

ORDINANCE No. 19, 2021

ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO, INDIANA, REZONING PROPERTY FROM GENERAL COMMERCIAL (CG) DISTRICT AND URBAN RESIDENTIAL (UR) DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT, KNOWN AS "UPTOWN EAST"

WHEREAS, on July 13, 2021, Eastgate Investments I, LLC and Eastgate Investments II, LLC (hereinafter jointly referred to as "Petitioners" or "Developer") presented a rezoning Petition to the Valparaiso Plan Commission, which included a public hearing following proper notice. Such Petition is incorporated by reference;

WHEREAS, the Petition received a unanimous favorable recommendation from the Valparaiso Plan Commission;

WHEREAS, on July 26, 2021, consistent with proper notice, Petitioners presented a rezoning Petition was certified to the Common Council of the City of Valparaiso.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council of the City of Valparaiso, Indiana, under authority granted by Ind. Code 36-7-4-600 *et seq.* and Ind. Code 36-7-4-1500 *et seq.* and Article 15, Division 15.500 of the Unified Development Ordinance entitled "Procedures and Administration for Planned Unit Development Approval" as follows:

1. Uptown East PUD District is established as an amendment to the Unified Development Ordinance, pursuant to and subject to the terms, conditions, stipulations and requirements of this Ordinance by the Common Council of the City of Valparaiso, Indiana.

2. The attached Schedule 1 (with Exhibits) is a true and accurate copy of the terms, conditions, stipulations and requirements of the Uptown East Plan Unit Development.

3. This Ordinance shall be in full force and effect from and after its passage by the Common Council as required by law.

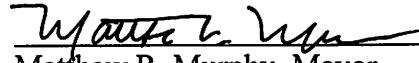


UPTOWN EAST
APARTMENTS

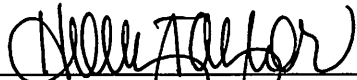
UPTOWN EAST PUD
A PLANNED UNIT DEVELOPMENT

**Todd A. Leeth
Katie L. Kopf
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103 Lincolnway
Valparaiso, Indiana 46383**

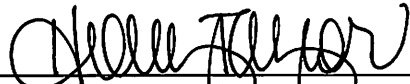
DULY PASSED AND ADOPTED this 9th day of August, 2021, by the Common Council of the City of Valparaiso, Porter County, Indiana, having been passed by a vote of 6 in favor and 1 opposed.


Matthew R. Murphy, Mayor
Presiding Officer

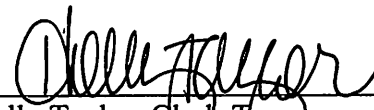
ATTEST:


Holly Taylor, Clerk-Treasurer

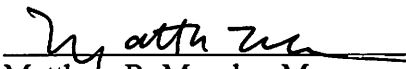
This Ordinance presented by me, the Clerk-Treasurer of the City of Valparaiso, Indiana to the Mayor for his approval this 9th day of August, 2021.


Holly Taylor, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 9th day of August 2021 at the hour of 6:00 o'clock p.m.


Holly Taylor, Clerk-Treasurer

This Ordinance approved and signed by me this 9th day of August, 2021 at the hour of 6:00 o'clock p.m.


Matthew R. Murphy, Mayor

SCHEDULE 1

TO

ORDINANCE NO. 19, 2021

**ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF
VALPARAISO, INDIANA, REZONING PROPERTY FROM GENERAL
COMMERCIAL (CG) DISTRICT AND URBAN RESIDENTIAL (UR)
DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT, KNOWN AS
"UPTOWN EAST"**



STATE OF INDIANA)
)
PORTER COUNTY)

**BEFORE THE COMMON COUNCIL
FOR THE CITY OF VALPARAISO, INDIANA**

The Common Council of the City of Valparaiso, Indiana, in adopting Ordinance No. 19, 2021 under authority granted by Ind. Code ' 36-7-4-600 *et seq.* and Ind. Code ' 36-7-4-1500 *et seq.* and Article 15, Division 15.500 of the Unified Development Ordinance entitled “Procedures and Administration for Planned Unit Development Approval” that Uptown East PUD District is established as an amendment to the Unified Development Ordinance and the Official Zoning Map for the City of Valparaiso, pursuant to and subject to the following terms, conditions, stipulations and requirements:

Section 1. Legislative Intent. Having given reasonable regard to the Comprehensive Plan and the other matters specified in Article 15, Division 15.500 of the Unified Development Ordinance, the intent of the Common Council in adopting this Ordinance is (i) to determine that the existing urban project, Uptown East, is incorporating workforce housing with student housing resulting from the decrease in market demand for student housing, and is a good land use and is in the best interest of the City of Valparaiso; (ii) to insure that the increased flexibility and design regulations over the land development authorized herein are carried out under administrative standards and procedures in a matter consistent with the goals and policies of the City of Valparaiso; and (iii) to define that this Ordinance and the project proposed to be developed here under satisfies all Indiana statutes and the Valparaiso ordinances relating to planned unit developments. Developer shall have the right to seek joinder of additional parcels of land contiguous to the District as part of the District, which such joinder shall occur only upon the approval by the Common Council on such terms and conditions as the Common Council may establish following the written application by Developer and review and recommendation of the Valparaiso Plan Commission.

Section 2. Change of Zoning Classification to PUD District: The parcel of real property in the City of Valparaiso, Indiana, legally described on Exhibit “A-1” and depicted on Exhibit “A-2” which is attached hereto and incorporated herein and currently classified on the Official Zoning Map of the City of Valparaiso, as follows:

Current Zoning
Classification:

General Commercial (CG) District and Urban Residential (UR) District

The real estate described on Exhibit "A-1" is hereby rezoned and reclassified as Uptown East PUD District. The Official Zoning Map for the City of Valparaiso, Indiana is hereby amended to incorporate this change. Development in the District shall be governed by the provisions of this Ordinance together with the provisions of the Unified Development Ordinance specifically referenced by and incorporated into this Ordinance or terms and provisions that shall apply where this Ordinance is silent or does not generally address procedures or development standards. The Plan Commission shall have the right to initiate litigation in any Court of competent jurisdiction to enforce and compel the Developer's compliance with all of the terms and provisions of this Ordinance.

Section 3. Permitted Principal Uses.

(a) Uses permitted by right in the District shall include the following:

- Student Housing
- Single-Family Residential
- Multifamily Residential
- Live-Work Units
- Home Occupation
- Home Business
- Cottage Industry
- Places of Public Assembly
- College/University
- Institutional Residential
- Private Club
- Public Service
- Respite Care Facility
- Utilities, Neighborhood
- Hospitals
- Agricultural Support and Other Rural Services
- Alcoholic Beverage Sales
- Bed and Breakfast
- Commercial Lodging
- Commercial Retail
- Heavy Retail
- Light Automobile Service
- Drive-in/Drive Through Facility
- Mixed Use
- Office
- Car Wash
- Restaurant
- Services
- Shopping Center
- Vehicle Sales, Rental, and Service

Veterinarian
Commercial Amusement, Indoor
Commercial Amusement, Outdoor
Recreation, Indoor
Recreation, Outdoor
Utilities, Community
Parking (Stand Alone Lot) and Transit Facilities
Commercial Outdoor Sales Event
Contractors Office
Model Homes
Public Interest or Special Events
Sales Office
Sidewalk Sales and Farmers' Markets
Truck Load Sales

- (b) Uses permitted by right in the District limited to Building 1 and Building 2:

Workforce Housing

“Workforce Housing” shall mean multi-family housing that is supported by tax credit or other supportive housing incentives for essentially middle-earners who may not be dependent on government-subsidized rents. Rents in Workforce Housing are adjusted for tenant’s income in relation to an average median income (“AMI”). The AMI in the Uptown East PUD shall follow the requirements of the Indiana Housing & Community Development Authority promulgated and adopted from time to time.

- (c) The District is approximately 4.15 acres and depicted on the Concept Plan attached hereto and incorporated herein as Exhibit “B”. The Concept Plan shows the available parking spaces dedicated to Building 1, Building 2, Building 3, and Building 4.
- (d) If a proposed use is not listed hereinabove or if the classification of the use is ambiguous, then the City Planning Director shall decide whether the proposed use is either a subcategory of a permitted use, or a use that is functionally similar to a permitted use. A proposed use that is either not listed or ambiguous shall be considered a subcategory of a permitted use if:
- (i) its North American Industrial Classification System (NAICS) code is a subset of an NAICS code for a permitted use; and

- (ii) with regard to each of the decision criteria enumerated in UDO subsection 2.204 B., the proposed use's impacts are not materially greater than the permitted use with the more general NAICS code.

A proposed use that is either not listed or ambiguous shall be considered a functionally similar use to a permitted use if with regard to each of the decision criteria enumerated in subsection (ii), the proposed use has no greater impacts than the permitted use with which it is functionally similar.

Section 4. Buildings Within the District. The District is currently improved with four building structure improvements which are shown on the exhibits attached hereto. No new buildings or other improvements are anticipated for the District. Nothing in this PUD Ordinance is intended to allocate to any particular building or space within a building a specific use to the exclusion of other uses or limit the Developer's ability to adjust or change the location of permitted uses within the existing buildings, now or in the future from time to time, except as limited by §3(b) above.

Section 5. Density and Intensity. All requirements of the Unified Development Ordinance relating to densities and intensities for the commercial uses within the existing floor area for Building 1, Building 2, Building 3, and Building 4 are satisfied or waived. All construction outside of the existing buildings or expansion of existing floor area are subject to bulk and area standards for the General Commercial (CG) District for Buildings 1-2 and Urban Residential (UR) District for Buildings 3-4.

Section 6. Ownership of Open Space. The development of the District consistent with this Ordinance shall be undertaken by Developer or its successors and assigns. No Open Space is anticipated in the District. Open Space is defined in the Unified Development Ordinance as land area that will be left undeveloped as part of a natural resource preservation, recreation, bufferyard, or other open space provision and excludes areas in lots, street rights-of-way, or parking. The District was exclusively a redevelopment project in an urban setting. The entire District is developed currently and affords no opportunity for greenspace dedication as Open Space. Because there is no formal Open Space as part of a District's overall site, no assurances regarding the maintenance of Open Space are required. No conservation easements are required.

Section 7. Proposed Restrictive Covenants. Ownership shall remain with Developer for the foreseeable future. Therefore, there will be no private covenants, conditions, or restrictions for the District. Developer reserves the right and opportunity to impose future covenants and restrictions upon the sale of all or a portion of the District by agreement and by recording an instrument in the public records of the Office of the Recorder for Porter County, Indiana, the terms of which shall be subject to its sole and absolute discretion.

Section 8. Water/Sewer Utilities. The existing buildings are connected to municipal utilities. The sanitary sewer collection system and water department have capacity to serve the

development and redevelopment of the District for all uses. No further approvals are needed for water and sewer utilities.

Section 9. Environmental Areas. There are no known environmental areas or features within the District, such as forested areas, streams, ponds, lakes, dunes, or other environmental features or areas that are critical habitat for endangered species. The District does not have any known jurisdictional wetlands, flood plains, or regulated drains.

Section 10. Placement of Buildings. It is anticipated that there will be no new buildings in the District and improvements shall be limited to existing imperious surfaces or areas that have no limitations or obstacles for the anticipated amenities or improvements.

Section 11. Public Streets. There are no new streets or rights-of-way within the District that require dedication as public streets.

Section 12. Sidewalks and Pathways. Developer shall not be required to provide or construct new sidewalks as part of the development of the improvements within the District anticipated by this PUD Ordinance.

Section 13. Street Lighting. The District does not include public rights-of-way, therefore there will be no street lighting provided by Developer.

Section 14. Storm Water Management. It is the intent of this PUD Ordinance to provide a storm water management system generally meeting the requirements of the Unified Development Ordinance and Stormwater Technical Standards Manual of the City of Valparaiso, except where provided otherwise by this PUD.

Section 15. Soil Erosion Plan. Uptown East PUD District shall satisfy the requirements of Article 7, Stormwater Management of the Unified Development Ordinance and the requirements of the Construction Site Run-off general permit for construction activity (which includes clearing, grading, excavation and other land-disturbing activities) that results in the disturbance of one (1) acre or more of total land area pursuant to Indiana Department of Environmental Management Rule 5 (327 IAC 15-5).

Section 16. Landscape Plan. The existing landscaping for the District, as shown on the Landscape Plan attached hereto as Exhibit "C", shall satisfy the requirements of Articles 10 and 11 of the Unified Development Ordinance, including all requirements for buffering (bufferyard requirements), screening, on-lot landscaping, plantings, or other general landscaping standards or requirements.

Section 17. Signs. Zoning classification sign regulations contained in the Unified Development Ordinance for Rural and Residential Districts (§5.302) and Commercial Districts (§5.303) shall govern all signs located within the District. Nothing in this Ordinance shall

prohibit Developer from seeking a variance from the terms of the Unified Development Ordinance from the Board of Zoning Appeals.

If a sign is illuminated by light beamed or reflected upon it, direct rays of light shall not beam upon any part of any existing residential area nor into a residential district, nor into a street. A sign in direct line of vision of a traffic signal shall not be red, green, or amber in color. Illuminated signs are permitted, including internally illuminated signs.

Section 18. Parking. The Uptown East project was originally developed in 2007, prior to the Unified Development Ordinance. At that time, the Valparaiso Plan Commission granted a parking reduction pursuant to the Eastgate Overlay District Ordinance Section 3950. In 2010, the City of Valparaiso engaged Walker Parking Consultants of Indianapolis, Indiana to perform a parking study in Downtown Valparaiso and the scope of the study included the Uptown East project. The Walker study is dated January 22, 2010. More recently, the Developer further engaged Walker Parking Consultants to update the 2010 study looking exclusively at the Uptown East project. On September 3, 2020, Walker issued its Shared Parking Update of the Uptown East Development. The modifications proposed by the Developer relating to the number of units, the type of each unit, and the inclusion of Workforce Housing tenants has changed during and after the relevant parking studies. Some of these changes were initiated or encouraged by the City. With each change and modification of Developer's plans, the Valparaiso Planning Department has calculated parking requirements under the Unified Development Ordinance and the Eastgate Overlay District which is determined by the Planning Department to apply to Buildings 3 and 4 of Uptown East.

The Uptown East project has one hundred seventy-one (167) onsite parking spaces. Of those, fifty-eight (58) are dedicated to commercial use which are located in Building 1 and Building 2. Thirty-five (35) of those fifty-eight (58) spaces shall be available to residents of Building 1 and Building 2 between the hours of 9:00 pm and 7:00 am. Developer and Horizon Bank have entered into a separate agreement with Developer allowing overnight parking for residential tenants to thirteen (13) parking spaces as shown on the Concept Plan. The parking agreement was originally entered into November 28, 2007 and recorded March 26, 2008 in the Office of the Recorder of Porter County, Indiana as Document No. 2008-008162. A recent amendment to the parking agreement (Amendment to Access and Parking Agreement and Six Party Agreement dated January 4, 2021 and recorded January 22, 2021 in the Office of the Recorder of Porter County, Indiana as Document No. 2021-002147. The amendment provided further clarification that the thirteen (13) shared parking spaces with Horizon Bank could be used for overnight parking by the residents in Building 1 and Building 2.

The Unified Development Ordinance acknowledges that shared parking in mixed use developments such as Uptown East would allow for a reduction in the total number of required parking spaces when a parcel is occupied by two or more uses which typically do not experience peak parking demands at the same time. The Planning Department has determined that the number of necessary parking spaces for the Uptown East PUD District is 319 parking spaces. Uptown East PUD District meets the necessary parking spaces by the following:

Uptown East PUD District Ordinance

PARKING SPACES AVAILABLE	
On-Site Spaces	167
Horizon Bank Agreement	13
LaPorte Ave Permits	<u>139</u>
Total Parking Spaces	319

Developer shall continue to cooperate with the City to take advantage of opportunities for expansion of parking alternatives when they become available in the future, including connection to interconnected lots, pedestrian circulation improvements, bicycle parking, cross-access and/or parking easements, enhanced or extension of permit parking in proximity to the District, or other innovative methods to address parking demand.

It is the intent of this Ordinance that all of the terms, conditions, stipulations and commitments set forth in that certain Agreement for Written Commitments dated January 20, 2021 and recorded February 10, 2021 as Document No. 2021-004200 in the Office of the Recorder of Porter County, Indiana are set out herein, and to the extent that the terms of this Ordinance conflict with the Agreement for Written Commitments or such terms are omitted in error, the Agreement for Written Commitments shall control and be binding on the Developer, as amended from time to time by the Board of Zoning Appeals. Exhibit "D" attached hereto and incorporated herein is the Exhibit "B" incorporated in the Agreement for Written Commitments.

Section 19. Subdivision of the District Real Estate. The District is intended to remain as one parcel for the foreseeable future. Any subdivisions of lots in the District shall comply with the Unified Development Ordinance standards and procedures for subdividing real estate (*see* Division 15.800 of the Unified Development Ordinance) or the division of ownership under the Indiana Condominium Act (Ind. Code §32-25-1-1 *et seq.*).

Section 20. Change in Development Standards or Approval of Alternate Plans. Modifications of PUD uses and development requirements are governed by §15.506 of the Unified Development Ordinance.

Section 21. Deviation from PUD Requirements. To the extent that the this Ordinance does not include information, plans, drawings, or otherwise satisfy the requirements of Division 15.500 of the Unified Development Ordinance, the adoption and effect of this Ordinance shall remain and continue in full effect and not be altered by such omission, which is intentional and excused. The Uptown East PUD District is fully improved at the time of the adoption of this Ordinance; therefore, the requirements for substantive matters set forth in the requirements of Division 15.500 are superfluous, including but not limited to, the following:

Stormwater Management Plans and Permitting Procedures (§15.305)
Development Plan (§15.503)

The deviations are recommended by the Plan Commission and the City Common Council have adopted such pursuant to Section 15.505 of the Unified Development Ordinance after determining that (a) the requirements would cause unnecessary hardship or practical difficulties because of exceptional and unique topography, access, location, shape, size, drainage or other physical features of the site; or (b) due to the size, shape location, permitted use, or uniqueness of the development the deviation(s) would constitute better planning than could be achieved through strict compliance, and such deviation would not adversely affect the public health, safety morals or welfare, or the rights, property values, or peace of adjacent property owners, because the District is fully improved, no new buildings or structures are anticipated to be erected or built by Developer and all improvements were designed, permitted and constructed pursuant to standards then in effect for the project.

Section 22. Other Ordinances. Any Ordinance of the City of Valparaiso in conflict with the provisions of any Ordinance is hereby superseded by this Ordinance.

Section 23. Severability. The invalidity of any section, clause, sentence or provision of this Ordinance shall not affect the validity of any other part of this Ordinance which can be given effect without such invalid part or parts.

Section 24. Effective Date and Suspension of Rules. Pursuant to Section 15.310, the Common Council finds that unusual circumstances justify the suspension of rules of procedure and hereby waive the two meeting requirement to take official action on the application of Developer. This Ordinance shall be in full force and effect after its passage and approval by the Common Council for the City of Valparaiso and publication as may be required by law.

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. *Todd A. Leeth*

This Instrument Prepared By:

Todd A. Leeth
Hoeppner Wagner & Evans LLP
103 E. Lincolnway
Valparaiso, Indiana 46383

**HOEPPNER
WAGNER &
EVANS LLP**
ATTORNEYS AT LAW

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Uptown East PUD District Ordinance

Exhibit A-1

Legal Description

Buildings One and Two

Parcel No. 64-10-19-303-01.000-004

A parcel of land in the Southwest Quarter of Section 19, Township 35 North, Range 5 West of the Second Principal Meridian, in the City of Valparaiso, Porter County, Indiana, describes as follows: Commencing at a point on the South right of way line in Lincolnway in the City of Valparaiso, said point being located 1144.3 feet South and 330 feet East of the Northwest corner of the Southwest Quarter of said Section 19, said point also being the Northwest corner of a parcel of land conveyed to Larry P. Rouch and Julie K. Rouch per a Trustees' Warranty Deed recorded October 22, 2001 as Document Number 2001-031763; thence South 00 degrees 20 minutes 15 seconds East, assumed bearing, along the West line of said Rouch parcel, 15.00 feet to the point beginning; thence continuing South 00 degrees 20 minutes 15 seconds East, along said West line, said West line also being the East line extended of Greenbriar Addition to the City of Valparaiso, as per plat thereof, recorded August 24, 1963 in Plat file 9-A-2, in the Office of the Recorder of said Porter County, 172.50 feet; thence North 89 degrees 43 minutes 00 seconds East, 292.13 feet; thence South 00 degrees 17 minutes 00 seconds East 137.71 feet; thence South 84 degrees 07 minutes 58 seconds East, parallel with and 15 feet North of the North right of way line of LaPorte Avenue in said City of Valparaiso, 101.08 feet to the West line of a parcel of land conveyed to the Valparaiso University Federal Credit Union per a Corporate Warranty Deed recorded May 6, 1987 in Deed Record 378, page 152; thence North 00 degrees 17 minutes 00 seconds West, along said West line, 319.32 feet; thence South 89 degrees 57 minutes 59 seconds West, parallel with and 15 feet South of the South right of way line of said Lincolnway, 392.79 feet to the point of beginning.

Building Three

Parcel: 64-10-19-351-008.000-004

A parcel of land in the Southwest Quarter of Section 19, Township 35 North, Range 5 West of the Second Principal Meridian, in the City of Valparaiso, Porter County, Indiana, describes as follows: Commencing at a point on the South right of way line of Lincolnway in the City of Valparaiso, said point being located 1144.3 feet South and 330 feet East of the Northwest corner of the Southwest Quarter of said Section 19, said point also being the Northwest corner of a Parcel of land conveyed to Larry P. Rouch and Julie K. Rouch per a Trustees' Warranty Deed recorded October 22, 2001 as Document Number 2001-031763; thence South 00 degrees 20 minutes 15 seconds East, assumed bearing, along the West line of said Rouch Parcel 15.00 feet; thence continuing South 00 degrees 20 minutes 15 seconds East, along said West line said West line also being the East line and the East line extended of Greenbriar Addition to the City of Valparaiso, as per plat thereof, recorded August 24, 1963 in Plat File 9-A-2 in the Office of the Recorder of said Porter County, 172.50 feet to the point of beginning; thence North 89 degrees 43 minutes 00 seconds East 292.13 feet; thence South 00 degrees 17 minutes 00 seconds East, 137.71 feet; thence North 84 degrees 07 minutes 58 seconds West, parallel with and 15 feet North of the North right

of way line of LaPorte Avenue in said City of Valparaiso, 293.72 feet to the East line of said Greenbriar Addition; thence North 00 degrees 20 minutes 15 seconds West, along said East line, 106.24 feet to the point of beginning.

Building Four

Parcel No.: 64-10-19-303-013.000-004

Lots A and B in Greenbriar Addition to the City of Valparaiso, as per plat thereof, recorded in Plat File 9-a-2, IN THE Office of the Recorder of Porter County, Indiana, EXCEPTING THEREFROM THE FOLLOWING TRACTS SET OUT IN THOSE CERTAIN DEDICATION OF PUBLIC RIGHTS-OF-WAY RECORDED JUNE 2, 2015 AS IN INSTRUMENT NOS. 2015-012338 AND 2015-012339, RESPECTIVELY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOT B IN GREENBRIAR ADDITION TO THE CITY OF VALPARAISO, AS PER PLAT THEREOF, RECORDED AUGUST 24, 1963 IN PLAT FILE 9-A-2, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, DESCRIBES AS COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT B; THENCE NORTH 00 DEGREES 20 MINUTES 15 SECONDS WEST, ASSUMES BEARING, ALONG THE EAST LINE OF SAID LOT B, 7.00 FEET; THENCE NORTH 84 DEGREES 07 MINUTES 58 SECONDS WEST, 319.73 FEET TO THE WEST LINE OF SAID LOT B, SAID WEST LINE ALSO BEING THE EAST RIGHT OF WAY LINE OF ROOSEVELT ROAD IN THE CITY OF VALPARAISO; THENCE SOUTH 00 DEGREES 28 MINUTES 14 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT B, 5.89 FEET TO THE SOUTH LINE OF SAID LOT B, CITY OF VALPARAISO; THENCE SOUTH 83 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT B, 319.93 FEET TO THE POINT OF THE BEGINNING.

AND

A PARCEL OF LAND BEING A PART OF LOTS A AND B OF GREENBRIAR ADDITION TO THE CITY OF VALPARAISO, WHICH IS RECORDED IN PLATE FILE 9-A-2, PLAT BOOK 3 PAGE 30, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, MORE PARTICULARLY DESCRIBES AS FOLLOWS:

THE "POINT OF BEING" OF SAID PARCEL OF LAND BEING THE NORTHWEST CORNER OF SAID LOT A: THENCE SOUTH 00 DEGREES 28 MINUTES 14 SECONDS WEST, ALONG THE WEST LINE OF SAID GREENBRIAR ADDITION TO THE CITY OF VALPARAISO, A DISTANCE OF 128.94 FEET OT A POINT THAT IS 5.89 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT B, SAID POINT BEING ON THE NORTH LINE OF LAPORTE AVENUE; THENCE SOUTH 84 DEGREES 07 MINUTES 58 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 10.04 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 14 SECONDS EAST A DISTANCE OF 129.97 FEET TO THE NORTH LINE OF LOT A; THENCE SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST A DISTANCE OF 10.00 FEET TO THE "POINT OF BEGINNING".

Exhibit A-2 The PUD District



Exhibit B



Exhibit C

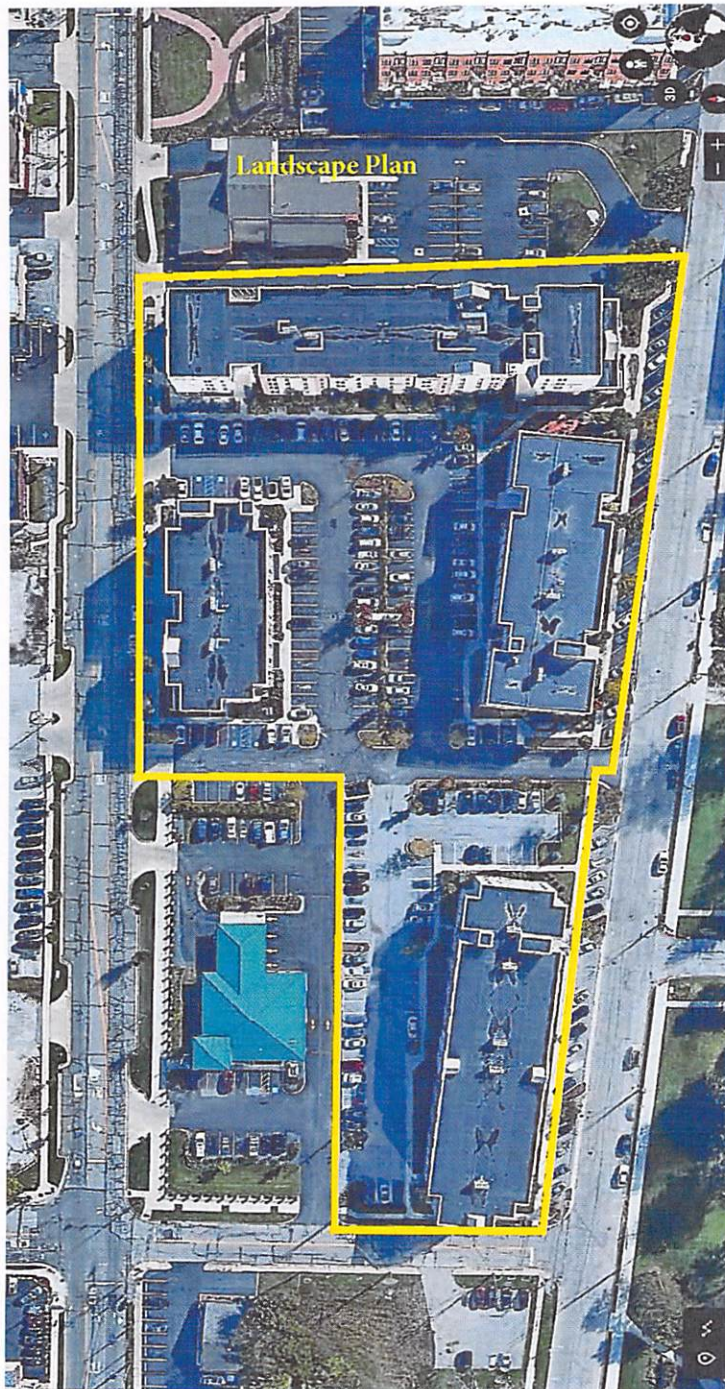
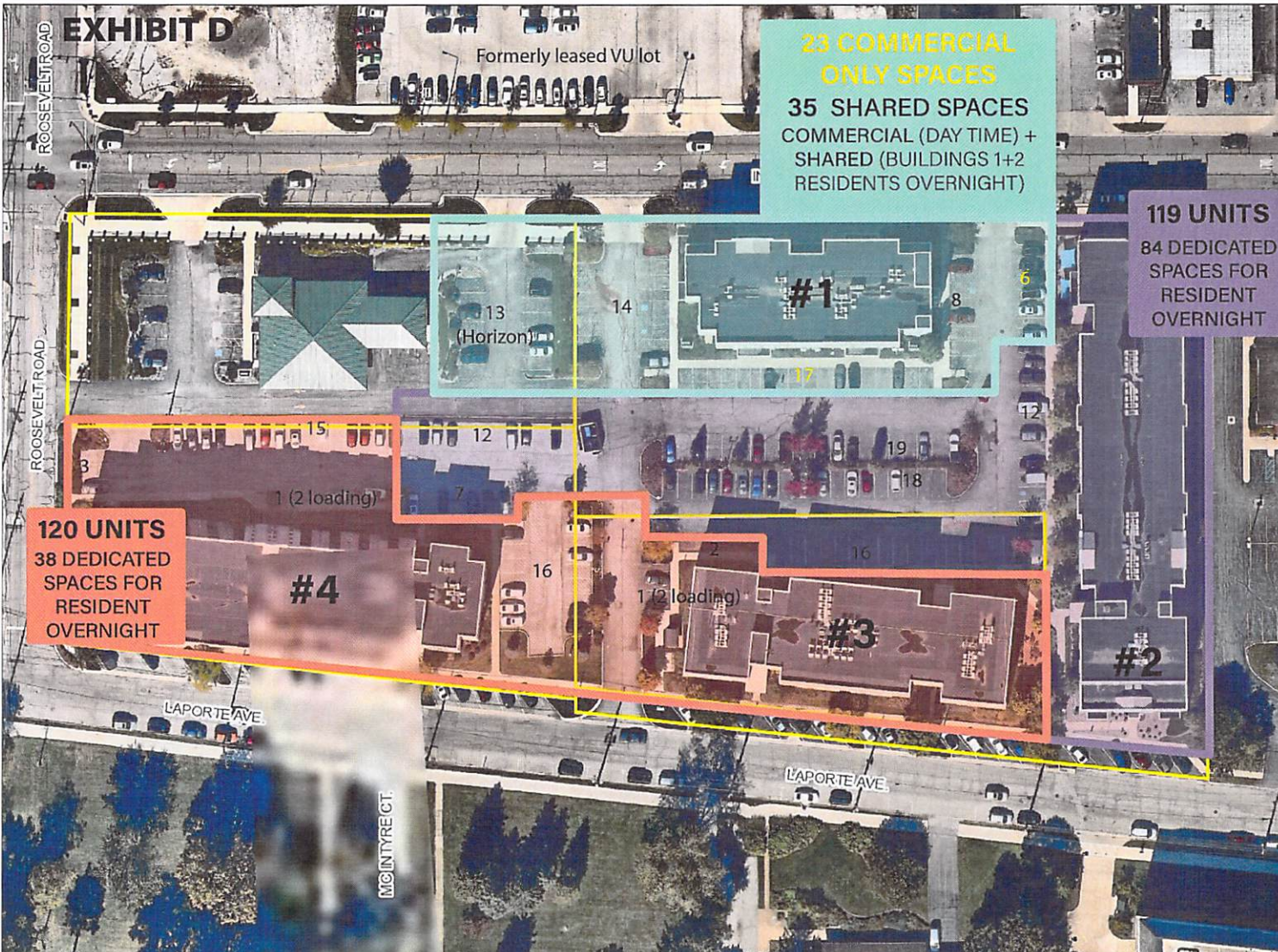


Exhibit D



Fire Access confirmed with VFD 1/18/21 to confirm 171 total off-street spaces as shown, less 4 loading spaces for a total of 167 parking spaces.