

ORDINANCE NO. 2019-26

AN ORDINANCE AMENDING ORDINANCE 1412 OF THE COUNTY OF LAKE, INDIANA, AN ORDINANCE TO AMEND THE CERTIFIED ZONING MAPS OF THE COUNTY OF LAKE, INDIANA TO MAKE PROVISIONS FOR REVISION OF BP (REGIONAL SHOPPING CENTER), AN ESTABLISHED PUD ZONE CLASSIFICATION IN THE CITY OF HOBART, ORDINANCE 93-31, AN ORDINANCE ADOPTING THE REDESIGNATION OF ZONES, TO INCORPORATE A MASTER SIGN PLAN FOR FREE STANDING SIGNS

WHEREAS, the Common Council ("Council") of the City of Hobart, Indiana ("City") has received the recommendation of the City Plan Commission ("Commission") after public hearing, dated September 5, 2019, to incorporate a Master Sign Plan in the Planned Unit Development ("PUD") District comprising the commercial entity known as Crossings at Hobart as previously enacted in City Zoning Ordinance 93-31 as amended, and thereafter adopted in Ordinance 93-59, and;

WHEREAS, the Master Sign Plan within said PUD as adopted and recommended by the Commission, under **Petition 19-33**, and the exact legal description of the areas in which it applies, are attached hereto and made a part hereof as Exhibit "A;" and

WHEREAS, the Council has been duly advised that said Master Sign Plan addresses the changing nature of large retail properties of this type, and that the Master Sign Plan proposed will allow a re-design and standards of the signs identified in Exhibit "A" to a more aesthetically pleasing appearance consistent with the City's Comprehensive Plan and zoning requirements; and

WHEREAS, the Council desires to adopt, approve and make said Master Sign Plan effective through the passage of this Ordinance.

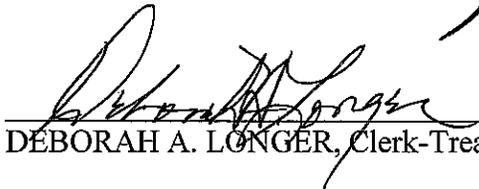
THEREFORE, BE IT ORDAINED by the Common Council of the City of Hobart, Indiana as follows:

SECTION ONE. The Planned Unit Development District Ordinances governing Crossings at Hobart, the same being City Zoning Ordinance 93-31 as amended and thereafter adopted as amended in Ordinance 93-59, signage requirements contained therein, and inserting the Master Sign Plan with the area legally described in the attached description, all included as Exhibit "A" attached hereto and made a part hereof.

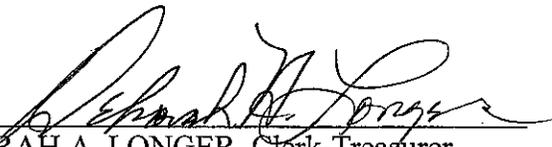
SECTION TWO: All ordinances or portions thereof in effect prior to the effective date and in conflict with the provisions of this ordinance are hereby repealed.

ALL OF WHICH is PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this 2nd day of October, 2019.


PRESIDING OFFICER

ATTEST: 
DEBORAH A. LONGER, Clerk-Treasurer

PRESENTED by me to the Mayor of the City of Hobart on the 2nd day of October, 2019 at the hour of 7:00 pm,


DEBORAH A. LONGER, Clerk-Treasurer

APPROVED, EXECUTED and RETURNED by me to the Common Council of the City of Hobart on this 2nd day of October, 2019.


BRIAN R. SNEDECOR, Mayor

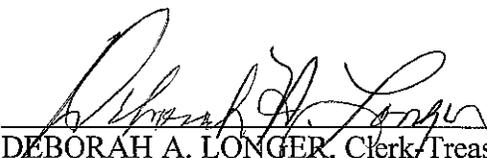
ATTEST: 
DEBORAH A. LONGER, Clerk-Treasurer

EXHIBIT A
CROSSINGS AT HOBART PUD MASTER SIGN PLAN
CITY OF HOBART, LAKE COUNTY, INDIANA

LEGAL DESCRIPTION: (FROM FIRST AMERICAN TITLE INSURANCE CO. ORDER NO. NCS-832753-INDY) PARCEL I: (FEE SIMPLE)

PART OF THE NORTH 1/2, SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 02° 42' 00" EAST ALONG THE WEST LINE OF SAID SECTION 23 A DISTANCE OF 842.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD, THENCE SOUTH 62° 42' 00" EAST ALONG SAID SOUTH LINE 1615.41 FEET, THENCE SOUTH 27° 18' 00" WEST, 748.26 FEET, THENCE SOUTH 88° 25' 00" WEST, 134.54 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL THENCE CONTINUING SOUTH 88° 25' 00" WEST, 326.65 FEET, THENCE SOUTH 01° 35' 00" EAST, 193.56 FEET TO THE NORTHERLY LINE OF U.S. HIGHWAY #30, THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID HIGHWAY, 309.65 FEET, THENCE NORTH 01° 35' 00" WEST, 43.06 FEET, THENCE NORTH 88° 25' 00" EAST, 17.0 FEET; THENCE NORTH 01° 35' 00" WEST, 150 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED SEPTEMBER 19, 1978 AS DOCUMENT NO. 491229 DESCRIBED AS FOLLOWS: A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION, THENCE SOUTH 0° 01' 00" WEST 2,287.90 FEET ALONG THE WEST LINE OF SAID SECTION TO THE SOUTHWEST CORNER OF THE OWNER'S LAND, THENCE SOUTH 89° 59' 00" EAST 350.00 FEET TO THE CORNER OF THE OWNER'S LAND, THENCE SOUTH 0° 01' 00" WEST 196.90 FEET ALONG THE WEST LINE OF THE OWNER'S LAND TO THE NORTH BOUNDARY OF U.S.R. 30, THENCE ALONG THE BOUNDARY OF SAID U.S.R. 30 EASTERLY 463.51 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 53,814.79 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 89° 02' 50" EAST AND A LENGTH OF 463.51 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE NORTH 1° 11' 58" EAST 10.00 FEET, THENCE SOUTH 88° 46' 26" EAST 50.01 FEET, THENCE SOUTH 1° 15' 10" WEST 10.00 FEET TO THE NORTH BOUNDARY OF U.S.R. 30, THENCE ALONG THE BOUNDARY OF SAID U.S.R. 30 WESTERLY 50.00 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 53,814.79 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 88° 46' 26" WEST AND A LENGTH OF 50.00 FEET TO THE POINT OF BEGINNING.

PARCEL II: (FEE SIMPLE)

PART OF THE NORTH 1/2 SECTION 23, TOWNSHIP 35 NORTH RANGE 8 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 02° 42' 00" EAST ALONG THE WEST LINE OF SAID SECTION 23 A DISTANCE OF 842.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD, THENCE SOUTH 62° 42' 00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY 1845.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, THENCE SOUTH 27° 18' 00" WEST, 274.33 FEET; THENCE SOUTH 62° 42' 00" EAST, 4.0 FEET; THENCE SOUTH 27° 18' 00" WEST, 80.00 FEET; THENCE SOUTH 62° 42' 00" EAST, 26.41 FEET; THENCE SOUTH 27° 18' 00" WEST 275.00 FEET; THENCE NORTH 62° 42' 00" WEST, 260.0 FEET; THENCE SOUTH 27° 18' 00" WEST, 339.51 FEET MORE OR LESS TO THE NORTHERLY LINE OF U.S. HIGHWAY #30; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 53,817.23 FEET A DISTANCE OF 87.67 FEET TO THE POINT OF CURVE; THENCE NORTH 88° 37' 48" EAST ALONG THE NORTHERLY LINE OF SAID HIGHWAY A DISTANCE OF 1931.83 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE NORTH 62° 42' 00" WEST, 1542.08 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED SEPTEMBER 19, 1978 AS DOCUMENT NO. 491229 DESCRIBED AS FOLLOWS: PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH RANGE 8 WEST, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 0° 01' 00" WEST 2,287.90 FEET ALONG THE

WEST LINE OF SAID SECTION; THENCE SOUTH 89° 59' 00" EAST 350.00 FEET; THENCE SOUTH 0° 01' 00" WEST 196.90 FEET TO THE NORTH BOUNDARY OF U.S.R. 30; THENCE ALONG THE BOUNDARY OF SAID U.S.R. 30 EASTERLY 651.76 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 53,814.79 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 88° 56' 49" EAST AND A LENGTH OF 651.76 FEET; THENCE SOUTH 88° 36' 00" EAST 688.03 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 1° 24' 00" EAST 10.00 FEET; THENCE SOUTH 88° 36' 00" EAST 40.00 FEET; THENCE SOUTH 1° 24' 00" WEST 10.00 FEET TO THE NORTH BOUNDARY OF U.S.R. 30; THENCE NORTH 88° 36' 00" WEST 40.00 FEET ALONG THE BOUNDARY OF SAID U.S.R. 30 TO THE POINT OF BEGINNING.

PARCEL III: (NON-EXCLUSIVE EASEMENT RIGHTS FOR PARKING LOT, UTILITY CROSSOVERS AND DRIVEWAYS SET OUT IN DOCUMENT RECORDED SEPTEMBER 15, 1989 AS DOCUMENT NO. 058076 AND AS AMENDED BY AMENDMENT TO PARKING LOT, UTILITY CROSSOVERS AND DRIVEWAYS EASEMENT AGREEMENT, RECORDED JUNE 7, 1990 AS INSTRUMENT NO. 104644, AS AMENDED BY AMENDMENT RECORDED SEPTEMBER 30, 1994 AS INSTRUMENT NO. 94067966; AND CORRECTED BY SCRIVENER'S ERROR MODIFICATION RECORDED MARCH 22, 1995 AS INSTRUMENT NO. 95014687 OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED TRACT: ALSO KNOWN AS NORTHERN INDIANA PUBLIC SERVICE COMPANY PARCEL) PART OF THE NORTH 1/2, SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #30 AND THE NORTHEASTERN RIGHT-OF-WAY OF THE ABANDONED C & O RAILROAD, THENCE NORTH 59° 57' 30" WEST ALONG SAID NORTHEASTERN RAILROAD RIGHT OF WAY, 1724.96 FEET; THENCE SOUTH 30° 02' 30" WEST, 100 FEET THENCE SOUTH 59° 57' 30" EAST ALONG THE SOUTHWESTERN RIGHT-OF-WAY OF SAID ABANDONED RAILROAD RIGHT-OF-WAY, 1542.08 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #30; THENCE SOUTH 88° 37' 42" EAST, 208.44 FEET TO THE POINT OF BEGINNING.

NOTE: THE INSTRUMENTS CREATING SAID EASEMENTS PROVIDE THAT IT IS "TO BE USED FOR PARKING, INGRESS AND EGRESS BY GRANTEE'S EMPLOYEES, AGENTS, REPRESENTATIVES, SUBCONTRACTORS, LESSEES, AND BUSINESS INVITEES AND OTHERS USING THE PARKING LOT AS PART OF THE BUSINESS PURPOSE RELATED TO THE CONSTRUCTION AND USE OF THE SHOPPING MALLS BEING BUILT BY GRANTEE ON LAND ADJACENT TO SAID EASEMENT PROPERTIES" AND RUN TO THE BENEFIT OF THE PARTIES THERETO AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

PARCEL IV: (NON-EXCLUSIVE EASEMENT RIGHTS FOR COMMON FACILITIES AND COMMON UTILITY FACILITIES AS SET OUT IN DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS RECORDED JANUARY 30, 1979 AS DOCUMENT NO. 513561, AND AS AMENDED BY SUPPLEMENTAL AGREEMENT RECORDED JANUARY 30, 1979 AS DOCUMENT NO. 513565; BY AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS RECORDED MARCH 20, 1987 AS DOCUMENT NO. 907788, AND BY SUPPLEMENTAL AGREEMENT RECORDED MARCH 20, 1987 AS DOCUMENT NO. 907791, OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED TRACT, ALSO KNOWN AS: TOYS "R" US PARCEL.)

PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 35 NORTH RANGE 8 WEST OF THE 2ND P.M., LAKE COUNTY, INDIANA, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 02° 42' 00" EAST ALONG THE WEST LINE OF SAID SECTION 23, 842.20 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD, THENCE SOUTH 62° 42' 00" EAST ALONG SAID SOUTH LINE, 1652.33 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 62° 42' 00" EAST ALONG SAID SOUTH LINE, 192.67 FEET; THENCE SOUTH 27° 18' 00" WEST, 274.33 FEET, THENCE SOUTH 62° 42' 00" EAST 4.00 FEET; THENCE SOUTH 27° 18' 00" WEST, 80.00 FEET; THENCE SOUTH 62° 42' 00" EAST, 26.41 FEET; THENCE SOUTH 27° 18' 00" WEST, 275.00 FEET; THENCE NORTH 62° 42' 00" WEST, 260.00 FEET; THENCE NORTH 27° 18' 00" EAST, 275.00 FEET; THENCE SOUTH 62° 42' 00" EAST, 36.92 FEET; THENCE NORTH 27° 18' 00" EAST, 354.33 FEET TO THE PLACE OF BEGINNING. (SAID EASEMENT BENEFITS ALL PARCELS DESCRIBED IN SCHEDULE A HEREOF.)

PARCEL V: (NON-EXCLUSIVE EASEMENT RIGHTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, PARKING AND DRAINAGE AS SET OUT IN DEDICATION OF EASEMENTS, COVENANTS

AND CONDITIONS RECORDED JANUARY 30, 1979 AS DOCUMENT NO. 513561, AND AS AMENDED BY SUPPLEMENTAL AGREEMENT RECORDED JANUARY 30, 1979 AS DOCUMENT NO. 513565 BY AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS RECORDED MARCH 20, 1987 AS DOCUMENT NO. 907788 AND BY SUPPLEMENTAL AGREEMENT RECORDED MARCH 20, 1987 AS DOCUMENT NO. 907791 AND AMENDED BY SECOND AMENDMENT RECORDED AUGUST 17, 1994 AS INSTRUMENT NO. 94059148, OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED TRACT, ALSO KNOWN AS MERRILLVILLE PLAZA ASSOCIATES PARCEL.)

PART OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 35 NORTH RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN OF THE ROSS TOWNSHIP, LAKE COUNTY, INDIANA, LYING SOUTHWESTERLY OF THE 100 FOOT RIGHT-OF-WAY OF THE CHESAPEAKE AND OHIO RAILROAD AND NORTH OF THE 200 FOOT RIGHT-OF-WAY OF U.S. HIGHWAY NO. 30, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 02° 42' 00" EAST ALONG THE WEST LINE OF SAID SECTION 23 A DISTANCE OF 1,258.66 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE NORTH 87° 18' 00" EAST, 721.33 FEET MORE OR LESS TO THE SOUTH LINE OF SAID 100 FOOT WIDE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY, THENCE SOUTH 62° 42' 00" EAST ALONG SAID SOUTH RIGHT-OF-WAY, 819.41 FEET TO A POINT, 1,652.33 FEET SOUTH 62° 42' 00" EAST FROM THE WEST LINE OF SAID SECTION 23 AND MEASURED ALONG THE SOUTH LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE SOUTH 27° 18' 00" WEST, 354.33 FEET; THENCE NORTH 62° 42' 00" WEST, 36.92 FEET; THENCE SOUTH 27° 18' 00" WEST, 614.54 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #30; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID HIGHWAY, 44.97 FEET; THENCE NORTH 01° 35' 00" WEST 43.06 FEET; THENCE NORTH 88° 25' 00" EAST, 17.0 FEET; THENCE NORTH 01° 35' 00" WEST, 150 FEET; THENCE SOUTH 88° 25' 00" WEST, 326.65 FEET; THENCE SOUTH 01° 35' 00" EAST, 193.56 FEET TO THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 30; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID HIGHWAY, 210 FEET TO THE EAST LINE OF THE AMERICAN OIL PROPERTY DESCRIBED IN DEED RECORDED IN DEED RECORD 1288, PAGE 199, THENCE NORTH 02° 42' 00" WEST, 191.812 FEET ALONG SAID EAST LINE, THENCE SOUTH 87° 18' 00" WEST, 350 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 23, THAT IS 2,287.90 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 23, THENCE NORTH 02° 42' 00" WEST, 1,029.24 FEET TO THE POINT OF BEGINNING. (EASEMENTS BENEFIT ALL PARCELS DESCRIBED IN SCHEDULE A HEREOF, EXCEPT DRAINAGE EASEMENT WHICH BENEFITS ONLY PARCELS I, II AND IV.)

PARCEL VI: (INTENTIONALLY OMITTED.) PARCEL VII: (FEE SIMPLE)

PART OF THE NORTH 1/2, SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 AND THE EAST LINE OF THE WEST 1/2, WEST 1/2, NORTHEAST 1/4 OF SAID SECTION 23, THENCE SOUTH 88° 37' 48" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY A DISTANCE OF 178.62 FEET MORE OR LESS TO THE NORTHEASTERN RIGHT-OF-WAY LINE OF THE ABANDONED C & O RAILROAD; THENCE NORTH 62° 42' WEST ALONG SAID RAILROAD RIGHT-OF-WAY, 1724.96 FEET; THENCE NORTH 27° 18' EAST 20.00 FEET; THENCE NORTH 88° 37' 48" EAST, 1661.95 FEET MORE OR LESS TO THE EAST LINE OF THE WEST 1/2, WEST 1/2, NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 02° 45' 46" EAST 845.37 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL VIII: (FEE SIMPLE)

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH RANGE 8 WEST OF THE 2ND P.M., AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH RANGE 8 WEST OF THE 2ND P.M. LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 EXCEPTING THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF THE U.S. HIGHWAY #30 WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE WEST ALONG THE NORTH LINE OF U.S. HIGHWAY NO. 30, A DISTANCE OF 180 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 150 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY NO. 30, A DISTANCE OF 180 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF

SAID SECTION 23; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 2° 48' 02" WEST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.0 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 60.01 FEET TO A POINT ON A LINE 60.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT; THENCE CONTINUING WEST ON A LINE PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 140.0 FEET TO A POINT; THENCE NORTH 2° 48' 02" WEST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 95.17 FEET; THENCE SOUTH 88° 37' 48" WEST, A DISTANCE OF 166.44 FEET TO A POINT, THENCE SOUTH 1° 22' 12" EAST, A DISTANCE OF 246.32 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30, THENCE WESTERLY ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 233.50 FEET ON THE ARC OF A CIRCLE WHOSE CHORD HAS A BEARING OF SOUTH 88° 20' 00" WEST, A CHORD LENGTH OF 233.50 FEET AND A RADIUS OF 98117.96 FEET TO A POINT; THENCE NORTH 1° 22' 12" WEST, A DISTANCE OF 762.53 FEET TO A POINT; THENCE NORTH 88° 37' 48" EAST, A DISTANCE OF 28.64 FEET TO A POINT; THENCE NORTH 1° 22' 12" WEST, A DISTANCE OF 282.84 FEET TO A POINT; THENCE SOUTH 88° 37' 48" WEST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 1° 22' 12" WEST, A DISTANCE OF 160.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 87° 54' 56" EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 537.27 FEET TO A POINT ON A LINE 60.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 2° 48' 02" EAST ON A LINE 60.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 1058.72 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 2° 48' 02" WEST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.0 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 50.01 FEET TO A POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE CONTINUING WEST ON A LINE PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 150.0 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT; THENCE NORTH 2° 48' 02" WEST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 95.17 FEET; THENCE SOUTH 88° 37' 48" WEST, A DISTANCE OF 166.44 FEET TO A POINT; THENCE SOUTH 1° 22' 12" EAST, A DISTANCE OF 246.32 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, THENCE EASTERLY ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 172.56 FEET ON THE ARC OF A CIRCLE WHOSE CHORD HAS A BEARING OF NORTH 88° 12' 53" EAST, A CHORD LENGTH OF 172.56 FEET AND A RADIUS OF 98117.96 FEET TO A POINT; THENCE NORTH 2° 48' 02" WEST, A DISTANCE OF 149.98 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 30 WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 2° 48' 02" WEST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.0 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, (SAID PARALLEL LINE HAVING A BEARING OF SOUTH 88° 06' 00" WEST) A DISTANCE OF 180.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88° 06' 00" WEST ON SAID LINE PARALLEL TO THE NORTH LINE OF

U.S. HIGHWAY 30, A DISTANCE OF 20.01 FEET TO A POINT; THENCE SOUTH 2° 48' 02" EAST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 149.98 FEET; TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, THENCE EASTERLY ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 20.01 FEET ON THE ARC OF A CIRCLE WHOSE CHORD HAS A BEARING OF NORTH 88° 09' 31" EAST, A CHORD LENGTH OF 20.01 FEET AND A RADIUS OF 98117.96 FEET TO A POINT; THENCE NORTH 2° 48' 02" WEST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. ALL IN LAKE COUNTY, INDIANA. ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY OF U.S. HIGHWAY NO. 30 WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 2° 48' 02" WEST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.0 FEET TO THE POINT OF BEGINNING; THENCE WEST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 60.01 FEET TO A POINT ON A LINE 60.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 2° 48' 02" WEST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 1058.72 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 87° 54' 56" EAST OF THE LAST DESCRIBED LINE, A DISTANCE OF 60.01 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 2° 48' 02" EAST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 1058.91 FEET TO THE POINT OF BEGINNING. ALL IN LAKE COUNTY, INDIANA.

PARCEL IX: (NON-EXCLUSIVE EASEMENT RIGHTS APPURTENANT FOR ROADWAYS, WALKWAYS, INGRESS AND EGRESS AND PARKING FACILITIES AS CREATED BY EASEMENT DOCUMENT DATED MAY 17, 1990, RECORDED AUGUST 1, 1990 AS DOCUMENT NO. 114786 AND ALSO RECORDED OCTOBER 10, 1990 AS DOCUMENT NO. 128474 AND AS AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 7, 2001 AS INSTRUMENT NO. 2001 100199 OVER THE FOLLOWING DESCRIBED LAND:)

THAT PART OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 30 WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 2° 48' 02" WEST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.0 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 50.01 FEET TO THE POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT; THENCE CONTINUING WEST ON A LINE PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 150.0 FEET TO A POINT; THENCE NORTH 2° 48' 02" WEST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 95.17 FEET; THENCE SOUTH 88° 37' 48" WEST, A DISTANCE OF 166.44 FEET TO A POINT, THENCE SOUTH 1° 22' 12" EAST, A DISTANCE OF 246.32 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, THENCE WESTERLY ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 233.50 FEET ON THE ARC OF A CIRCLE WHOSE CHORD HAS A BEARING OF SOUTH 88° 20' 00" WEST, A CHORD LENGTH OF 233.50 FEET AND A RADIUS OF 98117.96 FEET TO A POINT; THENCE NORTH 1° 22' 12" WEST, A DISTANCE OF 762.53 FEET TO A POINT; THENCE NORTH 88° 37' 48" EAST, A DISTANCE OF 28.64 FEET TO A POINT; THENCE NORTH 1° 22' 12" WEST, A DISTANCE OF 282.84 FEET TO A POINT; THENCE SOUTH 88° 37' 48" WEST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 1° 22' 12" WEST, A DISTANCE OF 160.0 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 87° 54' 56" EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 547.27 FEET TO A POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 2° 48' 02" EAST ON A LINE 50.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID

SECTION 23, A DISTANCE OF 1058.75 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA. (SAID EASEMENT BENEFITS PARCEL VIII.)

PARCEL X: (FEE SIMPLE)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #30 WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 02 DEGREES 45 MINUTES 46 SECONDS WEST ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 845.37 FEET TO THE POINT OF BEGINNING OF THE DESCRIBED PARCEL; THENCE SOUTH 88 DEGREES 37 MINUTES 48 SECONDS WEST A DISTANCE OF 190.00 FEET; THENCE NORTH 02 DEGREES 45 MINUTES 46 SECONDS WEST A DISTANCE OF 341.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 87 DEGREES 54 MINUTES 56 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 189.96 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 02 DEGREES 45 MINUTES 46 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 343.74 FEET TO THE POINT OF BEGINNING, CONTAINING 1.494 ACRES, MORE OR LESS.

PARCEL XI

A NON-EXCLUSIVE EASEMENT AS CREATED BY A GRANT OF NON-EXCLUSIVE EASEMENT AND USE OF REAL PROPERTY RECORDED NOVEMBER 4, 1999 AS INSTRUMENT NO. 99091387 FOR THE BENEFIT OF PARCEL X.

THE ABOVE FEE PARCELS HAVE NOW BEEN DESCRIBED BY MODERNIZED PERIMETER LEGAL DESCRIPTIONS DESIGNATED PARCEL A, PARCEL B AND PARCEL C AS CREATED WITHIN A SURVEY BY OLD REPUBLIC SITE MANAGEMENT SERVICES PROJECT NO. 2006-12-0037 DATED JANUARY 25, 2007 AND LAST REVISED FEBRUARY 12, 2007 AND MERLYN J. JENKINS & ASSOCIATES INC., THE CROSSINGS AT HOBART DATED JANUARY 25, 2007 AND LAST REVISED FEBRUARY 12, 2007, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE CROSSINGS AT HOBART PARCEL "A"

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN HOBART, COUNTY OF LAKE, STATE OF INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE 30, SAID POINT BEING SITUATE NORTH EIGHTY-EIGHT DEGREES TWO MINUTES AND FIFTY-FOUR SECONDS EAST (N 88 DEGREES 02'54" E) A DISTANCE OF FIVE HUNDRED SIXTY AND THREE HUNDREDTHS FEET (560.03') FROM A POINT LOCATED AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF MISSISSIPPI STREET WITH THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE 30; THENCE FROM THE PLACE OF BEGINNING, NORTH ONE DEGREE THIRTY-FIVE MINUTES AND NO SECONDS WEST (N 1 DEGREE 35'00" W) FOR A DISTANCE OF ONE HUNDRED NINETY-THREE AND FIFTY-SIX HUNDREDTHS FEET (193.56') TO A POINT; THENCE, NORTH EIGHTY-EIGHT DEGREES TWENTY-FIVE MINUTES AND NO SECONDS EAST (N 88 DEGREES 25'00" E) FOR A DISTANCE OF THREE HUNDRED TWENTY-SIX AND SIXTY-FIVE HUNDREDTHS FEET (326.65') TO A POINT; THENCE, SOUTH ONE DEGREE THIRTY-FIVE MINUTES AND NO SECONDS EAST (S 1 DEGREES 35'00" E) FOR A DISTANCE OF ONE HUNDRED FIFTY AND NO HUNDREDTHS FEET (150.00') TO A POINT; THENCE, SOUTH EIGHTY-EIGHT DEGREES TWENTY-FIVE MINUTES AND NO SECONDS WEST (S 88 DEGREES 25'00" W) FOR A DISTANCE OF SEVENTEEN AND NO HUNDREDTHS FEET (17.00') TO A POINT; THENCE, SOUTH ONE DEGREE THIRTY-FIVE MINUTES AND NO SECONDS EAST (S 1 DEGREE 35'00" E) FOR A DISTANCE OF FORTY-THREE AND SIX HUNDREDTHS FEET (43.06') TO A POINT; THENCE ALONG THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE 30, SOUTH EIGHTY-EIGHT DEGREES NINETEEN MINUTES AND TWENTY-SEVEN SECONDS WEST (S 88 DEGREES 19'27" W) FOR A DISTANCE OF THREE HUNDRED NINE AND SIXTY-FIVE HUNDREDTHS FEET (309.65') TO THE PLACE OF BEGINNING.

CONTAINING 62,408.44 SQUARE FEET (1.433 ACRES). PARCEL "B"

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN HOBART, COUNTY OF LAKE, STATE OF INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE 30, SAID POINT BEING SITUATE NORTH EIGHTY-EIGHT DEGREES TWO MINUTES AND FIFTY-FOUR SECONDS EAST (N 88 DEGREES 02'54" E) A DISTANCE OF FIVE HUNDRED SIXTY AND THREE HUNDREDTHS FEET (560.03'), NORTH EIGHTY-EIGHT DEGREES NINETEEN MINUTES AND TWENTY-SEVEN SECONDS EAST (N 88 DEGREES 19'27" E) A DISTANCE OF THREE HUNDRED NINE AND SIXTY-FIVE HUNDREDTHS FEET (309.65') AND NORTH EIGHTY-EIGHT DEGREES THIRTY-ONE MINUTES AND ELEVEN SECONDS EAST (N 88 DEGREES 31'11" E) A DISTANCE OF FORTY-FOUR AND NINETY-NINE HUNDREDTHS FEET (44.99') FROM A POINT LOCATED AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF MISSISSIPPI STREET WITH THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE 30; THENCE FROM THE PLACE OF BEGINNING, NORTH TWENTY-SEVEN DEGREES EIGHTEEN MINUTES AND NO SECONDS EAST (N 27 DEGREES 18'00" E) FOR A DISTANCE OF THREE HUNDRED THIRTY-NINE AND FIFTY-ONE HUNDREDTHS FEET (339.51') TO A POINT; THENCE, SOUTH SIXTY-TWO DEGREES FORTY-TWO MINUTES AND NO SECONDS EAST (S 62 DEGREES 42'00" E) FOR A DISTANCE OF TWO HUNDRED SIXTY AND NO HUNDREDTHS FEET (260.00') TO A POINT; THENCE, NORTH TWENTY-SEVEN DEGREES EIGHTEEN MINUTES AND NO SECONDS EAST (N 27 DEGREES 18'00" E) FOR A DISTANCE OF TWO HUNDRED SEVENTY-FIVE AND NO HUNDREDTHS FEET (275.00') TO A POINT; THENCE, NORTH SIXTY-TWO DEGREES FORTY-TWO MINUTES AND NO SECONDS WEST (N 62 DEGREES 42'00" W) FOR A DISTANCE OF TWENTY-SIX AND FORTY-ONE HUNDREDTHS FEET (26.41') TO A POINT; THENCE, NORTH TWENTY-SEVEN DEGREES EIGHTEEN MINUTES AND NO SECONDS EAST (N 27 DEGREES 18'00" E) FOR A DISTANCE OF EIGHTY AND NO HUNDREDTHS FEET (80.00') TO A POINT; THENCE, NORTH SIXTY-TWO DEGREES FORTY-TWO MINUTES AND NO SECONDS WEST (N 62 DEGREES 42'00" W) FOR A DISTANCE OF FOUR AND NO HUNDREDTHS FEET (4.00') TO A POINT; THENCE, NORTH TWENTY-SEVEN DEGREES EIGHTEEN MINUTES AND NO SECONDS EAST (N 27 DEGREES 18'00" E) FOR A DISTANCE OF TWO HUNDRED SEVENTY-FOUR AND THIRTY-THREE HUNDREDTHS FEET (274.33') TO A POINT; THENCE, SOUTH SIXTY-TWO DEGREES FORTY-TWO MINUTES AND NO SECONDS EAST (S 62 DEGREES 42'00" E) FOR A DISTANCE OF ONE THOUSAND FIVE HUNDRED FORTY-TWO AND EIGHT HUNDREDTHS FEET (1,542.08') TO A POINT; THENCE ALONG THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE 30, SOUTH EIGHTY-EIGHT DEGREES THIRTY-SEVEN MINUTES AND FORTY-EIGHT SECONDS WEST (S 88 DEGREES 37'48" W) FOR A DISTANCE OF ONE THOUSAND NINE HUNDRED THIRTY-ONE AND EIGHTY-THREE HUNDREDTHS FEET (1,931.83') TO A POINT; THENCE FURTHER ALONG THE SAME, AROUND A CURVE HAVING AN ANGLE OF ZERO DEGREES FIVE MINUTES AND THIRTY-FIVE SECONDS (00 DEGREES 05'35"), A RADIUS OF FIFTY-THREE THOUSAND EIGHT HUNDRED SEVENTEEN AND TWENTY-THREE HUNDREDTHS FEET (53,817.23'), A TANGENT OF FORTY-THREE AND SEVENTY-TWO HUNDREDTHS FEET (43.72'), AN ARC OF EIGHTY-SEVEN AND FORTY-FOUR HUNDREDTHS FEET (87.44'), FOR A CHORD COURSE OF SOUTH EIGHTY-EIGHT DEGREES THIRTY-FOUR MINUTES AND FIFTY-THREE SECONDS WEST (S 88 DEGREES 34'53" W) FOR A CHORD DISTANCE OF EIGHTY-SEVEN AND FORTY-FOUR HUNDREDTHS FEET (87.44') TO THE PLACE OF BEGINNING.

CONTAINING 704,989.23 SQUARE FEET (16.184 ACRES). PARCEL "C"

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN HOBART, COUNTY OF LAKE, STATE OF INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE 30, SAID POINT BEING SITUATE NORTH EIGHTY-EIGHT DEGREES TWO MINUTES AND FIFTY-FOUR SECONDS EAST (N 88 DEGREES 02'54" E) A DISTANCE OF FIVE HUNDRED SIXTY AND THREE HUNDREDTHS FEET (560.03'), NORTH EIGHTY-EIGHT DEGREES NINETEEN MINUTES AND TWENTY-SEVEN SECONDS EAST (N 88 DEGREES 19'27" E) A DISTANCE OF THREE HUNDRED NINE AND SIXTY-FIVE HUNDREDTHS FEET (309.65'), NORTH EIGHTY-EIGHT DEGREES THIRTY-ONE MINUTES AND ELEVEN SECONDS EAST (N 88 DEGREES 31'11" E) A DISTANCE OF FORTY-FOUR AND NINETY-NINE HUNDREDTHS FEET (44.99'), NORTH EIGHTY-EIGHT DEGREES THIRTY-FOUR MINUTES AND FIFTY-THREE SECONDS EAST (N 88 DEGREES 34'53" E) A DISTANCE OF EIGHTY-SEVEN AND FORTY-FOUR HUNDREDTHS FEET (87.44') AND NORTH EIGHTY-EIGHT DEGREES THIRTY-SEVEN MINUTES AND

FORTY-EIGHT SECONDS EAST (N 88 DEGREES 37'48" E) A DISTANCE OF TWO THOUSAND ONE HUNDRED FORTY AND TWENTY-SEVEN HUNDREDTHS FEET (2,140.27') FROM A POINT LOCATED AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF MISSISSIPPI STREET WITH THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE 30; THENCE FROM THE PLACE OF BEGINNING, NORTH SIXTY-TWO DEGREES FORTY-TWO MINUTES AND NO SECONDS WEST (N 62 DEGREES 42'00" W) FOR A DISTANCE OF ONE THOUSAND SEVEN HUNDRED TWENTY-FOUR AND NINETY-SIX HUNDREDTHS FEET (1,724.96') TO A POINT; THENCE, NORTH TWENTY-SEVEN DEGREES EIGHTEEN MINUTES AND NO SECONDS EAST (N 27 DEGREES 18'00" E) FOR A DISTANCE OF TWENTY AND NO HUNDREDTHS FEET (20.00') TO A POINT; THENCE, NORTH EIGHTY-EIGHT DEGREES THIRTY-SEVEN MINUTES AND FORTY-EIGHT SECONDS EAST (N 88 DEGREES 37'48" E) FOR A DISTANCE OF ONE THOUSAND FOUR HUNDRED SEVENTY-ONE AND NINETY-FIVE HUNDREDTHS FEET (1,471.95') TO A POINT; THENCE, NORTH TWO DEGREES FORTY-FIVE MINUTES AND FORTY-SIX SECONDS WEST (N 2 DEGREES 45'46" W) FOR A DISTANCE OF THREE HUNDRED FORTY-ONE AND THIRTY-SEVEN HUNDREDTHS FEET (341.37') TO A POINT; THENCE, NORTH EIGHTY-SEVEN DEGREES FIFTY-FOUR MINUTES AND FIFTY-SIX SECONDS EAST (N 87 DEGREES 54'56" E) FOR A DISTANCE OF ONE THOUSAND FIVE HUNDRED EIGHTY-FOUR AND SEVENTEEN HUNDREDTHS FEET (1,584.17') TO A POINT; THENCE, SOUTH ONE DEGREE TWENTY-TWO MINUTES AND TWELVE SECONDS EAST (S 1 DEGREE 22'12" E) FOR A DISTANCE OF ONE HUNDRED SIXTY AND NO HUNDREDTHS FEET (160.00') TO A POINT; THENCE, NORTH EIGHTY-EIGHT DEGREES THIRTY-SEVEN MINUTES AND FORTY-EIGHT SECONDS EAST (N 88 DEGREES 37'48" E) FOR A DISTANCE OF FIFTY AND NO HUNDREDTHS FEET (50.00') TO A POINT; THENCE, SOUTH ONE DEGREE TWENTY-TWO MINUTES AND TWELVE SECONDS EAST (S 1 DEGREE 22'12" E) FOR A DISTANCE OF TWO HUNDRED EIGHTY-TWO AND EIGHTY-FOUR HUNDREDTHS FEET (282.84') TO A POINT; THENCE, SOUTH EIGHTY-EIGHT DEGREES THIRTY-SEVEN MINUTES AND FORTY-EIGHT SECONDS WEST (S 88 DEGREES 37'48" W) FOR A DISTANCE OF TWENTY-EIGHT AND SIXTY-FOUR HUNDREDTHS FEET (28.64') TO A POINT; THENCE, SOUTH ONE DEGREE TWENTY-TWO MINUTES AND TWELVE SECONDS EAST (S 1 DEGREE 22'12" E) FOR A DISTANCE OF SEVEN HUNDRED SIXTY-TWO AND FIFTY-THREE HUNDREDTHS FEET (762.53') TO A POINT; THENCE ALONG THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE 30, AROUND A CURVE HAVING AN ANGLE OF ZERO DEGREES TWELVE MINUTES AND TWENTY-FIVE SECONDS (00 DEGREES 12'25"), A RADIUS OF NINETY-EIGHT THOUSAND ONE HUNDRED SEVENTEEN AND NINETY-SIX HUNDREDTHS FEET (98,117.96'), A TANGENT OF ONE HUNDRED SEVENTY-SEVEN AND TWELVE HUNDREDTHS FEET (177.12'), AN ARC OF THREE HUNDRED FIFTY-FOUR AND TWENTY-FOUR HUNDREDTHS FEET (354.24'), FOR A CHORD COURSE OF SOUTH EIGHTY-EIGHT DEGREES THIRTY MINUTES AND EIGHTEEN SECONDS WEST (S 88 DEGREES 30'18" W) FOR A CHORD DISTANCE OF THREE HUNDRED FIFTY-FOUR AND TWENTY-FOUR HUNDREDTHS FEET (354.24') TO A POINT; THENCE FURTHER ALONG THE SAME, SOUTH EIGHTY-EIGHT DEGREES THIRTY-SEVEN MINUTES AND FORTY-EIGHT SECONDS WEST (S 88 DEGREES 37'48" W) FOR A DISTANCE OF ONE THOUSAND TWO HUNDRED TEN AND NINETY-FOUR HUNDREDTHS FEET (1,210.94') TO THE PLACE OF BEGINNING.

CONTAINING 2,542,604.27 SQUARE FEET (58.370 ACRES).

PARCEL D: (NON-EXCLUSIVE EASEMENT RIGHTS FOR PARKING LOT, UTILITY CROSSOVERS AND DRIVEWAYS SET OUT IN DOCUMENT RECORDED SEPTEMBER 15, 1989 AS DOCUMENT NO. 058076 AND AS AMENDED BY AMENDMENT TO PARKING LOT, UTILITY CROSSOVERS AND DRIVEWAYS EASEMENT AGREEMENT, RECORDED JUNE 7, 1990 AS INSTRUMENT NO. 104644, AS AMENDED BY AMENDMENT RECORDED SEPTEMBER 30, 1994 AS INSTRUMENT NO. 94067966; AND CORRECTED BY SCRIVENER'S ERROR MODIFICATION RECORDED MARCH 22, 1995 AS INSTRUMENT NO. 95014687 OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED TRACT: ALSO KNOWN AS NORTHERN INDIANA PUBLIC SERVICE COMPANY PARCEL) PART OF THE NORTH 1/2, SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #30 AND THE NORTHEASTERN RIGHT-OF-WAY OF THE ABANDONED C & O RAILROAD, THENCE NORTH 59° 57' 30" WEST ALONG SAID NORTHEASTERN RAILROAD RIGHT OF WAY, 1724.96 FEET; THENCE SOUTH 30° 02' 30" WEST, 100 FEET THENCE SOUTH 59° 57' 30" EAST ALONG THE SOUTHWESTERN RIGHT-OF-WAY OF SAID ABANDONED RAILROAD RIGHT-OF-

WAY, 1542.08 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #30; THENCE SOUTH 88° 37' 42" EAST, 208.44 FEET TO THE POINT OF BEGINNING.

NOTE: THE INSTRUMENTS CREATING SAID EASEMENTS PROVIDE THAT IT IS "TO BE USED FOR PARKING, INGRESS AND EGRESS BY GRANTEE'S EMPLOYEES, AGENTS, REPRESENTATIVES, SUBCONTRACTORS, LESSEES, AND BUSINESS INVITEES AND OTHERS USING THE PARKING LOT AS PART OF THE BUSINESS PURPOSE RELATED TO THE CONSTRUCTION AND USE OF THE SHOPPING MALLS BEING BUILT BY GRANTEE ON LAND ADJACENT TO SAID EASEMENT PROPERTIES" AND RUN TO THE BENEFIT OF THE PARTIES THERETO AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

PARCEL E: (NON-EXCLUSIVE EASEMENT RIGHTS FOR COMMON FACILITIES AND COMMON UTILITY FACILITIES AS SET OUT IN DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS RECORDED JANUARY 30, 1979 AS DOCUMENT NO. 513561, AND AS AMENDED BY SUPPLEMENTAL AGREEMENT RECORDED JANUARY 30, 1979 AS DOCUMENT NO. 513565; BY AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS RECORDED MARCH 20, 1987 AS DOCUMENT NO. 907788, AND BY SUPPLEMENTAL AGREEMENT RECORDED MARCH 20, 1987 AS DOCUMENT NO. 907791, OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED TRACT, ALSO KNOWN AS: TOYS "R" US PARCEL.)

PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 35 NORTH RANGE 8 WEST OF THE 2ND P.M., LAKE COUNTY, INDIANA, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 02° 42' 00" EAST ALONG THE WEST LINE OF SAID SECTION 23, 842.20 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD, THENCE SOUTH 62° 42' 00" EAST ALONG SAID SOUTH LINE, 1652.33 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 62° 42' 00" EAST ALONG SAID SOUTH LINE, 192.67 FEET; THENCE SOUTH 27° 18' 00" WEST, 274.33 FEET, THENCE SOUTH 62° 42' 00" EAST 4.00 FEET; THENCE SOUTH 27° 18' 00" WEST, 80.00 FEET; THENCE SOUTH 62° 42' 00" EAST, 26.41 FEET; THENCE SOUTH 27° 18' 00" WEST, 275.00 FEET; THENCE NORTH 62° 42' 00" WEST, 260.00 FEET; THENCE NORTH 27° 18' 00" EAST, 275.00 FEET; THENCE SOUTH 62° 42' 00" EAST, 36.92 FEET; THENCE NORTH 27° 18' 00" EAST, 354.33 FEET TO THE PLACE OF BEGINNING. (SAID EASEMENT BENEFITS ALL PARCELS DESCRIBED IN SCHEDULE A HEREOF.)

PARCEL F: (NON-EXCLUSIVE EASEMENT RIGHTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, PARKING AND DRAINAGE AS SET OUT IN DEDICATION OF EASEMENTS, COVENANTS AND CONDITIONS RECORDED JANUARY 30, 1979 AS DOCUMENT NO. 513561, AND AS AMENDED BY SUPPLEMENTAL AGREEMENT RECORDED JANUARY 30, 1979 AS DOCUMENT NO. 513565 BY AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS RECORDED MARCH 20, 1987 AS DOCUMENT NO. 907788 AND BY SUPPLEMENTAL AGREEMENT RECORDED MARCH 20, 1987 AS DOCUMENT NO. 907791 AND AMENDED BY SECOND AMENDMENT RECORDED AUGUST 17, 1994 AS INSTRUMENT NO. 94059148, OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED TRACT, ALSO KNOWN AS MERRILLVILLE PLAZA ASSOCIATES PARCEL.)

PART OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 35 NORTH RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN OF THE ROSS TOWNSHIP, LAKE COUNTY, INDIANA, LYING SOUTHWESTERLY OF THE 100 FOOT RIGHT-OF-WAY OF THE CHESAPEAKE AND OHIO RAILROAD AND NORTH OF THE 200 FOOT RIGHT-OF-WAY OF U.S. HIGHWAY NO. 30, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 02° 42' 00" EAST ALONG THE WEST LINE OF SAID SECTION 23 A DISTANCE OF 1,258.66 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE NORTH 87° 18' 00" EAST, 721.33 FEET MORE OR LESS TO THE SOUTH LINE OF SAID 100 FOOT WIDE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY, THENCE SOUTH 62° 42' 00" EAST ALONG SAID SOUTH RIGHT-OF-WAY, 819.41 FEET TO A POINT, 1,652.33 FEET SOUTH 62° 42' 00" EAST FROM THE WEST LINE OF SAID SECTION 23 AND MEASURED ALONG THE SOUTH LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE SOUTH 27° 18' 00" WEST, 354.33 FEET; THENCE NORTH 62° 42' 00" WEST, 36.92 FEET; THENCE SOUTH 27° 18' 00" WEST, 614.54 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #30; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID HIGHWAY, 44.97 FEET; THENCE NORTH 01° 35' 00" WEST 43.06 FEET; THENCE NORTH 88° 25' 00" EAST, 17.0 FEET; THENCE NORTH 01° 35' 00" WEST, 150 FEET; THENCE SOUTH 88° 25' 00" WEST, 326.65 FEET; THENCE SOUTH 01° 35' 00" EAST, 193.56 FEET TO

THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 30; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID HIGHWAY, 210 FEET TO THE EAST LINE OF THE AMERICAN OIL PROPERTY DESCRIBED IN DEED RECORDED IN DEED RECORD 1288, PAGE 199, THENCE NORTH 02° 42' 00" WEST, 191.812 FEET ALONG SAID EAST LINE, THENCE SOUTH 87° 18' 00" WEST, 350 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 23, THAT IS 2,287.90 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 23, THENCE NORTH 02°42' 00" WEST, 1,029.24 FEET TO THE POINT OF BEGINNING. (EASEMENTS BENEFIT ALL PARCELS DESCRIBED IN SCHEDULE A HEREOF, EXCEPT DRAINAGE EASEMENT WHICH BENEFITS ONLY PARCELS I, II AND IV.)

PARCEL G: (NON-EXCLUSIVE EASEMENT RIGHTS APPURTENANT FOR ROADWAYS, WALKWAYS, INGRESS AND EGRESS AND PARKING FACILITIES AS CREATED BY EASEMENT DOCUMENT DATED MAY 17, 1990, RECORDED AUGUST 1, 1990 AS DOCUMENT NO. 114786 AND ALSO RECORDED OCTOBER 10, 1990 AS DOCUMENT NO. 128474 AND AS AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 7, 2001 AS INSTRUMENT NO. 2001 100199 OVER THE FOLLOWING DESCRIBED LAND:)

THAT PART OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 30 WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 2° 48' 02" WEST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.0 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 50.01 FEET TO THE POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT; THENCE CONTINUING WEST ON A LINE PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 150.0 FEET TO A POINT; THENCE NORTH 2° 48' 02" WEST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 95.17 FEET; THENCE SOUTH 88° 37' 48" WEST, A DISTANCE OF 166.44 FEET TO A POINT, THENCE SOUTH 1° 22' 12" EAST, A DISTANCE OF 246.32 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, THENCE WESTERLY ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 233.50 FEET ON THE ARC OF A CIRCLE WHOSE CHORD HAS A BEARING OF SOUTH 88° 20' 00" WEST, A CHORD LENGTH OF 233.50 FEET AND A RADIUS OF 98117.96 FEET TO A POINT; THENCE NORTH 1° 22' 12" WEST, A DISTANCE OF 762.53 FEET TO A POINT; THENCE NORTH 88° 37' 48" EAST, A DISTANCE OF 28.64 FEET TO A POINT; THENCE NORTH 1° 22' 12" WEST, A DISTANCE OF 282.84 FEET TO A POINT; THENCE SOUTH 88° 37' 48" WEST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 1° 22' 12" WEST, A DISTANCE OF 160.0 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 87° 54' 56" EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 547.27 FEET TO A POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 2° 48' 02" EAST ON A LINE 50.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 1058.75 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA. (SAID EASEMENT BENEFITS PARCEL VIII.)

PARCEL H: A NON-EXCLUSIVE EASEMENT AS CREATED BY A GRANT OF NON-EXCLUSIVE EASEMENT AND USE OF REAL PROPERTY RECORDED NOVEMBER 4, 1999 AS INSTRUMENT NO. 99091387.

LESS AND EXCEPT THAT PART CONVEYED TO SRL HOBART LLC RECORDED FEBRUARY 16, 2017 AS INSTRUMENT NO. 2017-010079 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST 1/4, SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S.HIGHWAY NO. 30 AND THE EAST LINE OF THE WEST 1/2, WEST 1/2, NORTHEAST 1/4 OF SAID SECTION 23, THENCE SOUTH 88° 37' 48" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY A DISTANCE OF 178.40 FEET TO THE NORTHEASTERN RIGHT-OF-WAY LINE OF THE ABANDONED C & O RAILROAD; THENCE NORTH 62° 42' WEST ALONG SAID RAILROAD RIGHT-OF-WAY, 775.25 FEET TO

THE POINT OF BEGINNING; THENCE, CONTINUING NORTH 62° 42' WEST ALONG SAID RAILROAD RIGHT-OF-WAY, 949.91 FEET; THENCE NORTH 27° 18' EAST 20.00 FEET; THENCE NORTH 88° 37' 48" EAST, 824.55 FEET; THENCE SOUTH 01° 17' 28" EAST 473.19 FEET TO THE POINT OF BEGINNING, CONTAINING 4.70 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

Master Sign Plan – Free-standing Signs / Crossings at Hobart, LLC., 1825 – 2270 E 80th Avenue, Merrillville, IN

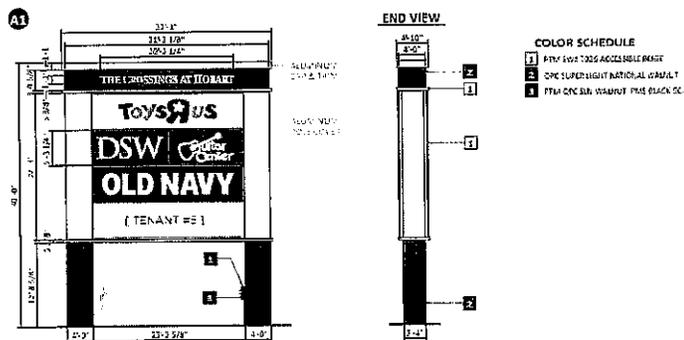
Pole covers used to conceal supports for freestanding signs shall be constructed of a decorative material that is architecturally compatible with the overall design of the Crossings at Hobart pylon signs in terms of style, colors and materials.

The sign cabinets, retainers, cap and trim for free-standing signs shall be of a common color.

All future free-standing signage for the development not covered by the PUD shall follow the signage requirements for B3 Zoned properties.

Pylon Sign A1

- (1) 40' tall x 32'-1" wide double faced internally illuminated multi-tenant sign with double faced
 - 3'- 5/8" x 31'-3 1/8" main id topper consisting of routed out powder coated aluminum panels with push thru 3/4" thick acrylic graphics with 1st surface applied white vinyl reading "The Crossings at Hobart" with various tenant cabinets (not to exceed 8) consisting of white changeable flexible faces with vinyl or digitally printed graphics, totaling 22' - 3" tall x 23'-3 5/8" wide.
 - Color schedule as follows:

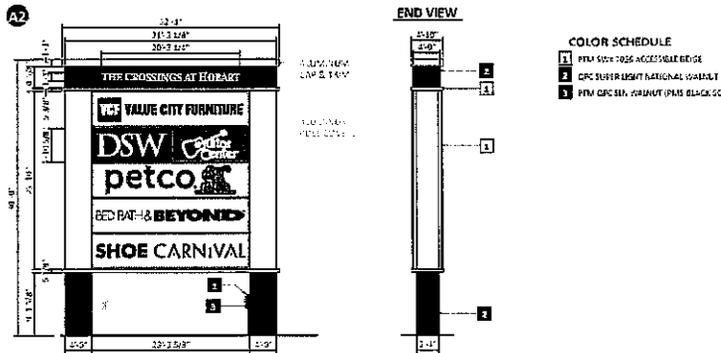


Pylon Sign A2

- (1) 40' tall x 32'-1" wide double faced internally illuminated multi-tenant sign with double faced
 - 3'- 5/8" x 31'-3 1/8" main id topper consisting of routed out powder coated aluminum panels with push thru 3/4" thick acrylic graphics with 1st surface applied white vinyl reading

“The Crossings at Hobart” with various tenant cabinets (not to exceed 8) consisting of white changeable flexible faces with vinyl or digitally printed graphics, totaling 25’-10” tall x 23’-3 5/8” wide.

Color schedule as follows:



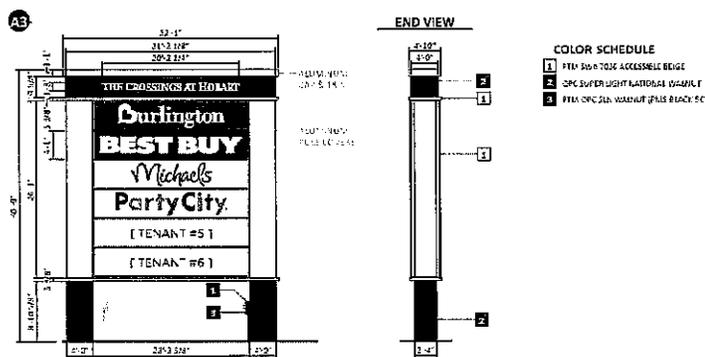
Pylon Sign A3

(1) 40’ tall x 32’-1” wide double faced internally illuminated multi-tenant sign with double faced

3’- 5/8” x 31’-3 1/8” main id topper consisting of routed out powder coated aluminum panels with push thru 3/4” thick acrylic graphics with 1st surface applied white vinyl reading

“The Crossings at Hobart” with various tenant cabinets (not to exceed 8) consisting of white changeable flexible faces with vinyl or digitally printed graphics, totaling 26’-1” tall x 23’-3 5/8” wide.

Color schedule as follows:



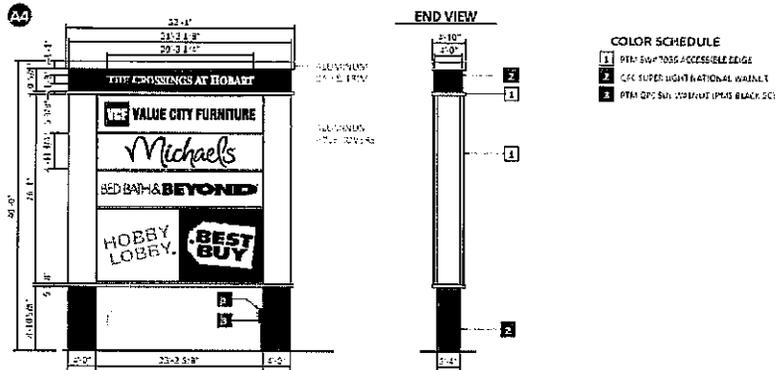
Pylon Sign A4

(1) 40’ tall x 32’-1” wide double faced internally illuminated multi-tenant sign with double faced

3'- 5/8" x 31'-3 1/8" main id topper consisting of routed out powder coated aluminum panels with push thru 3/4" thick acrylic graphics with 1st surface applied white vinyl reading

"The Crossings at Hobart" with various tenant cabinets (not to exceed 8) consisting of white changeable flexible faces with vinyl or digitally printed graphics, totaling 26'-1" tall x 23'-3 5/8" wide.

Color schedule as follows:



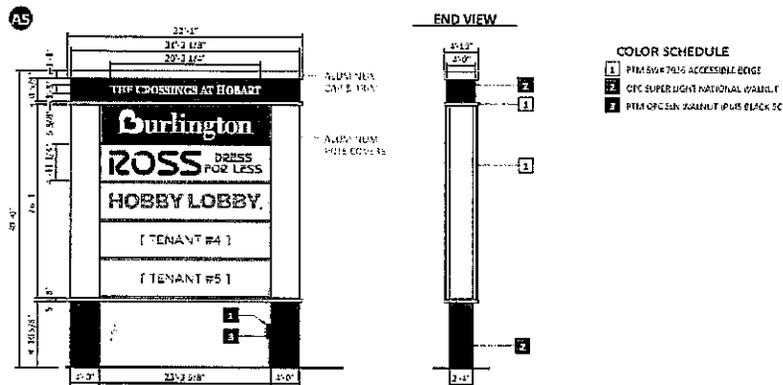
Pylon Sign A5

(1) 40' tall x 32'-1" wide double faced internally illuminated multi-tenant sign with double faced

3'- 5/8" x 31'-3 1/8" main id topper consisting of routed out powder coated aluminum panels with push thru 3/4" thick acrylic graphics with 1st surface applied white vinyl reading

"The Crossings at Hobart" with various tenant cabinets (not to exceed 8) consisting of white changeable flexible faces with vinyl or digitally printed graphics, totaling 26'-1" tall x 23'-3 5/8" wide.

Color schedule as follows:



1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

7/24/67
 SHEET NO. 48A

THE CROSSINGS AT HOBART

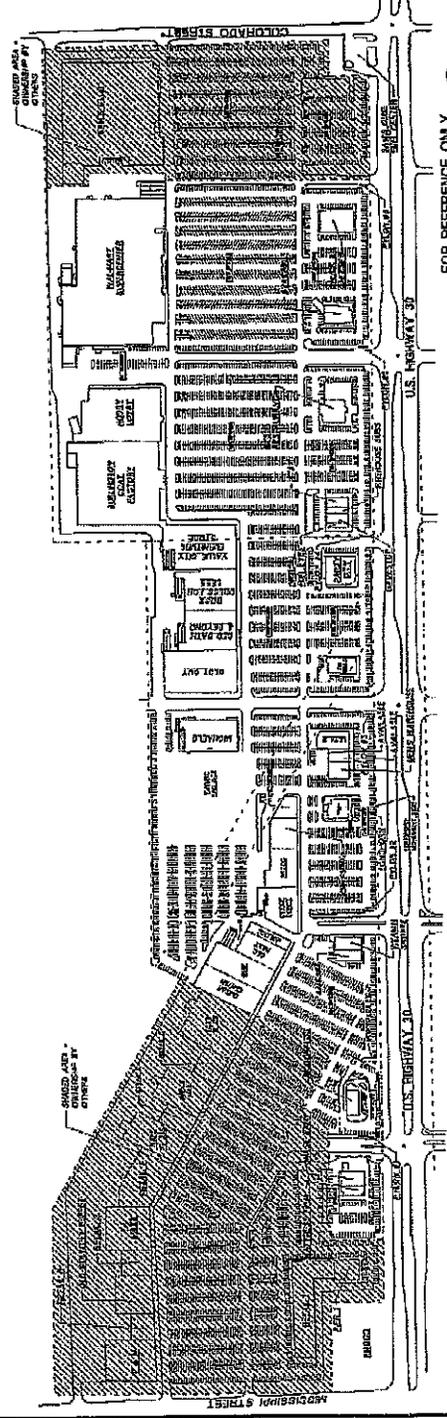
1825-1830 E. 20TH AVE
 HERRINGVILLE, IN 46040

PARAGON
 ARCHITECTS
 1825-1830 E. 20TH AVE
 HERRINGVILLE, IN 46040



HERRINGVILLE
 ARCHITECTS
 1825-1830 E. 20TH AVE
 HERRINGVILLE, IN 46040

SITE



FOR REFERENCE ONLY
 PROPOSED SITE PLAN
 7-19-67

**CERTIFICATION AND REPORT TO
COMMON COUNCIL OF THE CITY OF HOBART ON
AMENDMENT OF THE ZONING ORDINANCE**

CERTIFICATION TO: Common Council of the City of Hobart

FROM: Sergio Mendoza
City Planner

RE: Amend Lake County Ordinance 1412

DATE: September 9, 2019

PETITIONER: Laura Berjon/Chandler Signs
17319 San Pedro Ave. Ste. 200
San Antonio, TX 78232

REQUEST: To incorporate Master Sign Plan for free standing signs
at the Crossings at Hobart

PLAN COMMISSION PETITION NO.: 19-33

DATE OF PLAN COMMISSION ACTION: September 5, 2019

DEADLINE FOR COMMON COUNCIL ACTION: December 4, 2019

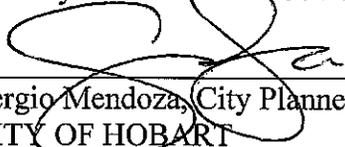
CERTIFICATION

ACTION TAKEN BY PLAN COMMISSION:
(Recommendation to the Common Council to Approve the change as requested
(Favorable Recommendation)

CONDITIONS: None

VOTE: 8-0

I certify that the foregoing information accurately represents the action taken on this matter by the City of Hobart Plan Commission.



Sergio Mendoza, City Planner
CITY OF HOBART

CROSSINGS @ Hobart

PC 19.33

Findings of Fact

In the following space please provide the reason and concept of why you propose to amend the zoning map and provide justification. Consider the following in your response;

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

REQUESTING AMENDMENT TO P.U.D. TO INCORPORATE
MASTER SIGN PLAN FOR FREE-STANDING SIGNS

The rezone should/should not be granted because; (Must meet all the following requirements.)

___(a) the petition is not "spot zoning" which will confer a special benefit to the petitioner on a small tract of land with no commensurate benefit to the community.

___(b) the comprehensive plan will not be disrupted or destroyed because:

___(c) the land involved is suitable for the proposed land change because:

___(d) the topography is suitable for the proposed land use without adverse effect upon the surrounding land because:

___(e) the property value of adjacent property would not be decreased because:

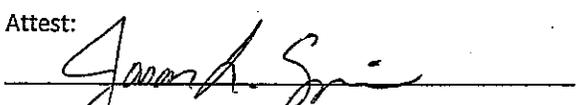

Signature of Petitioner/Agent

8-5-19
Date

Decision:
After public hearing and review by the Hobart Advisory Plan Commission for the recommendation to rezone, the Plan Commission now finds that the Petition to Rezone Does or Does Not complies with the standards in the zoning ordinance.

All of which this 5th day of September, 2019 by a majority vote of the Hobart Advisory Plan Commission.


Plan Commission President

Attest:

Plan Commission Secretary/Zoning Official

MEMORANDUM

DATE: SEPTEMBER 9, 2019

TO: HOBART COMMON COUNCIL MEMBERS
MAYOR BRIAN K. SNEDECOR
CITY ATTORNEY ANTHONY DEBONIS

FROM: SERGIO MENDOZA, CITY PLANNER

RE: Petition to Amend Lake County Ordinance 1412



Laura Berjon/Chandler Signs (Petitioner/Agent) Crossings at Hobart, located East of Mississippi St., North of US 30 and West of Colorado St., zoned PUD, 42.82 acres.

Below please find the minutes of the Plan Commission meetings regarding Petition No. 19-33

DRAFT PUBLIC HEARING MINUTES OF THE PLAN COMMISSION'S MEETING OF SEPTEMBER 5, 2019: Laura Berjon/Chandler Sign requested to amend the PUD to incorporate a master sign plan as it pertains to free standing pylon signs. Proposed is to re-clad the existing six (6) signs using the existing foundation and frame work to refresh the appearance. The height and square footage will not change. Ms. Galka opened and closed the public hearing for Petition 19-33 without public comments. Mr. Pietrzak mentioned the proposal will give them the option of changing out the shell and splitting the larger signs for aesthetic purposes. Mr. Allen motioned for a Favorable Recommendation to the Common Council for Petition 19-33 including all discussion and Findings of Fact, seconded by Mr. Brooks. All ayes, motion carried. (8-0)