

CALUMET MUNSTER SHOPPING CENTER SUBDIVISION

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2003 071.977

2003 JUN 11 AM 10:05

MOHES... CENTER
RECORD...

Being a part of the Southwest Quarter of the Southwest Quarter of Section 18, Township 36 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana.

UTILITY EASEMENTS
AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF MUNSTER, INDIANA, SBC, COMCAST, NORTHERN INDIANA PUBLIC SERVICE COMPANY AND OTHER COMPANIES IDENTIFIED BY THE MUNSTER TOWN BOARD AS SUPPLYING PUBLIC SERVICE NEEDS SEVERALLY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, LAY, ERECT, CONSTRUCT, RENEW, OPERATE, REPAIR, REPLACE, AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES AND WIRES, UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS AND OTHER APPLIANCES, IN, UPON, ALONG AND OVER THE STRIP OR STRIPS OF LAND DESIGNATED BY DOTTED LINES ON THE PLAT AND MARKED "EASEMENTS FOR PUBLIC UTILITIES" FOR THE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND TELEVISION SERVICE, INCLUDING AERIAL RIGHT AS TO STREETS WHERE NECESSARY WITH AERIAL SERVICE WIRES TO ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES 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 UTILITY EQUIPMENT. ANY FENCES, TREES, BLACK TOPPING, VEGETATION IMPROVEMENTS OR OTHER POTENTIAL OBSTACLES TO THE USE OF EASEMENTS SHOWN UPON THE SUBDIVISION PLAT SHALL BE PLACED AT THE RISK OF THE PROPERTY OWNER AND MAY BE SUBJECT TO REMOVAL IN THE EVENT OF ANY INTERFERENCE WITH THE USE OF SAID EASEMENTS OR DRAINAGE OF OTHER LOTS. CHANGES OF YARD ELEVATIONS IN EASEMENTS FROM THOSE ESTABLISHED UPON THE SUBDIVISION PLAT OR NOTED ON PLATS SUBMITTED AND APPROVED WHEN BUILDING PERMITS ARE ISSUED THAT ADVERSELY IMPACT DRAINAGE OF ADJOINING LOTS SHALL BE SUBJECT TO REGRADING AT THE OWNER'S EXPENSE. ALL DESIGNATED UTILITY EASEMENTS ARE ALSO HEREBY DEDICATED AS DRAINAGE EASEMENTS.

OWNERS CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK) SS.

CALUMET MUNSTER SHOPPING CENTER, LLC, AN ILLINOIS LIMITED LIABILITY CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE HEREON DESCRIBED PROPERTY AND THAT, IT AS SUCH OWNER, HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED WITH THE DEDICATIONS AND EASEMENTS AS SHOWN ON THE HEREON DRAWN PLAT.

BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THE PLAT, BETWEEN WHICH LINES, AND PROPERTY LINES OF THE STREET THERE SHALL NO BE ERECTED OR MAINTAINED ANY BUILDING OR STRUCTURES. STRIPS OF GROUND ARE RESERVED FOR THE USE OF PUBLIC UTILITIES, AND THE TOWN OF MUNSTER FIRE DEPARTMENT, FOR THE INSTALLATION OF ELECTRIC LINES, TELEPHONE LINES, SURFACE WATER DRAINAGE, AND SEWER MAINS, AND SUBJECT AT ALL TIMES TO PROPER AUTHORITIES AND TO THE EASEMENTS HEREON RESERVED. NO STRUCTURES ARE TO BE MAINTAINED ON SAID STRIPS, AND OWNERS OF LOTS SHALL TAKE TITLE SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES IN SAID STRIPS OF LAND.

DATED THIS 26 DAY OF June A.D. 2003

BY: MUNSTER SHOPPING CENTER LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, ITS SOLE MEMBER
19 SOUTH LaSALLE STREET, SUITE 1600
CHICAGO, ILLINOIS, 60603

BY: *Joel Hirsch*
JOEL HIRSCH, ITS GENERAL PARTNER

STATE OF ILLINOIS
COUNTY OF WILL) SS.

I, D. WARREN OPPERMAN, STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR THAT SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FIRST IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

WITNESS MY HAND AND SEAL THIS 25 DAY OF JUNE, 2003, A.D.

D. Warren Opperman
D. WARREN OPPERMAN, INDIANA PROFESSIONAL ENGINEER # 860443.



SURVEYOR CERTIFICATE

STATE OF ILLINOIS
COUNTY OF WILL) SS.

THIS IS TO STATE THAT I, GEORGE C. RANNEY, INDIANA REGISTERED LAND SURVEYOR NO. 11469, HAVE SURVEYED AND SUBDIVIDED INTO LOTS THE PROPERTY DESCRIBED ABOVE AND DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A POINT NORTH 89°23'00" EAST 40.0 FEET AND NORTH 00°00'00" EAST 33.0 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE FROM SAID POINT OF BEGINNING NORTH 89°23'00" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF BROADMOOR AVENUE AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 741.98 FEET TO A POINT; THENCE NORTH 00°00'00" EAST AND PARALLEL TO THE WEST LINE OF SAID SECTION 18 A DISTANCE OF 887.48 FEET TO A POINT; THENCE SOUTH 89°23'00" WEST PARALLEL TO THE SOUTH LINE OF SECTION 18 A DISTANCE OF 741.98 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CALUMET AVENUE; THENCE SOUTH 00°00'00" WEST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF CALUMET AVENUE AND PARALLEL TO THE WEST LINE OF SAID SECTION 18 A DISTANCE OF 887.48 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

In witness that part of the above property platted as Lot 3, Calumet Center Subdivision as per the plat thereof recorded in Plat Book 72 Page 53 in the office of the Recorder of Lake County, Indiana, I DO FURTHER STATE THAT:

1. THIS PROPERTY FALLS IN ZONE A, AN AREA OF FLOODING, AS INDICATED ON LAKE COUNTY, INDIANA TOWN OF MUNSTER, COMMUNITY PANEL NUMBER 180139-0002 B, EFFECTIVE DATE MAY 16, 1983.
2. THIS SUBDIVISION IS WITHIN THE TOWN LIMITS OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.
3. ALL LOT CORNERS AND POINTS OF CURVATURE ARE TO BE MONUMENTED ACCORDING TO THE PLAT ACT AS AMENDED.
4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL AT FRANKFORT, ILLINOIS, ON June 25 A.D. 2003.

JOSEPH A. SCHUDT & ASSOCIATES

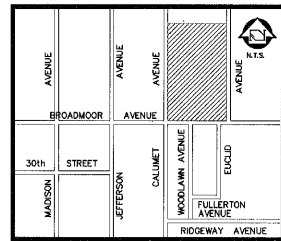
BY: *George C. Ranney*
GEORGE C. RANNEY, INDIANA REGISTERED LAND SURVEYOR NO. 11469



ALL PLATTED FROM
REYS 28-23 (28-554-1)
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUL 10 2003
NEW REYS 28-23-1705-1705
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR
LOTS 1705

375

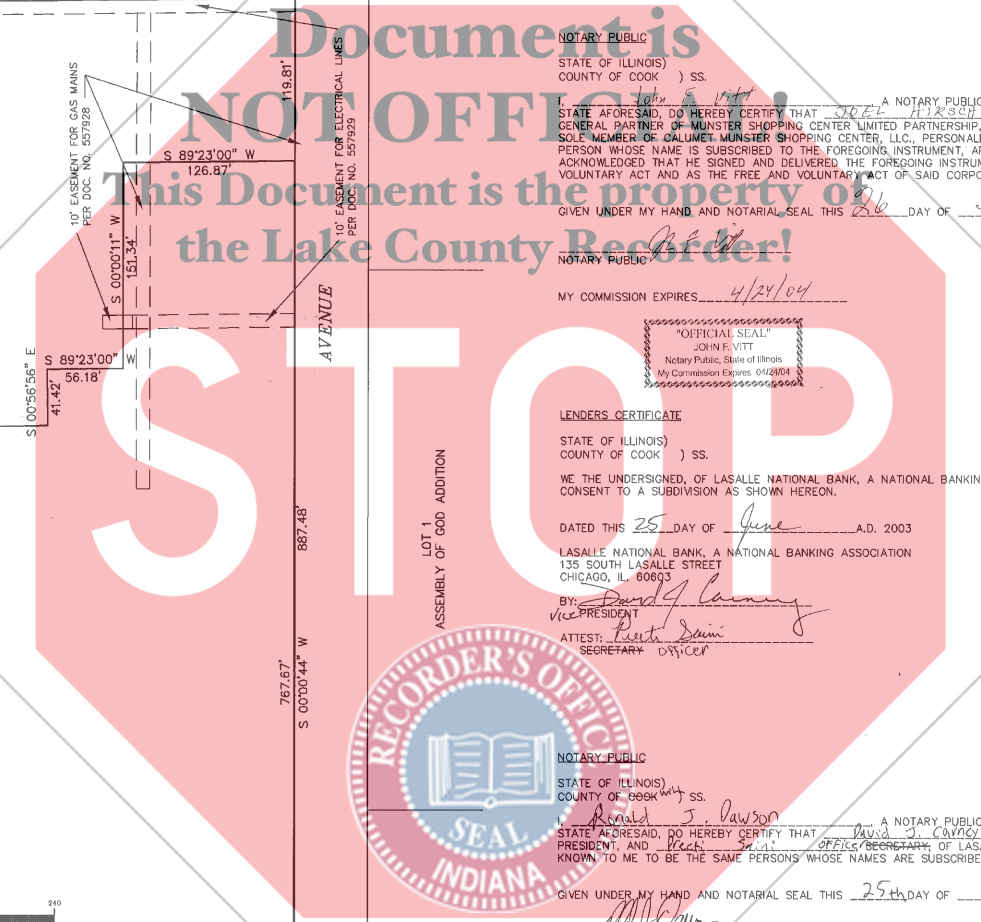
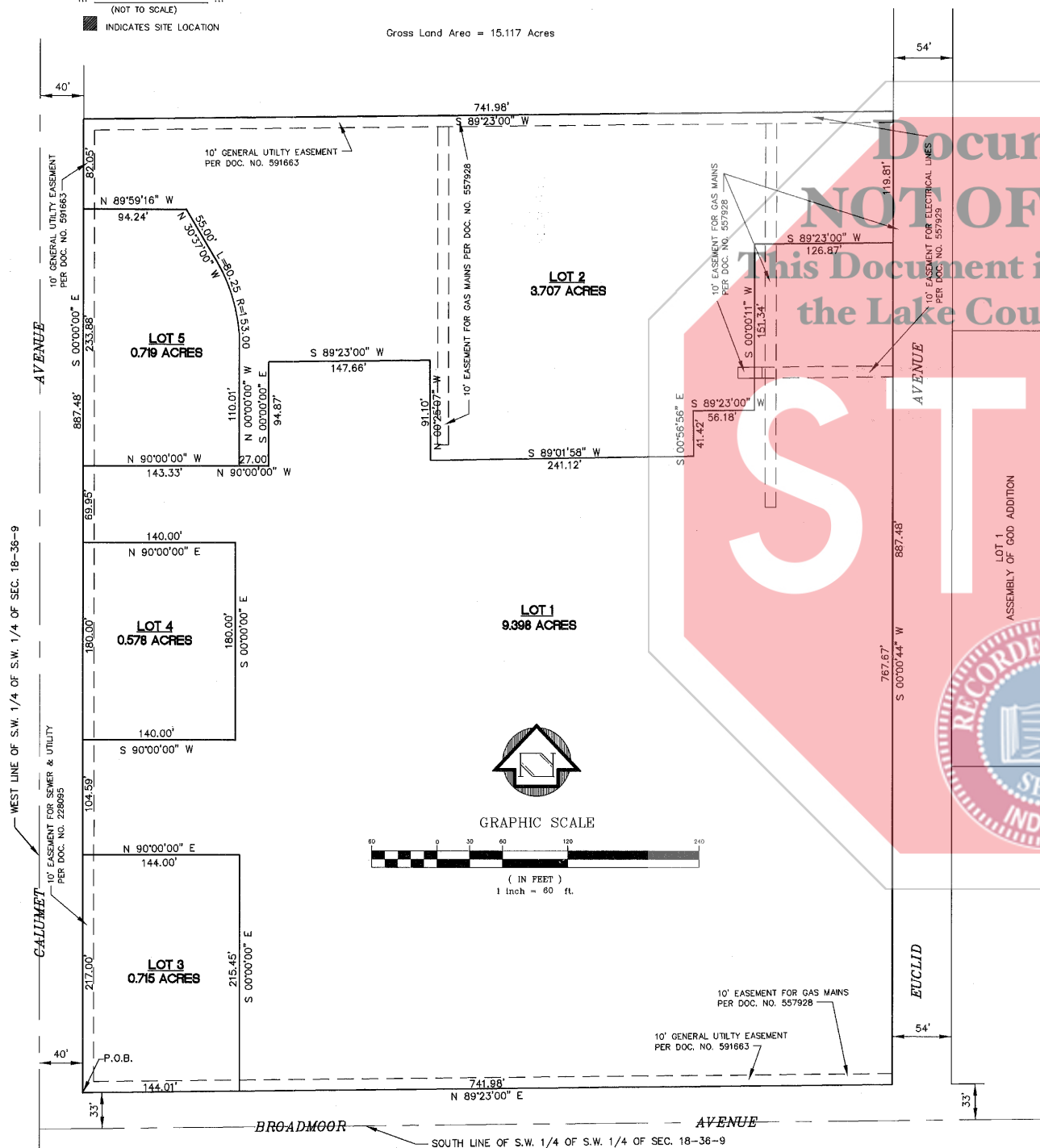


VICINITY MAP

(NOT TO SCALE)

INDICATES SITE LOCATION

Gross Land Area = 15.117 Acres



NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF COOK) SS.

I, JOHN F. VITT, DO HEREBY CERTIFY THAT *JOEL HIRSCH* A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE GENERAL PARTNER OF MUNSTER SHOPPING CENTER LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, SOLE MEMBER OF CALUMET MUNSTER SHOPPING CENTER, LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 26 DAY OF JUNE A.D. 2003

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF COOK) SS.

MY COMMISSION EXPIRES: 4/24/04
JOHN F. VITT
Notary Public, State of Illinois
My Commission Expires 04/24/04

LENDERS CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK) SS.

WE THE UNDERSIGNED, OF LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HEREBY CONSENT TO A SUBDIVISION AS SHOWN HEREON.

DATED THIS 25 DAY OF June A.D. 2003

LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
135 SOUTH LASALLE STREET
CHICAGO, IL 60603

BY: *George C. Ranney*
Vice President
ATTEST: *Patricia Damm*
SECRETARY OFFICER

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF COOK) SS.

I, *Ronald J. Dawson* DO HEREBY CERTIFY THAT *David J. Carnoy* A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT *David J. Carnoy* Vice President, AND *Mark J. Hill* OFFICE BEARING OFFICER OF LASALLE NATIONAL BANK, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 25th DAY OF June A.D. 2003

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF LAKE) SS.

MY COMMISSION EXPIRES: 8/8/05
OFFICIAL SEAL
RONALD J. DAWSON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 8/8/05

PLAN COMMISSION

STATE OF INDIANA
COUNTY OF LAKE) SS.

UNDER THE AUTHORITY PROVIDED BY CHAPTER 174 - ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE OR AMENDMENTS THERETO ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN FINAL APPROVAL BY A MAJORITY OF THE MEMBERS OF THE PLANNING COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AT A MEETING HELD ON THIS 22ND DAY OF APRIL, 2003.

CITY PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

Patricia Damm
PRESIDENT
ATTEST: *James M. Mandon*
SECRETARY

Joseph A. Schudt & Associates
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CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

Chicago Title Insurance Company