



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: April 9, 2024

Agenda Item: PC 24-002

Application Type: Subdivision

Hearing: Public

Summary: Lake Business Center is requesting a re-plat/resubdivide one Lot of Record into three Lots of Record for: LAKE BUSINESS CENTER SUBDIVISION, RESUBDIVISION, OF LOT 1. The re-plat/resubdivision proposed lots are: LOT 1, LOT 3, and OUTLOT A of SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION LOT 1, 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: Preliminary Plat Approval

Action(s) Required: Open Public Hearing and Close or Continue Public Hearing
Approve, Deny, or Defer proposed Preliminary Plat
Review of Subdivision Codes

Staff Recommendation: Motion to grant Preliminary Plat Approval for PC 24-002

Attachments:

1. Subdivision Application, Exhibit A (pg 10)
2. Alta Survey, Exhibit B (pg 16)
3. Proposed FINAL Plat Exhibit C (pg 19)

SITE LOCATION

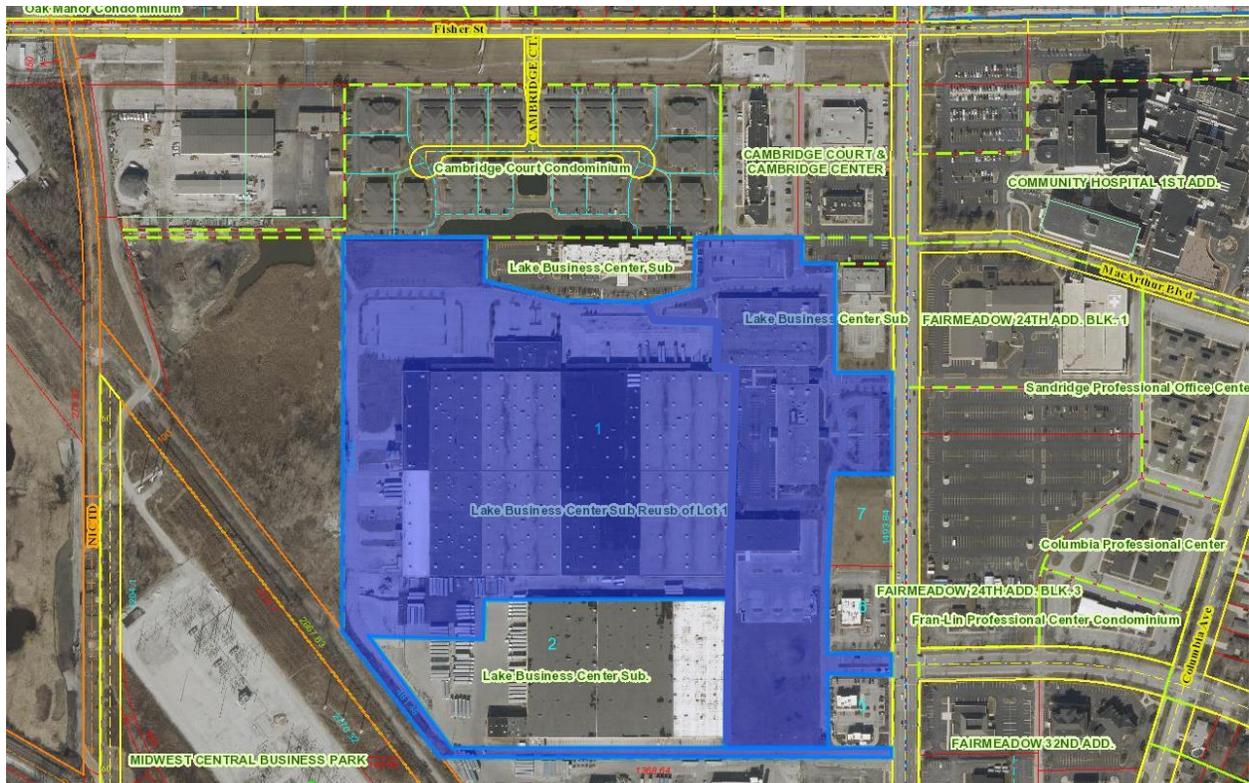


Image 1: Lake Business Center, Lot 1 - Subject property highlighted in blue.

PROJECT BRIEFING

The subject property is located at 9200 Calumet Avenue, Lake Business Center development, see Image 1. The site is approximately 41.5 acres of mixed warehouse, office, and medical uses. The plat was approved by the Munster Plan Commission as RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER SUBDIVISION on August 22, 2023; DOC NO. 2013-063067, see Image 2. In 2021 said lot was split into two parcels (see Image 3) via a TAX DIVISION, RE-PRORIATION AND INDEMNITY AGREEMENT executed in September of 2021 and recorded on October 4, 2021; DOC NO. 2021-062103.

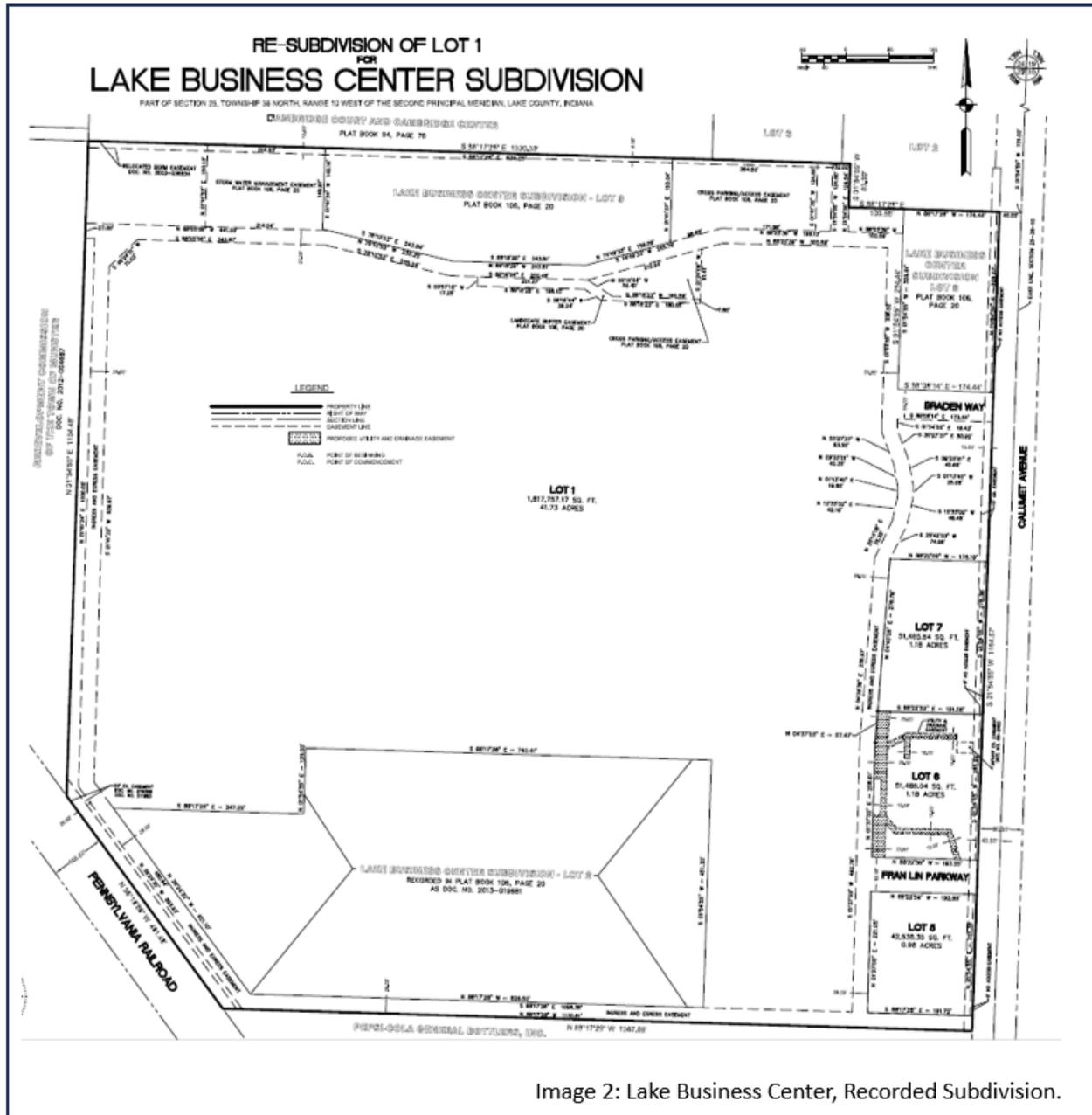
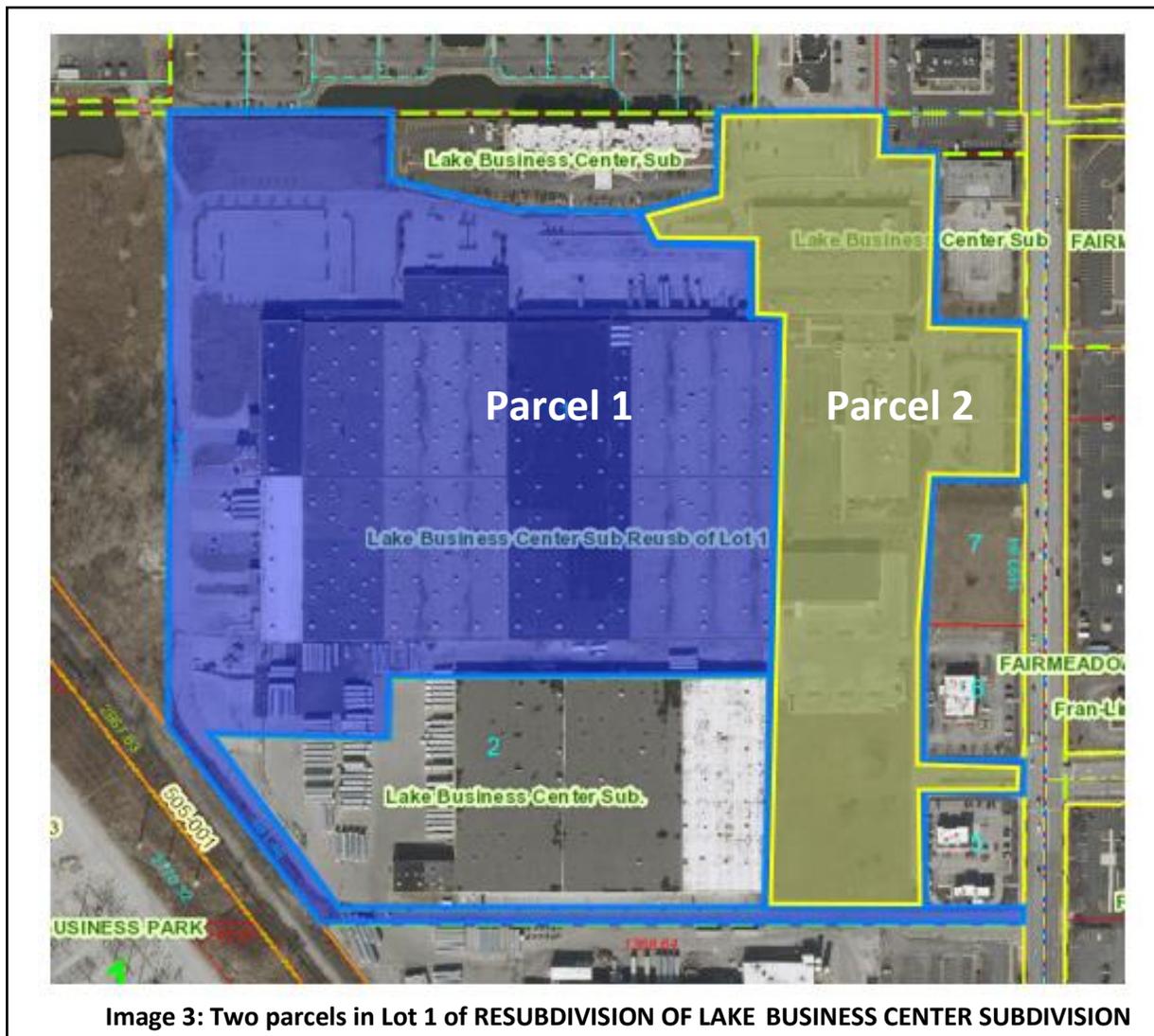


Image 2: Lake Business Center, Recorded Subdivision.

Interested parties have now requested to have the two parcels (see Image 3) of **RESUBDIVISION OF LAKE BUSINESS CENTER SUBDIVISION, LOT 1** be recognized by the Town of Munster Plan Commission as three Lots of Records (see image 4) per Section 26- 233 of the Munster Subdivision Code, Which reads:

“No plat or replat of a subdivision of land located within the territorial jurisdiction of the town plan commission shall be recorded until it shall have been approved by the plan commission and such approval shall have been entered in writing on the plat by the president and secretary of the commission.”



PROJECT PROPOSAL

Jason Spain with HWC is representing LBCOI Owner, LLC and LBC Owner, LLC c/o Phil Goldberg for a proposed three lot subdivision, see Image 4. The proposed re-plat/resubdivision of LOT 1 of RESUBDIVISION OF LAKE BUSINESS CENTER SUBDIVISION would recognize three subdivided Lots of Record as: LOT 1, 29.90 acres; LOT 3, 13.32 acres; and OUTLOT A 1.48 acres of SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION LOT 1 SUBDIVISION. OUTLOT A is identified as a Stormwater Management Easement which currently has an underground stormwater detention system. LOT 1 is 26.90 acres and the primary use will continue to be warehouse and office. LOT 3 is 13.32 acres primary use is medical office. There are no modification to existing bulk standards, alterations to design requirements, or changes/addition to the uses. The proposed subdivision may be found in Exhibit D (pg 19).

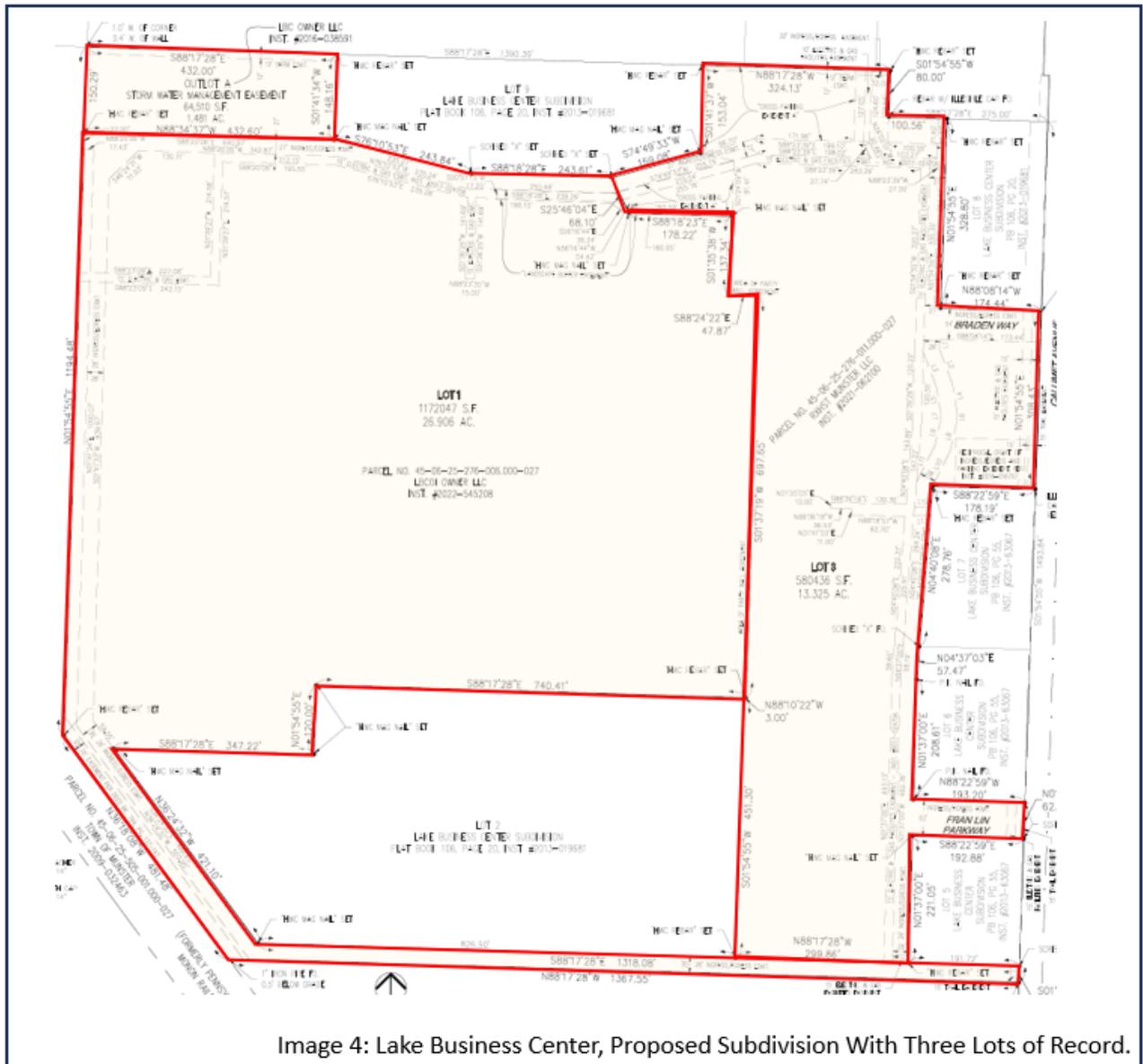


Image 4: Lake Business Center, Proposed Subdivision With Three Lots of Record.

CODE REVIEW**TOWN OF MUNSTER CHAPTER 26 – LAND DEVELOPMENT CODE****ARTICLE V. SUBDIVISION****DIVISION 3. DESIGN REQUIREMENTS AND PRINCIPLES****DIVISION 4. REQUIRED IMPROVEMENTS****DIVISION 5. CONSERVATION EASEMENTS****DIVISION 2. APPROVAL PROCEDURE****Subdivision II. Preliminary Plat****Sec. 26-274. Basic information.**

The preliminary plat of a subdivision shall contain the following information:

- (1) The proposed name of the subdivision.
- (2) The location by section, township and range or by other legal description.
- (3) The name and address of the subdivider.
- (4) The name, address and seal of the registered professional engineer or land surveyor preparing the plat.
- (5) The scale of the plat or replat, including the graphic scale, north point and date.

Sec. 26-278. Action by plan commission.

After the public hearing provided for in section 26-277, the commission may, if it finds the preliminary plat meets all the requirements, take the following action:

- (1) Grant primary approval as to the general acceptability of the layout as submitted.
- (2) Introduce such changes or revisions as are deemed necessary to the interests and needs of the community.

Sec. 26-277. Public hearing.

- (a) The plan commission shall consider the application for a subdivision and preliminary plat not later than the second regular monthly meeting following its proper submission. If the commission is satisfied that all conditions have been satisfactorily met by the subdivider, it shall set a date for a public hearing on the proposed plat, giving a written notification to the subdivider. The commission shall then publish a notice of the hearing at least ten days prior to the date set for the hearing. The cost of publishing such notice of the hearing shall be paid by the subdivider to the publisher at the time of inserting the notice.
- (b) The applicant for subdivision approval shall provide notice of the public hearing on subdivision approval to all property owners who own property within 200 feet of the proposed subdivision at least ten days prior to the hearing. Additionally, the applicant shall cause a notice of the public hearing on the subdivision to be posted prominently on the property for at least ten days prior to the public hearing using a form and sign provided by the town for this purpose.

Sec. 26-280. Findings of fact by plan commission.

The plan commission shall adopt written findings of fact setting forth its reasons for approval or denial of the preliminary plat, and provide such findings to the applicant.

INDIANA CODE TITLE 36. LOCAL GOVERNMENT**ARTICLE 7. PLANNING AND DEVELOPMENT****CHAPTER 4. LOCAL PLANNING AND ZONING****Section 707. Subdivision control; primary approval of plat; findings and decision**

- (a) If, after the hearing, the plan commission or plat committee determines that the application and plat comply with the standards in the subdivision control ordinance, the commission or committee shall make written findings and a decision granting primary approval to the plat. This decision, which must also specify any condition imposed or waiver granted under section 702 of this chapter, must be signed by an official designated in the subdivision control ordinance.
- (b) If, after the hearing, the plan commission or plat committee disapproves the plat, the commission or committee shall make written findings that set forth its reasons and a decision denying primary approval and shall provide the applicant with a copy. This decision must be signed by the official designated in the subdivision control ordinance.

TOWN OF MUNSTER CHARACTER BASED ZONING CODE**Section 26-6. 405. O. 1. h. xiii Condition to Subdivision Approval**

- I. The parking requirements of this Section 26-6.405.O must be complied with before any subdivision may be approved, both for the subdivided Lot and for the Lot or Lots which remain the same.
- II. In the event that any Lot is unable to comply with such requirements, a Variance may be granted only if alternate parking spaces are provided or if it shall be shown that no such alternate spaces are available, that the Lot otherwise complies with this Article and that no economic return can be realized without the grant of Variance, and that the Variance granted is the minimum necessary.
- III. Where two Lots are in the same ownership and one of the Lots is undeveloped, those Lots shall be improved in a coordinated manner to provide parking required for both Lots.

STAFF FINDINGS AND RECOMMENDATION

Staff's review of Section 26-6. 405. O. 1. h. xiii of the Munster Character Based Zoning Code, *Condition to Subdivision Approval*, has determined that parking requirements were established within PUD Ordinance 1897 and therefore no variance or Amendment to the PUD for parking related items would be required to comply with this section of the Zoning Code. Additionally, lot ownership, cross access easements, shared parking agreements, and shared wall structures along proposed property lines have been previously established and will be re-recorded and referenced on the proposed FINAL Plat (see Exhibit D).

Additionally, staff find the proposed preliminary plat meets the basic information outlined in Sec. 26-274 of the Munster Subdivision Control Ordinance. And in review of **DIVISION 3, DESIGN REQUIREMENTS AND PRINCIPLES** of the Subdivision Control Ordinance (SCO), staff finds there is no improper drainage or objectionable topography proposed with the subject resubdivision/replat. And that there is no traffic hazard or any other features harmful to the health and safety of the community created by the proposed resubdivision. And that the proposed replat conforms with parts of the master plans and previously approved PUD. In addition, blocks and lots of the Preliminary Plat conform to the: width; area; depth ratio; street abutments to public street; utility and stormwater easements; off street parking; setback and angle lines; as identified in the previously approved subdivision and that due consideration has been given to the subdivider for provision of public utility lines and other features which are conducive to the previously approved subdivision and PUD Development Plan.

Staff also finds that there are no through lots that have building orientation on two parallel streets or within the Little Calumet River Creek and Ditch easements. Also, there are no proposed alteration of existing topography or lots proposed to be elevated or lowered by the practice of adding or removing soil to the existing finished grade that has previously been established by the developer and approved by the plan commission. Further, there are no parks, recreation areas, school sites or other open spaces shown on the town master plan for the proposed replat that has not already been required or approved by previous subdivision requests or amended by the PUD, including: no public alleys; no additional street and private service road layouts; and no changes to street grades and gutters. Also, no proposed dead-end or cul-de-sac proposed or streets that need adjustments to the contour of the land and no need for any existing streets to extend to the boundary line of the proposed subdivision to allow for normal traffic circulation, sight distances, vertical alignments, radiuses, curvatures, intersections within the vicinity.

In addition, staff finds all required improvements as outlined in **DIVISION 4, REQUIRED IMPROVEMENTS** of the SCO, including: streets, trails, curbs, gutters, drains, sewers, water system, stormwater runoff, streets signs, streetlights, underground public utilities, sidewalks, and trees are existing as approved per the previously approved subdivision and PUD Development Plan, including no request to soil strip or mining is proposed. And there is no need to comply with **DIVISION 5, CONSERVATION EASEMENTS** of the SCO requiring the inclusion of bike/pedestrian paths and trails within the existing development or the need for right-of-way accommodations for Town roadway improvements, including paths and trails or disruption of bike/pedestrian path or trail.

Finally, staff finds the applicant and interested parties have properly submitted a complete application, supporting document, including affidavit and complies with Sec. 26-277 of the SCO for the Plan Commission may hold to a Public Hearing on matters related to PC 24-002, proposed 3-Lot Subdivision at Lake Business Center and may act on written Findings and Decisions after the public hearing to accept the layout as submitted, identify waivers, or introduce changes or revisions.

Motion

Plan Commission may consider the following motion:

Motion to grant Preliminary Plat APPROVAL for PC 24-002 a proposed 3-Lot Subdivision at Lake Business Center, including all discussion and findings.



EXHIBIT A

Petition PC 24 - 002

Date: _____

Application Fee: \$ _____

Sign Fee: \$ _____

Town of Munster Plan Commission Petition Application

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 - 002

Town of Munster Plan Commission Application Signature Page

I hereby authorize Jason Spain 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
Phil Goldberg 1/22/24
0854FDEFAA054EA...
Signature of Owner's Authorized Signatory, Philip Goldberg **Date**

DocuSigned by:
LBCO Owner, LLC
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 | X | |
| Engineering Plans | | X |
| Storm Water Reports | | X |
| Preliminary Development Plan containing: Note: Existing Development Plan | | |
| 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 | |
| Infrastructure improvements | X | |

| 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 Commercial Subdivision and Planned Unit Development Amendment are existing and can be reviewed and referenced in the ALTA survey.

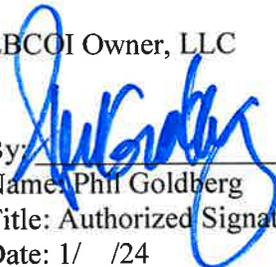
AFFIDAVIT

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.

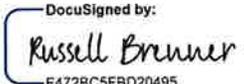
OWNERS:

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

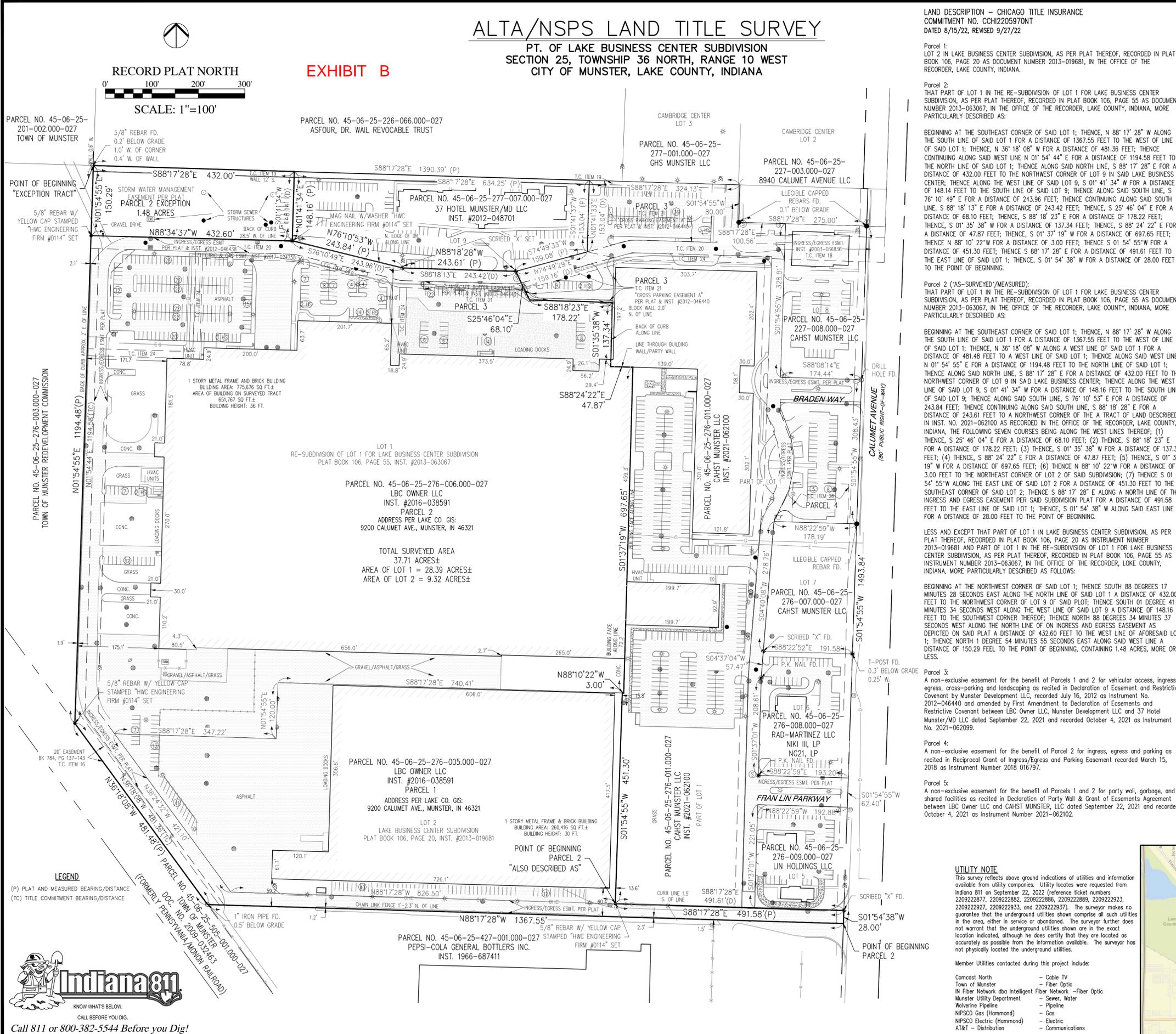
DocuSigned by:

By: F4728C5FBD20495...
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

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 491.58 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; Wolverine 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. #98090848, 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]



Table with 3 columns: DATE, DESCRIPTION, BY. Header: REVISIONS



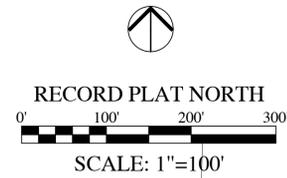
LAKE BUSINESS CENTER ALTA/NSPS LAND TITLE RETRACENT SURVEY LOCATION: 9200 CALUMET AVE., MUNSTER, IN CLIENT: LBC OWNER LLC

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

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

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

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

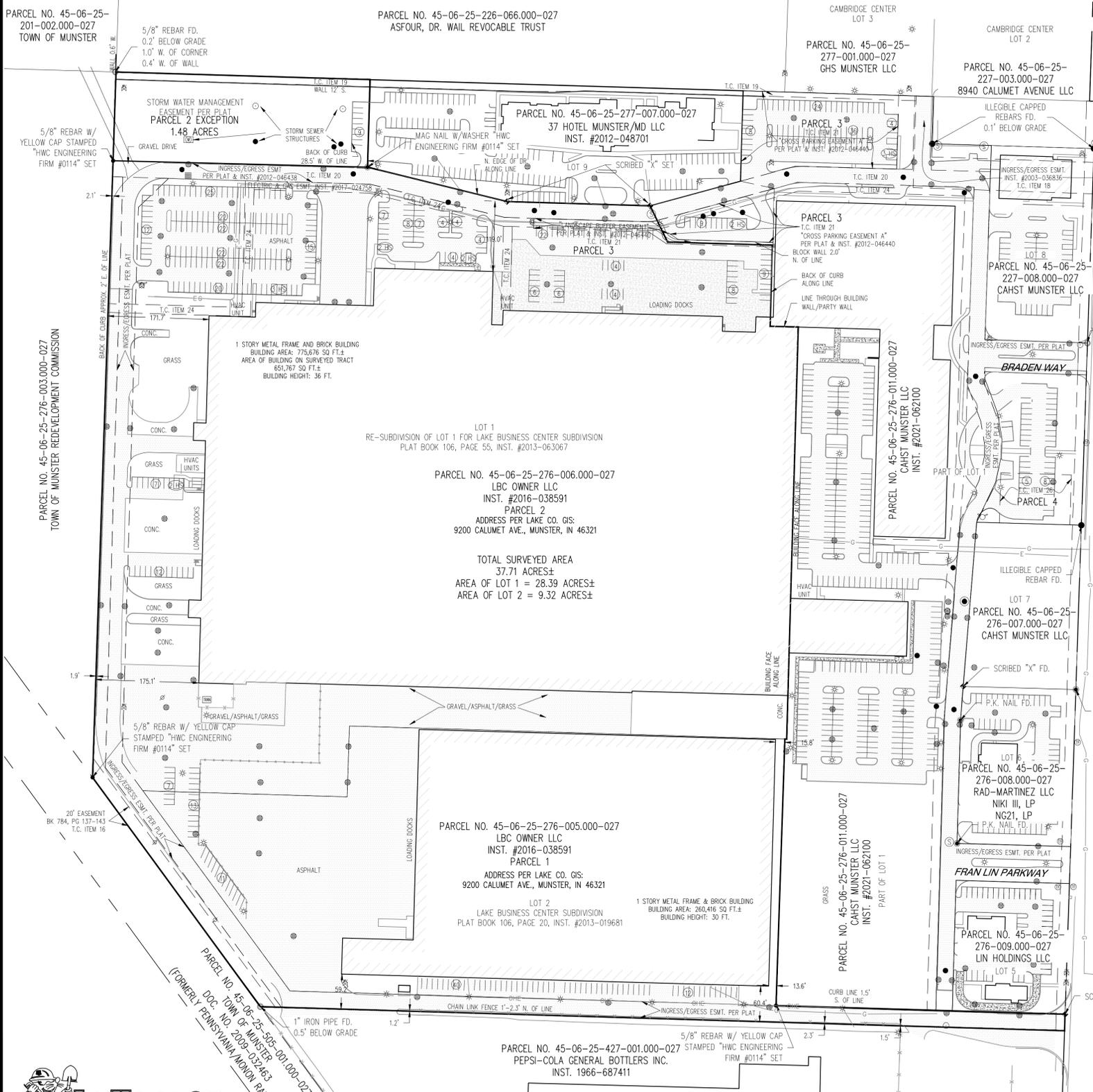
ON PARCEL 4:
13 STANDARD PARKING SPACES

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

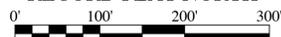
REDACTION STATEMENT
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Adam J. Beery

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



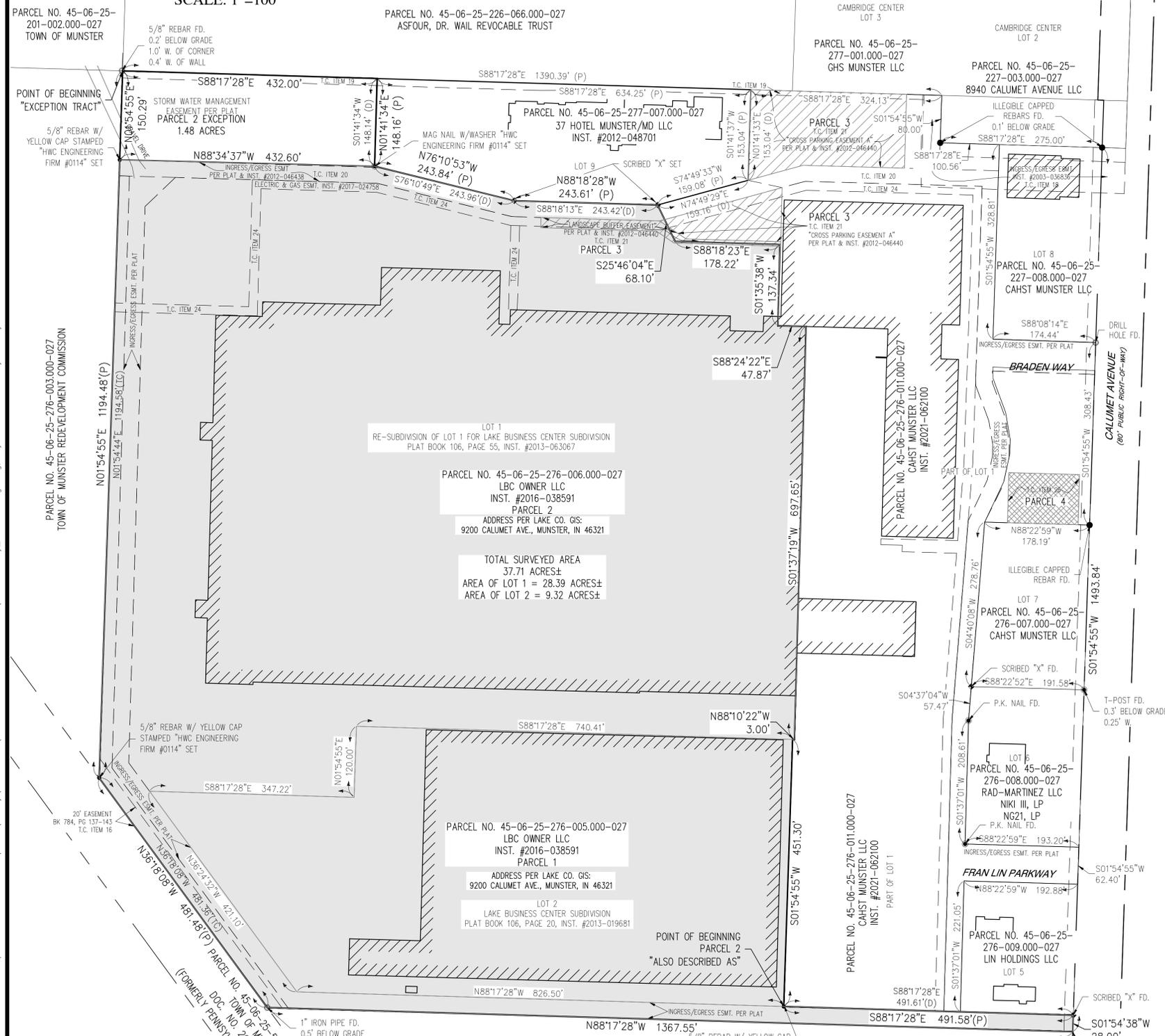
RECORD PLAT NORTH



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 SOUTHWEST 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 SOUTHWEST 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 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 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 LOT; 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 432.60 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.

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
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 ILLISIBLE. 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 |
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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 | JOB NUMBER 2022-276-S |

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



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

PROFORMA

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

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, 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. #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

STATE OF _____ }
COUNTY OF _____ } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PHILIP GOLDBERG, AUTHORIZED SIGNATORY, OF LBCOI 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 _____

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) (LOTS) 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
120 N. RACINE AVE.
SUITE 110
CHICAGO, IL 60607

RUSSELL BRENNER
AUTHORIZED SIGNATORY

STATE OF _____ }
COUNTY OF _____ } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RUSSELL BRENNER, AUTHORIZED SIGNATORY, OF RXHST MUNSTER, 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.

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-S 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

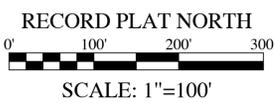
| Line # | Direction | Length |
|--------|-------------|--------|
| L1 | N01°54'55"E | 18.53' |
| L2 | N20°27'37"W | 61.90' |
| L3 | N20°27'37"W | 64.76' |
| L4 | N09°33'01"W | 45.66' |
| L5 | N09°33'01"W | 40.35' |
| L6 | N01°13'40"E | 25.08' |
| L7 | N01°13'40"E | 19.66' |
| L8 | N12°33'02"E | 48.07' |
| 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

LEGEND
"HWC MAG NAIL" = MAG NAIL WITH WASHER STAMPED "HWC ENGINEERING FIRM #0114"
"HWC REBAR" = 5/8" INCH REBAR WITH CAP STAMPED "HWC ENGINEERING FIRM #0114"
"ESMT." = EASEMENT
"FD" = FOUND
"S.F." = SQUARE FOOT
"A.C." = ACRES



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



| 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 | |