

**ZONING COMMITMENT**

Come now **SCOTT M. REDER and KURT J. KOPACK**, pursuant to the provisions of I.C. 1971, 36-7-4-615, the Rules and Regulations of the Merrillville Plan Commission, and makes the following zoning commitment in consideration of the commercial zoning of a certain tract of real estate (described in Exhibit "A" attached hereto) as part of a Petition to Re-Zone pending before the Merrillville Plan Commission and the Town of Merrillville Town Council:

1. That development shall be generally consistent with the conceptual development plan prepared by Scott M. Reder, which includes a retail/commercial center facing 73<sup>rd</sup> Avenue with a personal indoor/outdoor storage facility located directly North and behind the retail/commercial center.

2. That the following uses shall not be allowed as part of the retail/commercial center:

- a. Indoor Amusements;
- b. Outdoor Amusements;
- c. Animal Hospitals;
- d. Automobile services or sales;
- e. Clubs, Halls or Lodges;
- f. Colleges, Universities or Community Centers;
- g. Convents, Monasteries or Seminaries;
- h. Residences/dwellings;
- i. Adult Entertainment or Adult Performance;
- j. Funeral Parlors;
- k. Gaming or Track Betting;
- l. Hospitals or Sanitariums;



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- m. Kennels;
- n. Liquor Stores, Bars, Clubs or Taverns;
- o. Motels or Hotels;
- p. Nurseries or Child Care Centers;
- q. Nursing Homes or Assisted Living Centers;
- r. Tattoo and/or Body Piercing Parlors;
- s. Religious Uses.

18. That this commitment shall be binding upon the heirs, successors, and assigns of the owners, SCOTT M. REDER and KURT J. KOPACK.

IN WITNESS WHEREOF, SCOTT M. REDER and KURT J. KOPACK have executed this Zoning Commitment for ultimate recordation with the Office of the Recorder of Lake County, Indiana upon approval of commercial zoning for the subject parcel of land.

"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."

PREPARED BY: Randy H. Willie

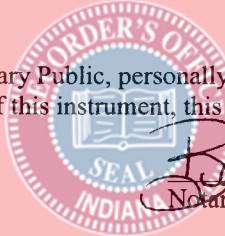
Scott M. Reder  
SCOTT M. REDER

Kurt J. Kopack  
KURT J. KOPACK

STATE OF INDIANA )  
                                  )  
COUNTY OF LAKE )

BEFORE ME, the undersigned, a Notary Public, personally appeared SCOTT M. REDER and KURT J. KOPACK, and acknowledged the execution of this instrument, this 15<sup>th</sup> day of May, 2007.

My commission expires: June 19, 2010  
County of Residence: Lake



Beth A. Tague  
Notary Public

Printed Name Beth A. Tague

Randy H. Willie  
425 W. Lincoln Hwy.  
Schererville, IN 46375

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Part of the Northwest Quarter of Section 18, Township 35 North, Range 8 West of the Second Principal Meridian and being more particularly described as follows: Beginning at a point 91.50 feet West of the Southeast corner of the Northwest Quarter of said Section 18; thence North 00° 05' 07" West, along the Westerly line of Outlot "A" and Lots 68 thru 71 as shown in the plat of Prairie Creek, Phase One, a Planned Unit Development to the Town of Merrillville, as shown in Plat Book 96, page 62 in the Office of the Recorder of Lake County, Indiana; thence North 88° 00' 26" West, along the Southerly line of Lot 72 as shown in said plat of Prairie Creek, Phase One, a distance of 106.64 feet; thence North 00° 05' 07" West, along the Westerly line of Lots 72 thru 86 in said Prairie Creek, Phase One and the Westerly line of Lots 87 thru 95 in Prairie Creek, Phase Two, a Planned Unit Development to the Town of Merrillville, as shown in Plat Book 100, page 43 in the Office of the Recorder of Lake County, Indiana, a distance of 1910.51 feet, to the North line of the Northwest Quarter of said Section 18; thence North 87° 50' 23" West, along said North line of Section 18, a distance of 297.12 feet; thence South 00° 05' 07" East, a distance of 2651.02 feet, to the South line of said Northwest Quarter of Section 18; thence South 88° 01' 38" East, along said South line, a distance of 403.72 feet, to the point of beginning, containing 19.87 acres more or less, all in the Town of Merrillville, Lake County, Indiana.

Commonly Known As: Reder Farms 2-Lot Commercial Subdivision

