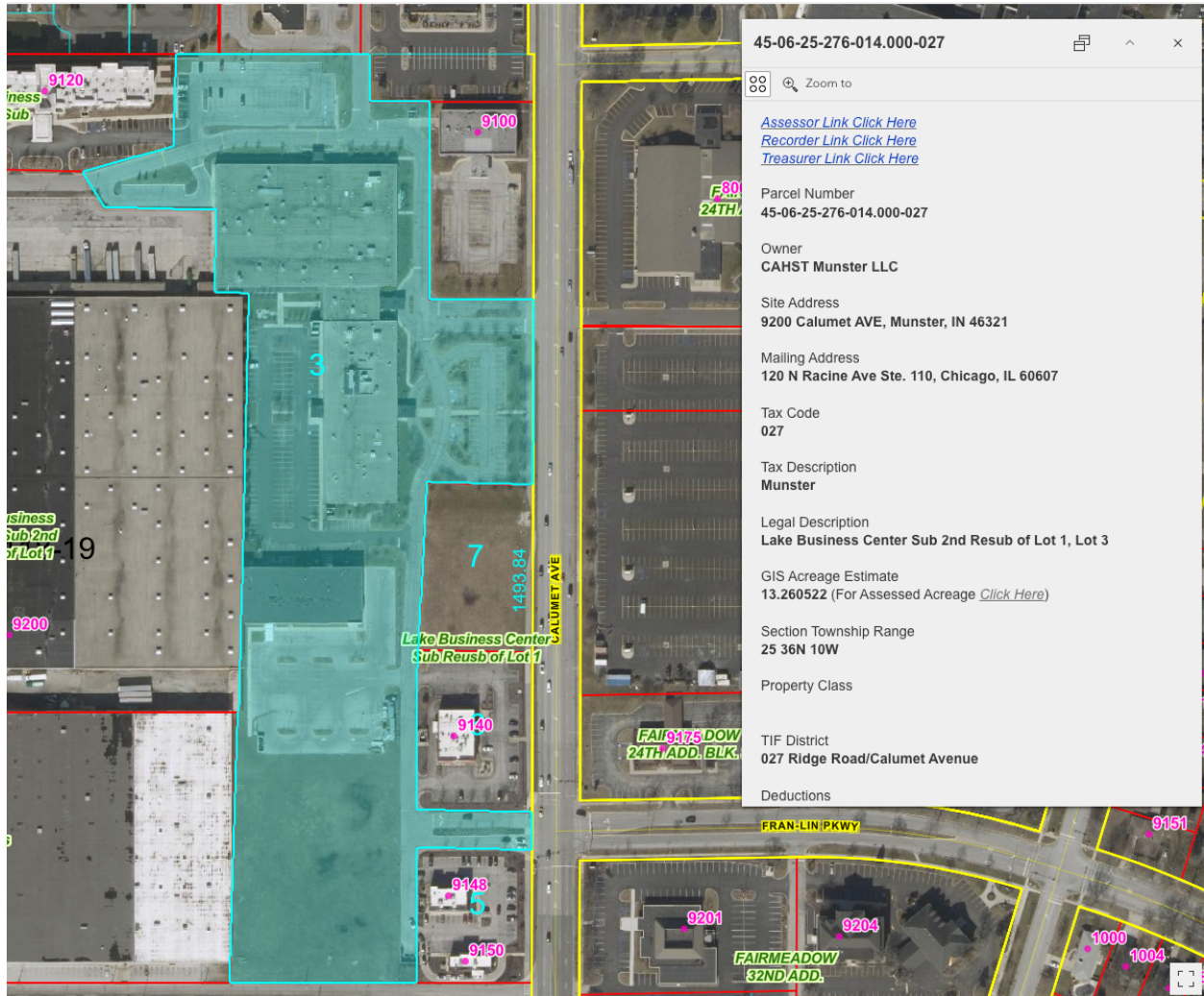
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③  
This instrument prepared by:

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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 )  
 ) SS:  
 COUNTY OF Cook )

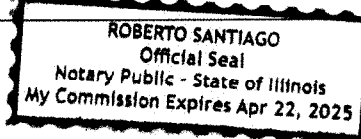
On this 22 day of September, 2021, before me, a notary public for said State and County, personally appeared Robin Williams, who, under oath, affirms that he/she witnessed the execution of the foregoing instrument by PLR Golding, the Morad S. S. S. S. of LDC owner, LLC.

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

Signature [Signature]

Printed Roberto Santiago  
 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](http://corp.delaware.gov/authver.shtml)

A handwritten signature in black ink, appearing to read "JB", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

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



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

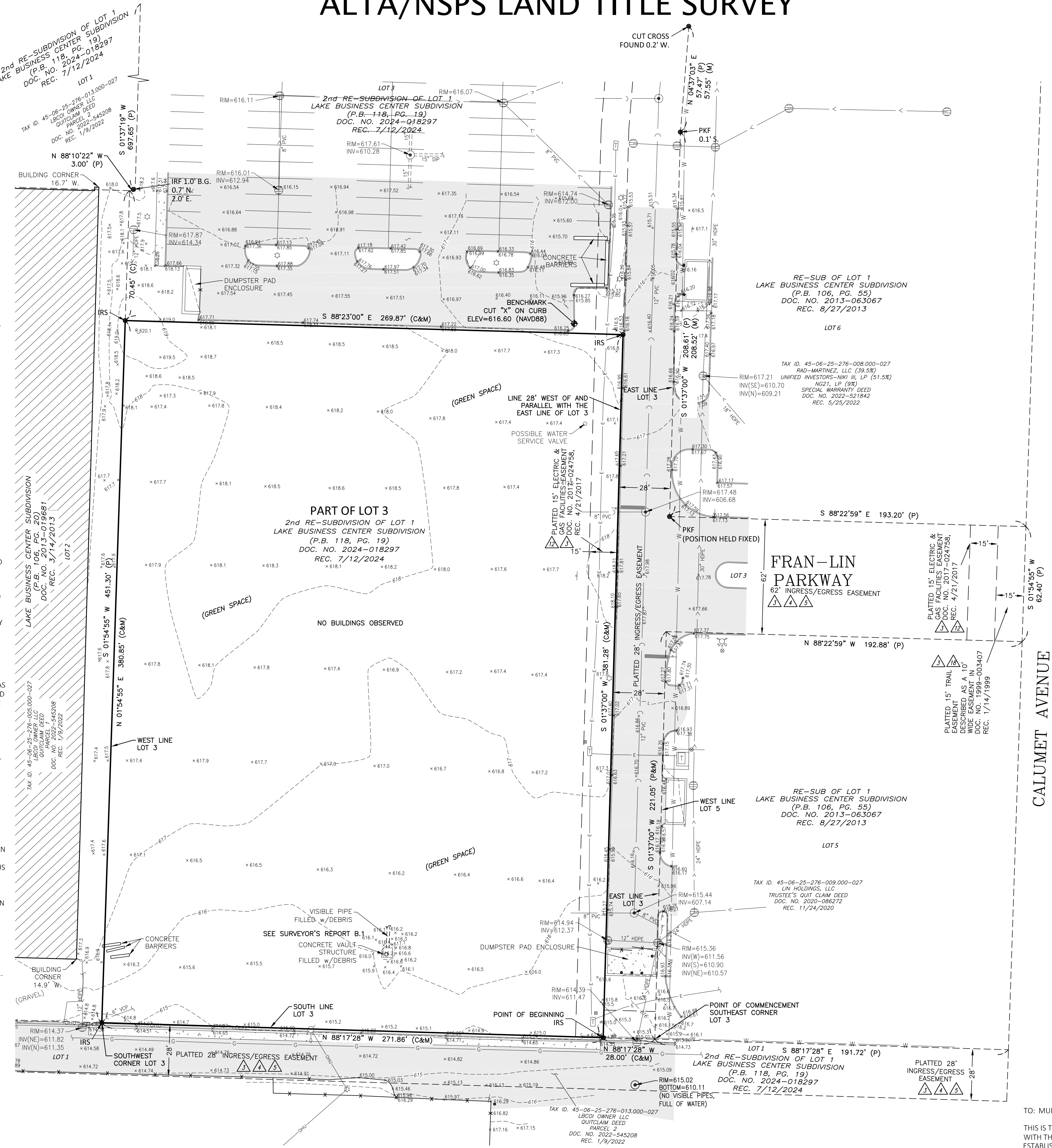
P - DIMENSION SHOWN ON RECORD PLAT.  
M - DIMENSION MEASURED BETWEEN MONUMENTS.  
C - DIMENSION CALCULATED BASED ON DEED/PLAT INFORMATION AND FOUND MONUMENTATION.  
IRS - 5/8" IRON ROD SET WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120"  
MAGS - MAG NAIL SET WITH METAL WASHER STAMPED "DVG TEAM INC. 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		
	FENCE		
	STORM SEWER		COMMUNICATIONS PEDESTAL
	SANITARY SEWER		SIGN
	UNDERGROUND GAS		CONTOUR (1' INTERVAL)
	OVERHEAD UTILITY WIRES		SPOT ELEVATION
	UNDERGROUND ELECTRIC		SCHEDULE B TITLE ITEMS
	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 2012-046866 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.

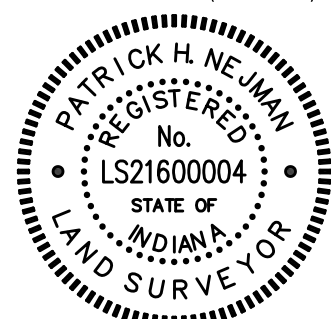
- CONDITION OF FOUND REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS MEASURED 0.1 FEET NORTH-SOUTH, AND 0.2 FEET EAST-WEST.
- APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL 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

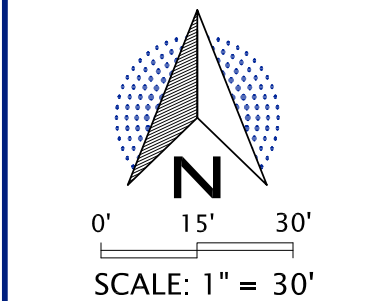
PROFESSIONAL SURVEYOR: PATRICK H. NEJMAN  
INDIANA REGISTRATION NUMBER: LS21600004  
pnejman@dvgteam.com



1155 Troutwine Road  
Crown Point, IN 46307  
P: (219) 662-2710  
F: (219) 662-2740  
www.dvgteam.com

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



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



# ALTA/NSPS LAND TITLE SURVEY

## SURVEYOR'S REPORT:

IN ACCORDANCE WITH CHAPTER 865 OF THE INDIANA ADMINISTRATIVE CODE, SECTION 1 THROUGH 33 (RULE 12), THIS SURVEY WAS CONDUCTED AS A RETRACEMENT SURVEY FOR THE SUBJECT PARCELS OF LAND WHICH LIES ENTIRELY WITHIN THE PLATTED BOUNDARIES OF THE LAKE BUSINESS CENTER SUBDIVISION, AS RECORDED IN PLAT BOOK 106, PAGE 20 AND THE RESUBDIVISION OF LOT 1 OF THE LAKE BUSINESS CENTER SUBDIVISION, AS RECORDED IN PLAT BOOK 106, PAGE 55 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

## REFERENCED DOCUMENTS:

- PLAT OF SUBDIVISION OF LAKE BUSINESS CENTER SUBDIVISION
- SECTION CORNER CARDS FROM THE COUNTY SURVEYOR'S OFFICE FOR THE NORTH AND EAST QUARTER CORNERS, AND THE NORTHEAST CORNER OF SECTION 7-36N-09W
- ALTA/NSPS LAND TITLE SURVEY PERFORMED BY TORRENZA ENGINEERING, INC. ON THE PARENT PARCEL
- PLATS AND DEEDS OF THE SUBJECT PARCELS, AS NOTED ON SURVEY
- TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, NO. 003010228T, REVISED DATE OF 05/04/2021
- TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, CO. NO. 17-010143/89910256, REVISION A, EFFECTIVE DATE OF 01/24/2018

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF SECTION 25-36-10, THE BEARING BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE 2400 SECTION. THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY PERFORMED MET THE REQUIREMENTS FOR AN ALTA/NSPS LAND TITLE SURVEY WHICH IS DEFINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS AS: 0.07 FEET (2 CENTIMETERS) PLUS 50 PARTS PER MILLION

## UNLESS OTHERWISE STATED HEREON, FOUND MONUMENTS ARE IN GOOD CONDITION, UNDISTURBED, AT OR NEAR GRADE, AND OF UNKNOWN ORIGIN.

## B. OCCUPATION AND POSSESSION LINES:

THERE ARE NO APPARENT OCCUPATION OR POSSESSION LINES.

## C. CLARITY AND AMBIGUITY OF RECORD DESCRIPTION:

THERE ARE NO APPARENT GAPS OR OVERLAPS IN THE RECORD DESCRIPTIONS.

## D. THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS:

THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY PERFORMED MET THE REQUIREMENTS FOR AN ALTA/NSPS LAND TITLE SURVEY WHICH IS DEFINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS AS: 0.07 FEET (2 CENTIMETERS) PLUS 50 PARTS PER MILLION

## SCHEDULE B NOTES:

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED UTILIZING A TITLE COMMITMENT ISSUED BY CHICAGO TITLE, NCS NUMBER C03101228T, WITH A REVISED DATE OF MAY 4, 2021. THE FOLLOWING ITEMS FROM SCHEDULE B - SECTION 2 OF SAID TITLE COMMITMENT ARE SURVEY RELATED ITEMS AND ARE EXPLAINED OR SHOWN ON THIS PLAT:

ITEM 13. RIGHTS OF THE PUBLIC, THE STATE OF INDIANA AND/OR THE MUNICIPALITY, AND OTHERS THERETO, IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROAD PURPOSES. SURVEYOR'S NOTE: THIS AFFECTS PARCELS 1, 2, AND 3 AND IS SHOWN ON THE PLAT HEREON.

ITEM 14. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY. SURVEYOR'S NOTE: NONE FOUND.

ITEM 15. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BUILDING LINES 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. 2013-019681.

ITEM 16. EASEMENT IN FAVOR OF MONON RAILROAD, RECORDED SEPTEMBER 16, 1960 IN BOOK 784, PAGES 137-143, (AFFECTS PARCEL 2) SURVEYOR'S NOTE: THIS DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 17. TERMS, PROVISIONS AND EASEMENTS SET OUT IN GRANT OF EASEMENT CONVEYED TO THE TOWN OF MUNSTER, INDIANA, RECORDED NOVEMBER 17, 1998 AS INSTRUMENT NO. 98080948 AND RE-RECORDED JANUARY 14, 1999 AS INSTRUMENT NO. 99034307. SURVEYOR'S NOTE: THIS AFFECTS PARCELS 1, 2, AND 3 AND IS SHOWN ON THE PLAT HEREON.

ITEM 18. TERMS, PROVISIONS AND EASEMENTS SET OUT IN INGRESS AND EGRESS EASEMENT CONVEYED TO ATG DEVELOPMENT COMPANY, RECORDED APRIL 10, 2003 AS INSTRUMENT NO. 2003-048018. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 19. TERMS, PROVISIONS AND EASEMENT SET OUT IN REIN EASEMENT GRANTED TO ATG DEVELOPMENT COMPANY, LLC, RECORDED APRIL 10, 2003 AS INSTRUMENT NO. 2003-048018. ASSIGNED AND ASSIGNED BY MUNSTER INN, LLC BY ASSIGNMENT AND ASSUMPTION AGREEMENT, RECORDED MARCH 30, 2006 AS INSTRUMENT NO. 2006-025894. AMENDED BY AMENDMENT TO REIN EASEMENT, RECORDED JULY 16, 2012 AS INSTRUMENT NO. 2012-044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 20. 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. 2012-044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 21. 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. 2012-044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 22. 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. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 23. 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 084874, AND RE-RECORDED ON JUNE 30, 2012 AS DOCUMENT NUMBER 2012 040868. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 24. 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. 2017-045758. SURVEYOR'S NOTE: THIS ITEM IS LOCATED ON PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 25. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SET OUT IN DECLARATION OF RESTRICTIVE COVENANT, RECORDED JULY 16, 2012 AS DOCUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 26. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 27. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 28. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 29. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 30. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 31. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 32. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 33. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 34. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 35. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 36. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 37. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 38. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 39. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 40. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 41. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 42. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 43. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 44. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 45. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 46. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 47. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 48. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 49. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 50. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 51. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 52. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 53. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 54. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 55. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 56. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 57. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 58. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

## 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)

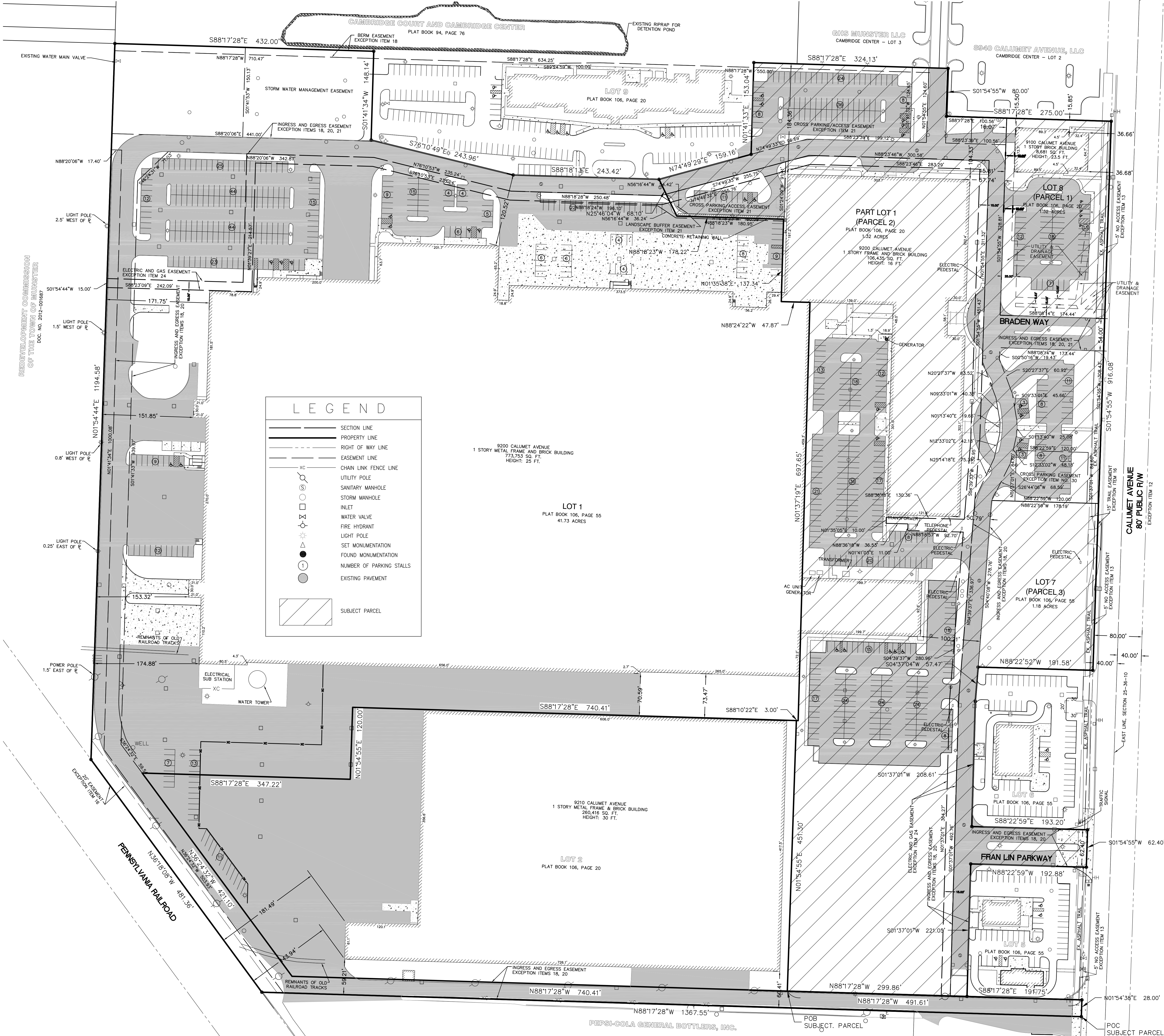
TOGETHER WITH

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 461.30 FEET; THENCE, S 88° 10' 22" E FOR A DISTANCE OF 697.65 FEET; THENCE, N 88° 24' 22" W FOR A DISTANCE OF 47.87 FEET; THENCE, N 01° 33' 19" E FOR A DISTANCE OF 45.30 FEET; THENCE, S 88° 17' 28" E FOR A DISTANCE OF 159.16 FEET; THENCE, N 01° 41' 33" 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 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" E FOR A DISTANCE OF 178.19 FEET; THENCE, S 04° 04' 08" W FOR A DISTANCE OF 278.76 FEET; THENCE, S 04° 37' 04" 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)

TOGETHER WITH

LOT 7 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. (PARCEL 3) ALL TOGETHER CONTAINING 15.82 ACRES, MORE OR LESS.



## SURVEYOR'S CERTIFICATE

CERTIFY TO:  
CA MOB ACQUISITION, LLC, ITS SUCCESSORS AND ASSIGNS  
CHICAGO TITLE INSURANCE COMPANY

(STATE OF INDIANA)  
COUNTY OF LAKE ) SS:

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, 6(B), 7(A), 7(B)(1), 8, 9, 10, 11, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON: 03/19/2021

DATE OF PLAT OR MAP: 08/09/2021

JASON L. SPAIN

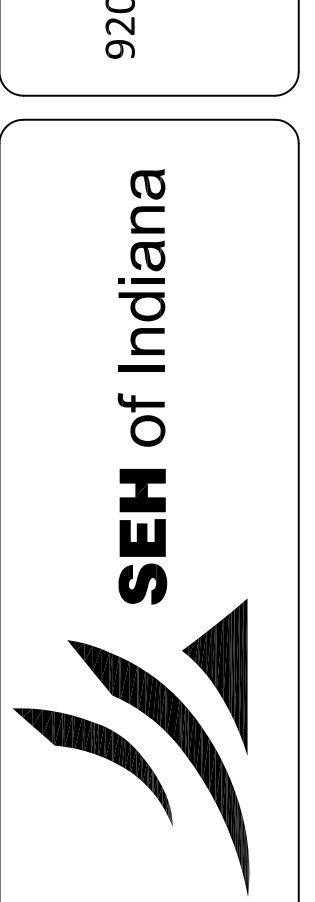
JASON L. SPAIN  
REGISTRATION/LICENSE NO. LS21000202



REVISIONS

SEH FILE NO.	PROJECT NO.	ISSUE DATE	DRAWN BY	CHECKED BY
158816	05/08/21	JLS		

SEH OF INDIANA, LLC  
9200 CALUMNET AVENUE, SUITE #300  
MUNSTER, INDIANA 46321  
PHONE: (219) 513-2500



TOWN OF MUNSTER, INDIANA  
CA MOB ACQUISITION, LLC  
ALTA / NSPS LAND TITLE SURVEY

SHEET  
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