

**ECONOMIC DEVELOPMENT COMMISSION
OF THE CITY OF HOBART, INDIANA**

(residential) **Resolution No. 18- 06- 18 A***

**A Resolution of the Economic Development Commission of the City of Hobart,
Indiana, Requesting the Common Council of the City to Designate a Certain
Residential Real Estate Area as an Economic Development Target Area Eligible for
Real Property Tax Abatement for a Period of Six Years.**

WHEREAS, the provisions of I.C. §6-1.1-12.1, *et seq.*, (the “Act”) allow an abatement of property taxes attributable to redevelopment or rehabilitation activities for residential, commercial, and industrial development in Economic Development Target Areas, as those terms are defined in the Act; and

WHEREAS, the Act provides that such Economic Development Target Areas are areas within the City of Hobart, Indiana (“City”), which have, become undesirable for, or impossible of, normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements, or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent normal development of property; and

WHEREAS, the Economic Development Commission of the City (“Commission”) was created to investigate, study, and survey the need for and to recommend action to the Common Council (“Council”) of the City, regarding the designation of areas within the City, as Economic Development Target Areas; and

WHEREAS, Cressmoor Development, LLC

4259 E. Lincoln Highway

Merrillville, Indiana 46410

is/are the future owner/owners of certain property within the City of Hobart, Lake County, Indiana, more particularly described in Exhibit “A”, which is attached hereto, made a part hereof, and which is hereinafter referred to as the “Real Estate”, has/have properly applied for designation of this property as an Economic Development Target Area; and

WHEREAS, the owner/owners is/are desirous of having the Real Estate designated as an Economic Development Target Area for the purpose of achieving real property tax abatement in connection with the construction of new housing on said Real Estate; and

* *Number of Resolution is last two digits of year first, month, date, and alphabetical order on agenda.*

(residential)

RESOLUTION NO. 18 - 06- 18 A

page two

WHEREAS, it is the purpose of the Commission and the intent of the residential tax abatement program adopted by the City to provide real estate tax abatement for the construction and purchase of new housing, to the owner(s) of such property; and

WHEREAS, the Real Estate appears to qualify for designation as an Economic Development Target Area and the development of such Real Estate will be of benefit to the City.

THEREFORE, BE IT RESOLVED by the Economic Development Commission of the City of Hobart, Indiana that:

SECTION ONE: The Commission finds that the above described Real Estate qualifies for designation as an Economic Development Target Area based on the application and information submitted for consideration by the property owner(s).

SECTION TWO: The Commission recommends that the Council designate the Real Estate as an Economic Development Target Area.

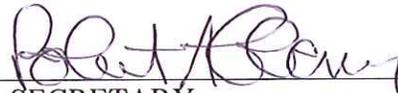
SECTION THREE: The Commission further recommends to the Council, that the owner(s) of said Real Estate be eligible for residential property tax abatement for a period of not more than six (6) years.

ALL OF WHICH is adopted and approved by the Economic Development Commission of the City of Hobart, Indiana on this 18th day of June, 2018.

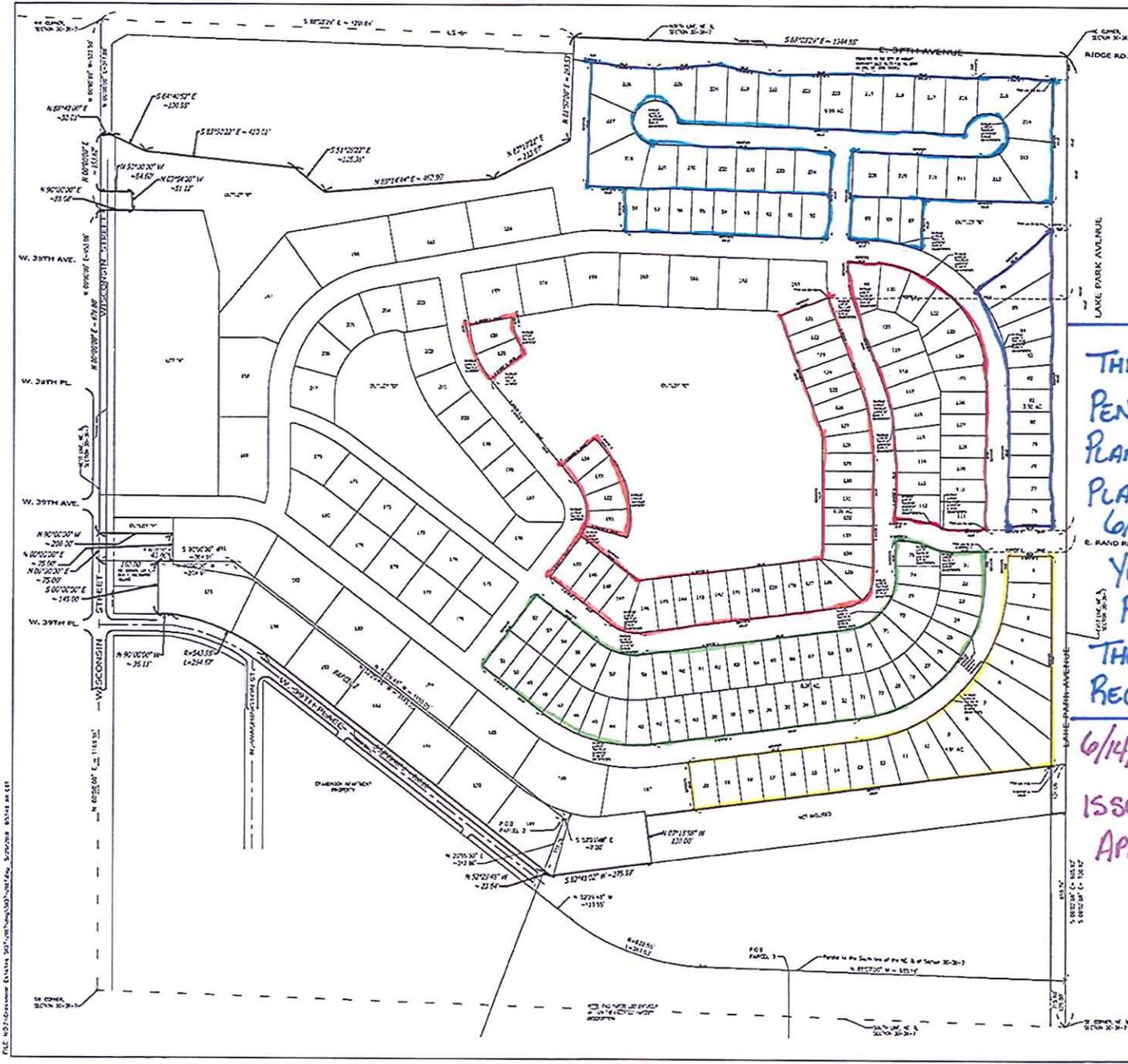


PRESIDENT

ATTEST:



SECRETARY



- Lots 1-20
- Lots 21-75
- Lots 76-86
- Lots 99-120
- Lots 121-156
- Lots 208-234 and 87-98

THIS SUBDIVISION IS PENDING TENTATIVE PLAN APPROVAL BY PLAN COMMISSION ON 6/14/18. IT HAS NOT YET RECEIVED FINAL PLAT APPROVAL SO THESE ARE NOT YET RECORDED LOTS.

6/14/18 - PLAN COMMISSION ISSUED TENTATIVE PLAN APPROVAL.



TORRENGA ENGINEERING, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 907 RIDGE ROAD, MONSTER, INDIANA, 46061
 TEL. NO.: (317) 636-1510

CRESSMOOR ESTATES
 A PLANNED UNIT DEVELOPMENT
 HOBART, LAKE COUNTY, INDIANA
 LEGALS EXHIBIT

CLIENT: Cressmoor Estates, LLC
 6005 Resolving Drive
 Greenfield, Indiana 46139
 JOB NO: 2017-2007
 DATE: 05-02-2018
 SHEET
 C-1.0



Legal Description of Lots 1 through 20 in Cressmoor Estates, Hobart, Indiana.

Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 30; thence North $00^{\circ}02'08''$ West, along the East line of said Northeast Quarter, a distance of 715.80 feet; thence South $82^{\circ}41'02''$ West, a distance of 40.33 feet, to the Westerly right of way line of Lake Park Avenue (80 feet wide), said point being the point of beginning of this description; thence continuing South $82^{\circ}41'02''$ West, a distance of 978.25 feet; thence North $07^{\circ}18'58''$ West, a distance of 130.00 feet; thence North $82^{\circ}41'02''$ East, a distance of 477.72 feet, to a point of curve; thence Northeasterly, along a curve which is concave to the Northwest, having a radius of 450.00 feet (the chord of which bears North $41^{\circ}19'27''$ East, a chord distance of 594.71 feet), an arc distance of 649.68 feet; thence North $00^{\circ}02'08''$ West, a distance of 58.63 feet; thence North $89^{\circ}57'52''$ East, a distance of 120.00 feet, to the Westerly right of way line of Lake Park Avenue; thence South $00^{\circ}02'08''$ East, along said Westerly right of way line, a distance of 570.52 feet, to the point of beginning, containing 4.91 acres more or less, all in the City of Hobart, Lake County, Indiana.

Prepared by: Donald C. Torrenga
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President
Cressmoor Development, LLC

Legal Description of Lots 21 through 75 in Cressmoor Estates, Hobart, Indiana.

Description: Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows: Commencing at the Northeast Corner of said Section 30; thence South $00^{\circ} 02' 51''$ East, along the East line of the Northeast Quarter of said Section 30, a distance of 1351.56 feet; thence South $89^{\circ} 57' 52''$ West, a distance of 220.00 feet, to the point of beginning of this description; thence South $00^{\circ} 02' 08''$ East, a distance of 68.63 feet, to a point of curve; thence Southwesterly along a curve which is concave to the Northwest, having a radius of 390.00 feet (the chord of which bears South $41^{\circ} 19' 27''$ West, a chord distance of 515.41 feet), an arc distance of 563.05 feet; thence South $82^{\circ} 41' 02''$ West, a distance of 566.82 feet, to a point of curve; thence Northwesterly along a curve which is concave to the North, having a radius of 405.00 feet (the chord of which beards North $74^{\circ} 54' 23''$ West, a chord distance of 308.79 feet), an arc distance of 316.81 feet; thence North $52^{\circ} 29' 48''$ West, a distance of 214.91 feet; thence North $37^{\circ} 30' 12''$ East, a distance of 245.00 feet; thence South $52^{\circ} 29' 48''$ East, a distance of 214.91 feet, to a point of curve; thence Southeasterly along a curve which is concave to the North, having a radius of 160.00 feet (the chord of which bears South $74^{\circ} 54' 23''$ East, A chord distance of 121.99 feet), an arc distance of 125.16 feet; thence North $82^{\circ} 41' 02''$ East, a distance of 566.82 feet, to a point of curve; thence Northeasterly along a curve concave to the Northwest, having a radius of 145.00 feet (the chord of which bears North $41^{\circ} 19' 27''$ East, a chord distance of 191.63 feet) an arc distance of 209.34 feet; thence North $00^{\circ} 02' 08''$ West, a distance of 96.68 feet; thence North $89^{\circ} 57' 52''$ East, a distance of 23.99 feet, to a point of curve; thence Southeasterly along a curve concave to the Southwest, having a radius of 170.00 feet (the chord distance of 71.18 feet), an arc distance of 71.71 feet; thence Southeasterly along a curve which is concave to the Northeast, having a radius of 150.00 feet (the chord of which bears South $77^{\circ} 57' 07''$ East, a chord distance of 62.80 feet), an arc distance of 63.27 feet; thence South $89^{\circ} 57' 52''$ East, a distance of 90.00 feet, to the point of beginning containing 8.26 acres more or less all in the City of Hobart, Lake County Indiana.

Prepared by: Donald C. Torrenga
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President
Cressmoor Development, LLC

Legal Description of Lots 76 through 86 in Cressmoor Estates, Hobart, Indiana.

Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows: Commencing at the Northeast Corner of said Section 30; thence South 00°02'51" East, along the East line of the Northeast Quarter of said Section 30, a distance of 475.68 feet; thence South 89°57'09" West, a distance of 40.00 feet, to the point of beginning of this description; thence South 00° 02' 08" East, along the Westerly right of way line of Lake Park Avenue (40 feet wide) a distance of 805.88 feet; thence North 89° 57' 52" West, a distance of 120.00; thence North 00° 02' 08" West, a distance of 399.42 feet, to a point of curve; thence Northwesterly along a curve which is concave to the Southwest having a radius of 375.00 feet (the chord of which bears North 19° 43' 42" West, a chord distance of 252.73 feet, an arc distance of 257.78 feet; thence North 50° 34' 45" East, a distance of 265.45 feet, to the point of beginning, containing 2.30 acres more or less all in the City of Hobart, Lake County, Indiana.

Prepared by: Donald C. Torrenga
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President
Cressmoor Development, LLC

Legal Description of Lots 99 through 120 in Cressmoor Estates, Hobart, Indiana.

Description: Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows:
Commencing at the Northeast Corner of said Section 30; thence South 00° 02' 08" East, along the East line of the Northeast Quarter of said Section 30, a distance of 1,291.56 feet; thence South 89° 57' 52" West, a distance of 220.00 feet, to the point of beginning of the description; thence South 89° 57' 52" West, a distance of 90.00 feet, to the point of curve; thence Northwesterly along a curve which is concave to the Northeast, having a radius of 90.00 feet (the chord of which bears North 77° 57' 07" West, a chord distance of 37.68 feet), an arc distance of 37.89 feet, to a point of reverse curvature; thence Northwesterly along a curve which is concave to the Southwest, having a radius of 230.00 feet (the chord of which bears North 77° 36' 28" West, a chord distance of 93.59 feet), an arc distance of 94.25 feet; thence South 89° 57' 52" West, a distance of 26.76 feet; thence North 00° 02' 08" West, a distance of 175.76 feet, to a point of curve; thence Northwesterly along a curve having a radius of 530.00 feet (the chord of which bears North 10° 05' 37" West, a chord distance of 185.13 feet), an arc distance of 186.08 feet; thence North 20° 09' 06" West, a distance of 253.41 feet, to a point of curve; thence Northerly along a curve which is concave to the East, having a radius of 170.00 feet (the chord of which bears North 09° 10' 08" West, a chord distance of 64.78 feet) an arc distance of 65.17 feet; thence North 01° 56' 31" East, a distance of 38.35 feet; thence South 88° 03' 29" East, a distance of 69.34 feet to a point of curve; thence Southeasterly along a curve which is concave to the Southwest, having a radius of 315.00 feet (the chord of which bears South 44° 02' 48" East, a chord distance of 437.72 feet), an arc distance of 483.93 feet; thence South 00° 02' 08" East, a distance of 409.50 feet, to the point of beginning containing 4.28 acres more or less, all in the City of Hobart,, Lake County, Indiana.

Prepared by: Donald C. Torrenga
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President
Cressmoor Development, LLC

Legal Description of Lots 121 through 156 in Cressmoor Estates, Hobart, Indiana.

Description: Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows: Commencing at the Northeast Corner of said Section 30; thence South 00° 02' 08" East, along the East line of the Northeast Quarter of said Section 30, a distance of 661.69 feet; thence South 89° 57' 52" West, a distance of 648.75 feet, to the point of beginning of this description; thence Southeasterly along a curve which is concave to the Northeast, having a radius of 230.0 feet (the chord of which bears South 16° 42' 35" East, a chord distance of 27.62 feet), an arc distance of 27.63 feet; thence South 20° 09' 06" East, a distance of 253.41 feet, to a point of curve; thence Southeasterly along a curve which is concave to the Southwest having a radius of 470.00 feet (the chord of which bears South 10° 05' 37" East, a chord distance of 164.17 feet), an arc distance of 165.01 feet; thence South 00° 02' 08" East, a distance of 332.44 feet, to a point of curve; thence Southwesterly along a curve which is concave to the Northwest, having a radius of 85.00 feet (the chord of which bears South 41° 19' 27" West, a chord distance of 112.33 feet), an arc distance of 122.72 feet; thence South 82° 41' 02" West, a distance of 566.82 feet, to a point of curve; thence Northwesterly along a curve which is concave to the Northeast having a radius of 100.00 feet (the chord of which bears North 74° 54' 23" East, a chord distance of 76.25 feet), an arc distance of 78.22 feet; thence North 52° 29' 48" West, a distance of 214.91 feet; thence North 37° 30' 12" East, a distance of 119.23 feet, to a point of curve; thence Northwesterly along a curve which is concave to the West, having a radius of 130.00 feet (the chord of which bears North 01° 11' 20" West, a chord distance of 162.54 feet), an arc distance of 175.58 feet; thence North 39° 52' 52" West, a distance of 360.24 feet, to a point of curve; thence Northwesterly, along a curve which is concave to the Northeast, having a radius of 270.00 feet (the chord of which bears North 24° 50' 54" West, a chord distance of 140.06 feet, (an arc distance of 141.68 feet; thence North 09° 48' 55" West, a distance of 25.63 feet; thence North 80° 11' 05" East a distance of 120.00 feet; thence South 09° 48' 55" east , a distance of 25.63 feet, to a point on a curve; thence Southeasterly, along a curve which is concave to the Northeast having a radius of 150.00 feet (the chord of which bears South 24° 04' 24 East, a chord distance of 73.89 feet), an arc distance of 74.65 feet; thence South 51° 40' 07" West, a distance of 120.00 feet, to a point of a curve; thence Southeasterly, along a curve which is concave tot eh Northwest, having a radius of 270.00 feet (the chord of which bears South 39° 06' 23" East, a chord distance of 7.30 feet), an arc distance of 7.30 feet; thence South 39° 52' 52" east, a distance of 300.24 feet; thence North 50° 07' 08" a distance of 120.00 feet' thence South 39° 52' 52", a distance of 60.00 feet, to a point on a curve; thence Southwesterly along a curve which is concave to the West, having a radius of 250.0 feet (the chord of which bears South 12° 23' 39" East, a chord distance of 230.77 feet), an arc distance of 239.87 feet; thence North 74° 54' 25" West, a distance of 120.00 feet, to a point on a curve ; thence Southwesterly on a curve which is concave to Northwest, having a radius of 130.00 feet (the chord of which bears South 21° 42' 03" West, a chord distance of 29.92 feet), an arc distance of 29.99 feet; thence South 52° 29' 48" East, a distance of 200.09 feet; thence North 82° 41' 02" East, a distance of 501.90 feet; thence North 00° 02' 08" West, a distance of 342.55 feet; thence North 20° 09' 06" West, a distance of 339.51 feet; thence North 69° 50' 54" East, a

distance of 141.66 feet to the point of beginning, containing 6.09 acres more or less, all in the City of Hobart, Lake County Indiana.

Prepared by: Donald C. Torrenga
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President
Cressmoor Development, LLC

Legal Description of Lots 208 through 234 and Lots 87 through 98 in Cressmoor Estates, Hobart, Indiana.

Description: Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows:
Commencing at the Northeast Corner of said Section 30; thence South 00° 02' 08" East, along the Westerly line of the Northeast Quarter of said Section 30, a distance of 63.66 feet; thence South 89° 57' 52" West, a distance of 40.00 feet, to the point of beginning of this description; thence South 00° 02' 08" East, along the Westerly right of way line of Lake Park Avenue (80 feet wide), a distance of 340.20 feet; thence North 88° 03' 29" West, a distance of 352.55 feet; thence South 01° 56' 31" West, a distance of 141.68 feet, to a point on a curve; thence Northwesterly along a curve which is concave to the Southwest, having a radius of 375.00 feet (the chord of which bears North 78° 16' 10" West, a chord distance of 127.51 feet) an arc distance of 128.13 feet; thence North 88° 03' 29" West, a distance of 69.34 feet; thence North 01° 56' 31" East, a distance of 240.00 feet; thence South 88° 03' 29" East, a distance of 361.23 feet, to a point of curve; thence Northeasterly to Southwesterly along a curve which is concave to the Southwest, having a radius of 60.00 feet (the chord of which bears North 43° 03' 29" West, a chord distance of 84.85 feet) an arc distance of 282.24 feet; thence North 88° 03' 29" West, a distance of 782.45 feet, to a point of curve; thence Northwesterly to Southeasterly along a curve having a radius of 60.00 feet (the chord of which bears South 46° 56' 31" West, a chord distance of 84.85 feet), an arc distance of 282.74 feet; thence South 88° 03' 29" East, a distance of 481.23 feet, thence South 01° 56' 31" West, a distance of 240.00 feet; thence North 88° 03' 29" West, a distance of 555.00 feet; thence North 01° 56' 31" East, a distance of 120.00 feet; thence North 88° 03' 29" West, a distance of 106.32 feet; thence North 01° 57' 00" West, a distance of 337.94 feet, to the Southerly right of way line of East 37th Avenue; thence along said Southerly right of way line of 37th Avenue for the next eight courses,

South 80° 35' 10" East, a distance of 6.57 feet;
South 84° 48' 20" East, a distance of 164.34 feet;
North 86° 03' 00" East, a distance of 164.86 feet;
South 81° 23' 48" East, a distance of 165.22 feet;
North 89° 49' 00" East, a distance of 256.66 feet;
South 88° 03' 29" East, a distance of 300.00 feet;
North 01° 56' 31" East, a distance of 5.00 feet;
South 88° 03' 29" East, a distance of 202.91 feet;

to the point of beginning, containing 9.99 acres more or less, all in the City of Hobart,, Lake County, Indiana.

Prepared by: Donald C. Torrenga
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President
Cressmoor Development, LLC