



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: April 9, 2024

Agenda Item: PC 24-001

Application Type: PUD Amendment, modify lot lines.

Hearing: Public

Summary: Lake Business Center is requesting an amendment to the Lake Business Center Planned Unit Development to modify Lot 1 of RESUBDIVISION OF LAKE BUSINESS CENTER SUBDIVISION into three lots: LOT 1, LOT 3, and OUTLOT A, located at 9200 Calumet Avenue.

Applicant: Jason Spain, HWC for Lake Business Center LBCOI Owner, c/o Phil Goldberg

Property Address: 9200 Calumet Avenue

Current Zoning: SD-PUD Planned Unit Development Special District

Adjacent Zoning: North: SD-PUD Planned Unit Development Special District
South: SD-PUD Planned Unit Development Special District
East: SD-PUD Planned Unit Development Special District
West: SD-PUD Planned Unit Development Special District

Applicant Requesting: Recommendation to the Town Council for Approval

Action(s) Required: Open Public Hearing and Close or Continue Public Hearing
Send Favorable, Unfavorable, or No Recommendation to the Town Council
Review Zoning Code 26-6.804. L. 9. k. xiii. I. - XII

Staff Recommendation: Motion to send a Favorable Recommendation to Approve an Amendment to the Lake Business Center Planned Unit Development, PC 24-001.

Attachments:

1. PUD Amendment Application, Exhibit A (pg 7)
2. Alta Survey, Exhibit B (pg 14)
3. Re-Subdivision/Replat, Exhibit C (pg 17)

Site location

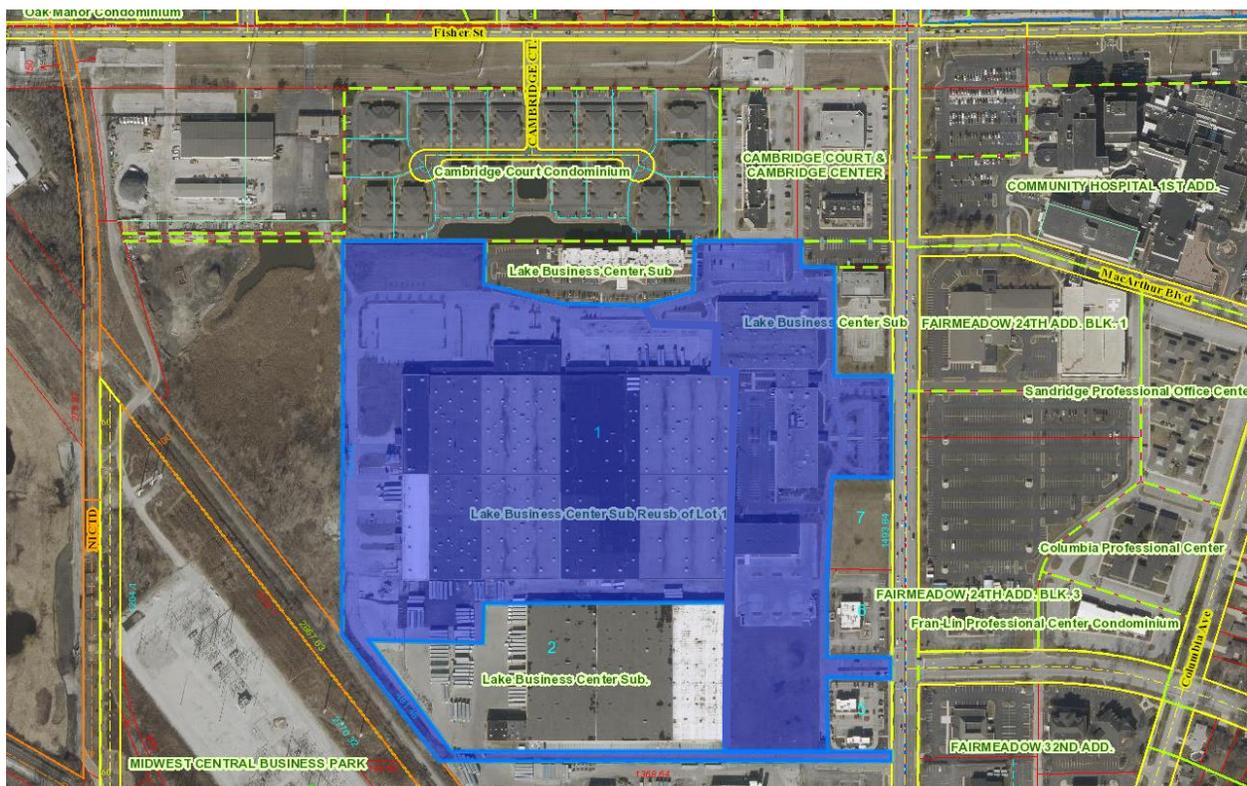


Image 1: Lake Business Center, Subject property highlighted in blue.

Project Briefing

The subject property is located at 9200 Calumet Avenue, Lake Business Center development. The site is approximately 41.5 acres of mixed warehouse, office, and medical uses. The site was rezoned in 2006 from M (manufacturing) to PUD (ORD. 1311) for "Lifestyle Shopping Center." In 2012 the PUD was amended per ORD 1559 to change the Lifestyle Shopping Center to a "Mixed use Retail Office Warehouse Facility." The PUD was amended again in 2013 per ORD. 1602 for the re-subdivision/replat of Lot 1 Lake Business Center Subdivision into lots 5, 6, 7, and to include a Development Plan for one structure with two restaurants on lot 6. In 2015 the PUD was amended per ORD. 1658 to include a Development Plan for two standalone restaurant buildings on Lot 5, including road and access reconfiguration. In 2023, the PUD was amended per ORD. 1897 to expand an existing warehouse use,

modify parking and docks and landscaping. Also in 2023, the PUD was updated to include a signage program per ORD. 1905.

Project Proposal

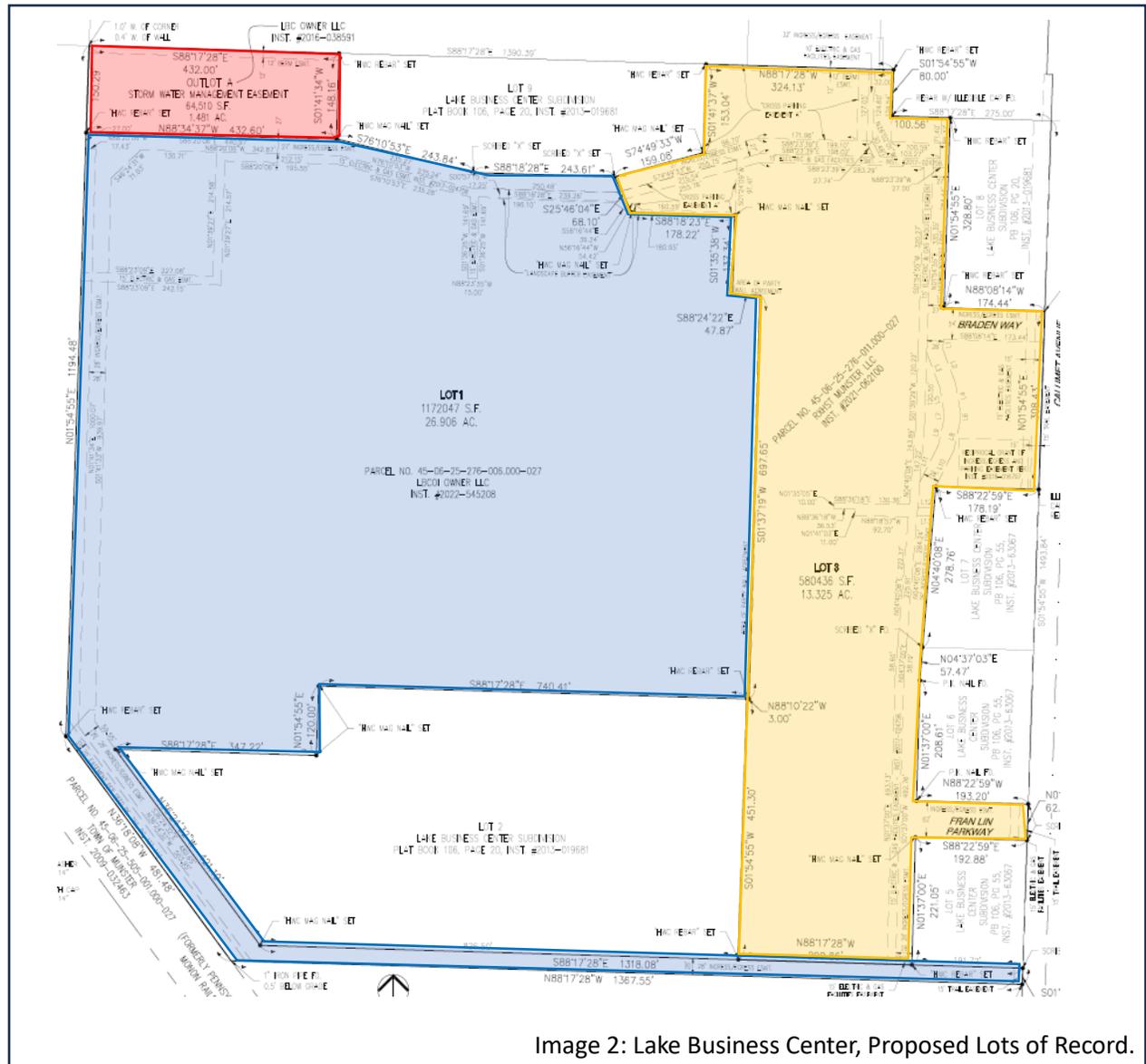


Image 2: Lake Business Center, Proposed Lots of Record.

Proposed Amendment

Jason Spain with HWC is representing LBCOI Owner, LLC and LBC Owner, LLC c/o Phil Goldberg for a proposed Amendment to the LAKE BUSINESS CENTER PLANNED UNIT DEVELOPMENT. The proposed Planned Unit Development (PUD) Amendment is to modify the PUD plat and increase the total number of Lots of Record in LAKE BUSINESS CENTER. The request is to recognize proposed LOTS 1, 3, and OUTLOT A in accordance with the plats, plans, easements, agreements, and specification for the proposed SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION.

The proposed PUD Amendment would recognize previous Lot 1 of the RESUBDIVISION OF LAKE BUSINESS CENTER SUBDIVISION as: OUTLOT A, 1.48 acre as a Stormwater Management Easement which has a pre-existing underground stormwater detention system as its primary use. The remaining proposed two lots are as follows: LOT 1, 26.90 acres and LOT 3, 13.32 acres. No modification to bulk standards, alterations to design requirements, or changes/addition to uses of the PUD Amendment are proposed.

Code Reference

TOWN OF MUNSTER CHARACTER BASED ZONING CODE

26-6.804. L. 9. Specifics Supplemental Provisions Related to Planned Unit Developments. (pg 402)

k. The procedure for...amending an existing SD-PUD...shall be as follows:

xiii. The Plan Commission may recommend ... amendment to the SD-PUD...provided that it finds that:

- I. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District will not detrimentally affect present or potential property values or Uses of Adjacent property or elsewhere in Town.
- II. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District adequately takes into account existing and proposed conditions and character of the land, Uses, Buildings, and Development proposed to be subject to the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and within all Adjacent Districts.
- III. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District will have a beneficial effect on the Town, which could not be achieved if the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District were not approved and the such Development was developed under the standards of any other District.
- IV. Any deviation from the standards or requirements that otherwise would be applicable with another District is warranted by the design and amenities incorporated in the Development Plan.
- V. The SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District is necessary to address unique site conditions that are not characteristics of other sites in the Town and the application and Development Plan adequately address the same.
- VI. The proposed SD-PUD Planned Unit Development Special District or amendment to SD-PUD Planned Unit Development Special District and the Development proposed therein are:
 - 1) either compatible with the land and existing or anticipated Development Adjacent to such SD-PUD Planned Unit Development Special District or the land and existing or anticipated Development Adjacent to such SD-PUD Planned Unit Development Special District can be planned in coordination

- with the proposed Development within such SD-PUD Planned Unit Development Special District;
- 2) the most desirable Development and Use(s) for which the property subject to the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District is adapted; and
- 3) constitute responsible growth and Development.
- VII.** The proposed SD-PUD Planned Unit Development Special District or amendment to SD-PUD Planned Unit Development Special District is in conformance with the general intent of this Article and the Comprehensive Plan.
- VIII.** Existing and proposed Thoroughfares are suitable and adequate to carry anticipated traffic within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and its vicinity.
- IX.** Existing and proposed utility services are adequate for the proposed Development within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District.
- X.** Each phase of the proposed Development within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District, contains the required parking spaces, and landscape and utility areas necessary for creating and sustaining a desirable and stable environment.
- XI.** The proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and all proposed Buildings, parking accommodations, and landscape and utility areas therein can be completely Developed within fi ve (5) years of the initial establishment of the District.
- XII.** All conditions and requirements of Sections 26-6.804.L.9.a - .k have been satisfied.

Staff Findings and Recommendations

Staff finds the applicant and interested parties have properly submitted a complete PUD Amendment Application, supporting documents, and affidavit, as well as properly completed the Public Hearing requirements and have submitted proof of publications, notices, and certifications. The Plan Commission may hold a Public Hearing on matters related to PC 24-001, proposed Amendment to the Lake Business Center Planned Unit Development.

Staff has also reviewed SECTION 26-6.804. L. 9. k. xiii. I. – XII of Munster’s Character Based Zoning Code and finds the proposed PUD Amendment will not detrimentally affect the present or potential property values or Uses of adjacent property, or elsewhere in Town because there are no deviations from the existing standards, requirements, design, or amenities. Also, the PUD Amendment is an existing development that has been determined to be compatible with the land and existing or anticipated

adjacent development, it is the most desirable and continues to support the growth and development approved.

In addition, staff acknowledges that there is no phased development proposed and no new conditions being proposed, the proposed Amendment to the PUD will have no changes or impact to: the character of the land, vicinity and adjacent districts, growth, existing thoroughfares, traffic movement, parking requirements, structures, landscape areas, and utility services of the PUD. Also, the current development and conditions will continue to conform to the intent of Sections 26-6.804.L.9.a - .k, as well as with the vision described on page 56 of the 2010 Comprehensive Plan for Mixed Use as the most desirable development to continue sustaining a desirable and stable environment, as well as satisfy previous LAKE BUSINESS CENTER PLANNED UNIT Ordinances: 1311, 1559, 1602, 1658, 1897, and 1905, DEVELOPMENT.

Finally, staff finds that an approved Amendment to the PUD will benefit the Town by documenting the existing unique site conditions through the Alta Survey found in Exhibit B, as well as necessary to properly record and recognize new lot boundaries of current property owners that were established as a result of a 2021 property sale and transfer.

If the Commission finds all to be acceptable, staff then requests that a FAVORABLE RECCOMEDATION be made to the Town Council to APPROVE the proposed Amendment to the Lake Business Center.

MOTION

Plan Commission may consider the following motion:

Motion to forward a FAVORABLE Recommendation to the Town Council to APPROVE PC24-001, an Amendment to the Lake Business Center Planned Unit Development, to modify Lot 1 into LOT 1, LOT 3, and OUTLOT A, contingent upon the SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION is recorded at Lake County, including all discussion and findings.



EXHIBIT A

Town of Munster Plan Commission Petition Application

Petition PC 24 - 001

Date: _____

Application Fee: \$ _____

Sign Fee: \$ _____

OWNER INFORMATION:

LBCOI Owner, LLC and LBC Owner, LLC (see attached for additional owner information) (708) 799-4900
Name of Owner Phone Number
c/o Phil Goldberg, 1133 W 175th Street, Homewood, IL 60430 phil@simborg.com
Street address, City, ST, ZIP Code Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

LBCOI Owner, LLC (708) 799-4900
Name of Applicant/Petitioner Phone Number
c/o Phil Goldberg, 1133 W 175th Street, Homewood, IL 60430 phil@simborg.com
Street address, City, ST, ZIP Code Email address

PROPERTY INFORMATION:

Business or Development Name (if applicable)
Lake Business Center See attached for legal description
Address of Property or Legal Description Current Zoning

APPLICATION INFORMATION:

Please select what this Application is for:

- Subdivision If yes, select one of the following: Preliminary Plat Final Plat
Development Plan Review
Rezoning (including Planned Unit Development) - Proposed Zoning District

Brief Description of Project:

A portion of Lake Business Center was sold by LBC Owner, LLC to RXHST Munster, LLC, and the goal of the resubdivision is to divide the former lot 1, into separate legal lots, so there is no joint ownership of any legal lots.

Jason Spain, HWC Engineering 219-730-8722
Name of Registered Engineer, Architect or Land Surveyor Phone Number
2929 Carlson Drive Ste. 305, Hammond, IN 46323 jspain@hwcengineering.com
Street address, City, ST, ZIP Code Email address



Petition PC 24 - 001

Town of Munster Plan Commission Application Signature Page

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

DocuSigned by:
LBCO Owner, LLC and LBC Owner, LLC
By: Phil Goldberg 1/22/24
0854FDEFAA054EA...
Signature of Owner's Authorized Signatory, Philip Goldberg **Date**

DocuSigned by:
LBCO Owner, LLC
By: Phil Goldberg 1/22/24
0854FDEFAA054EA...
Signature of Applicant's Authorized Signatory, Philip Goldberg **Date**

Additional Owner Information:

RXHST Munster, LLC
120 N. Racine Ave., Suite 110
Chicago, IL 60607
Phone: (312) 498-5617
Email: RBrenner@rxhst.com

RXHST Munster, LLC

By: _____
Name: Russell Brenner
Title: Authorized Signatory
Date: 1/22/24

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	X	
Property owner consent (Signature page)	X	
Proof of Ownership (e.g. copy of tax bill)	X	
Current ALTA Survey	X	
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)	X	

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: Note: Existing Development Plan		
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	X	
Fire hydrant locations	X	
Accessory structures	X	
Parking lot design	X	
Utility location	X	
Building footprints	X	
Proposed curb cuts		X
Drainage/detention plans		X
Traffic circulation	X	
Ingress/egress locations	X	
Major topographic information	X	
Proposed Use table		X
Stormwater report		X
Special Studies as Required– see Site Plan Review Committee minutes		X

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:

Please note that there are no proposed site improvements for the site. Items listed as N/A have no impact. Items listed under Planned Unit Development Amendment are existing and can be reviewed and referenced in the ALTA survey.

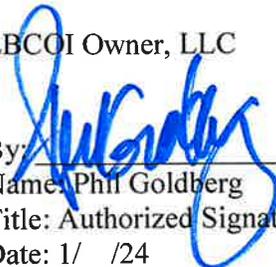
AFFIDAVIT

The undersigned are the Owners of the property at 9200 Calumet Avenue, Munster, Indiana.

In connection with the Town of Munster Site Plan Review Application (the “**Application**”), the undersigned authorize Jason Spain of HWC Engineering to act as their Project representative in order to obtain municipal approval of the Replat of Subdivision attached to the Application, and attend the Village meeting on behalf of the Owners.

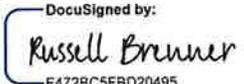
OWNERS:

LBCOI Owner, LLC

By: 
Name: Phil Goldberg
Title: Authorized Signatory
Date: 1/ /24

LBCOI Owner, LLC
1133 W 175th Street
Homewood, IL 60430
Phone: (708) 799-4900
Email: phil@simborg.com

RXHST Munster, LLC

DocuSigned by:

By: _____
Name: Russell Brenner
Title: Authorized Signatory
Date: 1/ /24

RXHST Munster, LLC
120 N. Racine Ave., Suite 110
Chicago, IL 60607
Phone: (312) 498-5617
Email: RBrenner@rxhst.com

From: [Krigel, Ari](#)
To: [Sergio Mendoza](#); [Denise Core](#)
Cc: [Jason Spain](#); [Nicole Mazur](#); [Zahour, Kimberly](#); [Chuck Collins](#)
Subject: RE: resub of LBC Sub Resub of Lot 1
Date: Wednesday, February 28, 2024 1:51:40 PM
Attachments: [image001.png](#)

Sergio – The lender is already generally on board, so that’s not a material concern at this point. I see the timeline puts this into May, so we’re comfortable moving forward.

We’ll follow up regarding payment.

Yes, we expect Jason is going to continue to handle. I’ll coordinate with Jason.

Ari W. Krigel
Partner

p | 312-360-6726
m | 847-708-9626
f | 312-360-6520
e | akrigel@sgrlaw.com
311 South Wacker Drive | Suite 3000 | Chicago, IL 60606
www.sgrlaw.com | [My Bio](#) | [vCard](#)



From: Sergio Mendoza <smendoza@munster.org>
Sent: Wednesday, February 28, 2024 7:54 AM
To: Denise Core <DCore@munster.org>; Krigel, Ari <akrigel@sgrlaw.com>
Cc: Jason Spain <jspain@hwcengineering.com>; Nicole Mazur <nmazur@munster.org>; Zahour, Kimberly <kzahour@sgrlaw.com>; Chuck Collins <ccollins@munster.org>
Subject: RE: resub of LBC Sub Resub of Lot 1

Some people who received this message don't often get email from smendoza@munster.org. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning All: Yes, Please, let’s keep this process moving forward.

I’m working on staff reports this week. If we don’t receive payment by Friday I’ll note that in the report and ask that the matter be deferred to next month.

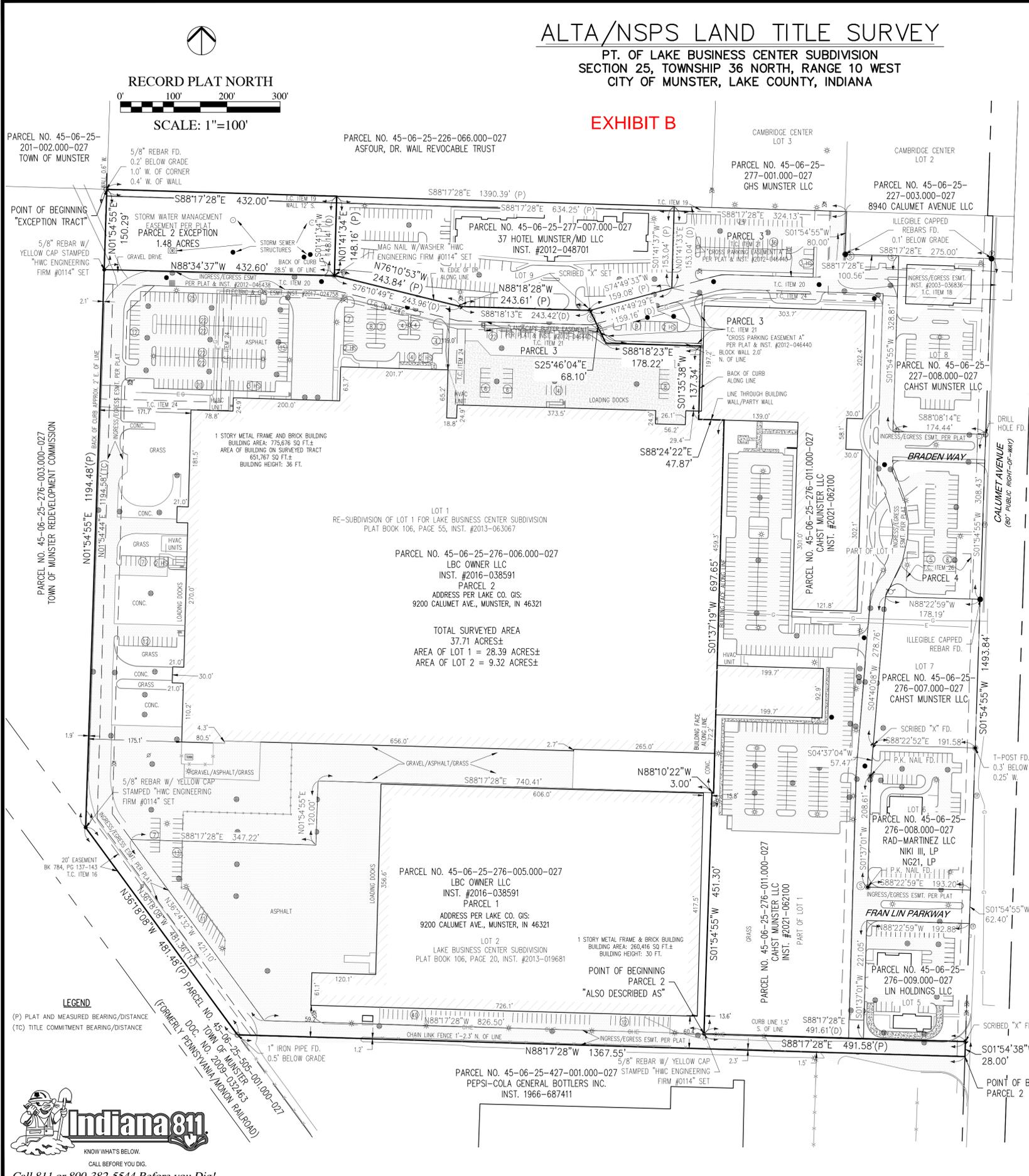
Ari: Do you know when we would have the lender consent for the PUD Amendment? Also, will you or Jason being representing the PUD Amendment? The affidavit we have on file reads “obtain ... approval of the Replat of Subdivision ...”

Sergio Carrera Mendoza
Planning Director

ALTA/NSPS LAND TITLE SURVEY

PT. OF LAKE BUSINESS CENTER SUBDIVISION
SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST
CITY OF MUNSTER, LAKE COUNTY, INDIANA

EXHIBIT B



LAND DESCRIPTION - CHICAGO TITLE INSURANCE
COMMITMENT NO. CCH2205970NT
DATED 8/15/22, REVISED 9/27/22

Parcel 1:
LOT 2 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 2:
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:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE, N 88° 17' 28" W ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 1367.55 FEET TO THE WEST LINE OF SAID LOT 1; THENCE, N 36° 18' 08" W FOR A DISTANCE OF 481.36 FEET; THENCE CONTINUING ALONG SAID WEST LINE N 01° 54' 44" E FOR A DISTANCE OF 1194.58 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE, S 88° 17' 28" E FOR A DISTANCE OF 432.00 FEET TO THE NORTHWEST CORNER OF LOT 9 IN SAID LAKE BUSINESS CENTER; THENCE ALONG THE WEST LINE OF SAID LOT 9, S 01° 41' 34" W FOR A DISTANCE OF 148.14 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE ALONG SAID SOUTH LINE, S 76° 10' 49" E FOR A DISTANCE OF 243.96 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, S 88° 18' 13" E FOR A DISTANCE OF 243.42 FEET; THENCE, S 25° 46' 04" E FOR A DISTANCE OF 68.10 FEET; THENCE, S 88° 18' 23" E FOR A DISTANCE OF 178.22 FEET; THENCE, S 01° 35' 38" W FOR A DISTANCE OF 137.34 FEET; THENCE, S 88° 24' 22" E FOR A DISTANCE OF 47.87 FEET; THENCE, S 01° 37' 19" W FOR A DISTANCE OF 697.65 FEET; THENCE N 88° 10' 22" W FOR A DISTANCE OF 3.00 FEET; THENCE S 01° 54' 55" W FOR A DISTANCE OF 451.30 FEET; THENCE S 88° 17' 28" E FOR A DISTANCE OF 491.61 FEET TO THE EAST LINE OF SAID LOT 1; THENCE, S 01° 54' 38" W FOR A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.

Parcel 2 (AS-SURVEYED/MEASURED):
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:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE, N 88° 17' 28" W ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 1367.55 FEET TO THE WEST LINE OF SAID LOT 1; THENCE, N 36° 18' 08" W ALONG A WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 481.48 FEET TO A WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE N 01° 54' 55" E FOR A DISTANCE OF 1194.48 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE, S 88° 17' 28" E FOR A DISTANCE OF 432.00 FEET TO THE NORTHWEST CORNER OF LOT 9 IN SAID LAKE BUSINESS CENTER; THENCE ALONG THE WEST LINE OF SAID LOT 9, S 01° 41' 34" W FOR A DISTANCE OF 148.16 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE ALONG SAID SOUTH LINE, S 76° 10' 53" E FOR A DISTANCE OF 243.84 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, S 88° 18' 28" E FOR A DISTANCE OF 243.61 FEET TO A NORTHWEST CORNER OF THE A TRACT OF LAND DESCRIBED IN INST. NO. 2021-062100 AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, THE FOLLOWING SEVEN COURSES BEING ALONG THE WEST LINES THEREOF: (1) THENCE, S 25° 46' 04" E FOR A DISTANCE OF 68.10 FEET; (2) THENCE, S 88° 18' 23" E FOR A DISTANCE OF 178.22 FEET; (3) THENCE, S 01° 35' 38" W FOR A DISTANCE OF 137.34 FEET; (4) THENCE, S 88° 24' 22" E FOR A DISTANCE OF 47.87 FEET; (5) THENCE, S 01° 37' 19" W FOR A DISTANCE OF 697.65 FEET; (6) THENCE N 88° 10' 22" W FOR A DISTANCE OF 3.00 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION; (7) THENCE S 01° 54' 55" W ALONG THE EAST LINE OF SAID LOT 2 FOR A DISTANCE OF 451.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S 88° 17' 28" E ALONG A NORTH LINE OF THE INGRESS AND EGRESS EASEMENT PER SAID SUBDIVISION PLAT FOR A DISTANCE OF 491.58 FEET TO THE EAST LINE OF SAID LOT 1; THENCE, S 01° 54' 38" W ALONG SAID EAST LINE FOR A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART OF LOT 1 IN LAKE BUSINESS CENTER SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 20 AS INSTRUMENT NUMBER 2013-019681 AND 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 INSTRUMENT NUMBER 2013-063067, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 17 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 432.00 FEET TO THE NORTHWEST CORNER OF LOT 9 OF SAID PLOT; THENCE SOUTH 01 DEGREE 41 MINUTES 34 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 9 A DISTANCE OF 148.16 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 34 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF ON INGRESS AND EGRESS EASEMENT AS DEPICTED ON SAID PLAT A DISTANCE OF 432.00 FEET TO THE WEST LINE OF AFORESAID LOT 1; THENCE NORTH 1 DEGREE 54 MINUTES 55 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 150.29 FEET TO THE POINT OF BEGINNING, CONTAINING 1.48 ACRES, MORE OR LESS.

Parcel 3:
A non-exclusive easement for the benefit of Parcels 1 and 2 for vehicular access, ingress, egress, cross-parking and landscaping as recited in Declaration of Easement and Restrictive Covenant by Munster Development LLC, recorded July 16, 2012 as Instrument No. 2012-046440 and amended by First Amendment to Declaration of Easements and Restrictive Covenant between LBC Owner LLC, Munster Development LLC and 37 Hotel Munster/MD LLC dated September 22, 2021 and recorded October 4, 2021 as Instrument No. 2021-062099.

Parcel 4:
A non-exclusive easement for the benefit of Parcel 2 for ingress, egress and parking as recited in Reciprocal Grant of Ingress/Egress and Parking Easement recorded March 15, 2018 as Instrument Number 2018 016797.

Parcel 5:
A non-exclusive easement for the benefit of Parcels 1 and 2 for party wall, garbage, and shared facilities as recited in Declaration of Party Wall & Grant of Easements Agreement between LBC Owner LLC and CAHST MUNSTER, LLC dated September 22, 2021 and recorded October 4, 2021 as Instrument Number 2021-062102.

UTILITY NOTE

This survey reflects above ground indications of utilities and information available from utility companies. Utility locates were requested from Indiana 811 on September 22, 2022 (reference ticket numbers 2209222877, 2209222882, 2209222886, 2209222889, 2209222923, 2209222927, 2209222933, and 2209222937). The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in use or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

Member Utilities contacted during this project include:

- Comcast North - Cable TV
- Town of Munster - Fiber Optic
- IN Fiber Network dba Intelligent Fiber Network - Fiber Optic
- Munster Utility Department - Sewer, Water
- Wavecra Pipeline - Pipeline
- NIPSCO Gas (Hammond) - Gas
- NIPSCO Electric (Hammond) - Electric
- AT&T - Distribution - Communications

TITLE COMMITMENT SCHEDULE BI ITEMS
CHICAGO TITLE INSURANCE COMMITMENT NO. CCH2205970NT,
DATED 8/15/22, REVISED 9/27/22

Items 1-14. Items not shown by Public Record, Taxes, Assessments; Rights of the public for road purposes; Rights of way for drainage features; and Acreage contained in legal descriptions. [NOT A SURVEY MATTER, NOTHING PLOTTED]

Item 15. Covenants, conditions, restrictions, easements and building lines set out on the Plat of Lake Business Center Subdivision, recorded as PB 106, PG 20, Inst. #2013-019681; Re-Subdivision of Lot 1 recorded as PB 106, PG 55, Inst. #2013-063067. [EASEMENTS DEPICTED ON PLAT PLOTTED HERON, EASEMENT PROVISIONS ARE GENERAL OR BLANKET IN NATURE, NOT PLOTTABLE.]

Item 16. Easement in favor of Monon Railroad, recorded in Book 784, Pages 137-143. (affects Parcel 2) [EASEMENT PLOTTED, 20' PARALLEL TO RAILROAD ALONG SOUTHWEST LINE OF SURVEYED TRACT.]

Item 17. Grant of Easement conveyed to the Town of Munster recorded as Inst. #9090848, re-recorded Inst. #99003407. (affects Parcels 1 & 2) [EASEMENT FOR TRAIL ALONG CALUMET AVE., DOES NOT CROSS SURVEYED TRACT.]

Item 18. Ingress & Egress Easement conveyed to ATG Development Company, recorded as Inst. #2003-036836. Assigned to Cambridge Center Commercial Association, Inst. #2004-048018. (affects Parcel 2) [EASEMENT CROSSES LOT 1 AND 8 OF LAKE BUSINESS SUBDIVISION, DOES NOT CROSS SURVEYED TRACT.]

Item 19. Berm Easement granted to ATG Development Company, recorded as Inst. #2003-036834. Assigned to Munster Inn, LLC, Inst. #2006-025984, amended by Inst. #2012-046437. (affects Parcel 2) [INST. #2003-036834 CREATED AN 80 FOOT EASEMENT ALONG PART OF THE NORTH LINE OF LAKE BUSINESS CENTER SUBDIVISION. INST. #2012-046437 REDEFINES THE EASEMENT TO AN AREA "AS SHOWN ON THE SITE PLAT". THE RECORDED SITE PLAT IS ILLIGIBLE. THE PRIOR SURVEY AS WELL AS SUBDIVISION PLATS DEPICT THE EASEMENT 8 TO 12 FEET SOUTH OF THE NORTH LINE OF THE SUBDIVISION, AND IS PLOTTED BASED UPON THE PRIOR SURVEY AND PLATS. THE EASEMENT RUNS ALONG A NORTH LINE OF THE SURVEYED TRACT.]

Item 20. Ingress & Egress Easement by and between Munster Development LLC and Town of Munster, recorded as Inst. #2012-046438. (affects Parcel 2) [EXHIBIT C ACCESS EASEMENT DESCRIPTION PLOTTED, CROSSES SURVEYED TRACT, FALLS ON LOT 1 OF SUBDIVISION.]

Item 21. Covenants, conditions, restrictions, easements set out in Declaration of Easement and Restrictive Covenant by Munster Development LLC, Inst. #2012-046440; First Amendment to Declaration, Inst. #2021-062099. [INGRESS/EGRESS EASEMENT B (SAME AS ITEM 20), CROSS PARKING EASEMENT (TOGETHER WITH); AND LANDSCAPE BUFFER EASEMENT PLOTTED. ALL EASEMENTS CROSS SURVEYED TRACT AND FALLS ON LOT 1 OF SUBDIVISION.]

Item 22. Covenants, conditions, restrictions, and easements set out in Declaration of Easements, Covenants, Conditions, and Restrictions by Munster Development LLC, Inst. #2013-081770. [NO PLOTTABLE EASEMENTS, DOCUMENT APPEARS TO APPLY TO THE LAKE BUSINESS CENTER SUBDIVISION.]

Item 23. Financing and Covenant Agreement, Inst. #2011-046474, re-recorded as Inst. #2012-040598. [NO PLOTTABLE EASEMENTS, DOCUMENT APPEARS TO APPLY TO THE LAKE BUSINESS CENTER SUBDIVISION.]

Item 24. Electric & Gas Facilities Easement granted to NIPSCO, Inst. #2017-024758. [EASEMENT PLOTTED, CROSSING SURVEYED TRACT AND LOT 1.]

Item 25. Covenants, conditions, restrictions set out in Declaration of Restrictive Covenant, Inst. #2012-046439 [NO PLOTTABLE EASEMENT, EXHIBIT A IS NORTH ADJOINER AND EXHIBIT B INCLUDES SURVEYED TRACT]

Item 26. Reciprocal Grant of Ingress/Egress and Parking Easement, recorded as Inst. #2018-016797. [EASEMENT PLOTTED ALONG NORTH LINE OF LOT 7.]

Item 27. Declaration of Party Wall & Grant of Easements between LBC Owner LLC and CAHST Munster, LLC, recorded as Inst. #2021-062102. [BUILDINGS ARE CONNECTED ON THE SURVEYED TRACT TO THE EAST ADJOINER. DOCUMENT CREATES AGREEMENTS ON SHARED USE ITEMS. NO PLOTTABLE EASEMENTS. DESCRIPTION A-1 IN DOCUMENT IS SAME AS TITLE COMMITMENT SCHEDULE A DESCRIPTION]

Item 28. Tax Division, Re-Proration and Indemnity Agreement between LBC Owner LLC and CAHST Munster, LLC, recorded as Inst. #2021-062103. [DESCRIPTION IS OF EXCEPTION TRACT TO LOT 1, NO PLOTTABLE EASEMENTS]

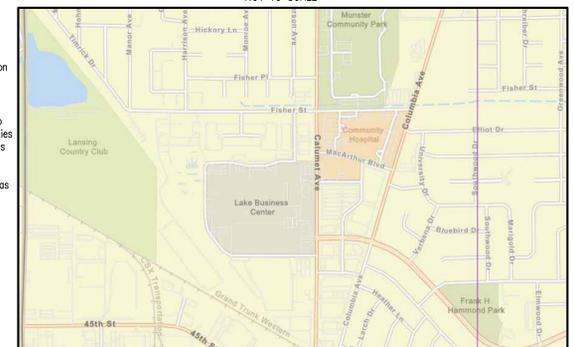
Item 29. Rights of tenants in possession as tenants only under unrecorded leases. [UNRECORDED LEASES ARE NOT A SURVEY MATTER, NOTHING PLOTTED]

Item 30. Mortgage, Assignment of Leases and Rents Security Agreement, Inst. 2021-062104. [NO PLOTTABLE EASEMENTS, LEGAL DESCRIPTION SAME AS TITLE COMMITMENT SCHEDULE A DESCRIPTION]

Item 31. Assignment of Leases and Rents, Inst. 2021-062105. [NO PLOTTABLE EASEMENTS, LEGAL DESCRIPTION SAME AS TITLE COMMITMENT SCHEDULE A DESCRIPTION]

Item 32. A judgment search has been made versus LBC Owner LLC, a Delaware limited liability company and none found. [NOT A SURVEY MATTER, NOTHING PLOTTED]

AREA MAP
NOT TO SCALE



REVISIONS		
DATE	DESCRIPTION	BY

HWC
ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNICE - NEW ALBANY
www.hwceengineering.com

LAKE BUSINESS CENTER
ALTA/NSPS LAND TITLE RETRACEENT SURVEY
LOCATION: 9200 CALUMET AVE., MUNSTER, IN
CLIENT: LBC OWNER LLC

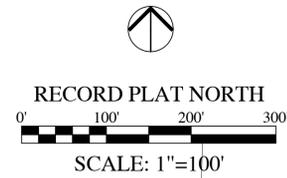
DRAWN BY
AJB
CHECKED BY
MGJ
DATE
October 5, 2022
SCALE
AS SHOWN
SHEET

S1.1
ALTA/NSPS BOUNDARY SURVEY
PAGE 1 of 3
© 2022

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG!
Call 811 or 800-382-5544 Before you Dig!

File Name: C:\Users\abeery\Documents\Munster Lake Business Center\18XXX\Survey_Local\Bearings.dwg, Layout: S1.1 By: abeery
Plot Time: 1:29pm
Plot Date: Oct 05, 2022

NOTE
BOUNDARY DIMENSIONS REMOVED FOR CLARITY PURPOSES



ALTA/NSPS LAND TITLE SURVEY

PT. OF LAKE BUSINESS CENTER SUBDIVISION
SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST
CITY OF MUNSTER, LAKE COUNTY, INDIANA

Surveyor's Report

General
In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code (Rule 12'), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement (Relative Positional Accuracy). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines and possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with federal laws, state and local laws, and court precedent (865 IAC 1-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for an Urban Class Survey (0.07 feet plus 50 ppm) as defined in IAC 865.

Purpose

The purpose of this survey is to perform an ALTA/NSPS Land Title retracement survey of part of Lot 1 of the Re-Subdivision of Lot 1 for Lake Business Center Subdivision and Lot 2 of Lake Business Center Subdivision, recorded as Instrument Number 2013-063067 and 2013-019681 in the office of the Recorder, Lake County, Indiana. The surveyed tract has been previously surveyed by SEH of Indiana, project number 161370, certified by Jason Spain, PS #21000202, and dated August 2, 2021.

The following are recorded surveys and plats made reference to in this survey:

- Re-Subdivision of Lot 1 for Lake Business Center Subdivision, Inst. 2013-063067; Plat Book 106, Page 55
- Final Plat of Subdivision for Lake Business Center Subdivision, Inst. 2013-019681; Plat Book 106, Page 20
- ALTA/NSPS Land Title Survey by SEH of Indiana, project number 161370, certified by Jason Spain, PS #21000202, and dated August 2, 2021.

Basis of Bearings

The basis of bearings for this project is based upon the referenced record plats.

Theory of Location

Controlling Monumentation

Monuments found along the platted lines of the Lake Business Center Subdivision were held to establish the location of the boundary lines. A scribed 'X' was found at the southeast corner of Lot 5. A PK nail was found at the southwest and west corners of Lot 6. A scribed 'X' was found at the northwest corner of Lot 6. A rebar with an illegible cap was found at the northeast corner of Lot 7. A drill hole in concrete was found at the southeast corner of Lot 8. A rebar with an illegible cap was found at the northeast corner of Lot 8. A rebar with an illegible cap was found at a northeast corner of Lot 1 (south corner of 80.00-foot course). A 5/8-inch rebar was found 1.0 foot west of the northwest corner of Lot 1. A one-inch iron pipe was found at a southwest corner of Lot 1 (west corner of 1367.55-foot course).

Record Descriptions

The descriptions provided in the Title Commitment match along the east lines of the surveyed tract. However, there are slight differences with the dimensions of the recorded Subdivision Plat. Those differences are generally less than 0.2 foot. It is the opinion of this surveyor that those differences were made in error and that the plat dimensions should have been utilized in the preparation of the metes and bounds descriptions. The differences are noted on the face of the survey.

There are no deed gaps or overlaps along the south, west, and north lines of the surveyed tract and the west and south adjoiners. There are no internal deed gaps or overlaps with the Lake Center Subdivision Plats.

Occupation

The surveyed tract is part of a commercial subdivision. Along part of the west line of the surveyed tract, the back of curb of the drive is generally 2 feet east of the surveyed line. Along the south most line of the surveyed tract, a chain link fence is 1.0 to 2.3 feet north of the line. The south most line also crosses asphalt drives to the south adjoiner. The east lines of the surveyed tract are established by the record description of the east adjoiner. Some of these lines are generally along the east walls of the building that is on both tracts. The northeast lines of the surveyed tract run along features in the parking lot that prevent vehicular traffic (i.e. curb lines and a block wall). The two 243-foot courses run along the north edge of the drive running through the site. The parking lot of Lot 9 crosses the 148.16-foot course by 12.5 feet. There is a wall that runs 12 feet south of the north line of the surveyed tract. The wall runs along the length of the north line of the subdivision from 8 to 12 feet south.

There is a gravel drive crossing the northwest corner of the site that appears to provide access to the Town of Munster tract. No easement document was provided for this drive.

Access to the public right-of-way is via platted ingress and egress easements as well as record easements as noted.

Notes

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainties in location or elevation on the referenced Flood Insurance Rate Map. The within described tract of land lies within Flood Hazard Zone 'X' (unshaded) as said tract plots by scale on Map Number 18089C0117E of the Flood Insurance Rate Maps for Lake County, Indiana (maps dated January 18, 2012).

Ownership information indicated hereon is as identified in County or Township records or on title work provided by others.

The subject tract is zoned SD-PUD (Special District, Planned Unit Development) per the online zoning map of Munster (accessed online at <https://www.munster.org/egov/apps/document/center.egov?view=item&id=3555> on September 28, 2022). The setback requirements for SD-PUD zoning can be variable, transitional and subject to interpretation, therefore, setback lines are depicted based upon a zoning report by Howard Zoning Associates, LLC dated 9/30/2022.

Evidence of source of title for the Subject Tract was provided in the form of Chicago Title Insurance Company, Commitment No. CCHI2205970NT, dated August 15, 2022 and revised September 27, 2022. Some of the items disclosed in Schedule B-II thereof may have been depicted on the survey and are identified by their recording data. Should any additional items need to be depicted on the survey, please advise and provide the appropriate documents.

No cemeteries or burial grounds were observed at time of survey.
The surveyor has no knowledge of wetlands being delineated or observed during the survey.

Table A Item Notes:

6. See Notes from Zoning Report.
16. No evidence of earth moving work and building additions was observed.
17. The surveyor was not made aware of proposed changes to the right-of-way of Calumet Avenue.

ZONING INFORMATION REPORT BY HOWARD ZONING ASSOCIATES, LLC DATED 9/30/2022, HZA REPORT NO. 9128

CURRENT ZONING DESIGNATION: SD-PUD (SPECIAL DISTRICT - PLANNED UNIT DEVELOPMENT)
SETBACKS: FRONT: REQUIRED: AS EXISTING PER SITE PLAN, EXISTING: EST. 505 FEET
SIDES: REQUIRED: AS EXISTING PER SITE PLAN [RECORDED PLATS DO NOT DEPICT SETBACKS]
REAR: REQUIRED: AS EXISTING PER SITE PLAN [RECORDED PLATS DO NOT DEPICT SETBACKS]
SITE AREA: NO REQUIREMENT
BUILDING HEIGHT: MAXIMUM HEIGHT: AS EXISTING PER SITE PLAN
DENSITY: REQUIREMENTS: AS EXISTING PER SITE PLAN
OFF-STREET PARKING: REQUIRED: 1,135 PARKING SPACES
(NOTE IN ZONING REPORT STATES THAT SITE IS CONFORMING)

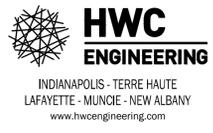
PARKING SPACE COUNT

ON PARCELS 1 AND 2:
359 STANDARD PARKING SPACES
7 HANDICAP SPACES

ON PARCEL 3:
81 STANDARD PARKING SPACES
5 HANDICAP SPACES

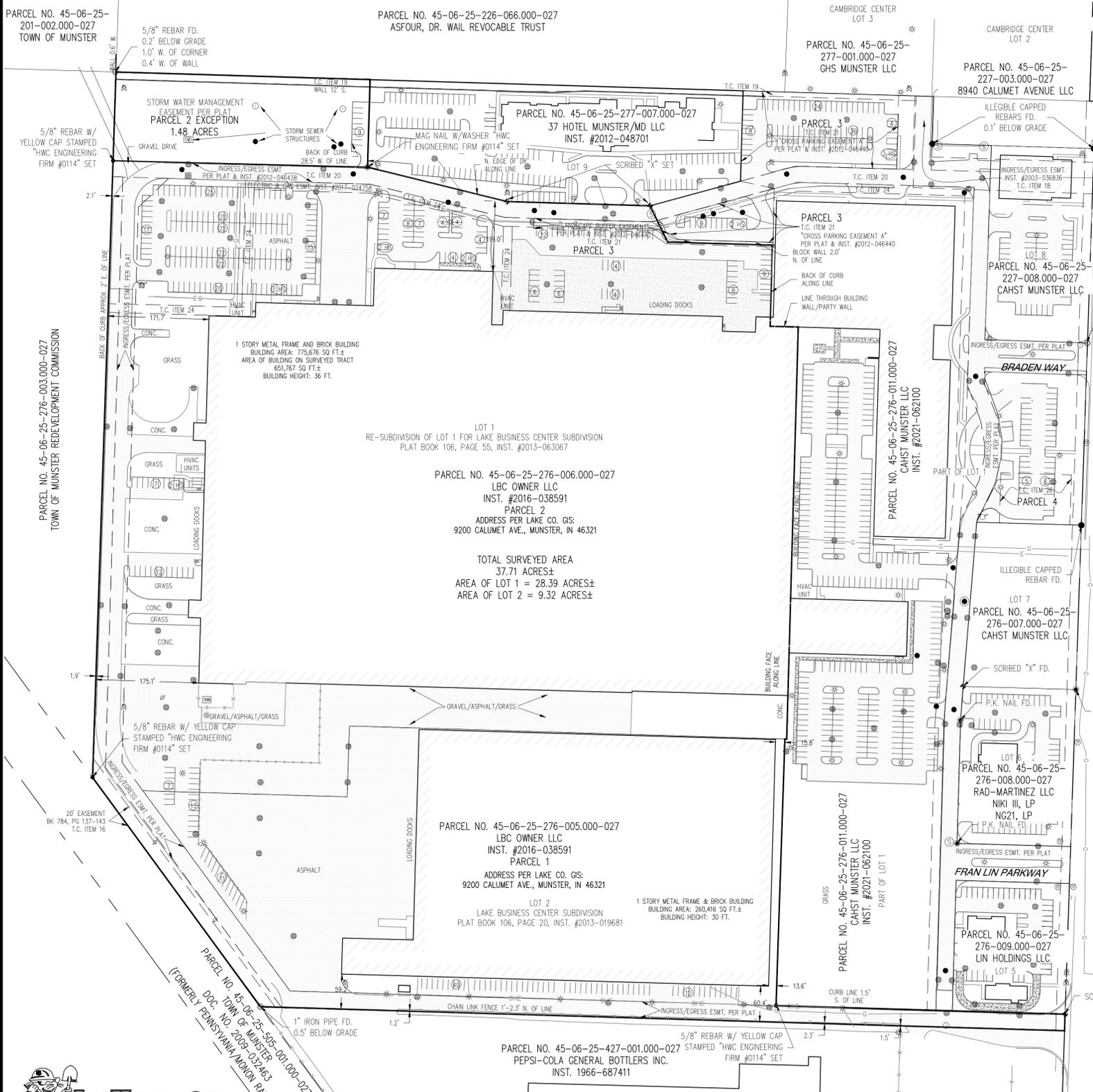
ON PARCEL 4:
13 STANDARD PARKING SPACES

REVISIONS		
DATE	DESCRIPTION	BY
10/04/22	REV. PER COMMENT LETTER	AJB



LAKE BUSINESS CENTER
ALTA/NSPS LAND TITLE RETRACEMENT SURVEY
LOCATION: 9200 CALUMET AVE., MUNSTER, IN
CLIENT: LBC OWNER LLC

DRAWN BY AJB		JOB NUMBER 2022-276-S
CHECKED BY MJG		
DATE October 5, 2022		SHEET
SCALE AS SHOWN		
<h1>S1.2</h1>		ALTA/NSPS BOUNDARY SURVEY PAGE 2 of 3
© 2022		



LEGEND

- (P) PLAT BEARING/DISTANCE
- (TC) TITLE COMMITMENT BEARING/DISTANCE
- (1) STANDARD PARKING SPACES
- (2) HANDICAP PARKING SPACES
- MONUMENT - CAPPED REBAR
- ◆ MONUMENT - CUT X
- MONUMENT - MAG NAIL/PK NAIL
- SITE - FENCE POST
- SITE - MISC. OBJECT (SEE LABEL)
- ⊙ SITE - SIGN
- CABLE PEDESTAL
- CABLE MARKER POST
- ⊞ ELECTRIC ACCESS COVER
- ⊞ ELECTRIC MANHOLE
- ⊞ ELECTRIC MARKER POST
- ⊞ ELECTRIC METER
- ELECTRIC PANEL/PEDESTAL
- ⊞ ELECTRIC TRANSFORMER
- ⊞ FIBER OPTIC ACCESS/MANHOLE
- ⊞ FIBER OPTIC MARKER POST
- ⊞ GAS ACCESS/MANHOLE
- ⊞ GAS MARKER POST
- ⊞ GAS METER
- ⊞ GAS VALVE
- ⊞ LIGHT POLE/AREA LIGHT
- ⊞ SANITARY MANHOLE
- ⊞ STORM INLET - BEEHIVE/ROUND
- ⊞ STORM INLET - CURB/SQUARE
- ⊞ STORM MANHOLE
- ⊞ STORM PIPE END SECTION
- ⊞ TELEPHONE MANHOLE
- ⊞ TELEPHONE MARKER POST
- ⊞ TELEPHONE PANEL/PEDESTAL
- ⊞ UTILITY POLE
- ⊞ UTILITY POLE GUY ANCHOR
- ⊞ RISER POLE
- ⊞ WATER HYDRANT
- ⊞ WATER MANHOLE/VAULT
- ⊞ WATER METER
- ⊞ WATER VALVE
- T — TELEPHONE (UNDERGROUND)
- W — WATERLINE (UNDERGROUND)
- FO — FIBER OPTIC (UNDERGROUND)
- G — GAS (UNDERGROUND)
- E — ELECTRIC (UNDERGROUND)
- ST — STORM SEWER
- S — SANITARY SEWER
- OHE — OVERHEAD UTILITY (ELECTRIC/FIBER)

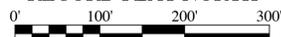
REDACTION STATEMENT
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Adam J. Beery

Plot Date: Oct 05, 2022 Plot Time: 1:30pm File Name: C:\Users\abeery\Documents\Munster Lake Business Center\18XXX\Survey_Local\Bearings.dwg, Layout: S1.2 By: abeery

NOTE
SITE IMPROVEMENTS REMOVED
FOR CLARITY PURPOSES



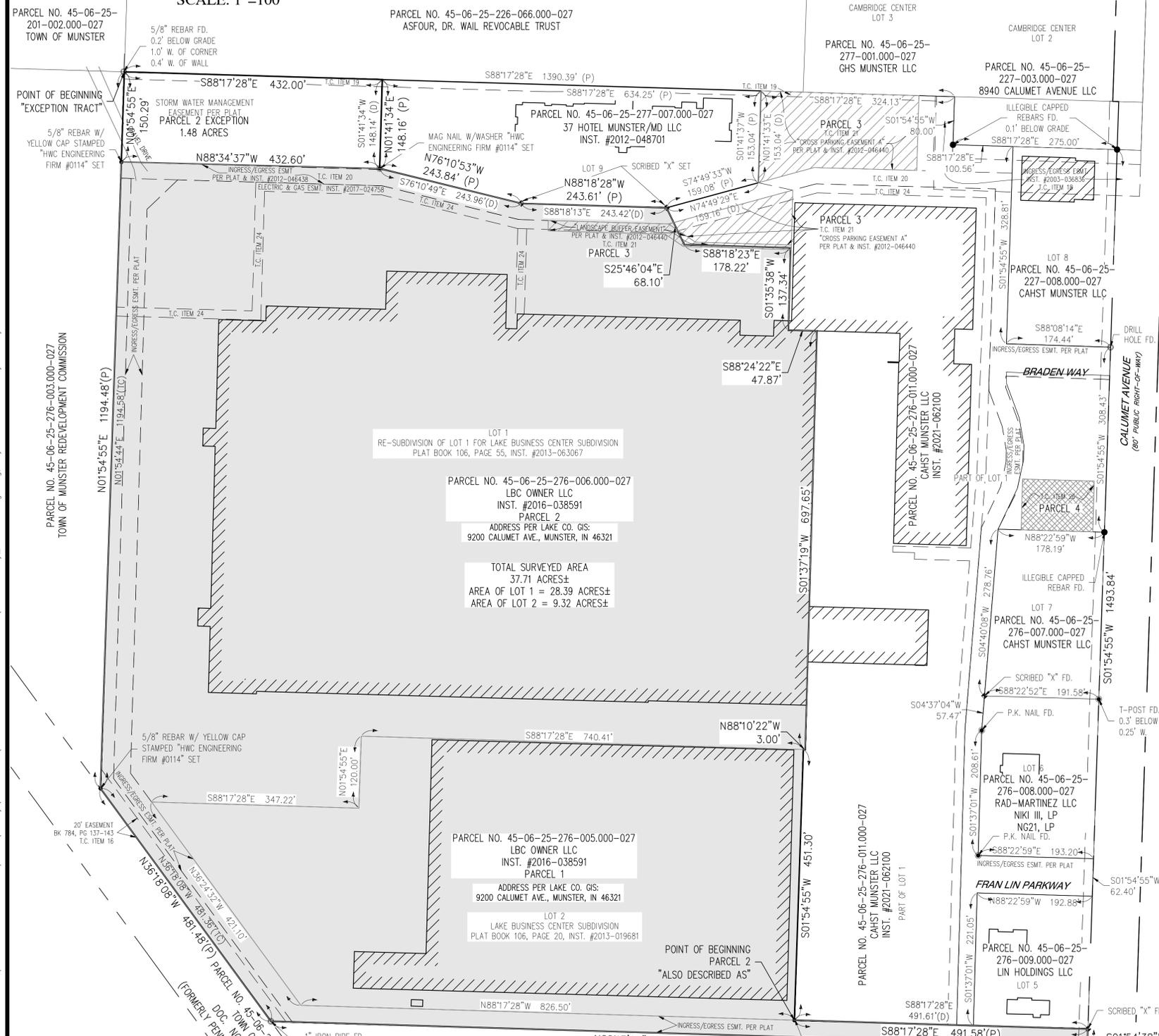
RECORD PLAT NORTH



SCALE: 1"=100'

ALTA/NSPS LAND TITLE SURVEY

PT. OF LAKE BUSINESS CENTER SUBDIVISION
SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST
CITY OF MUNSTER, LAKE COUNTY, INDIANA



LAND DESCRIPTION - CHICAGO TITLE INSURANCE
COMMITMENT NO. CCH12205970NT
DATED 8/15/22, REVISED 9/27/22

Parcel 1:
LOT 2 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 2:
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:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE, N 88° 17' 28" W ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 1367.55 FEET TO THE WEST LINE OF SAID LOT 1; THENCE, N 36° 18' 08" W FOR A DISTANCE OF 481.36 FEET; THENCE CONTINUING ALONG SAID WEST LINE N 01° 54' 44" E FOR A DISTANCE OF 1194.58 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE, S 88° 17' 28" E FOR A DISTANCE OF 432.00 FEET TO THE NORTHWEST CORNER OF LOT 9 IN SAID LAKE BUSINESS CENTER; THENCE ALONG THE WEST LINE OF SAID LOT 9, S 01° 41' 34" W FOR A DISTANCE OF 148.16 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE ALONG SAID SOUTH LINE, S 76° 10' 49" E FOR A DISTANCE OF 243.96 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, S 88° 18' 13" E FOR A DISTANCE OF 243.42 FEET; THENCE, S 25° 46' 04" E FOR A DISTANCE OF 68.10 FEET; THENCE, S 01° 35' 38" W FOR A DISTANCE OF 137.34 FEET; THENCE, S 88° 24' 22" E FOR A DISTANCE OF 47.87 FEET; THENCE, S 01° 37' 19" W FOR A DISTANCE OF 697.65 FEET; THENCE N 88° 10' 22" W FOR A DISTANCE OF 3.00 FEET; THENCE S 01° 54' 55" W FOR A DISTANCE OF 451.30 FEET TO THE EAST LINE OF SAID LOT 1; THENCE, S 01° 54' 38" W FOR A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.

Parcel 2 (AS-SURVEYED/MEASURED):
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:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE, N 88° 17' 28" W ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 1367.55 FEET TO THE WEST LINE OF SAID LOT 1; THENCE, N 36° 18' 08" W ALONG A WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 481.48 FEET TO A WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE N 01° 54' 55" E FOR A DISTANCE OF 1194.48 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE, S 88° 17' 28" E FOR A DISTANCE OF 432.00 FEET TO THE NORTHWEST CORNER OF LOT 9 IN SAID LAKE BUSINESS CENTER; THENCE ALONG THE WEST LINE OF SAID LOT 9, S 01° 41' 34" W FOR A DISTANCE OF 148.16 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE ALONG SAID SOUTH LINE, S 76° 10' 49" E FOR A DISTANCE OF 243.96 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, S 88° 18' 28" E FOR A DISTANCE OF 243.84 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, S 88° 18' 28" E FOR A DISTANCE OF 243.61 FEET TO A NORTHWEST CORNER OF THE A TRACT OF LAND DESCRIBED IN INST. NO. 2021-062100 AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, THE FOLLOWING SEVEN COURSES BEING ALONG THE WEST LINES THEREOF; (1) THENCE, S 25° 46' 04" E FOR A DISTANCE OF 68.10 FEET; (2) THENCE, S 88° 18' 23" E FOR A DISTANCE OF 178.22 FEET; (3) THENCE, S 01° 35' 38" W FOR A DISTANCE OF 137.34 FEET; (4) THENCE, S 88° 24' 22" E FOR A DISTANCE OF 47.87 FEET; (5) THENCE, S 01° 37' 19" W FOR A DISTANCE OF 697.65 FEET; (6) THENCE N 88° 10' 22" W FOR A DISTANCE OF 3.00 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION; (7) THENCE S 01° 54' 55" W ALONG THE EAST LINE OF SAID LOT 2 FOR A DISTANCE OF 451.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S 88° 17' 28" E ALONG A NORTH LINE OF THE INGRESS AND EGRESS EASEMENT PER SAID SUBDIVISION PLAT FOR A DISTANCE OF 491.58 FEET TO THE EAST LINE OF SAID LOT 1; THENCE, S 01° 54' 38" W ALONG SAID EAST LINE FOR A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.

Parcel 3:
A non-exclusive easement for the benefit of Parcels 1 and 2 for vehicular access, ingress, egress, cross-parking and landscaping as recited in Declaration of Easement and Restrictive Covenant by Munster Development LLC, recorded July 16, 2012 as Instrument No. 2012-046440 and amended by First Amendment to Declaration of Easements and Restrictive Covenant between LBC Owner LLC, Munster Development LLC and 37 Hotel Munster/MD LLC dated September 22, 2021 and recorded October 4, 2021 as Instrument No. 2021-062099.

Parcel 4:
A non-exclusive easement for the benefit of Parcel 2 for ingress, egress and parking as recited in Reciprocal Grant of Ingress/Egress and Parking Easement recorded March 15, 2018 as Instrument Number 2018 016797.

Parcel 5:
A non-exclusive easement for the benefit of Parcels 1 and 2 for party wall, garbage, and shared facilities as recited in Declaration of Party Wall & Grant of Easements Agreement between LBC Owner LLC and CAHST MUNSTER, LLC dated September 22, 2021 and recorded October 4, 2021 as Instrument Number 2021-062102.

Parcel 6:
A non-exclusive easement for the benefit of Parcels 1 and 2 for vehicular access, ingress, egress, cross-parking and landscaping as recited in Declaration of Easement and Restrictive Covenant by Munster Development LLC, recorded July 16, 2012 as Instrument No. 2012-046440 and amended by First Amendment to Declaration of Easements and Restrictive Covenant between LBC Owner LLC, Munster Development LLC and 37 Hotel Munster/MD LLC dated September 22, 2021 and recorded October 4, 2021 as Instrument No. 2021-062099.

SURVEY CERTIFICATION

ALTA/NSPS Land Title Survey

To Citi Real Estate Funding Inc., a New York corporation, its successors and assigns and Hillcrest Finance, LLC and EquiTrust Life Insurance Company, and each of their successors, affiliates or assigns may rely upon this report in evaluating a request for an extension of credit to be secured by the property, LBC01 Owner LLC, a Delaware limited liability company; LBC Owner LLC, Reborn and Peters LLP; and Chicago 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, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed September 28 and 29, 2022.

To the best of my knowledge and belief, the within plat represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

Adam J. Beery
Professional Surveyor #20700069
September 30, 2022
E-Mail: abeery@hwcengineering.com



This exhibit was prepared by Adam J. Beery

TITLE COMMITMENT SCHEDULE BI ITEMS
CHICAGO TITLE INSURANCE COMMITMENT NO. CCH12205970NT,
DATED 8/15/22, REVISED 9/27/22

Items 1-14. Items not shown by Public Record; Taxes; Assessments; Rights of the public for road purposes; Rights of way for drainage features; and Acreage contained in legal descriptions. [NOT A SURVEY MATTER, NOTHING PLOTTED]

Item 15. Covenants, conditions, restrictions, easements and building lines set out on the Plat of Lake Business Center Subdivision, recorded as PB 106, PG 20, Inst. #2013-019681; Re-Subdivision of Lot 1 recorded as PB 106, PG 55, Inst. #2013-063067. [EASEMENTS DEPICTED ON PLAT PLOTTED HERON, EASEMENT PROVISIONS ARE GENERAL OR BLANKET IN NATURE, NOT PLOTTABLE.]

Item 16. Easement in favor of Monon Railroad, recorded in Book 784, Pages 137-143. (affects Parcel 2) [EASEMENT PLOTTED, 20' PARALLEL TO RAILROAD ALONG SOUTHWEST LINE OF SURVEYED TRACT.]

Item 17. Grant of Easement conveyed to the Town of Munster recorded as Inst. #9809048, re-recorded Inst. #99003407. (affects Parcels 1 & 2) [EASEMENT FOR TRAIL ALONG CALUMET AVE., DOES NOT CROSS SURVEYED TRACT.]

Item 18. Ingress & Egress Easement conveyed to ATG Development Company, recorded as Inst. #2003-036836. Assigned to Cambridge Center Commercial Association, Inst. #2004-048018. (affects Parcel 2) [EASEMENT CROSSES LOT 1 AND 8 OF LAKE BUSINESS SUBDIVISION, DOES NOT CROSS SURVEYED TRACT.]

Item 19. Berm Easement granted to ATG Development Company, recorded as Inst. #2003-036834. Assigned to Munster Inn, LLC, Inst. #2006-025984, amended by Inst. #2012-046437. (affects Parcel 2) [INST. #2003-036834 CREATED AN 80 FOOT EASEMENT ALONG PART OF THE NORTH LINE OF LAKE BUSINESS CENTER SUBDIVISION. INST. #2012-046437 REDEFINES THE EASEMENT TO AN AREA "AS SHOWN ON THE SITE PLAN". THE RECORDED SITE PLAN IS ILLIGIBLE. THE PRIOR SURVEY AS WELL AS SUBDIVISION PLATS DEPICT THE EASEMENT 8 TO 12 FEET SOUTH OF THE NORTH LINE OF THE SUBDIVISION, AND IS PLOTTED BASED UPON THE PRIOR SURVEY AND PLATS. THE EASEMENT RUNS ALONG A NORTH LINE OF THE SURVEYED TRACT.]

Item 20. Ingress & Egress Easement by and between Munster Development LLC and Town of Munster, recorded as Inst. #2012-046438. (affects Parcel 2) [EXHIBIT C ACCESS EASEMENT DESCRIPTION PLOTTED, CROSSES SURVEYED TRACT, FALLS ON LOT 1 OF SUBDIVISION.]

Item 21. Covenants, conditions, restrictions, easements set out in Declaration of Easement and Restrictive Covenant by Munster Development LLC, Inst. #2012-046440; First Amendment to Declaration, Inst. #2021-062099. [INGRESS/EGRESS EASEMENT B (SAME AS ITEM 20), CROSS PARKING EASEMENT (TOGETHER WITH), AND LANDSCAPE BUFFER EASEMENT PLOTTED. ALL EASEMENTS CROSS SURVEYED TRACT AND FALLS ON LOT 1 OF SUBDIVISION.]

Item 22. Covenants, conditions, restrictions, and easements set out in Declaration of Easements, Covenants, Conditions, and Restrictions by Munster Development LLC, Inst. #2013-081770. [NO PLOTTABLE EASEMENTS. DOCUMENT APPEARS TO APPLY TO THE LAKE BUSINESS CENTER SUBDIVISION.]

Item 23. Financing and Covenant Agreement, Inst. #2011-046474, re-recorded as Inst. 2012-040598. [NO PLOTTABLE EASEMENTS. DOCUMENT APPEARS TO APPLY TO THE LAKE BUSINESS CENTER SUBDIVISION.]

Item 24. Electric & Gas Facilities Easement granted to NIPSCO, Inst. #2017-024758. [EASEMENT PLOTTED, CROSSING SURVEYED TRACT AND LOT 1.]

Item 25. Covenants, conditions, restrictions set out in Declaration of Restrictive Covenant, Inst. #2012-046439 [NO PLOTTABLE EASEMENT, EXHIBIT A IS NORTH ADJOINER AND EXHIBIT B INCLUDES SURVEYED TRACT]

Item 26. Reciprocal Grant of Ingress/Egress and Parking Easement, recorded as Inst. #2018-016797. [EASEMENT PLOTTED ALONG NORTH LINE OF LOT 7.]

Item 27. Declaration of Party Wall & Grant of Easements between LBC Owner LLC and CAHST Munster, LLC, recorded as Inst. #2021-062102. [BUILDINGS ARE CONNECTED ON THE SURVEYED TRACT TO THE EAST ADJOINER. DOCUMENT CREATES AGREEMENTS ON SHARED USE ITEMS. NO PLOTTABLE EASEMENTS. DESCRIPTION A-1 IN DOCUMENT IS SAME AS TITLE COMMITMENT SCHEDULE A DESCRIPTION]

Item 28. Tax Division, Re-Proration and Indemnity Agreement between LBC Owner LLC and CAHST Munster, LLC, recorded as Inst. #2021-062103. [DESCRIPTION IS OF EXCEPTION TRACT TO LOT 1, NO PLOTTABLE EASEMENTS]

Item 29. Rights of tenants in possession as tenants only under unrecorded leases. [UNRECORDED LEASES ARE NOT A SURVEY MATTER, NOTHING PLOTTED]

Item 30. Mortgage, Assignment of Leases and Rents Security Agreement, Inst. 2021-062104. [NO PLOTTABLE EASEMENTS, LEGAL DESCRIPTION SAME AS TITLE COMMITMENT SCHEDULE A DESCRIPTION]

Item 31. Assignment of Leases and Rents, Inst. 2021-062105. [NO PLOTTABLE EASEMENTS, LEGAL DESCRIPTION SAME AS TITLE COMMITMENT SCHEDULE A DESCRIPTION]

Item 32. A judgment search has been made versus LBC Owner LLC, a Delaware limited liability company and none found. [NOT A SURVEY MATTER, NOTHING PLOTTED]

ACCESS NOTE
Access to the surveyed site from Calumet Avenue (dedicated public street) is provided by platted and recorded Ingress/Egress Easements via Braden Way and Fran Lin Pkwy as well as the unnamed drive along the south line of the surveyed site. A drive crosses the north line of the subdivision providing access to the north adjoiner (Cambridge Center). There is a gravel drive crossing the west line near the northwest corner of the site.

REVISIONS		
DATE	DESCRIPTION	BY



LAKE BUSINESS CENTER
ALTA/NSPS LAND TITLE RETRACEMENT SURVEY
LOCATION: 9200 CALUMET AVE., MUNSTER, IN
CLIENT: LBC OWNER LLC

DRAWN BY: AJB
CHECKED BY: MSJ
DATE: October 5, 2022
SCALE: AS SHOWN
SHEET: S1.3
ALTA/NSPS BOUNDARY SURVEY
PAGE 3 of 3
©2022



File Name: C:\Users\abeery\Documents\Munster Lake Business Center\18XXX\Survey_Local\Bearings.dwg, Layout: S1.3 By: abeery
Plot Date: Oct 05, 2022 Plot Time: 1:33pm

SECOND RE-SUBDIVISION OF LOT 1

OF LAKE BUSINESS CENTER SUBDIVISION
SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST
TOWN OF MUNSTER, LAKE COUNTY, INDIANA

EXHIBIT C

DEDICATION CERTIFICATE

THE UNDERSIGNED, PHILIP GOLDBERG, LBCOI OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THE PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SECOND RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER SUBDIVISION, AN ADDITION TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, AS OWNERS OF THE REAL ESTATE (INST. #2016-038591) (LOT 1 AND OUTLOT A) HEREOF DO HEREBY DECLARE THE REAL ESTATE AS DESCRIBED, SHALL BE KNOWN AS "SECOND RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER SUBDIVISION".

OWNER/DEVELOPER:
PHILIP GOLDBERG
LBCOI OWNER, LLC
1133 WEST 175TH ST
HOMEWOOD, IL 60430

PHILIP GOLDBERG
AUTHORIZED SIGNATORY

LAND DESCRIPTION

Lot 1 of RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER SUBDIVISION, recorded as Instrument Number 2013-063067 in Plat Book 106, Page 55 in the Office of the Recorder, Lake County, Indiana

DEDICATION CERTIFICATE

THE UNDERSIGNED, PHILIP GOLDBERG, LBC OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THE PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SECOND RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER SUBDIVISION, AN ADDITION TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, AS OWNERS OF THE REAL ESTATE (INST. #2016-038591) (LOT 1 AND OUTLOT A) HEREOF DO HEREBY DECLARE THE REAL ESTATE AS DESCRIBED, SHALL BE KNOWN AS "SECOND RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER SUBDIVISION".

OWNER/DEVELOPER:
PHILIP GOLDBERG
LBC OWNER, LLC
1133 WEST 175TH ST
HOMEWOOD, IL 60430

PHILIP GOLDBERG
AUTHORIZED SIGNATORY

DEDICATION CERTIFICATE

THE UNDERSIGNED, RUSSELL BRENNER, RXHST MUNSTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THE PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SECOND RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER SUBDIVISION, AN ADDITION TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, AS OWNERS OF THE REAL ESTATE (INST. #2021-062100) (LOT3) HEREOF DO HEREBY DECLARE THE REAL ESTATE AS DESCRIBED, SHALL BE KNOWN AS "SECOND RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER SUBDIVISION".

OWNER/DEVELOPER:
RUSSELL BRENNER
RXHST MUNSTER, LLC
120 N. RACINE AVE.
SUITE 110
CHICAGO, IL 60607

RUSSELL BRENNER
AUTHORIZED SIGNATORY

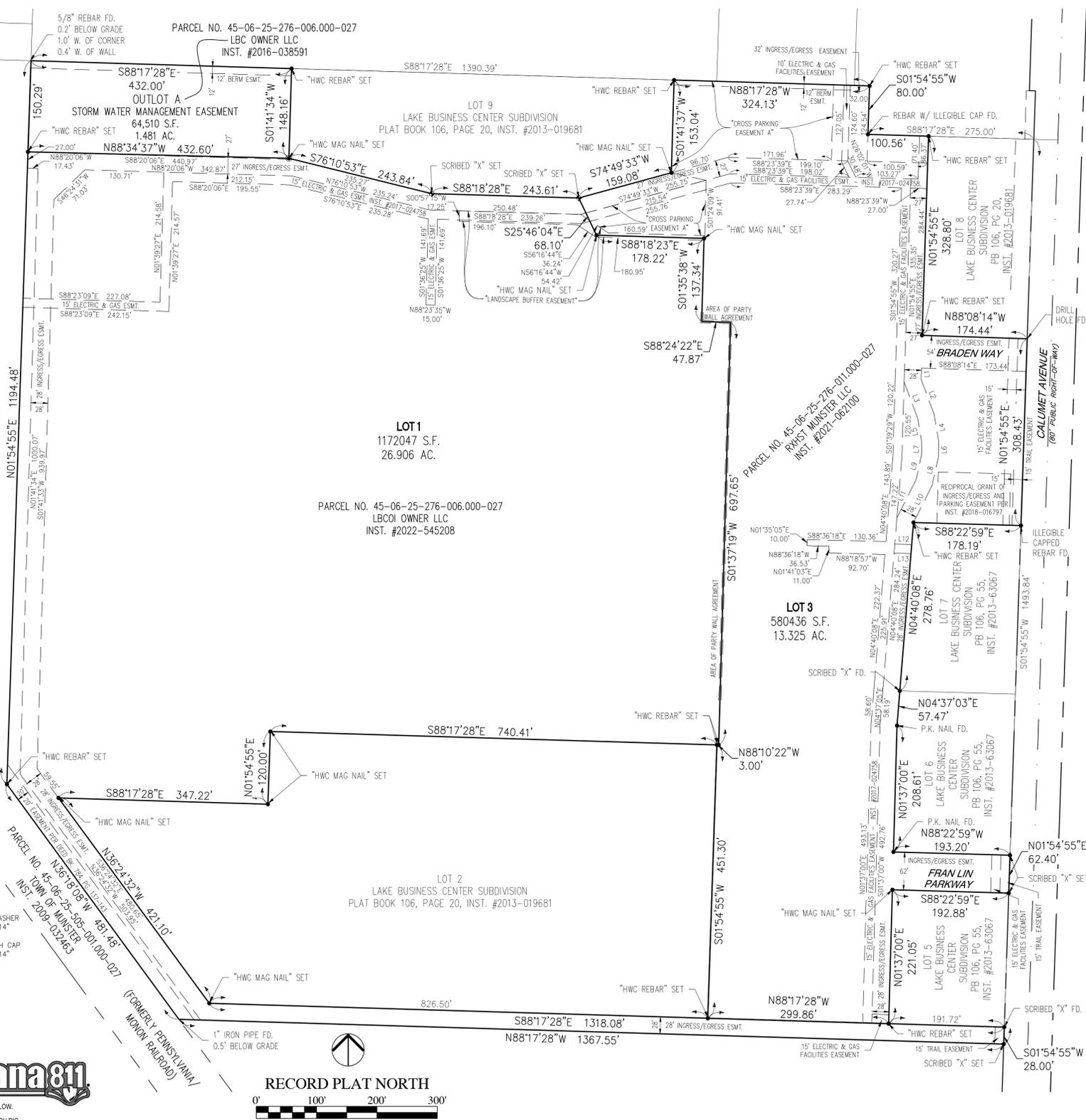
Line #	Direction	Length
L1	N01°54'55"E	18.53'
L2	N20°27'37"W	61.90'
L3	N20°27'37"W	64.76'
L4	N09°33'01"W	45.66'
L5	N09°33'01"W	40.35'
L6	N01°13'40"E	25.08'
L7	N01°13'40"E	19.66'
L8	N12°33'02"E	48.07'
L9	N12°33'02"E	41.82'
L10	N26°42'49"E	68.70'
L11	N26°42'49"E	70.67'
L12	S88°05'31"E	28.03'
L13	S88°05'31"E	28.03'

PARCEL NO. 45-06-25-276-003.000-027
TOWN OF MUNSTER REDEVELOPMENT COMMISSION

PARCEL NO. 45-06-25-276-006.000-027
LBC OWNER LLC
INST. #2022-545208

PARCEL NO. 45-06-25-276-011.000-027
RXHST MUNSTER, LLC
INST. #2021-062100

Call 811 or 800-382-5544 Before you Dig!



STATE OF _____ }
COUNTY OF _____ } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PHILIP GOLDBERG, AUTHORIZED SIGNATORY, OF LBC OWNER, LLC, AND LBCOI OWNER, LLC, OWNER OF THE REAL ESTATE, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AND WHO, HAVING BEEN DULY SWORN, STATED THAT ANY REPRESENTATIONS THEREIN CONTAINED ARE TRUE.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS _____ DAY OF _____ 20__

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COUNTY OF RESIDENCE: _____ PRINTED NAME _____

ALL EASEMENTS SHOWN HEREON HAVE BEEN HERETOFORE DEDICATED BY PRIOR PUBLIC RECORD DOCUMENTS.

INGRESS/EGRESS EASEMENT PROVISIONS
EASEMENTS FOR INGRESS AND EGRESS HAVE BEEN GRANTED OVER THE PROPERTY WITHIN THE STRIPS OF LAND DESIGNATED AS "INGRESS AND EGRESS ESMT" TO THE OWNERS, OCCUPANTS, AND INVITEES OF THE LOTS IN THE PROPERTY DESCRIBED HEREON. PURSUANT TO THE TERMS AND CONDITIONS OF THE AMENDED AND RESTATED INGRESS AND EGRESS EASEMENT, DATED JUNE 21, 2012 AND RECORDED ON JULY 16, 2012 AS DOCUMENT NUMBER 2012-046438, THE DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS, DATED JUNE 1, 2012 AND RECORDED JULY 16, 2012 AS DOCUMENT NUMBER 2012-046440, AND THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS DATED JUNE 1, 2012 AND RECORDED JULY 16, 2012 AS DOCUMENT NUMBER 2012-046441.

NO ACCESS EASEMENT PROVISIONS
THERE SHALL BE NO DRIVEWAYS CONSTRUCTED OR MAINTAINED ALONG THE EAST PROPERTY LINES OF LOT 3 TO CALUMET AVENUE OUTSIDE OF THE INGRESS/EGRESS EASEMENTS.

CROSS PARKING EASEMENT AND LANDSCAPE BUFFER EASEMENT PROVISIONS
EASEMENTS FOR CROSS PARKING AND LANDSCAPE BUFFER HAVE BEEN GRANTED OVER THE PROPERTY WITHIN THE STRIPS OF LAND DESIGNATED AS "CROSS PARKING EASEMENT A" AND "LANDSCAPE BUFFER EASEMENT" TO THE OWNERS, OCCUPANTS, AND INVITEES OF THE LOTS IN THE PROPERTY DESCRIBED HEREON. PURSUANT TO THE DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS, DATED JUNE 1, 2012 AND RECORDED JULY 16, 2012 AS DOCUMENT NUMBER 2012-046440.

STORM WATER MANAGEMENT EASEMENT PROVISIONS
A NON-EXCLUSIVE PERPETUAL EASEMENT HAS BEEN GRANTED TO INSTALL, PLACE, AND MAINTAIN AN UNDERGROUND DETENTION STORAGE AREA, STORM SEWERS, AND MANHOLES WITH ALL NECESSARY OTHER APPLIANCES IN AND UNDER THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND MARKED "STORM WATER MANAGEMENT EASEMENT" FOR THE PURPOSE OF SERVING LOT 9 AND A PORTION OF LOT 1 WITH STORM SEWER SERVICE INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENT FOR STORM SEWERS AT ALL TIMES FOR ANY AND ALL OF THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH STORM SEWER EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR PAVING, CURBS, SIDEWALKS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH STORM SEWER PURPOSES.

DECLARATION OF PARTY WALL & GRANT OF EASEMENTS AGREEMENT
DECLARATION OF PARTY WALL & GRANT OF EASEMENTS AGREEMENT DATED SEPTEMBER 22, 2021 AND RECORDED OCTOBER 4, 2021 IN INSTRUMENT #2021-062102 FOR THE BENEFIT OF LOTS 1 AND 3 FOR PARTY WALL, GARBAGE, AND SHARED FACILITIES.

THIS SUBDIVISION CONSISTS OF TWO (2) LOTS LABELED 1 AND 3, AND AN OUTLOT A TOGETHER WITH EASEMENTS AS SHOWN HEREON. THE SIZE OF THE LOTS AND OUTLOT AND WIDTHS OF EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

CROSS REFERENCE IS HEREBY MADE TO RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER SUBDIVISION IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA RECORDED AS INSTRUMENT NUMBER 2013-063067 IN PLAT BOOK 106, PAGE 55.

PLAN COMMISSION CERTIFICATE:

STATE OF INDIANA _____ }
COUNTY OF _____ } SS

UNDER THE AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-700 (SEC. 700-799), AS AMENDED FROM TIME TO TIME, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF MUNSTER AS FOLLOWS:

APPROVED BY THE TOWN OF MUNSTER PLAN COMMISSION AT MEETING THE THIS _____ DAY OF _____ 20__

PRESIDENT _____

SECRETARY _____

PROFESSIONAL SURVEYOR'S CERTIFICATE OF SURVEY:
STATE OF INDIANA _____)
COUNTY OF _____) SS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT, TO BE THE BEST OF MY KNOWLEDGE AND BELIEF, REPRESENTS A SECOND RE-SUBDIVISION OF LOT 1 LAKE BUSINESS CENTER SUBDIVISION AS SURVEYED BY MYSELF ON SEPTEMBER 30, 2022 AS JOB NO. 2022-276-5 AND THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED ALONG ANY LINE COMMON WITH THE NEW SUBDIVISION.

THAT ALL THE MONUMENTS SHOWN THEREON ARE TO BE SET AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

WITNESS MY SIGNATURE THIS 5th DAY OF JANUARY, 2024.

Adam J. Beery
ADAM J. BEERY
PROFESSIONAL SURVEYOR #20700069



REDACTION STATEMENT: 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.
ADAM J. BEERY

DATE	DESCRIPTION	BY
12/20/22	REVISE DIMENSIONS TO MATCH SURVEY	AJB



REPLAT OF LOT 1
LAKE BUSINESS CENTER
LOCATION: 9200 CALUMET AVE., MUNSTER, IN
CLIENT: LBC OWNER LLC

DRAWN BY	AJB
CHECKED BY	SWR
DATE	January 15, 2024
SCALE	AS SHOWN
SHEET	

P1.1
SECOND SUBDIVISION OF LOT 1
PAGE 1