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2019-083223

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

2019 Dec 3

3:41 PM

**CERTIFICATE OF THE DEVELOPMENT DIRECTOR OF THE
CITY OF HOBART, INDIANA**

I, Denarie Kane, certify that I am the duly qualified, and acting Development Director of the City of Hobart, Indiana, and that as such, I maintain the records of the City of Hobart, Indiana, Redevelopment Commission (the "Commission"). I hereby certify that the resolution titled "Resolution of the City of Hobart Redevelopment Commission Confirming a Declaratory Resolution and Approving an Amended Economic Development Plan for the 61st Avenue and SR 51 Economic Development Area" as attached to this certificate was adopted by the Commission on November 18, 2019.

IN WITNESS WHEREOF, I have executed this Certificate this 2nd day of December, 2019.

STATE OF INDIANA)
)
COUNTY OF LAKE)

Denarie Kane
Denarie Kane, Development Director

Before me the undersigned, a Notary Public in and for the State of Indiana, personally appeared Denarie Kane, and acknowledged her execution of the foregoing this 2nd day of December, 2019.

I am a resident of LAKE County, Indiana, and my commission expires on FEBRUARY 5, 2025.

Anthony De Bonis, Jr.
Printed Anthony De Bonis, Jr.
Notary Public

I affirm, under the penalties for perjury, that I have taken reasonable care to read each copy of this document unless required by law. Randolph R. Rompola.

This instrument prepared by Randolph R. Rompola, Esq., Barnes & Thomas LLP, 106 North Michigan, Suite 700, South Bend, Indiana 46601.

DMS 15535138v1

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DEC - 3 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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REDEVELOPMENT COMMISSION OF THE CITY OF HOBART, INDIANA

RESOLUTION NO. 2019-12

**RESOLUTION OF THE CITY OF HOBART REDEVELOPMENT COMMISSION
CONFIRMING A DECLARATORY RESOLUTION AND APPROVING AN AMENDED
ECONOMIC DEVELOPMENT PLAN FOR THE 61ST AVENUE AND SR 51
ECONOMIC DEVELOPMENT AREA**

WHEREAS, the City of Hobart Redevelopment Commission (the "Commission"), governing body of the City of Hobart (the "City") Department of Redevelopment (the "Department") and the Redevelopment District of the City of Hobart, Indiana (the "Redevelopment District"), exists and operates under the provisions of the Redevelopment of Cities and Towns Act of 1953 which has been codified in Indiana Code 36-7-14, as amended from time to time (the "Act"); and

WHEREAS, the Commission previously designated and declared an area in the City, presently known as the 61st Avenue and SR 51 Economic Development Area (the "Original Area"), as an economic development area and as an allocation area for purposes of tax increment financing, previously adopted an economic development plan for the Original Area, which development plan has been amended from time to time (the "Original Plan") and established an allocation fund for said Original Allocation Area; and

WHEREAS, the Commission on July 29, 2019, approved and adopted its Resolution No. 2019-09 entitled "Resolution of the City of Hobart Redevelopment Commission Amending the Boundaries of the 61st Avenue and SR 51 Economic Development Area, Amending the Economic Development Plan for Said Area and Regarding Related Matters" (the "Declaratory Resolution"), a copy of which is attached hereto as Exhibit A; and

WHEREAS, the Declaratory Resolution (i) amended the boundaries of the Original Area to remove certain territory (the "Removed Area") from the Original Area for the purpose of adding it to a new economic development area being established pursuant to separate action of the Commission (the Original Area without the Removed Area being referred to herein as the "Area"); and (ii) approved an amendment to the Original Plan to modify the description of the Original Area (the "Plan"); and

WHEREAS, the City of Hobart Plan Commission, on August 1, 2019, approved and adopted Resolution No. 2019-03 (the "Plan Commission Order") determining that the Declaratory Resolution and the Plan conform to the plan of development for the City and approved the Declaratory Resolution and the Plan; and

WHEREAS, pursuant to Section 16 of the Act, the Common Council of the City (the "Common Council"), on August 7, 2019, adopted Resolution No. 2019-23 which approved the Declaratory Resolution, the Plan and the Plan Commission Order; and

WHEREAS, the Commission has received the written orders of approval as required by Section 17(a) of the Act; and

WHEREAS, the Commission caused to be published and delivered the notices required by Section 17 and 17.5 of the Act, concerning the Declaratory Resolution and the Plan; and

WHEREAS, at the hearing (the "Public Hearing") held by the Commission on November 18, 2019, the Commission heard all persons interested in the proceedings and received 0 written remonstrances that had been filed and considered those written remonstrances that were filed, if any, and all evidence presented; and

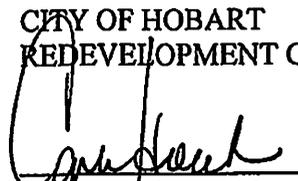
WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the Plan and the proposed development activities for the Area, approving the Plan, and confirming the Declaratory Resolution, in accordance with Section 17 and Section 17.5 of the Act;

NOW, THEREFORE, BE IT RESOLVED by the City of Hobart Redevelopment Commission, as follows:

1. After considering the evidence presented at the Public Hearing, the Commission hereby confirms the findings and determinations, designations and approving and adopting actions contained in the Declaratory Resolution.
2. After considering the evidence presented at the Public Hearing, the Commission hereby finds and determines that it will be of public utility and benefit to proceed with the proposed activities set forth in the Plan, and the Plan is hereby approved in all respects.
3. The Declaratory Resolution is hereby confirmed.
4. This Resolution constitutes final action, pursuant to Section 17(d) of the Act, by the Commission determining the public utility and benefit of the Plan and the proposed activities and confirming the Declaratory Resolution pertaining to the Area.
5. The Secretary of the Commission is directed to record and file the final action taken by the Commission pursuant to the requirements of Section 17(d) of the Act.
6. This resolution shall take effect immediately upon its adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the City of Hobart Redevelopment Commission held on the 18th day of November, 2019.

CITY OF HOBART
REDEVELOPMENT COMMISSION



Carla Houck, President

ATTEST:



Marsha Plesac, Secretary



EXHIBIT A

DECLARATORY RESOLUTION 2019-09

(See attached)



REDEVELOPMENT COMMISSION OF THE CITY OF HOBART, INDIANA

RESOLUTION NO. 2019-09

A RESOLUTION OF THE CITY OF HOBART REDEVELOPMENT
COMMISSION AMENDING THE BOUNDARIES OF THE 61ST
AVENUE AND SR 51 ECONOMIC DEVELOPMENT AREA,
AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR SAID
AREA AND REGARDING RELATED MATTERS

WHEREAS, the City of Hobart Redevelopment Commission (the "Commission"), the governing body of the City of Hobart, Indiana, Department of Redevelopment (the "Department"), exists and operates under the provisions of the Redevelopment of Cities and Towns Act of 1953 which has been codified in Indiana Code 36-7-14, as amended from time to time (the "Act"); and

WHEREAS, the Commission has previously designated and declared an area in the City of Hobart, Indiana (the "City"), presently known as the 61st Avenue and SR 51 Economic Development Area, as an economic development area and as an allocation area for purposes of tax increment financing (the "Original Area") (a description of the Original Area is set forth in Exhibit A attached hereto and made a part hereof), has previously adopted an economic development plan for the Original Area, which development plan has been amended from time to time (the "Original Plan") and has established an allocation fund for said Original Area; and

WHEREAS, the Commission now desires to amend the boundaries of the Original Area to remove certain territory, more particularly described in Exhibit B attached hereto and made a part hereof (the "Removed Territory") from the Original Area for the purpose of adding it to a new economic development area (the "New Area") expected to be established pursuant to a separate action of the Commission (the Original Area without the Removed Territory being referred to herein as the "Area") (a description of the Area, without the Removed Territory, is set forth in Exhibit C attached hereto and made a part hereof); and

WHEREAS, the Commission desires to amend the Original Plan (the Original Plan as amended, the "Plan") to replace the existing description of the Original Area with the description of the Area set forth in Exhibit C;

NOW, THEREFORE, BE IT RESOLVED by the City of Hobart Redevelopment Commission as follows:

1. The description of the Area is hereby amended to remove the Removed Territory, with the expectation that the Removed Territory will be added to the New Area by separate action of the Commission.

2. The Original Plan is hereby amended to replace the description of the Original Area with the description of the Area and the Plan, as amended, is in all respects approved.

3. The officers of the Commission are hereby directed to make any and all required filings and recordings with the Indiana Department of Local Government Finance, the Lake County Auditor and the Lake County Recorder in connection with the actions of the Commission contained in this Resolution regarding the Area, as amended hereby.

4. This Resolution, together with supporting data, shall be submitted to the Area Plan Commission and the Common Council of the City, as provided by Section 16 of the Act, for the approval of this Resolution, and if approved by both bodies, this Resolution shall be submitted to public hearing and remonstrance as provided by Sections 17 of the Act, after public notice in accordance with Sections 17 and 17.5 of the Act and Indiana Code 5-3-1 and after all required filings with governmental agencies and officers have been made pursuant to Section 17(b) of the Act.

5. All orders or resolutions in conflict herewith are hereby rescinded, revoked and repealed in so far as such exist.

6. This Resolution does not affect any rights or liabilities accrued, penalties incurred, offenses committed, or (except as otherwise provided herein) proceedings begun before the effective date of this Resolution.

7. This Resolution shall be in full force and effect after its adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the City of Hobart Redevelopment Commission held on the 29th day of July, 2019.



ATTEST:

Marsha Plesac, Secretary

EXHIBIT A

DESCRIPTION OF THE ORIGINAL AREA TERRITORY

PARCEL A:

PART OF THE SW ¼ SECTION 2, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SW CORNER OF 2ND AMENDMENT TO OMEGA PLAZA, SAID POINT ALSO LIES ON THE SOUTH LINE OF SAID ¼ SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTHERN BOUNDARY OF TURKEY CREEK; THENCE EAST ALONG THE SOUTHERN BOUNDARY OF TURKEY CREEK TO A POINT ON A LINE 890 FEET WEST OF THE EAST LINE OF SAID ¼ SECTION; THENCE SOUTH ALONG SAID LINE PARALLEL WITH THE EAST LINE OF SAID ¼ SECTION TO A POINT ON A LINE 12 FEET SOUTH OF THE NORTH LINE OF THE SOUTH ½, SE ¼ OF SAID ¼ SECTION; THENCE EAST ALONG SAID LINE TO THE EAST LINE OF SAID ¼ SECTION; THENCE SOUTH ALONG SAID EAST LINE TO THE SE CORNER OF SAID ¼ SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID ¼ SECTION TO THE POINT OF BEGINNING.

PARCEL B:

THAT PART OF 61ST AVENUE ROAD RIGHT-OF-WAY LYING IN THE SE ¼ SECTION 2 AND THE NE ¼ SECTION 11, BOTH IN TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN.

PARCEL C:

THE SOUTH 100 FEET OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN AND THE NORTH 100 FEET OF THE SOUTH 200 FEET OF THE EAST 200 FEET OF SAID SECTION 1 AND THAT PART OF THE NORTH 150 FEET OF THE SOUTH 250 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 1, LYING 100 FEET EASTERLY OF AND PARALLEL TO THE CENTERLINE ARIZONA STREET PAVEMENT AND LYING 100 FEET WESTERLY OF AND PARALLEL TO THE CENTERLINE OF ARIZONA STREET PAVEMENT.

PARCEL D:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN LYING 100 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF 61ST AVENUE/BRACKEN ROAD PAVEMENT EXCEPT THE EAST 980.53 FEET, MORE OR LESS, AND THAT PART OF SAID SOUTHWEST QUARTER OF SECTION 6, LYING 100 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF 61ST AVENUE/BRACKEN ROAD PAVEMENT EXCEPT THE EAST 396.154 FEET, MORE OR LESS, AND THE EAST 980.53 FEET, MORE OR LESS, OF SAID SOUTHWEST QUARTER SECTION 6, LYING SOUTH OF THE CENTERLINE OF 61ST AVENUE/BRACKEN ROAD PAVEMENT AND THE EAST 396.15 FEET, MORE OR LESS, OF SAID SOUTHWEST QUARTER SECTION 6, LYING NORTH OF THE CENTERLINE OF 61ST AVENUE/BRACKEN ROAD PAVEMENT.

PARCEL E:

LOTS A AND B OF LAKE GEORGE PLATEAU UNIT 6, REPLAT OF LOTS 9 TO 18 AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 95, PAGE 64 AND THAT PART OF WISCONSIN STREET RIGHT-OF-WAY LYING IN THE SW ¼, NE ¼ SECTION 6, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN.

PARCEL F:

THE SE ¼ SECTION 6, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN.

PARCEL G:

THE NE ¼, NE ¼ AND THE NORTH ½ OF THE NW ¼, NE ¼ SECTION 7, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN.

PARCEL H:

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Lake County Recorder

PART OF THE NE ¼ SECTION 6, PART OF THE WEST ½, WEST ½ SECTION 5, AND PART OF THE NW ¼, NW ¼ SECTION 8, ALL IN TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF INDIAN RIDGE ESTATES AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 35, PAGE 47, SAID POINT ALSO LYING ON THE WEST LINE OF SAID SECTION 8; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF THE NW ¼, NW ¼ OF SAID SECTION 8; THENCE NORTHERLY TO THE NORTHEAST CORNER OF THE NW ¼, NW ¼ OF SAID SECTION 8, SAID CORNER IS ALSO THE SOUTH LINE AND SE CORNER OF THE WEST ½, SW ¼ OF SAID SECTION 5; THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID SECTION 5 TO THE SE CORNER OF BRACKEN LAND CO.'S 1ST ADDITION AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 25, PAGE 65; THENCE NORTHERLY ALONG THE EAST LINE OF BRACKEN LAND CO.'S 1ST ADDITION AND THE EAST LINE OF CVS HOBART SOUTH AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 104, PAGE 75, TO THE SOUTH LINE OF BARRINGTON RIDGE BAPTIST CAMPUS AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 80, PAGE 64; THENCE EASTERLY TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTHERLY TO THE NE CORNER OF SAID SUBDIVISION; THENCE NORTHERLY TO THE SE CORNER OF BARRINGTON RIDGE UNIT 1 AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 81, PAGE 11; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION AND THE EAST LINE OF RESUBDIVISION OF LOT 1 BARRINGTON RIDGE UNIT 1 AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 83, PAGE 32, AND THE EAST LINE OF PAVILION ADDITION AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 103, PAGE 18, TO THE NORTH LINE OF THE SW ¼ OF SAID SECTION 5, SAID NORTH LINE IS ALSO THE SOUTH LINE OF THE NW ¼ OF SAID SECTION 5; THENCE EASTERLY

ALONG THE SOUTH LINE OF SAID NW ¼ TO THE EAST LINE OF THE WEST ½ OF THE NW ¼ OF SAID SECTION 5; THENCE NORTHERLY TO THE SE CORNER OF SOUTH SIDE ADDITION TO HOBART AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 3, PAGE 97; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SUBDIVISION TO A POINT ON THE EXTENDED WEST LINE OF LOT 6, BLOCK ONE, OF SAID SUBDIVISION; THENCE NORTH ALONG THE EXTENDED WEST LINE OF LOT 6 AND THE WEST LINE OF LOT 6 TO THE NW CORNER OF LOT 6; THENCE NORTHERLY TO THE SW CORNER OF LOT 11, BLOCK 4, SOUTH SIDE 2ND ADDITION TO HOBART AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 4, PAGE 12; THENCE NORTHERLY ALONG THE WEST LINE AND WEST LINE EXTENDED OF SAID LOT 11 AND THE WEST LINE OF LOT 50 OF SAID SUBDIVISION TO THE NW CORNER OF LOT 50; THENCE EASTERLY ALONG THE NORTH LINE OF BLOCK 4, OF SAID SUBDIVISION TO THE CENTERLINE OF VACATED ASH STREET EXTENDED; THENCE NORTHERLY ALONG SAID CENTERLINE EXTENDED AND THE CENTERLINE OF VACATED ASH STREET TO THE NORTH LINE OF SAID SOUTH SIDE 2ND ADDITION TO HOBART; THENCE EASTERLY ALONG SAID NORTH LINE THE EXTENDED EAST LINE OF ITTEL'S SUBDIVISION, A RESUBDIVISION OF LOT 2, ITTEL'S 12TH STREET ADDITION, AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 46, PAGE 67; THENCE NORTHERLY ALONG SAID EXTENDED EAST LINE AND THE EAST LINE OF SAID SUBDIVISION TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE NORTHERLY TO THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET TO A POINT 489.67 FEET, MORE OR LESS, EAST OF THE WEST LINE OF SAID SECTION 5; THENCE NORTHERLY 125 FEET; THENCE EASTERLY TO THE SOUTHWEST CORNER OF FAIRVIEW MANOR 1ST ADDITION AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 31, PAGE 27; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION AND THE EXTENDED WEST LINE OF SAID SUBDIVISION TO A POINT OF THE NORTH RIGHT-OF-WAY LINE OF 11TH STREET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE TO A POINT 336 FEET, MORE OR LESS, EAST OF THE WEST LINE OF SAID SECTION 5; THENCE NORTHERLY TO A POINT ON THE CENTERLINE OF 10TH STREET LYING 336.25 FEET, MORE OR LESS, EAST OF THE NORTHWEST CORNER OF SAID SECTION 5; THENCE WESTERLY ALONG THE CENTERLINE OF 10TH STREET TO THE NORTHWEST CORNER OF SAID SECTION 5, SAID CORNER IS ALSO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 6 TO THE NORTHEAST CORNER OF LAURAWOOD AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 83, PAGE 99; THENCE SOUTHERLY, EASTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG THE BOUNDARY OF SAID SUBDIVISION TO THE EAST LINE OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6 TO THE NE CORNER OF THE SOUTH 36 ACRES OF THE EAST ½, NE ¼ OF SAID SECTION 6; THENCE WESTERLY ALONG THE NORTH LINE OF SAID 36 ACRES TO THE WEST LINE OF THE EAST ½, NE ¼ OF SAID SECTION 6; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF SAID EAST ½; THENCE EASTERLY TO THE EAST LINE OF SAID SECTION 6, SAID LINE ALSO BEING THE WEST LINE OF

SAID SECTION 5; THENCE SOUTH ALONG SAID WEST LINE OF SECTION 5 AND CONTINUING SOUTH ALONG THE WEST LINE OF SAID SECTION 8 TO THE POINT OF BEGINNING.

PARCEL I:

PART OF THE NW $\frac{1}{4}$ SECTION 11, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID NW $\frac{1}{4}$, THENCE SOUTH ALONG THE EAST LINE OF THE NW $\frac{1}{4}$ TO THE SE CORNER OF THE NW $\frac{1}{4}$; THENCE WEST ALONG THE SOUTH LINE OF THE NW $\frac{1}{4}$ TO THE SW CORNER OF THE NW $\frac{1}{4}$; THENCE NORTH ALONG THE WEST LINE OF THE NW $\frac{1}{4}$ TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF CROSSROADS OF HOBART UNIT TWO EXTENDED; THENCE EAST ALONG SAID SOUTH LINE EXTENDED AND CONTINUING EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SE CORNER OF SAID SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NE CORNER OF SAID SUBDIVISION; THENCE EASTERLY TO THE SW CORNER OF SATTLER MINOR PLAT AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 89, PAGE 48; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SE CORNER OF SAID SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION AND ALONG SAID EAST LINE EXTENDED TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 260 FEET OF THE WEST $\frac{1}{2}$, WEST $\frac{1}{4}$, NW $\frac{1}{4}$ OF SAID SECTION 11. ALSO, THE SOUTH $\frac{1}{2}$ SECTION 11, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN AND THE SW $\frac{1}{4}$, NE $\frac{1}{4}$ SECTION 11, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN AND THE EAST 100 FEET OF THE NE $\frac{1}{4}$ SECTION 11, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN.

PARCEL J:

THE NORTH 1,050 FEET OF THE SE $\frac{1}{4}$ SECTION 12, THE W $\frac{1}{2}$ SECTION 12, THE NE $\frac{1}{4}$ SECTION 12 EXCLUDING THE SOUTH 100 FEET EVEN'S ADDITION LOT 1 AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 90, PAGE 46, ALL IN TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN.

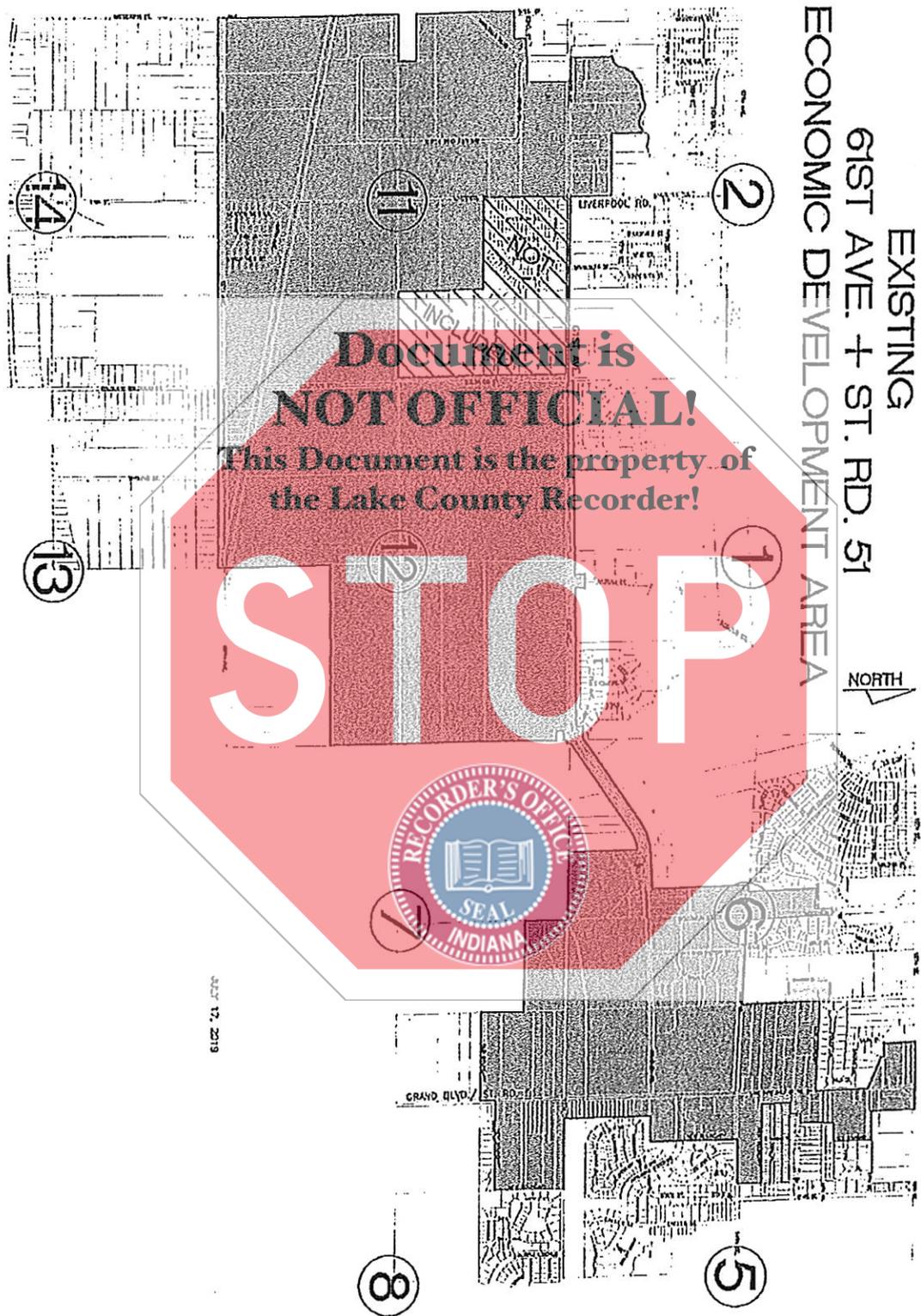
PARCEL K:

THE NORTH 50 FEET OF THE WEST 50 FEET SECTION 7, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN.

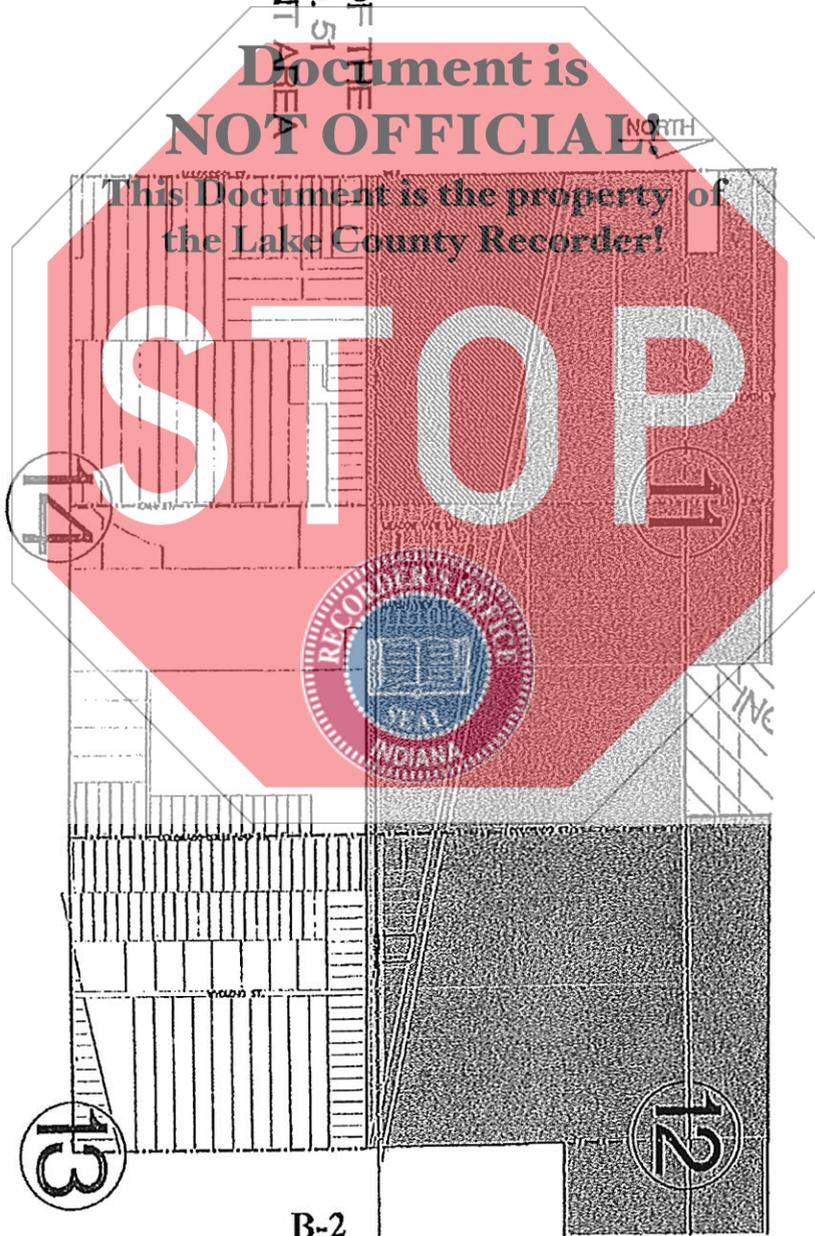
PARCEL L:

THE NORTH 100 FEET SECTION 14 AND THE NORTH 100 FEET NW $\frac{1}{4}$ SECTION 13, ALL IN TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN.

EXISTING
61ST AVE. + ST. RD. 51
ECONOMIC DEVELOPMENT AREA



HATCHED AREA
TO BE AMENDED OUT OF THE
61ST AVE. AND ST. RD. 51
ECONOMIC DEVELOPMENT AREA



B-2

EXHIBIT C

DESCRIPTION OF THE AREA (2019)

PARCEL A:

PART OF THE SW ¼ SECTION 2, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SW CORNER OF 2ND AMENDMENT TO OMEGA PLAZA, SAID POINT ALSO LIES ON THE SOUTH LINE OF SAID ¼ SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTHERN BOUNDARY OF TURKEY CREEK; THENCE EAST ALONG THE SOUTHERN BOUNDARY OF TURKEY CREEK TO A POINT ON A LINE 890 FEET WEST OF THE EAST LINE OF SAID ¼ SECTION; THENCE SOUTH ALONG SAID LINE PARALLEL WITH THE EAST LINE OF SAID ¼ SECTION TO A POINT ON A LINE 12 FEET SOUTH OF THE NORTH LINE OF THE SOUTH ½, SE ¼ OF SAID ¼ SECTION; THENCE EAST ALONG SAID LINE TO THE EAST LINE OF SAID ¼ SECTION; THENCE SOUTH ALONG SAID EAST LINE TO THE SE CORNER OF SAID ¼ SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID ¼ SECTION TO THE POINT OF BEGINNING.

PARCEL B:

THAT PART OF 61ST AVENUE ROAD RIGHT-OF-WAY LYING IN THE SE ¼ SECTION 2 AND THE NE ¼ SECTION 11, BOTH IN TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN.

PARCEL C:

THE SOUTH 100 FEET OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN AND THE NORTH 100 FEET OF THE SOUTH 200 FEET OF THE EAST 200 FEET OF SAID SECTION 1 AND THAT PART OF THE NORTH 150 FEET OF THE SOUTH 250 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 1, LYING 100 FEET EASTERLY OF AND PARALLEL TO THE CENTERLINE ARIZONA STREET PAVEMENT AND LYING 100 FEET WESTERLY OF AND PARALLEL TO THE CENTERLINE OF ARIZONA STREET PAVEMENT.

PARCEL D:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN LYING 100 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF 61ST AVENUE/BRACKEN ROAD PAVEMENT EXCEPT THE EAST 980.53 FEET, MORE OR LESS, AND THAT PART OF SAID SOUTHWEST QUARTER OF SECTION 6, LYING 100 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF 61ST AVENUE/BRACKEN ROAD PAVEMENT EXCEPT THE EAST 396.154 FEET, MORE OR LESS, AND THE EAST 980.53 FEET, MORE OR LESS, OF SAID SOUTHWEST QUARTER SECTION 6, LYING SOUTH OF THE CENTERLINE OF 61ST AVENUE/BRACKEN ROAD PAVEMENT AND THE EAST 396.15 FEET, MORE OR LESS, OF SAID SOUTHWEST QUARTER SECTION 6, LYING NORTH OF THE CENTERLINE OF 61ST AVENUE/BRACKEN ROAD PAVEMENT.

PARCEL E:

CSOKASY MEDICAL CENTER CAMPUS AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 101, PAGE 88 (FORMERLY KNOWN AS LOTS A AND B OF LAKE GEORGE PLATEAU UNIT 6, REPLAT OF LOTS 9 TO 18 AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 95, PAGE 64) AND THAT PART OF WISCONSIN STREET RIGHT-OF-WAY LYING IN THE SW ¼, NE ¼ SECTION 6, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN.

PARCEL F:

THE SE ¼ SECTION 6, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN.

PARCEL G:

THE NE ¼, NE ¼ AND THE NORTH ½ OF THE NW ¼, NE ¼ SECTION 7, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN.

PARCEL H:

PART OF THE NE ¼ SECTION 6, PART OF THE WEST ½, WEST ½ SECTION 5, AND PART OF THE NW ¼, NW ¼ SECTION 8, ALL IN TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF INDIAN RIDGE ESTATES AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 35, PAGE 47, SAID POINT ALSO LYING ON THE WEST LINE OF SAID SECTION 8; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF THE NW ¼, NW ¼ OF SAID SECTION 8; THENCE NORTHERLY TO THE NORTHEAST CORNER OF THE NW ¼, NW ¼ OF SAID SECTION 8, SAID CORNER IS ALSO THE SOUTH LINE AND SE CORNER OF THE WEST ½, SW ¼ OF SAID SECTION 5; THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID SECTION 5 TO THE SE CORNER OF BRACKEN LAND CO.'S 1ST ADDITION AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 25, PAGE 65; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION AND THE EAST LINE OF CVS HOBART SOUTH AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 104, PAGE 75 (FORMERLY KNOWN AS THE EAST LINE EXTENDED OF BRACKEN LAND CO.'S 1ST ADDITION) TO THE SOUTH LINE OF BARRINGTON RIDGE BAPTIST CAMPUS AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 80, PAGE 64; THENCE EASTERLY TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTHERLY TO THE NE CORNER OF SAID SUBDIVISION; THENCE NORTHERLY TO THE SE CORNER OF BARRINGTON RIDGE UNIT 1 AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 81, PAGE 11; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION AND THE EAST LINE OF RESUBDIVISION OF LOT 1 BARRINGTON RIDGE UNIT 1 AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 83, PAGE 32, AND THE EAST LINE OF PAVILION ADDITION AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE

COUNTY, INDIANA, DEED RECORD BOOK 103, PAGE 18 (FORMERLY PART OF RESUBDIVISION OF LOT 1 BARRINGTON RIDGE UNIT 1), TO THE NORTH LINE OF THE SW ¼ OF SAID SECTION 5, SAID NORTH LINE IS ALSO THE SOUTH LINE OF THE NW ¼ OF SAID SECTION 5; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NW ¼ TO THE EAST LINE OF THE WEST ½ OF THE NW ¼ OF SAID SECTION 5; THENCE NORTHERLY TO THE SE CORNER OF SOUTH SIDE ADDITION TO HOBART AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 3, PAGE 97; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SUBDIVISION TO A POINT ON THE EXTENDED WEST LINE OF LOT 6, BLOCK ONE, OF SAID SUBDIVISION; THENCE NORTH ALONG THE EXTENDED WEST LINE OF LOT 6 AND THE WEST LINE OF LOT 6 TO THE NW CORNER OF LOT 6; THENCE NORTHERLY TO THE SW CORNER OF LOT 11, BLOCK 4, SOUTH SIDE 2ND ADDITION TO HOBART AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 4, PAGE 12; THENCE NORTHERLY ALONG THE WEST LINE AND WEST LINE EXTENDED OF SAID LOT 11 AND THE WEST LINE OF LOT 50 OF SAID SUBDIVISION TO THE NW CORNER OF LOT 50; THENCE EASTERLY ALONG THE NORTH LINE OF BLOCK 4, OF SAID SUBDIVISION TO THE CENTERLINE OF VACATED ASH STREET EXTENDED; THENCE NORTHERLY ALONG SAID CENTERLINE EXTENDED AND THE CENTERLINE OF VACATED ASH STREET TO THE NORTH LINE OF SAID SOUTH SIDE 2ND ADDITION TO HOBART; THENCE EASTERLY ALONG SAID NORTH LINE THE EXTENDED EAST LINE OF ITTEL'S SUBDIVISION, A RESUBDIVISION OF LOT 2, ITTEL'S 12TH STREET ADDITION, AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 46, PAGE 67; THENCE NORTHERLY ALONG SAID EXTENDED EAST LINE AND THE EAST LINE OF SAID SUBDIVISION TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE NORTHERLY TO THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET TO A POINT 489.67 FEET, MORE OR LESS, EAST OF THE WEST LINE OF SAID SECTION 5; THENCE NORTHERLY 125 FEET; THENCE EASTERLY TO THE SOUTHWEST CORNER OF FAIRVIEW MANGR 1ST ADDITION AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 31, PAGE 27; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION AND THE EXTENDED WEST LINE OF SAID SUBDIVISION TO A POINT OF THE NORTH RIGHT-OF-WAY LINE OF 11TH STREET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE TO A POINT 336 FEET, MORE OR LESS, EAST OF THE WEST LINE OF SAID SECTION 5; THENCE NORTHERLY TO A POINT ON THE CENTERLINE OF 10TH STREET LYING 336.25 FEET, MORE OR LESS, EAST OF THE NORTHWEST CORNER OF SAID SECTION 5; THENCE WESTERLY ALONG THE CENTERLINE OF 10TH STREET TO THE NORTHWEST CORNER OF SAID SECTION 5, SAID CORNER IS ALSO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 6 TO THE NORTHEAST CORNER OF LAURAWOOD AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 83, PAGE 99; THENCE SOUTHERLY, EASTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG THE BOUNDARY OF SAID SUBDIVISION TO THE EAST LINE OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6 TO THE NE CORNER OF THE SOUTH 36 ACRES OF THE EAST ½, NE ¼ OF SAID SECTION 6; THENCE WESTERLY ALONG THE

NORTH LINE OF SAID 36 ACRES TO THE WEST LINE OF THE EAST $\frac{1}{2}$, NE $\frac{1}{4}$ OF SAID SECTION 6; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF SAID EAST $\frac{1}{2}$; THENCE EASTERLY TO THE EAST LINE OF SAID SECTION 6, SAID LINE ALSO BEING THE WEST LINE OF SAID SECTION 5; THENCE SOUTH ALONG SAID WEST LINE OF SECTION 5 AND CONTINUING SOUTH ALONG THE WEST LINE OF SAID SECTION 8 TO THE POINT OF BEGINNING.

PARCEL I:

PART OF THE NW $\frac{1}{4}$ SECTION 11, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID NW $\frac{1}{4}$, THENCE SOUTH ALONG THE EAST LINE OF THE NW $\frac{1}{4}$ TO THE SE CORNER OF THE NW $\frac{1}{4}$; THENCE WEST ALONG THE SOUTH LINE OF THE NW $\frac{1}{4}$ TO THE SW CORNER OF THE NW $\frac{1}{4}$; THENCE NORTH ALONG THE WEST LINE OF THE NW $\frac{1}{4}$ TO A POINT OF INTERSECTION WITH THE EXTENDED SOUTH LINE OF CROSSROADS OF HOBART UNIT TWO AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 77, PAGE 53; THENCE EAST ALONG SAID SOUTH LINE EXTENDED AND CONTINUING EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SE CORNER OF SAID SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NE CORNER OF SAID SUBDIVISION; THENCE EASTERLY TO THE SW CORNER OF SATTLER MINOR PLAT AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 89, PAGE 48; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SE CORNER OF SAID SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION AND ALONG SAID EAST LINE EXTENDED TO A POINT ON THE NORTH LINE OF SAID SECTION 11; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 260 FEET OF THE WEST $\frac{1}{2}$, WEST $\frac{1}{2}$, NW $\frac{1}{4}$ OF SAID SECTION 11. ALSO, THE SE $\frac{1}{4}$ SECTION 11, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN AND THE SW $\frac{1}{4}$ SECTION 11, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN EXCEPT THAT PART OF SAID SW $\frac{1}{4}$ LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE GRAND TRUNK WESTERN RAILROAD. ALSO, THE SW $\frac{1}{4}$, NE $\frac{1}{4}$ SECTION 11, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN AND THE EAST 100 FEET OF THE NE $\frac{1}{4}$ SECTION 11, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN.

PARCEL J:

THE NORTH 1,050 FEET OF THE SE $\frac{1}{4}$ SECTION 12, THE W $\frac{1}{2}$ SECTION 12, THE NE $\frac{1}{4}$ SECTION 12 EXCLUDING THE SOUTH 100 FEET EWEN'S ADDITION LOT 1 AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DEED RECORD BOOK 90, PAGE 46, ALL IN TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN.

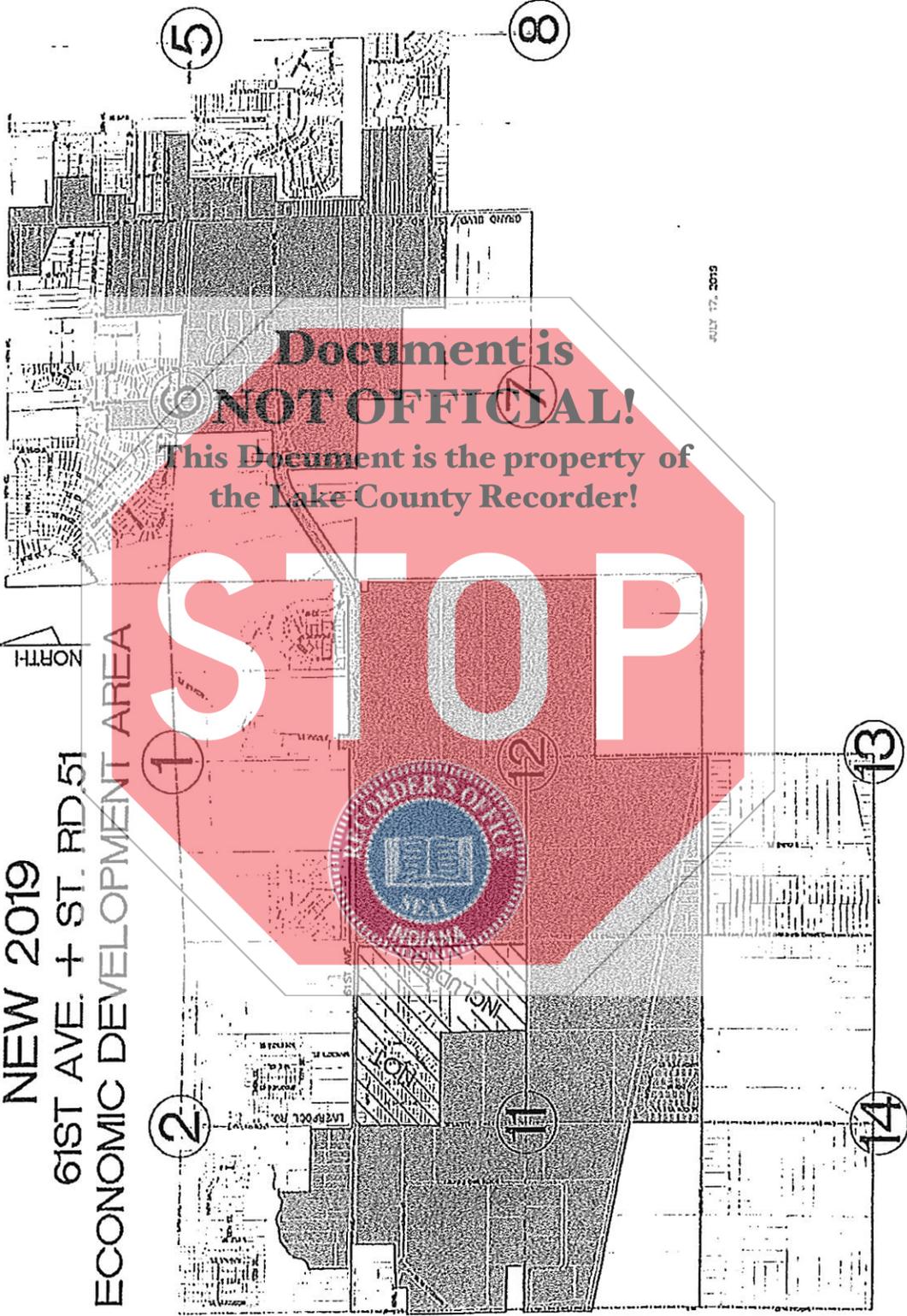
PARCEL K:

THE NORTH 50 FEET OF THE WEST 50 FEET SECTION 7, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN.

PARCEL L;
THE NORTH 100 FEET NW ¼ SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 WEST OF
THE 2ND PRINCIPAL MERIDIAN.



NEW 2019
61ST AVE. + ST. RD. 51
ECONOMIC DEVELOPMENT AREA



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