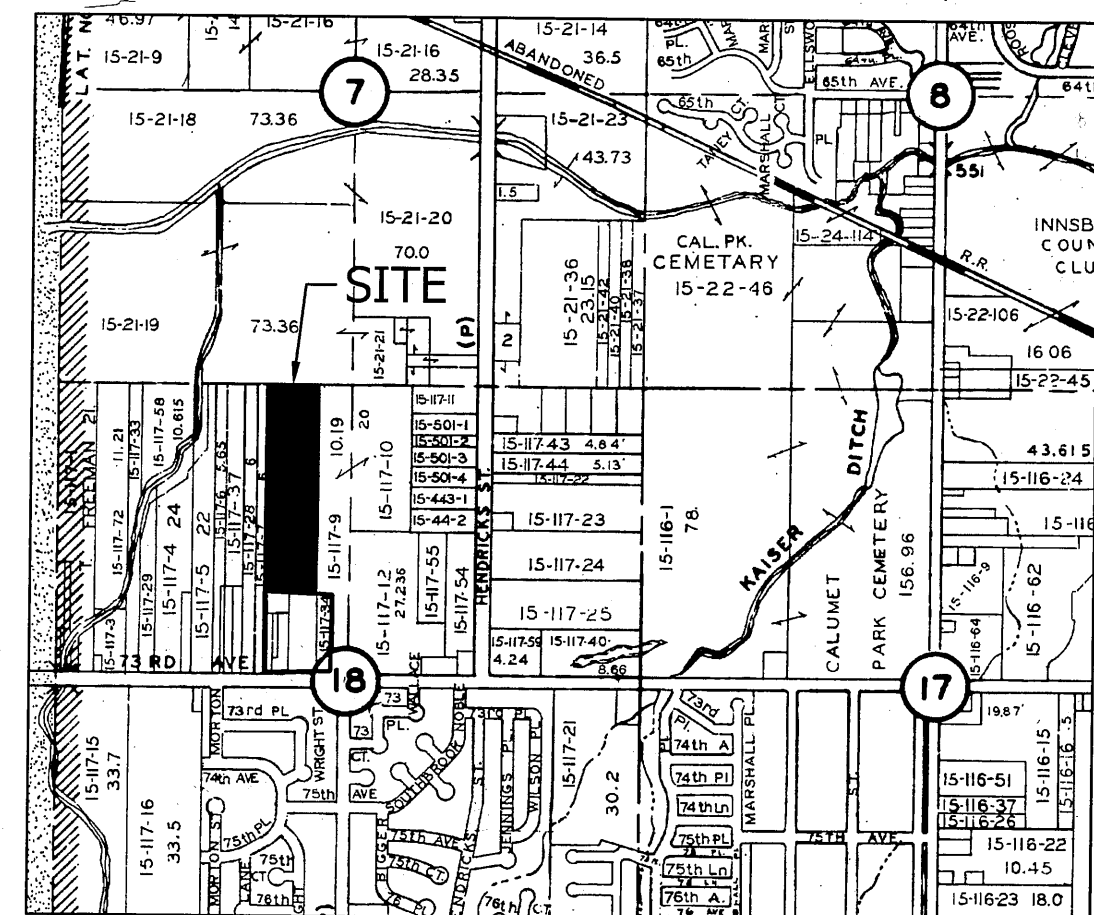


1 OF 3



Vicinity Map

REDER FARMS COMMERCIAL P.U.D.

2008 018350

being a resubdivision of Lot 2, Reder Farms Commercial Subdivision, Phase 11,
in the Town of Merrillville,
Lake County, Indiana

DESCRIPTION: Lot 2, Reder Farms Commercial Subdivision, Phase 11, an Addition to the Town of Merrillville, Lake County, Indiana, as per plat thereof, as shown in Plat Book _____, page _____, in the Office of the Recorder of Lake County, Indiana.

2008 018350

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2008 MAR 13 PM 1:28
MICHAEL A. BROWN
RECORDER

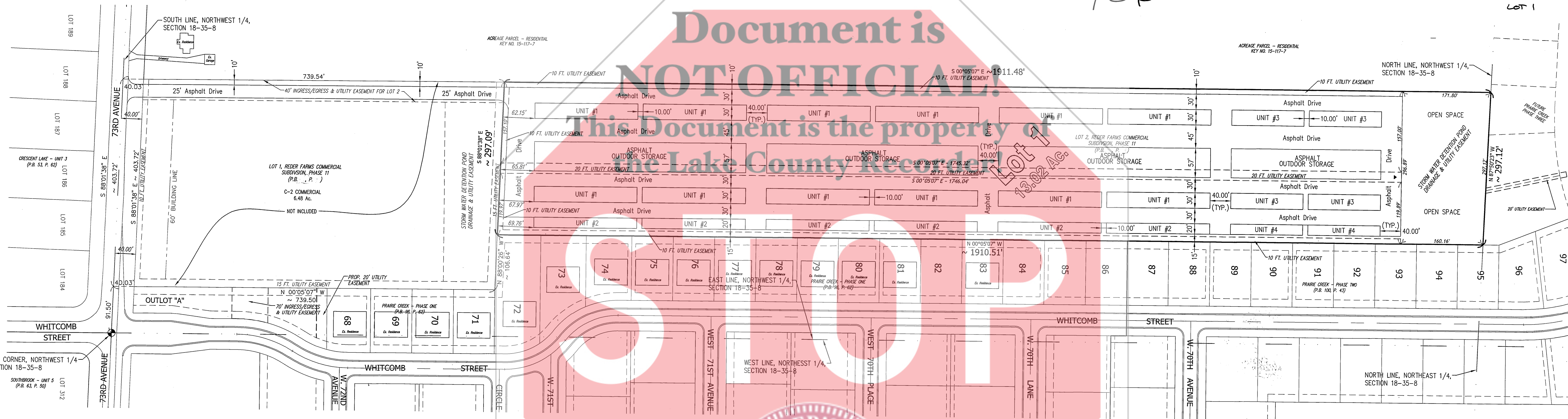
USE AREA LAND COVERAGE DATA:

TOTAL SITE AREA:	13.02 AC. (100%)
TOTAL BUILDING COVERAGE:	2.72 AC. (20.89%)
TOTAL ASPHALT COVERAGE:	6.08 AC. (46.70%)
TOTAL GRAVEL COVERAGE:	1.99 AC. (15.28%)
TOTAL GREEN SPACE: (INCLUDING POND AREA)	2.23 AC. (17.13%)
FLOOR AREA RATIO:	0.209

BOOK 102 PAGE 56

ALL PLATTED FROM
KEY 15-858-2
NEW KEY 15-861-1

102/56



STATE OF INDIANA)
COUNTY OF LAKE)

We, Scott Reder and Kurt Kopack, owners of the real estate shown and described herein, do certify that we have laid off, platted, and subdivided and do hereby lay off, plat, and subdivide, said real estate in accordance with the within plat. This subdivision shall be known and designated as Reder Farms Commercial P.U.D. in the Town of Merrillville, Lake County, Indiana. All streets, alleys, parks, and other public lands shown and not heretofore dedicated are hereby dedicated to the Town of Merrillville. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

UTILITY EASEMENTS:

An easement is hereby granted to the Town of Merrillville, all public utility companies including Indiana Bell Telephone Company and Northern Indiana Public Service Company severally, and private utility companies where they have a certificate of territorial authority to render service, and their respective successors and assigns, to install, place and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, underground with all necessary braces, guys, anchors, and other appliances in, upon, or along the strips of land designated on the plat and marked "UTILITY EASEMENT," for the purpose of serving the public in general with sewer, water, gas, electric and telephone service, including the right to use the streets where necessary, 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. No permanent buildings shall be placed on said easement, but same may be used for gardens, shrubs, landscaping, and other purposes that do not interfere with the use of said easement for such public utility purpose.

DRAINAGE EASEMENTS:

An easement is hereby granted to the County of Lake and the Town of Merrillville for the installation of a drainage swale, ditch, or waterway, upon and along the strips or strips of land designated on the plat and marked "DRAINAGE EASEMENT" for the purpose of handling the storm water runoff.

Dated this 12 day of March, 2008

Scott Reder
Scott Reder

Kurt Kopack
Kurt Kopack

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Scott Reder and Kurt Kopack, who acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this 12 day of March, 2008
My Commission Expires: January 24, 2009
County of Residence: St. Joseph

Shirley K. Starnes
Notary Public

STATE OF INDIANA)
COUNTY OF LAKE)

Under authority provided by Chapter 174 - Acts of 1947 enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Town Board of Merrillville, Indiana, this plat was given approval by the Town of Merrillville as follows:

Approved by the Town Plan Commission at a meeting held August 21, 2008

President: *Julie Orloff* Secretary: *David Stuber*

STATE OF INDIANA)
COUNTY OF LAKE)

This is to certify that I have checked and verified the boundary closure of the above plat.

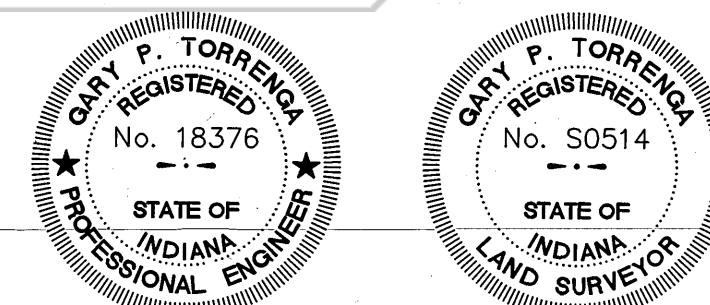
Steve Bongish
Town Engineer

STATE OF INDIANA)
COUNTY OF LAKE)

I, Gary P. Torrenza, hereby certify that I am a Registered Professional Engineer and Land Surveyor licensed under the Laws of the State of Indiana; that I have made a survey of the land shown and described herein and subdivided same as shown on the plat hereon drawn; that this plat is correctly shown and that all monuments or markers shown thereon actually exist and that their location, size, type and description are accurately shown.

Witness my hand and Seal this 29th day of January, 2008

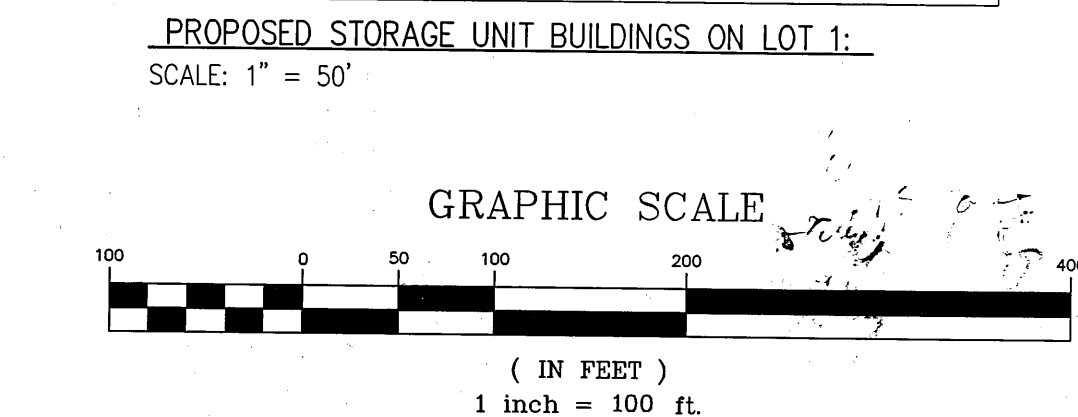
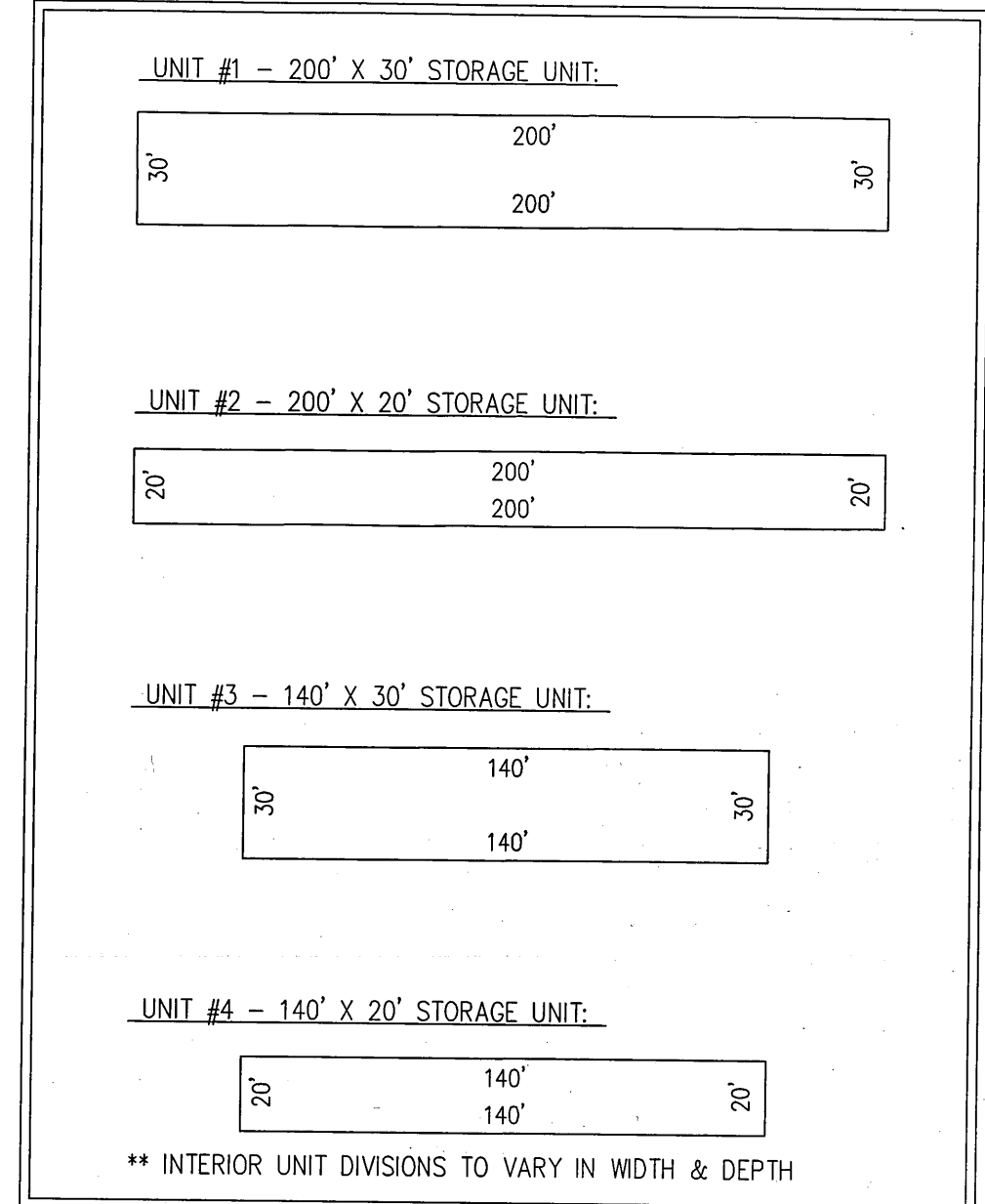
Gary P. Torrenza
TORRENZA ENGINEERING, INC.
Gary P. Torrenza, Registered Professional Engineer #18376 and Land Surveyor #S0514



NOTES:

- THIS PROPERTY IS LOCATED IN FLOOD ZONE "C"; AREAS OF MINIMAL FLOODING, AS TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR MERRILLVILLE, INDIANA COMMUNITY-PANEL 180138 0010 B, EFFECTIVE DATE OCTOBER 15, 1981. THERE ARE NO FLOODWAYS AND FLOODWAY FRINGS ON THIS PROPERTY.
- ALL AREAS LYING WITHIN LOT 1 AND OUTSIDE THE STORAGE BUILDINGS SHALL BE DESIGNATED AS COMMON AREAS AND ALSO SHALL BE DESIGNATED AS AN INGRESS/EGRESS, DRAINAGE, AND OPEN SPACE BLANKET EASEMENT, EXCEPT FOR THOSE AREAS SPECIFICALLY DESIGNATED AS EASEMENTS FOR UTILITIES.

"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: *Scott Reder*



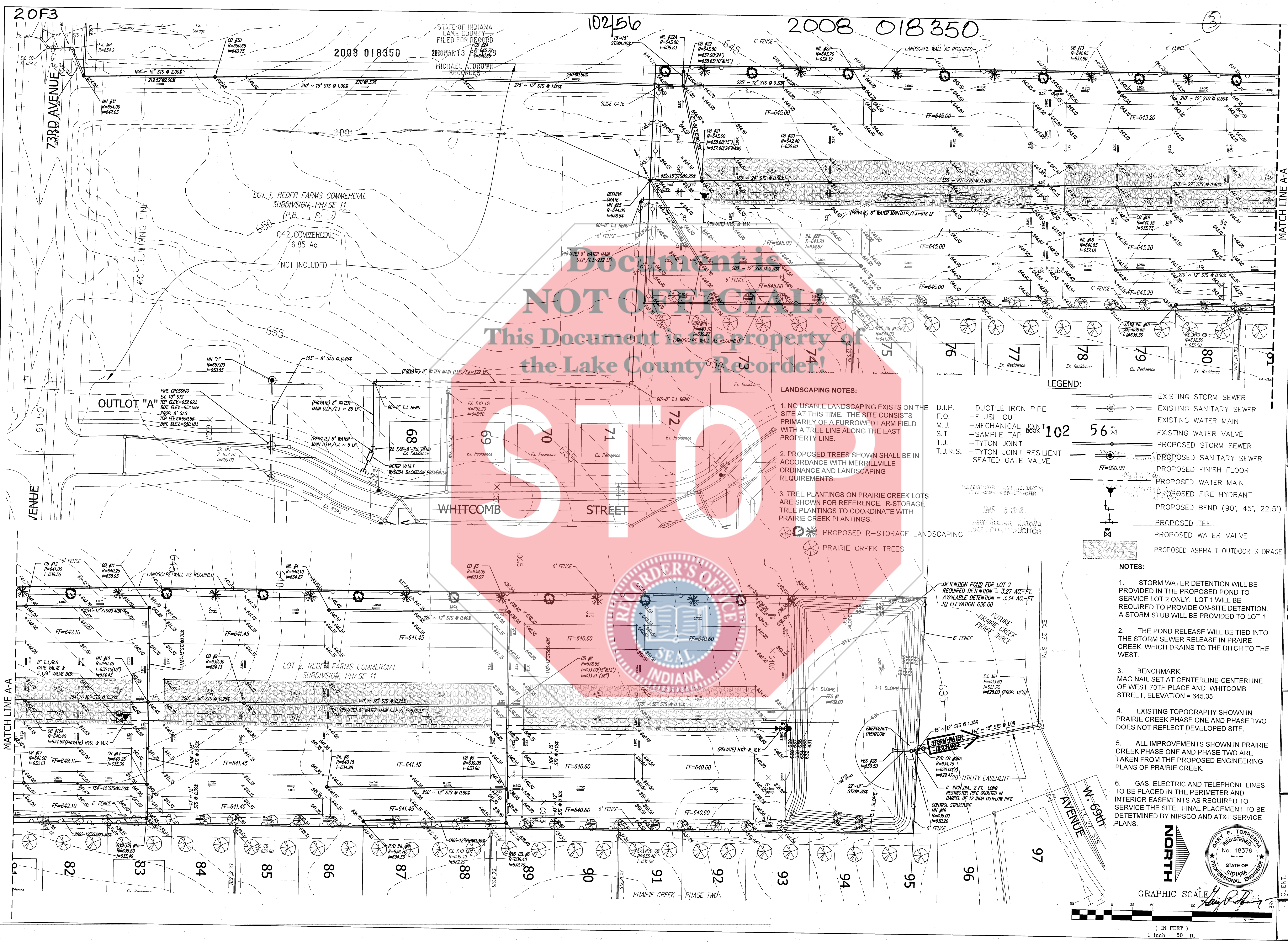
TORRENZA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-9918
website: www.torrenza.com

**REDER FARMS
COMMERCIAL P.U.D.**
in the Town of Merrillville,
Lake County, Indiana
FINAL PUD PLAN

CLIENT:
Scott Reder
3556 W. 73rd Ave.
Merrillville, IN 46410
(219) 306-0534

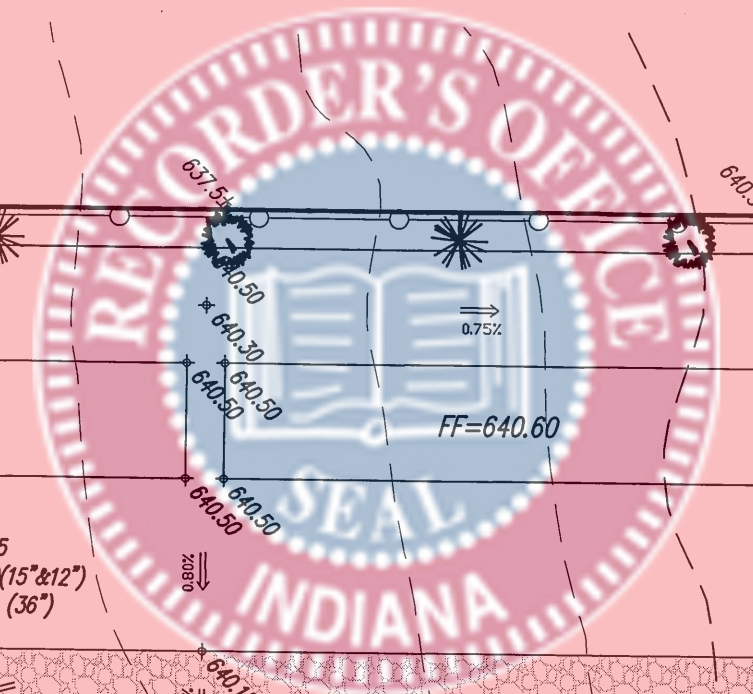
JOB NO. 5094-2006
SCALE: 1" = 100'

FILE NO: 18-Storage 3094-06.dwg Reder Farms Commercial PUD FP.dwg 1/29/2008 12:43:49 PM CST



NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!



LANDSCAPING NOTES:

1. NO USABLE LANDSCAPING EXISTS ON THE SITE AT THIS TIME. THE SITE CONSISTS PRIMARILY OF A FURROWED FARM FIELD WITH A TREE LINE ALONG THE EAST PROPERTY LINE.
2. PROPOSED TREES SHALL BE IN ACCORDANCE WITH MERRILLVILLE ORDINANCE AND LANDSCAPING REQUIREMENTS.
3. TREE PLANTINGS ON PRAIRIE CREEK LOTS ARE SHOWN FOR REFERENCE. R-STORAGE TREE PLANTINGS TO COORDINATE WITH PRAIRIE CREEK PLANTINGS.

- PROPOSED R-STORAGE LANDSCAPING
- PRAIRIE CREEK TREES

LEGEND:

- | | | | |
|----------|--|--|----------------------------------|
| D.I.P. | —DUCTILE IRON PIPE | | EXISTING STORM SEWER |
| F.O. | —FLUSH OUT | | EXISTING SANITARY SEWER |
| M.J. | —MECHANICAL JOINT | | EXISTING WATER MAIN |
| S.T. | —SAMPLE TAP | | EXISTING WATER VALVE |
| T.J. | —TYTON JOINT | | PROPOSED STORM SEWER |
| T.J.R.S. | —TYTON JOINT RESILIENT SEATED GATE VALVE | | PROPOSED SANITARY SEWER |
| | | | PROPOSED FINISH FLOOR |
| | | | PROPOSED WATER MAIN |
| | | | PROPOSED FIRE HYDRANT |
| | | | PROPOSED BEND (90°, 45°, 22.5°) |
| | | | PROPOSED TEE |
| | | | PROPOSED WATER VALVE |
| | | | PROPOSED ASPHALT OUTDOOR STORAGE |

NOTES:

1. STORM WATER DETENTION WILL BE PROVIDED IN THE PROPOSED POND TO SERVICE LOT 2 ONLY. LOT 1 WILL BE REQUIRED TO PROVIDE ON-SITE DETENTION. A STORM STUB WILL BE PROVIDED TO LOT 1.
2. THE POND RELEASE WILL BE TIED INTO THE STORM SEWER RELEASE IN PRAIRIE CREEK, WHICH DRAINS TO THE DITCH TO THE WEST.
3. BENCHMARK: MAG NAIL SET AT CENTERLINE-CENTERLINE OF WEST 70TH PLACE AND WHITCOMB STREET, ELEVATION = 645.35
4. EXISTING TOPOGRAPHY SHOWN IN PRAIRIE CREEK PHASE ONE AND PHASE TWO DOES NOT REFLECT DEVELOPED SITE.
5. ALL IMPROVEMENTS SHOWN IN PRAIRIE CREEK PHASE ONE AND PHASE TWO ARE TAKEN FROM THE PROPOSED ENGINEERING PLANS OF PRAIRIE CREEK.
6. GAS, ELECTRIC AND TELEPHONE LINES TO BE PLACED IN THE PERIMETER AND INTERIOR EASEMENTS AS REQUIRED TO SERVICE THE SITE. FINAL PLACEMENT TO BE DETERMINED BY NIPSCO AND AT&T SERVICE PLANS.

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

GARY P. TORRENGA

REGISTERED
No. 18376
STATE OF
INDIANA
PROFESSIONAL ENGINEER

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918
website: www.torrenga.com

REDER FARMS
COMMERCIAL P.U.D.
in the Town of Merrillville,
Lake County, Indiana
FINAL PUD PLAN

CLIENT: Reder Farms, Inc.
9011 E. Crown Point Ave.
Crown Point, Indiana 46307

JOB NO: 5094-2006
SCALE: 1" = 50'

REVISIONS:
DATE: 01-29-2008

SHEET
2 OF 3

30F3

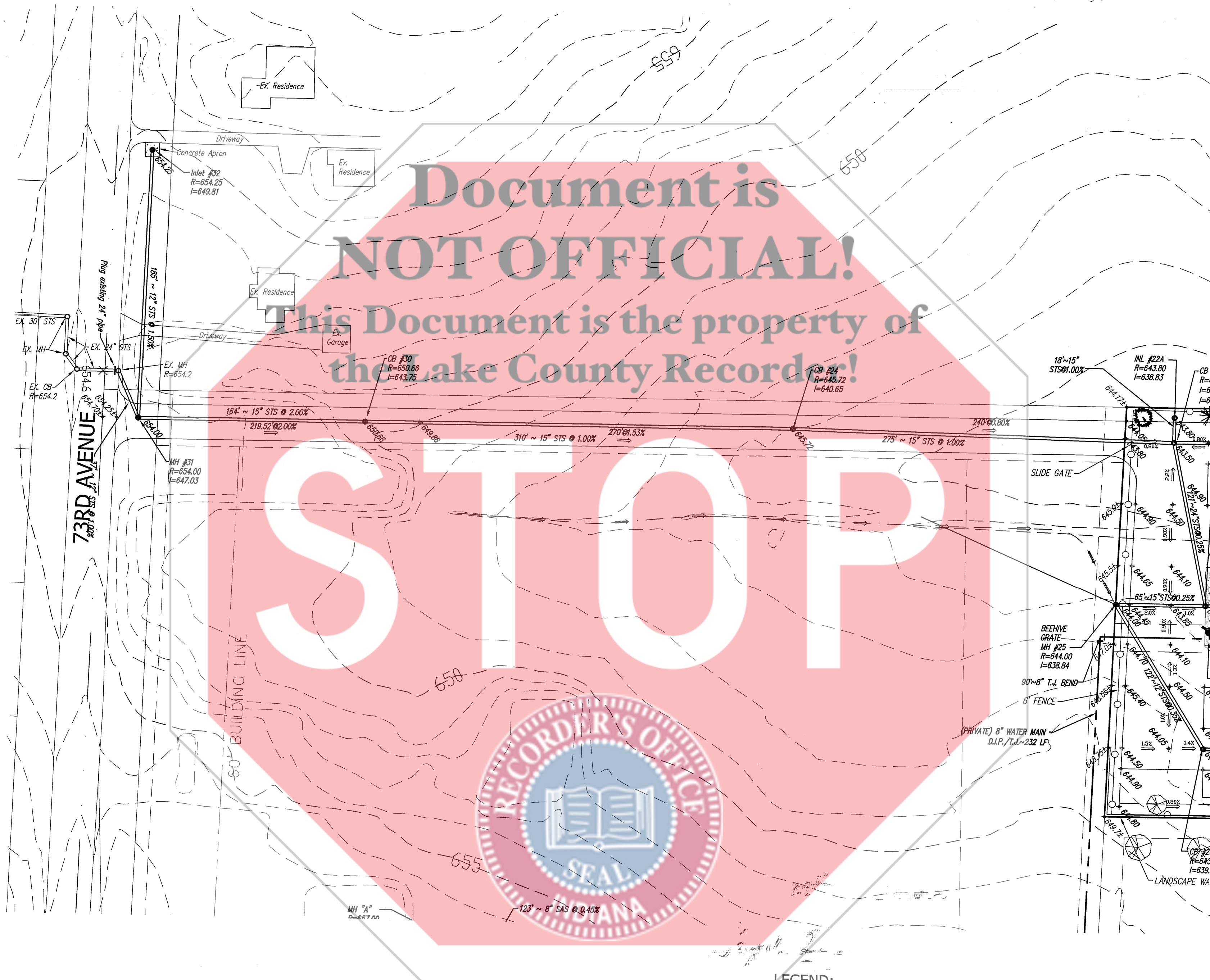
2008 018350

102/56

Entrance Roadway & Offsite Drainage Plan

2008 018350

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2008 MAR 13 PM 1:29
MICHAEL A. BROWN
RECORDER



Document is
NOT OFFICIAL!
This Document is the property of
the Lake County Recorder!

LANDSCAPING NOTES:

1. NO USABLE LANDSCAPING EXISTS ON THE SITE AT THIS TIME. THE SITE CONSISTS PRIMARILY OF A FURROWED FARM FIELD WITH A TREE LINE ALONG THE EAST PROPERTY LINE.

2. PROPOSED TREES SHOWN SHALL BE IN ACCORDANCE WITH MERRILLVILLE ORDINANCE AND LANDSCAPING REQUIREMENTS.

3. TREE PLANTINGS ON PRAIRIE CREEK LOTS ARE SHOWN FOR REFERENCE. R-STORAGE TREE PLANTINGS TO COORDINATE WITH PRAIRIE CREEK PLANTINGS.

- PROPOSED R-STORAGE LANDSCAPING
- PRAIRIE CREEK TREES

LEGEND:

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FINISH FLOOR
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED BEND (90°, 45°, 22.5°)
- PROPOSED TEE
- PROPOSED WATER VALVE
- PROPOSED ASPHALT OUTDOOR STORAGE

BOOK 102 PAGE 56

102 56

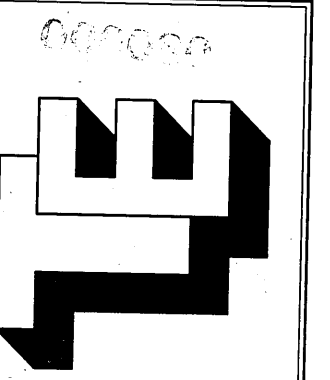
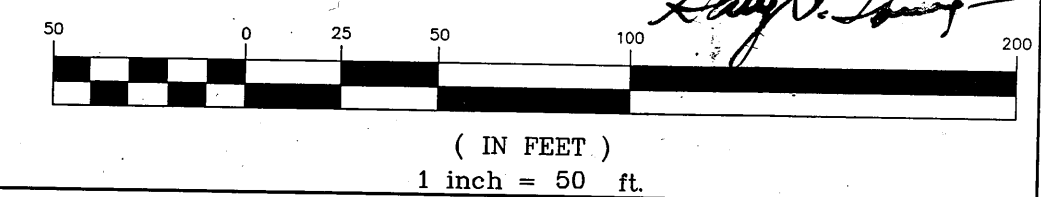
MAY BE USED FOR TOWN & SUBDIVISION PLANS
MAY 11 2008
PERRY HONAN, KATYONIA
LAKE COUNTY AUDITOR

NOTES:

1. STORM WATER DETENTION WILL BE PROVIDED IN THE PROPOSED POND TO SERVICE LOT 2 ONLY. LOT 1 WILL BE REQUIRED TO PROVIDE ON-SITE DETENTION. A STORM STUB WILL BE PROVIDED TO LOT 1.
2. THE POND RELEASE WILL BE TIED INTO THE STORM SEWER RELEASE IN PRAIRIE CREEK, WHICH DRAINS TO THE DITCH TO THE WEST.
3. BENCHMARK:
MAG NAIL SET AT CENTERLINE-CENTERLINE OF WEST 70TH PLACE AND WHITCOMB STREET, ELEVATION = 645.35
4. EXISTING TOPOGRAPHY SHOWN IN PRAIRIE CREEK PHASE ONE AND PHASE TWO DOES NOT REFLECT DEVELOPED SITE.
5. ALL IMPROVEMENTS SHOWN IN PRAIRIE CREEK PHASE ONE AND PHASE TWO ARE TAKEN FROM THE PROPOSED ENGINEERING PLANS OF PRAIRIE CREEK.
6. GAS, ELECTRIC AND TELEPHONE LINES TO BE PLACED IN THE PERIMETER AND INTERIOR EASEMENTS AS REQUIRED TO SERVICE THE SITE. FINAL PLACEMENT TO BE DETERMINED BY NIPSCO AND AT&T SERVICE PLANS.



GRAPHIC SCALE



TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
website: www.torrenga.com

**REDER FARMS
COMMERCIAL P.U.D.**
in the Town of Merrillville,
Lake County, Indiana
FINAL PUD PLAN

REVISIONS:
DATE: 01-29-2008

CLIENT:
Scott Reder
9011 E. 109th Ave
Crown Point, Indiana 46307

JOB NO: 5094-2006
SCALE: 1" = 50'

SHEET
3 OF 3