

**TOWN OF GRIFFITH, LAKE COUNTY, INDIANA,
REDEVELOPMENT COMMISSION**

RESOLUTION NO. 2015 - 36

**A RESOLUTION OF THE GRIFFITH REDEVELOPMENT COMMISSION
DESIGNATING AND DECLARING EXPANSION OF CERTAIN AREAS AS
REDEVELOPMENT AREAS, HEREIN REFERRED TO AS THE GRIFFITH
REDEVELOPMENT DISTRICT, AMENDING THE REDEVELOPMENT PLAN
FOR SAME, EXPANSION OF THE ALLOCATION AREA FOR THE
PURPOSES OF TAX INCREMENTAL FINANCING FOR THE GRIFFITH
REDEVELOPMENT DISTRICT, AND ALL MATTERS RELATED THERETO**

WHEREAS, the Town of Griffith, Lake County, Indiana, Redevelopment Commission (hereinafter the "Commission"), governing body of the Town of Griffith Department of Redevelopment, and the Redevelopment District of the Town of Griffith, pursuant to the applicable provisions of I.C. § 36-7-14, *et seq.*, as amended (hereinafter the "Act"), has the authority to designate and expand Tax Increment Financing Allocation Areas and Economic Development Areas; and

WHEREAS, the Commission, pursuant to applicable authority, previously adopted a Resolution (hereinafter the "Authorizing Resolution") establishing a Redevelopment Area as described and depicted on "Exhibit A" attached hereto and incorporated herein ("Original Redevelopment Area"), designating a portion of the Original Redevelopment Area as an allocation area (the "Original Allocation Area") pursuant to the Act, and adopting an Economic Development Plan for the Original Redevelopment Area (hereinafter the "Plan"); and

WHEREAS, the Commission has thoroughly studied both the Plan and the Original Allocation Area, and being informed and advised, now seeks to expand the Original Allocation Area to include the Area and parcels as shown on "Exhibit A" and further described in "Exhibit B" attached hereto and incorporated herein ("the "Expansion Area"), and to designate the Expansion Area as an allocation area pursuant to I.C. § 36-7-14-39, *et seq.*; further, the Commission has found that the Expansion Area is located within the jurisdiction of the Commission, and is an area needing redevelopment; and

WHEREAS, the Commission has intentionally excluded the Griffith Mall Area, described on the attached "Exhibit C", from the Expansion Area in order to maximize the time it has to collect revenue from the Expansion Area and in order to prevent unnecessary timing confusion that would result from same; and

WHEREAS, there has been presented to this public meeting for consideration and approval of the Commission an amendment to the Plan entitled "Integrating & Amending Griffith's Economic Development & Redevelopment Areas & Plans", providing for the expansion of the Original Redevelopment Area to include the Expansion Area and providing for additional improvement projects which are in or will directly serve or benefit the Expansion Area, in the form set forth on "Exhibit D" attached hereto and incorporated herein (the Plan as so amended, the "Amended Plan"); and

WHEREAS, the Commission has caused to be prepared the following as part of its thorough investigation: (a) surveys, investigations, plats and maps showing the boundaries of the Expansion Area, the location of various parcels of property, streets, alleys and other features affecting the acquisition, clearance, re-platting, re-planning, re-zoning or redevelopment of the Expansion Area, indicating any parcels of property to be excluded from the acquisition, and showing the parts of the Expansion Area

acquired, if any, that are to be devoted to public ways, levees, sewerages, parks, playgrounds and other public purposes under the Amended Plan; and (b) an estimate of the cost of the redevelopment; and

WHEREAS, the Commission has caused to be prepared estimates of the costs of the development projects as set forth in the Amended Plan; and

WHEREAS, the Amended Plan, and supporting data, were reviewed and considered at this public meeting; and

WHEREAS, Section 39 of the Act has been promulgated and amended to permit the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said statutory section; and

WHEREAS, Sections 41 and 43 of the Act have been enacted to permit the creation of "economic development areas", and to provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, the Commission now deems it appropriate and advisable to apply the provisions of said Sections 39, 41 and 43 of the Act to the Amended Plan and financing of the Amended Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA, REDEVELOPMENT COMMISSION, GOVERNING BODY OF THE GRIFFITH DEPARTMENT OF REDEVELOPMENT AND THE REDEVELOPMENT DISTRICT OF THE TOWN OF GRIFFITH, INDIANA, AS FOLLOWS:

SECTION ONE: The description of the Original Area is amended for all purposes of the Authorizing Resolution and the Plan to enlarge and expand the Original Area to include the Expansion Area as shown on "Exhibit A", and further described on "Exhibit B". The Original Area, as so amended by adding the Expansion Area, is hereby designated as an economic development area and all of it as an Allocation Area pursuant to I.C. § 36-7-14-39, *et seq.*, and it is understood that the definition of "base assessed value" utilized for purposes of Section 39(a) of the Act within the Expansion Area shall have the same base assessment date(s) as the Original Allocation Area, pursuant to prior Resolutions of the Commission establishing the Original Allocation Area.

SECTION TWO: The Amended Plan promotes significant opportunities for the gainful employment of citizens and residents of the Town of Griffith, Lake County, Indiana (the "Town"), attraction of major new business enterprises to the Town, retention and expansion of significant business enterprises existing in the boundaries of the Town, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including, without limitation, benefiting public health, safety and welfare, increasing the economic well being of the Town and the State of Indiana, and serving to protect and increase property values in the State of Indiana.

SECTION THREE: The Amended Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvements, existence of similar conditions that lower the value of the land below that of nearby land, or other similar conditions, including, without limitation, the cost of the projects contemplated by the Amended Plan, and the necessity for requiring the proper use of land so as to best serve the interests of the Town and its citizens.

SECTION FOUR: The public health and welfare will be benefited by the establishment and accomplishment of the Amended Plan for the Area.

SECTION FIVE: The establishment and accomplishment of the Amended Plan will be of public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, and other similar public benefits.

SECTION SIX: The amendments to the Original Redevelopment Area, the Original Allocation Area and the Amended Plan contemplated by this Resolution, are reasonable and appropriate when considered in relation to the Authorizing Resolution and the Amended Plan, as so amended, conforms to other development and redevelopment plans for the Town and to the Comprehensive Plan for the Town

SECTION SEVEN: The Town of Griffith Department of Redevelopment, by its Redevelopment Commission, does not presently propose to acquire any land or interest in land within the boundaries of the Area, but may do so in the future. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for further amending the Plan under the Act will be followed, including notice by publication to the affected property owners and a public hearing.

SECTION EIGHT: In support of the findings and determinations set forth above, the Commission hereby adopts the specific findings set forth in the Amended Plan. Further, the Amended Plan is hereby in all respects approved, and the Secretary of the Commission is hereby directed to file a certified copy of the Amended Plan with the minutes of this public meeting. The Expansion Area is hereby designated as an "Economic Development Area" under Section 41 of the Act.

SECTION NINE: The entire Expansion Area is hereby added to the Original Redevelopment Area and the Original Allocation Area and is designated as an Allocation Area pursuant to Section 39 of the Act, for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any real property taxes subsequently levied by or for the benefit of any public body entitled to distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district of the Town and when collected paid into the allocation fund for the Allocation Area, as amended herein, that may be used by the redevelopment district of the Town to do one (1) or more things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said Allocation Fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before July 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

SECTION TEN: The foregoing allocation provisions set forth in SECTION NINE herein shall expire on the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Expansion Area shall be paid in full, but in no event later than twenty-five (25) years after the date on which such first obligation is incurred. The base assessment date for the allocation provisions of the Expansion Area is March 1, 2015.

SECTION ELEVEN: The Amended Plan is hereby in all respects approved and adopted.

SECTION TWELVE: The provisions of this Declaratory Resolution shall be subject in all respects to the Act, and any amendments thereto.

SECTION THIRTEEN: The Officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

SECTION FOURTEEN: This Resolution, together with any supporting data and together with the Amended Plan, shall be submitted to the Plan Commission of the Town (the "Plan Commission") and the Town Council of the Town (the "Town Council"), as provided in the Act, and if approved by the Plan Commission and the Town Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

ALL OF WHICH IS PASSED AND RESOLVED BY THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA, REDEVELOPMENT COMMISSION, THIS 11TH DAY OF NOVEMBER, 2015.

TOWN OF GRIFFITH, LAKE COUNTY, INDIANA
REDEVELOPMENT COMMISSION

By: Richard C. Leber
Rich Leber, President

By: Robert Kurtz
Robert Kurtz, Member

By: Richard Miller
Richard Miller, Member

By: Susan Schaub
Susan Schaub, Member

By: Don Wiltfong
Don Wiltfong, Member

ATTEST:

BY: Beverly Lamberta
Beverly Lamberta, Recording Secretary

**EXHIBIT A – MAP OF EXISTING AND EXPANDED
DOWNTOWN GRIFFITH REDEVELOPMENT
DISTRICT**

**TOWN OF GRIFFITH
REDEVELOPMENT
COMMISSION**

-  Existing Downtown Redevelopment District
-  Expanded Downtown Redevelopment District - Commercial Corridors
-  Expanded Downtown Redevelopment District - Industrial Area

Rev. 10/06/2015

NORTH



**GRAPHIC SCALE
IN FEET**

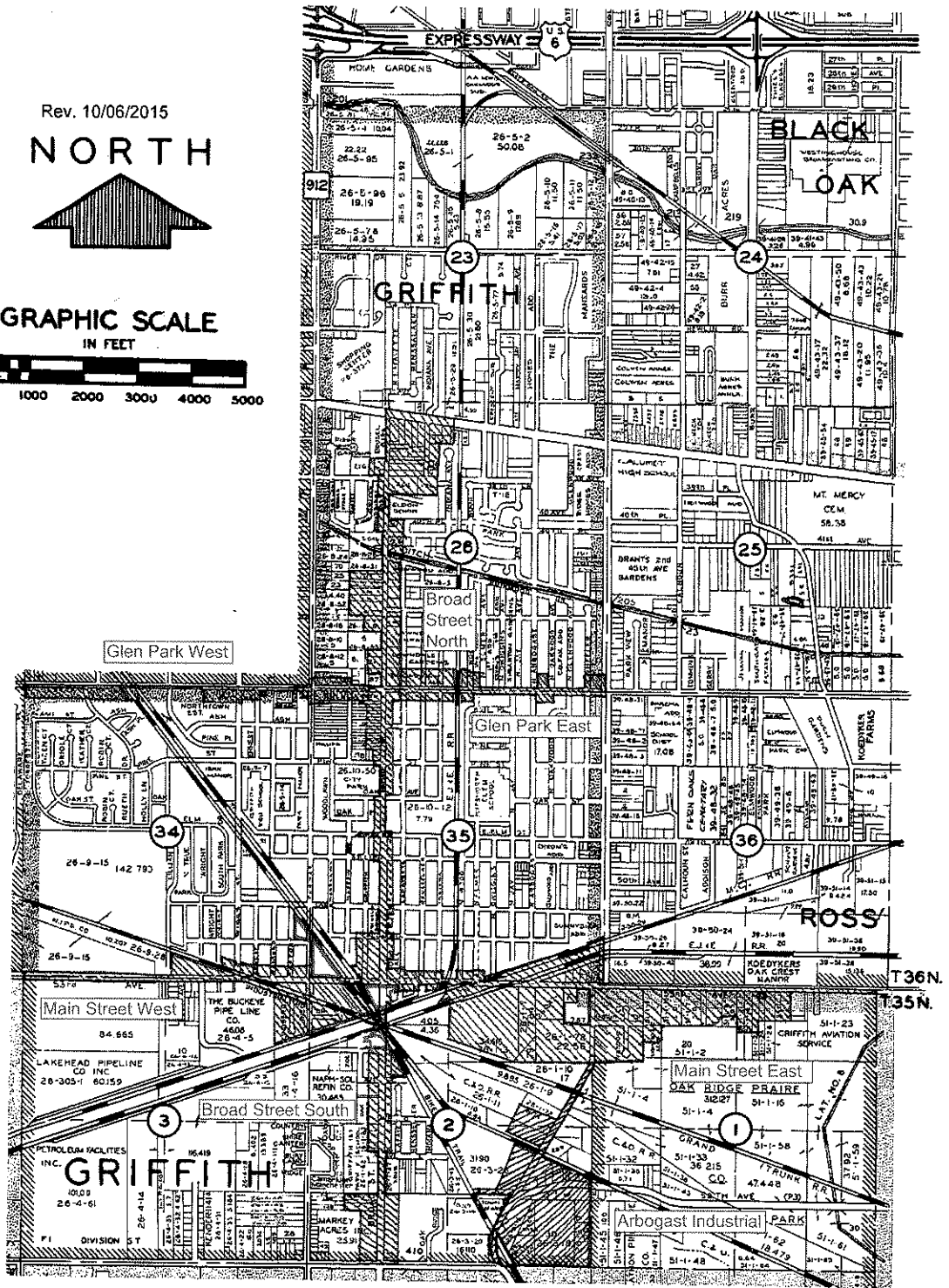


EXHIBIT "A" - MAP

**EXHIBIT B – BOUNDARY DESCRIPTIONS AND
PARCEL LISTS FOR THE EXPANDED DOWNTOWN
GRIFFITH REDEVELOPMENT DISTRICT**

GRIFFITH RDC/BROAD STREET SOUTH – BOUNDARY DESCRIPTION

Beginning at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 2, Township 35 North, Range 9 West of the 2nd Principal Meridian in Lake County, Indiana, said point also being the intersection of the centerlines of Avenue H and Broad Street; thence West 339 feet; thence North 30 feet to the Southwest corner of a parcel identified by PIN 45-11-02-352-009.000-006 at the North line of Avenue H; thence continuing North 180 feet to the Northwest corner of last said parcel; thence East two (2) feet; thence North parallel to and 337 feet West of the centerline of Broad Street to the Southwest corner of a parcel identified by PIN 45-11-02-352-005.000-006; thence North 100 feet to the Northwest corner of last said parcel, at the South line of Post Addition as recorded in Plat Book 92 Page 95 in the Office of the Lake County Recorder; thence West to the Southwest corner of Lot 4 in Post Addition; thence North to the Northwest corner of Lot 1 in Post Addition; thence East to the Northeast corner of Lot 1 in Post Addition; thence North parallel to and 50 feet West of the centerline of Broad Street to the North line of Avenue E; thence West thence 115 feet; thence North parallel to and 165 feet West of the centerline of Broad Street to the South line of Avenue D; thence Northerly to the North line of Avenue D at the centerline of a 14 foot alley as shown in Plat Book 24 Page 30; thence North parallel to and 169 feet West of the centerline of Broad Street to the South line of Avenue C; thence Northerly to the North line of Avenue C at the West line of a 14 foot alley as shown in Plat Book 2 Page 49; thence North parallel to and 159 feet West of the centerline of Broad Street to the North line of Avenue B; thence East along said North line to the Southeast corner of Lot 18 in Knotts Brothers Addition as recorded in Plat Book 2 Page 83 at the West right-of-way line of the former Chicago & Erie Railroad; thence Southeasterly and Southwesterly along said West right-of-way line to the South line of Avenue C; thence West along said South line to the centerline of a 16 foot alley as show in Plat Book 24 Page 36; thence South along the centerline of said alley and continuing South parallel and 173 feet East of the centerline of Broad Street to the North line of Avenue E; thence West 125 feet; thence South parallel and 40 feet East of the centerline of Broad Street to the Northwest corner of Lot 1 in Oakridge Estates Phase Two, as recorded in Plat Book 83 Page 50; thence East to the Northeast corner of Lot 1 in Oakridge Estates Phase Two; thence South along the East lines of Lots 1 through 8, to the Southeast corner of Lot 8 in Oakridge Estates Phase Two; thence continuing South parallel and 346 feet East of the centerline of Broad Street to the centerline of Avenue H; thence West to the Point of Beginning.

GRIFFITH RDC/ARBOGAST INDUSTRIAL (COLFAX SOUTH) – BOUNDARY DESCRIPTION

Beginning at the Southeast corner of Section 2, Township 35 North, Range 9 West of the 2nd Principal Meridian in Lake County, Indiana; thence North along the East line of said Section 2 to the Northwest corner of Lot 1 in U-Lock Subdivision as recorded in Plat Book 50 Page 25 in the Office of the Lake County Recorder, said point lying on the South right-of-way line of the former Chesapeak & Ohio Railway; thence Westerly along said South right-of-way line to the East line of Colfax Avenue as platted in Stamper's First Addition recorded in Plat Book 42 Page 27; thence Northerly along the East line of Colfax Avenue (Arbogast Street) to the South line of Gatlin's Addition Phase 1 as recorded in Plat Book 70 Page 45; thence West to the West line of Colfax Avenue (Arbogast Street); thence Southerly along the West line of Colfax Avenue to the Northeast corner of Lot 1 in Colfax Chemical Subdivision as recorded in Plat Book 44 Page 11; thence Northeasterly to the Northwest corner of said Lot 1; thence Southwesterly to the Southwest corner of Lot 1; thence Southeasterly to the Southeast corner of Lot 1; thence Southerly along the West line of Colfax Avenue to the Northeast corner of a parcel identified by PIN 45-11-02-426-001.000-006; thence Northwesterly and Southwesterly along the boundary of said parcel to the Southeast corner thereof; thence West along the North line of a parcel identified by PIN 45-11-02-401-005.000-006 to the Northwest corner thereof; thence South and East along the boundary

of the last said parcel to the West line of Colfax Avenue; thence Southerly along said West line, and its extension, to the South line of Section 2; thence East along the South line of Section 2 to the Point of Beginning, EXCLUDING that part of the former Erie Railroad right-of-way lying between Arbogast Street/Colfax Avenue and Aeromet Industrial Addition as recorded in Plat Book 51 Page 46.

GRIFFITH RDC/MAIN STREET EAST – BOUNDARY DESCRIPTION

Beginning at the Northeast corner of Lot 1 in Block 3 of Dwiggins Addition to the Town of Griffith as recorded in Plat Book 02 Page 68; thence South to the Southeast corner of said Lot 1; thence East along the South lines of Lots 1 through 11 in Block 2 of Dwiggins Addition to the Southwest corner of Lot 25 in Block 1 of Dwiggins Addition; thence North to the Northwest corner of said Lot 25; thence East along the North line of Lots 20 through 25 to the Northeast corner of Lot 20 in Block 1 of Dwiggins Addition; thence South along the West lines of Lots 19 and 56 in Block 1 of Dwiggins Addition; thence Northeasterly along the South line of Lot 56 to its Southeast corner; thence Easterly to the Southwest corner of Lot 9 in Block 1 of Dwiggins Addition; thence North to the South line of Main Street; thence East along the South line of Main Street to the East line of the EJ&E West Company right-of-way; thence Southerly along the East line of the EJ&E Railroad to the South line of the vacated Travis Avenue, also being the North line of the former Michigan Central Railroad; thence Northerly along said South line to the West line of the Northwest Quarter of Section 2, Township 35 North, Range 9 West of the 2nd Principal Meridian in Lake County, Indiana; thence South along said West line to Southwest corner of Lot 1 in Austgen's Fifth Addition as recorded in Plat Book 74 Page 15; thence Easterly to the Southeast corner of said Lot 1, the same being a point on the South line of the North Half of the Northeast Quarter of Section 2; thence East along said South line to the Southwest corner of Lot 15 in Gatlin's Addition Phase 1 as recorded in Plat Book 70 Page 45; thence continuing East to the Southeast corner of Lot 20 in Gatlin's Addition Phase 1; thence North along the East lines of Lots 20, 21 and 22 in Gatlin's Addition to the Southwest corner of Lot 24 in Gatlin's Addition Phase 3 as recorded in Plat Book 80 Page 80; thence East to the Southeast corner of Lot 25 in Gatlin's Addition Phase 3; thence North to the Northeast corner of Lot 25; thence East along the North lines of Lots 26 through 31 Gatlin's Addition Phase 3; thence along a curve, concave to the Northwest, with radius of 190 feet to the Northwest corner of Lot 33 in Gatlin's Addition Phase 3; thence East to the Northeast corner of Lot 33; thence South along the East line of Lot 33 to a point on the North line of the South 528 feet of the North Half of the Northeast Quarter of Section 1, Township 35 North, Range 9 West of the 2nd Principal Meridian; thence East 330.58 feet to the East line of the West Half of the West Half of the Northwest Quarter of the Northeast Quarter of Section 1; thence North 388.95 feet to the South line of the North 500 feet of the Northeast Quarter of Section 1; thence East 630.52 feet to the East Line of the of the West 300 feet of the East Half of the Northwest Quarter of the Northeast Quarter of Section 1; thence North 450 feet to the South line of Main Street as dedicated on the Plat of Airport Addition recorded in Plat Book 62 Page 51; thence East parallel and 50 feet South of the North line of Section 1 to the East line of Section 1; thence North 50 feet to the centerline of Main Street, also being the North line of Section 1; thence West to the East line of Section 35, Township 36 North, Range 9 West of the 2nd Principal Meridian, also being the centerline of Colfax Street; thence North to the North line of the former Michigan Central Railroad right-of-way, also being a parcel identified by PIN 45-07-35-478-022.000-006; thence Westerly along said North line to the Northwest corner of said parcel; thence South to the Southeast corner of Lot 4 in Glenwood Avenue Addition as recorded in Plat Book 97 Page 15; thence Westerly along the South line of said Lot 4 and its Easterly extension to the centerline of Glenwood Street; thence North to the Southeast corner of Lot 6 in Block 4 of Ballard's Addition as recorded in Plat Book 02 Page 35; thence Southwesterly along the South line of Blocks 4 and 3 in Ballard's Addition to the centerline of Arbogast Street; thence continuing Southwesterly along the South line of Travis Street as platted in Blocks 13 and

14 of the (Original) Town of Griffith recorded in Plat Book 02 Page 45 to its intersection with the North line of Main Street; thence West along the North line of Main Street to the Southeast corner of Lot 27 in Block 15 of the Town of Griffith; thence North to the Northeast corner of Lot 27; thence West to the Northeast corner of Lot 19 in Block 3 of Manufacturer's 2nd Addition as recorded in Plat Book 02 Page 64; thence South to the North line of Main Street; thence West to the Southwest corner of Lot 29 in Block 3 of Manufacturer's 2nd Addition; thence North to the Northwest corner of Lot 29; thence West along the North lines of Lots 19 through 29 in Block 2 and Lots 19 through 29 in Block 1 of Manufacturer's 2nd Addition, and Lots 19 through 29 in Block 4 of Manufacturer's Addition as recorded in Plat Book 02 Page 59 to the East line of Broad Street; thence South to the South line of Main Street; thence East to the Point of Beginning, EXCLUDING Lots 2 through 6 in Gatlin's Addition Phase 2 as recorded in Plat Book 77 Page 03.

GRIFFITH RDC/DOWNTOWN (SOUTH BLOCK) – BOUNDARY DESCRIPTION

Beginning at the Southeast corner of Lot 18 in Knotts Brothers Addition to the Town of Griffith as recorded in Plat Book 02 Page 83; thence West along the South lines of Lots 13 through 18 in Knotts Brothers Addition and across Broad Street to the Southeast corner of Lot 6 in Miller's Junction Addition as recorded in Plat Book 03 Page 25; thence continuing West along the south line of Lot 6 in Miller's Junction Addition to the Southwest corner thereof; thence North along the West lines of Lots 1 through 6 in Miller's Junction Addition to the Northwest corner of Lot 1; thence West along the North line of a 16 foot alley to the West terminus thereof; thence 165 feet along the West line of a parcel identified as PIN 45-11-02-106-010.000-006; thence 60 feet East along the North line of said parcel to the Southwest corner of a parcel identified by PIN 45-11-02-106-004.000-006; thence North 107 feet to the Northwest corner of the last said parcel, also being a point on the curved spur line of the EJ&E West Company; thence Southeasterly along said curved spur line to the Northwest corner of Lot 1 in Knotts Brothers Addition; thence continuing Southeasterly along said curved spur line to a tangent with the West line of the former Erie Railroad right-of-way; thence Southeasterly along said tangent West line to the Point of Beginning.

GRIFFITH RDC/DOWNTOWN (MIDDLE BLOCK) – BOUNDARY DESCRIPTION

Beginning at the Northwest corner of Lot 205 in Hart's Addition to the Town of Griffith as recorded in Plat Book 02 Page 96; thence East along the North lines of Lots 205 through 218 to the point of intersection of the South line of Main Street with the West line of Broad Street; thence continuing East across Broad Street to the Northwest corner of Lot 11 in Block 3 of Dwiggins Addition as recorded in Plat Book 02 Page 68; thence continuing East to the Northeast corner of Lot 1 in Block 3 of Dwiggins Addition; thence South to the Southeast corner of said Lot 1; thence West along the South lines of Lots 1 through 5 and the East 7 feet of Lot 6 in Block 3 of Dwiggins Addition; thence South along the East line of the 16 foot alley platted in Block 3 of Dwiggins Addition and Peter J. Beringer's Resubdivision as recorded in Plat Book 21 Page 28 to the North line of Travis Avenue; thence Westerly along the North line of Travis Avenue to the East line of Broad Street; thence Westerly across Broad Street to the Southeast corner of a parcel identified by PIN 45-11-02-103-014.000-006; thence Northwesterly along the South and West boundary of said parcel to the Southwest most corner of nine parcels shown and described on a Plat of Survey recorded as Document 2014-048106 in Survey Book 26 Page 83; thence Northwest along the East line of the former Chicago and Erie Railroad right-of-way to the Northwest corner of (said Plat Parcel 2, also being) Lot 205 in Hart's Addition, and also the Point of Beginning.

GRIFFITH RDC/DOWNTOWN (NORTH BLOCK) – BOUNDARY DESCRIPTION

Beginning at the Northwest corner of Lot 1 in Block 2 of Midway Addition to the Town of Griffith as recorded in Plat Book 02 Page 87A; thence Southeast along the West line of the former Erie Railroad right-of-way to the Northwest corner of Lot 1 in Block 4 of Midway Addition; thence continuing Southeast along the West line to the Southeast corner of Lot 1 in Block 6 of Midway Addition; thence West along the South lines of Lots 1 through 11 in Block 6 and Lots 18 through 27 in Block 5 of Midway Addition, same being the North line of Main Street; thence North along the West lines of Lots 27 through 45 in Block 5 of Midway Addition to the North line of vacated Columbia Avenue; thence West across Cline Avenue and along the North line of Columbia Avenue to the Southwest corner of Lot 21 in Block 2 of Midway Addition; thence North along the West lines of Lots 21 through 30 and Lots 7 through 1 of Block 2 in Midway Addition to the Point of Beginning.

GRIFFITH RDC/MAIN STREET WEST – BOUNDARY DESCRIPTION

Beginning at the Southeast corner of Lot 1 in Block 6 of Midway Addition to the Town of Griffith as recorded in Plat Book 02 Page 87A; thence Southeast along the West line of the former Erie Railroad right-of-way to its intersection with the North line of the Grand Trunk Western Railroad (now Canadian National Railway, CN); thence East along said Railroad North line to the West line of Broad Street; thence North along the West line of Broad Street to the Southeast corner of a parcel identified by PIN 45-11-02-103-014.000-006; thence Easterly across Broad Street to the Southwest corner of Lot 5 in Peter J. Beringer's Resubdivision as recorded in Plat Book 21 Page 28; thence South along the East line of Broad Street to the South line of the curved spur line of the EJ&E West Company; thence Northwesterly along said curved spur line to the West line of Broad Street; thence North to the South line of CN Railroad right-of-way; thence Westerly along said South line to the Southeast corner of Lot 1 in Govert's Addition as recorded in Plat Book 85 Page 05 in the Office of the Lake County Recorder; thence Southwest along the South line of Lots 1 and 2 in Govert's Addition; thence Northwest to the Northwest corner of said Lot 2; thence Southwest to the Southwest corner of Lot 11 in Griffith Industrial Park First Addition as recorded in Plat Book 63 Page 28; thence continuing Southwest to the Southwest corner of Lot 2 in the Resubdivision of Lot 12 in Griffith Industrial Park as recorded in Plat Book 59 Page 15; thence North to the Northwest corner of Lot 1 in Griffith Industrial Park; thence Northwest along the South line of Industrial Drive to its intersection with the South line of Main Street; thence West along the South line of Main Street to the West line of Section 3, Township 35 North, Range 9 West of the 2nd Principal Meridian in Lake County, Indiana; thence North 40 feet to the North line of Section 3; thence East to the Southwest corner of Section 34, Township 36 North, Range 9 West of the 2nd Principal Meridian in Lake County, Indiana; thence North 30 feet to the North line of Main Street; thence East along the North line of Main Street to the West line of Lillian Street; thence North on the West line of Lillian Street to the South line of the CN Railroad right-of-way; thence Southeast along said South line to the Southeast corner of Lot 5 in Block 8 of Ridgewood Addition as recorded in Plat Book 02 Page 80; thence North across the CN Railroad right-of-way to the intersection of its North line with the East line of Wright Street; thence North along the East line of Wright Street to the Southwest corner of Lot 13 in Block 9 of Ridgewood Addition; thence Southeasterly to the Southeast corner of Lot 24 in Block 9 of Ridgewood Addition; thence Southeasterly across Wiggs Street to the Southwest corner of Lot 18 in Block 12 of Ridgewood Addition; thence East along the North lines of 16 foot alleys platted in Blocks 12 through 15 of Ridgewood Addition; thence East across Cline Avenue to the Southwest corner of Lot 28 in Block 5 of Midway Addition; thence South to the Southwest corner of Lot 27 in Block 5 of Midway Addition; thence East along the North line of Main Street to the Point of Beginning.

GRIFFITH RDC/GLEN PARK WEST – BOUNDARY DESCRIPTION

Beginning at the Northwest corner of Section 34, Township 35 North, Range 9 West of the 2nd Principal Meridian in Lake County, Indiana, said point being a corner of the municipal boundary between the Towns of Griffith and Highland; thence South along said boundary line to the southwest corner of Lot 17 in Woodland Estates 3rd Addition, Block 2 Corrected, as recorded in Plat Book 56 Page 45 in the Office of the Lake County Recorder; thence East along the South line of said Corrected Plat to the Southeast corner of Lot 8 in said Plat; thence continuing East along the South line of Woodland Estates 3rd Addition, Block 1, as recorded in Plat Book 61 Page 38 to the Southeast corner of Lot 1 therein; thence Northwest along the East line of said Lot 1 to the South line of Glen Park Boulevard; thence East along the South line of Glen Park Boulevard to the Northwest corner of Lot 2 in Northtown Estates Sixth Addition as recorded in Plat Book 46 Page 60; thence South to the Southwest corner of said Lot 2; thence East along the South lines of Northtown Estates Sixth Addition, Northtown Estates 5th Addition as recorded in Plat Book 39 Page 46, and Northtown Estates 4th Addition as recorded in Plat Book 38 Page 43, to the Southeast corner of Lot 96 at the centerline of Wiggs Street; thence North to the Southwest corner of Jacobsma's 1st Subdivision as recorded in Plat Book 43 Page 9; thence East to the Northwest corner of Lot 12 in Oman's Addition as recorded in Plat Book 49 Page 89; thence South 23.94 feet; thence East to the East line of Ernst Street; thence North along said East line to the Southwest corner of Lot 1 in Breclaw's 1st Addition as recorded in Plat Book 52 Page 21; thence East to the Southeast corner of said Lot 1; thence North to the South line of Glen Park Boulevard; thence East along the South line of Glen Park Boulevard to the West line of a parcel identified by PIN 45-07-34-227-041.000-006; thence South 57.75 feet; thence East parallel to and 57.75 feet South of the South line of Glen Park Boulevard to the West line of Cline Avenue; thence South 174.55 feet; thence East to the Southwest corner of Lot 1 in Cline and 45th Subdivision as recorded in Plat Book 103 Page 81 at the East line of Cline Avenue; thence East, North and East along the southern boundary of said Lot 1 to the Southeast corner thereof; thence continuing East parallel to Glen Park Boulevard to the Southeast corner of Lot 4 in Fairview Addition as recorded in Plat Book 25 Page 72; thence North to the North line of Glen Park Boulevard; thence West along the North line of Glen Park Boulevard to the East line of Harvey Street; thence North 125.9 feet; thence West to the Northeast corner of Lot 11 in Park Manor 2nd Addition as recorded in Plat Book 29 Page 104; thence continuing West to the Northwest corner of Lot 19 in Park Manor 2nd Addition; thence 40 feet West to the centerline of Cline Avenue on the municipal boundary; thence South along the municipal boundary to the centerline of Glen Park Boulevard (also known as 45th Street); thence West along the municipal boundary and centerline of Glen Park Boulevard to the Point of Beginning.

GRIFFITH RDC/GLEN PARK EAST – BOUNDARY DESCRIPTION

Beginning at the Northeast corner of Section 35, Township 35 North, Range 9 West of the 2nd Principal Meridian in Lake County, Indiana, to a point on the municipal boundary between the Town of Griffith and unincorporated Calumet Township; thence South 40 feet; thence West along the South line of Glen Park Boulevard to the Northeast corner of Lot 6 in Patterson's 1st Addition as recorded in Plat Book 33 Page 80 in the Office of the Lake County Recorder; thence South to the southeast corner of said Lot 6; thence West to the Southwest corner of Lot 11 in Patterson's 1st Addition; thence North to the South line of Glen Park Boulevard; thence West along the South line of Glen Park Boulevard to the West line of Elmer Street; thence South to the Southwest corner of Lot 1 in Gruel's Glen Park 1st Addition Section 4 as recorded in Plat Book 34 Page 45A; thence West to the Southwest corner of Lot 5 in Gruel's Glen Park 1st

Addition Section 4; thence North to the South line of Glen Park Boulevard; thence West along the South line of Glen Park Boulevard to the Northeast corner of Block 1 in Industrial Center Subdivision as recorded in Plat Book 17 Page 13; thence South 125 feet; thence West parallel to the South line of Glen Park Boulevard to the West line of Lafayette Street; thence North to the Northeast corner of Lot 2 in Broad-view Addition as recorded in Plat Book 24 Page 76; thence East to the Northeast corner of Lot 15 in Broad-view Addition; thence South to the North line of Glen Park Boulevard; thence East to the Southwest corner of Lot 130 in Elmwood Manor 2nd Addition as recorded in Plat Book 34 Page 59; thence North to the Northwest corner of Lot 129 in Elmwood Manor 2nd Addition; thence Easterly to the Northwest corner of Lot 65 in Elmwood Manor 2nd Addition; thence East to the West line of Elmer Street; thence South to the North line of Glen Park Boulevard; thence East along the North line of Glen Park Boulevard to the East line of Arbogast Street; thence North 130 feet; thence East to the Northeast corner of Lot 3 in Lawndale Gardens 1st Addition as recorded in Plat Book 33 Page 16; thence South 130 feet to the North line of Glen Park Boulevard; thence East along the North line of Glen Park Boulevard to the West line of Wheeler Street; thence North 191 feet: thence East parallel to the North line of Glen Park Boulevard to the centerline of Colfax Street, also being the East line of aforesaid Section 35 and the municipal boundary between the Town of Griffith and unincorporated Calumet Township; thence South to the Point of Beginning.

GRIFFITH RDC/BROAD STREET MAIN TO RIDGE – BOUNDARY DESCRIPTION

Beginning at the Northwest corner of Lot 205 in Hart's Addition to Griffith as recorded in Plat Book 02 Page 96 in the Office of the Recorder of Lake County, Indiana, said point being the intersection of the Westerly line of the former Erie Railroad right-of-way and the North line of Main Street; thence East along said North line to the East most line of Broad Street; thence North along the East line of Broad Street to the Southwest corner of the North 15 feet of Lot 34 in Block 4 of Manufacturer's Addition as recorded in Plat Book 02 Page 59 in the Office of the Lake County Recorder; thence East parallel to and 15 feet South of the North line of Lot 34 to the West line of a platted 16 foot alley in Block 4 of Manufacturer's Addition; thence North along said West line to the North line of Columbia Avenue; thence West along the North line of Columbia Avenue to the East line of Broad Street; thence North along the East line of Broad Street to the Southwest corner of Lot 30 in Block 3 of Manufacturer's Addition; thence East to the West line of a platted 16 foot alley in Block 3; thence North along said West line to the Northeast corner of Lot 38 in Block 3 of Manufacturer's Addition; thence West along the North line of Lot 38 to the East line of Broad Street; thence North along the East line of Broad Street to the Southwest corner of Lot 42 in Block 3 of Manufacturer's Addition; thence East to the West line of a platted 16 foot alley in Block 3; thence North along the West lines of a platted 16 foot alley in Block 3, and Blocks 8 and 1 of Oak Forest Addition as recorded in Plat Book 02 Page 79 to the North line of Elm Street; thence West along the North line of Elm Street to the East line of Broad Street; thence North along the East line of Broad Street to the North line of Oak Street; thence East along the North line of Oak Street to the West line of a platted 16 foot alley in Block 1 of St. Mary's Addition as recorded in Plat Book 21 Page 54 and in Blocks 5 and 4 of Industrial Center Subdivision as recorded in Plat Book 17 Page 13 to the North line of an East to West alley; thence East to the West line of Lafayette Street; thence North along the West line of Lafayette Street to the Northeast corner of Lot 11 in Brinwood Addition as recorded in Plat Book 32 Page 13; thence Northerly to the Southwest corner of Lot 2 in The Ready Subdivision as recorded in Plat Book 36 Page 83; thence Northerly along the West lines of Lots 1 and 2 in The Ready Subdivision and Lot 35 in Oak Hills 1st Addition as recorded in Plat Book 36 Page 73 to the South line of Minter Drive; thence continuing North along the East lines of Lots 5 and 6 in Oak Hills 1st Addition and Lots 7 and 8 in Oak Hills 2nd Addition as recorded in Plat Book 37 Page 26 to the Northeast corner of Lot 8; thence West along the North lines of Lot 8 and a parcel identified as PIN 45-07-26-178-

001.000-006 to the East line of Broad Street; thence North along the East line of Broad Street to the Northeast corner of the School Town of Griffith parcel identified by PIN 45-07-26-176-010.000.006; thence East along the North line of the School Town parcel to the West line of Oak Hills 3rd Addition as recorded in Plat Book 40 Page 94; thence North along the West lines of Oak Hills 3rd Addition and Oak Hills 4th Addition as recorded in Plat Book 41 Page 14 to the Northwest corner of Lot 74; thence East to the Northeast corner of Lot 72 in Oak Hills 4th Addition; thence North along the West line of the EJ&E Railroad to the North line of Ridge Road; thence West along the North line of Ridge Road to the West line of Broad Street; thence South along the West line of Broad Street to the South line of Reed's Temple Addition as recorded in Plat Book 99 Page 21; thence West along said South line to the East line of a Church parcel identified as PIN 45-07-26-103-011.000-006; thence South along the East line of said Church parcel to the centerline of Wirth Road; thence East along the centerline of Wirth Road to the East line of Broadridge Addition as recorded in Plat Book 31 Page 22; thence South to the Northwest corner of a Church parcel identified as 45-0-26-155-025.000-006; thence East to the West line of Broad Street; thence South along the West line of Broad Street to the South line of said Church parcel; thence West to the East line of Broadridge Addition; thence South to the Southwest corner of Broadridge Addition; thence East to the West line of Broad Street; thence South along the West line of Broad Street to the Northeast corner of Lot 1 in South Cady Subdivision as recorded in Plat Book 83 Page 29; thence West to the Northwest corner of said Lot 1; thence South to the Southwest corner of said Lot 1; thence West to the West line of the East Half of the Southwest Quarter of Section 26, Township 35 North, Range 9 West of the 2nd Principal Meridian in Lake County, Indiana; thence South to the North line of Lot 12 in West Haven Manor as recorded in Plat Book 96 Page 22; thence East to the Northeast corner of Lot 10 in West Haven Manor; thence South to the Southeast corner of Lot 8 in West Haven Manor; thence East to the West line of Broad Street; thence South to the Southeast corner of Lot 1 in Griffith Evangelical Church as recorded in Plat Book 101 Page 38; thence West 264 feet to the East line of Griffith Boulevard; thence South to the Southwest corner of Lot 1 in Griffith Professional Subdivision as recorded in plat Book 107 Page 68; thence East 264 feet to the West line of Broad Street; thence South to the North line of Glen Park Avenue; thence West 264 feet along the North line of Glen Park Avenue; thence South to the Northwest corner of Lot 3 in Fairview Addition as recorded in Plat Book 25 Page 72; thence South to the Southwest corner of said Lot 3; thence West to the Northwest corner of a parcel identified as PIN 45-07-30-103-027.000-006; thence South to the Southwest corner of said parcel; thence East to the Northwest corner of a parcel identified as PIN 45-07-30-103-028.000-006; thence South parallel to the West line of Broad Street to the Northwest corner of a parcel identified as PIN 45-07-35-103-026.000-006; thence East to the Northeast corner of a parcel identified as PIN 45-07-355-103-25.000-006; thence South to the South line of Pine Street; thence East along said South line to the West line of Broad Street; thence South along the West line of Broad Street to North line of Oak Street; thence West 140 feet along the North line of Oak Street; thence South parallel to Broad Street to the North line of Elm Street; thence Southerly to the Northwest corner of Lot 1 in Block 1 of Woodlawn Addition as recorded in Plat Book 21 Page 15; thence South along the West line of a platted 16 foot alley to the Northwest corner of Lot 1 in Block 8 of Woodlawn Addition; thence East to the West line of Broad Street; thence South along the West line of Broad Street to North line of Columbia Avenue; thence West along the North line of Columbia Avenue to the Southwest corner of Lot 4 in Block 9 of Woodlawn Addition; thence South along the East line of a platted alley to the Southwest corner of Lot 12 in Block 13 of Woodlawn Addition; thence West along the North line of Lot 24 to the Easterly line of the former Erie Railroad right-of-way; thence Southeasterly along said right-of-way to the Point of Beginning.

07/28/2015 ras