

ORDINANCE NO. 36-2009
AN ORDINANCE AMENDING ORDINANCE 33-2008, PROVIDING FOR REVISION
TO WRITTEN COMMITMENTS ASSOCIATED WITH SAID ORDINANCE

WHEREAS, on or about October 13, 2008, the City of Valparaiso City Council did consider and adopt Ordinance 33-2008, AN ORDINANCE ANNEXING REAL ESTATE INTO THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA KNOWN AS THE "RAMSEY/TRILOGY ANNEXATION" by a vote of 7-0, including all exhibits and attachments; and

WHEREAS, said written commitments (attached as Exhibit B) did specify that in the event that the developer associated with the petition (Ramsey Real Estate) did not develop the property, that all land associated with the ordinance (Exhibit A) would revert to its previously assigned zoning district or most similar; and

WHEREAS, according to testimony given at the Public Hearing, the operator of the proposed senior living facility, was to be Trilogy Health Services; and

WHEREAS, according to information submitted in conjunction with this petition to amend Ordinance 33-2008, although the developer of the property included in Ordinance 33-2008 is no longer Ramsey Real Estate, the operator of said facility continues to be Trilogy Health Services; and

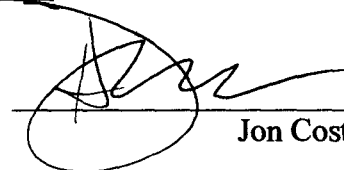
WHEREAS, according to information submitted in conjunction with the petition to amend Ordinance 33-2008, the proposed developer of the property does not intend to substantially change or alter the plans submitted as part of Ordinance 33-2008; and

WHEREAS, the proposed developer of the property hereby requests that the name of the developer associated with said written commitments be changed from Ramsey Real Estate to MS Valparaiso, LLC as indicated on the attached Exhibit C Agreement for Written Commitments.

NOW THEREFORE, be it ordained by the common Council of the City of Valparaiso, Porter County, Indiana as follows:

1. Ordinance 33-2008 is hereby amended according to the language included in Exhibit C Agreement for Written Commitments.

Passed by the Common Council of the City of Valparaiso, Indiana by a 7-0 vote of all members present and voting this 14th day of Dec., 2009.

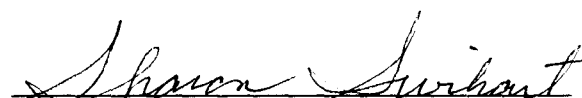


Jon Costas, Mayor

Attest:

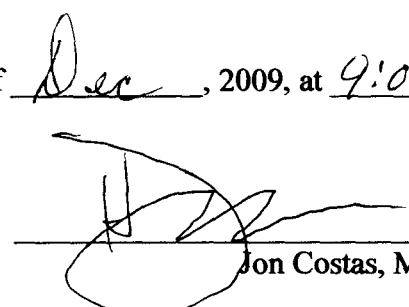

Sharon Swihart, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 14th day of Dec., 2009, at 9:00 o'clock p.m.



Sharon Swihart, Clerk-Treasurer

This Ordinance approved and signed by me this 14th day of Dec., 2009, at 9:00 o'clock p.m.



Jon Costas, Mayor

**AGREEMENT FOR
WRITTEN COMMITMENTS**

Exhibit "A"

The Northwest Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

(1) EXCEPTING therefrom the South 10 rods of said Quarter Quarter Section;

(2) ALSO EXCEPTING therefrom a part of the Northwest Quarter of the North west Quarter of Section 17, Township 35 North, Range 5 West, Porter County, Indiana, described as follows:

Commencing at the Northwest corner of said Section; thence South 89 degrees 32 minutes 30 seconds East 20.00 feet, along the North line of said Section; thence South 00 degrees 27 minutes 30 seconds West 20.00 feet, to where the East boundary of County Road 200 East meets the South boundary of County Road 400 North and the Point of Beginning of this description;

thence South 89 degrees 32 minutes 30 seconds East 1097.35 feet, along the South boundary of said County Road 400 North; thence South 67 degrees 44 minutes 25 seconds East 53.85 feet, along said boundary; thence South 89 degrees 32 minutes 30 seconds East 162.53 feet; along said boundary to the East line of said Quarter Quarter Section; thence South 00 degrees 26 minutes 25 seconds East 660.07 feet, along said East line; thence North 41 degrees 49 minutes 58 seconds West 405.53 feet; thence North 58 degrees 34 minutes 40 seconds West 349.86 feet; thence North 68 degrees 21 minutes 37 seconds West 428.98 feet; thence North 89 degrees 32 minutes 30 seconds West 347.35 feet to the East boundary of said County Road 200 East; thence North 00 degrees 27 minutes, 30 seconds East 45.00 feet, along the East boundary of said County Road 200 East, to the point of beginning;

(3) also excepting THEREFROM A PART OF THE Northwest Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 5 West, Porter County, Indiana, described as follows:

Commencing at the Northwest corner of said Section; thence South 89 degrees 32 minutes 30 seconds East 1,117.35 feet, along the North line of said Section; thence South 00 degrees 27 minutes 30 seconds West 20.00 feet to the South boundary of County Road 400 North and the Point of Beginning of this description;

thence South 89 degrees 32 minutes 30 seconds East 215.32 feet; along the boundary of said County Road 400 North, to the East line of said Quarter Quarter Section; thence South 01 degrees 01 minutes 37 seconds East 20.01 feet; along said East line; thence North 89 degrees 32 minutes 30 seconds West 166.04 feet; thence North 67 degrees 44 minutes 25 seconds West 53.85 feet to the Point of Beginning.

granted and the zoning classification for the Real Estate be changed under certain and specific terms, conditions, and restrictions, all of which Owner is agreeable thereto.

NOW, THEREFORE, in consideration of the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and City covenant, promise and agree as follows:

1. **Ownership of the Real Estate.** Owner represents and warrants that it is or is about to be the holder of the fee simple title to the Real Estate and that the Real Estate is not encumbered with any contract purchase, lease, tenant farmer, or any other interest inconsistent with the grant of covenants, conditions and restrictions made herein. In the event that Owner does not acquire the fee simple ownership of the Real Estate, this Agreement and the ordinance rezoning the Real Estate shall become null and void and of no force and effect.

2. **Zoning Classification.** The zoning classification of the Real Estate shall be Medical, Office & Technology District, subject, however, to the terms, conditions and restrictions on development, which are in addition to, and not in lieu of, all other zoning restrictions and limitations applicable to land located in the Medical, Office & Technology District zoning classification in the City of Valparaiso.

3. **Conditions Precedent.** This entire Agreement is conditioned upon the approval of this Agreement by the City Council of the City of Valparaiso, by duly passed and adopted ordinance incorporating this Agreement and its terms therein or an ordinance otherwise becoming effective in accordance with the laws of the State of Indiana regarding such matters. In the event said City Council shall fail to so approve this Agreement or adopt the ordinance anticipated herein, this Agreement shall, *ipso facto*, be and become null and void and of no force or effect.

4. **Restrictions on Use and Development of the Real Estate.** Owner shall be entitled to the uses on the Real Estate which are allowed in the Medical, Office & Technology District as set forth in the City of Valparaiso Zoning Ordinance as modified only by this Agreement as follows:

(a) **Restricted Uses.** The following uses shall not be permitted on the Real Estate:

(i) Hospitals

(ii) Helipads, heliports, and helistops.

(iii) Residential dwelling units for those employed within facilities located in the Medical, Office & Technology District or associated with businesses or programs operated within the Medical, Office & Technology District so long as such dwelling units are located above the first floor of a building

occupied by one or more other permitted uses in the district, and with a minimum of 950 square feet per unit.

(iv) Parking decks and garages

(v) Hotels and specialized lodging facilities, including those with accessory conference centers and restaurants related to one or more hospitals operating in the district.

(b) **Height Restriction.** The maximum height of buildings on the Real Estate shall be: 3 stories or 55 feet, whichever is lower. However, no building shall be set back from the perimeter of the district less than 1.25 feet for every foot of building height. A building with staggered height shall meet the setback at each height level.

5. **Subsequent Owners.** This Agreement shall run with the land and be binding upon subsequent owners of the Real Estate, unless modified or terminated hereinafter.

6. **Duration and Termination.** This Agreement shall be effective at such time as an Ordinance adopted and ordained by the Common Council of the City of Valparaiso, Indiana, is effective according to law changing the zoning classification of the Real Estate to the Medical, Office & Technology District zoning classification pursuant to the City of Valparaiso Zoning Ordinance (and subject to Owner acquiring title required by Section 1); and shall continue in full force and effect unless and until modified or terminated at a public hearing after notice, as provided by the provisions of Indiana Code §36-7-4-613, as amended from time to time.

7. **Merger.** This Agreement constitutes the entire agreement of the parties, and all promises, undertakings, representations, agreements, understandings, and arrangements with reference to representations are herein merged.

8. **Construction.** This Agreement is entered into in the State of Indiana and shall be construed in accordance with the laws thereof. The headings appearing as titles for each of the provisions of this Agreement are included for purposes of convenience only and shall not be considered in the construction of any of the substantive provisions herein.

9. **Designated Party of Enforcement.** The City shall be the designated party of enforcement of this Agreement and the covenants and agreements contained herein.

10. **Enforceability.** If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable for any reason, this Agreement and the provisions herein shall be deemed to be null and void *ab initio* and of no force and effect whatsoever.

IN WITNESS WHEREOF, Owner has executed this Agreement upon the date and year first above written.

G & L PARTNERSHIP, L.P.,

By: Guy N. Ramsey
Guy N. Ramsey

Mayor
City of Valparaiso, Indiana

Jon Costas
Jon Costas

STATE OF INDIANA)
) SS:
COUNTY OF PERRY)

Before me, a Notary Public, in and for said County and State, this 6th day of October, 2008, personally appeared Guy N. Ramsey, the Mayor of G & L Partnership, L.P., who acknowledged the execution of the foregoing instrument to be their free and voluntary act.

My Commission Expires: 7-2-2011
County of Residence: Spencer

Paul R. Schulte
Notary Public #
Printed: Paul R. Schulte

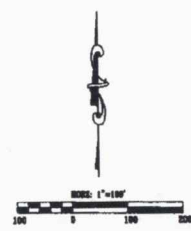
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Todd A. Leeth

This Instrument Prepared By:
Todd A. Leeth
Hoeppner Wagner & Evans LLP
Post Office Box 2357
103 E. Lincolnway
Valparaiso, Indiana 46384
(219) 464-4961

October 16, 2008 (9:10am)
X:\Ramsey Development Corp. of Indiana, Inc. 16502-1\Documents\Written Commitments 2008-10-16.wpd

DESCRIPTION OF PROJECT

This project will provide intense nursing care, short and long term rehabilitation services of all therapies, Alzheimer's Care and other health-related needs for those who require 24-hour care. This facility integrates the continuum of care, from the Independent Living residential units to the combination asset Skilled Nursing/Assisted Living Facility to an Assisted Living/Alzheimer Care Facility. The Independent Living units are not available to the general public, but rather are age-specific to meet with the demographics of the senior campus. Each resident, through a Residency Agreement, will have services from the entire senior campus available to them in order to complete the full continuum of care that seniors desperately need and desire. Independent Living residents will be linked to the main facility via emergency call system, will experience daily interaction with both licensed and non-licensed health care professionals, and will be involved in various social events within the campus. As their needs increase over time, Independent Living residents will simply move into the main combination asset Skilled Nursing/Assisted Living Facility on the same campus, within the same community of friends and care givers.



DATE: 02.12.09
DRAWING NO.: C-101
on 1

Exhibit C to Ordinance 36, 2009

**AGREEMENT FOR
WRITTEN COMMITMENTS**

This Agreement for Written Commitments made this ____ day of _____, 2009 by MS Valparaiso, LLC, its successors and assigns (hereinafter referred to as "Owner") for the creation of certain written commitments made to induce the Common Council of the City of Valparaiso (hereinafter referred to as "City") to adopt an ordinance changing the zoning classification of certain real estate located now in the City of Valparaiso, Porter County, Indiana.

WITNESSETH

WHEREAS, Owner is or is about to become the fee simple title owner of the following described real property located in Porter County, Indiana:

See attached Exhibit "A"

(hereinafter referred to as the "Real Estate").

WHEREAS, on or about October 16, 2008, Common Council of City of Valparaiso approved and executed a certain Agreement for Written Commitments regarding the Real Estate which was later recorded on January 7, 2009, as document number 2009-000360 in the Office of the Recorder of Porter County, Indiana ("Commitments"); and

WHEREAS, said Commitments, including designation of the zoning of the Real Estate were only to be effective if said owner purchased the Real Estate; and

WHEREAS, said owner did not purchase the Real Estate and the Owner as listed on this Agreement has replaced the owner and hereby desires to maintain said Commitments; and

WHEREAS, Owner requests the zoning of the Real Estate be designated Campus ("CA") District on the official zoning map for the City of Valparaiso; and

WHEREAS, Owner shall and does hereby agree to these certain commitments being placed upon and binding upon the Real Estate; and

WHEREAS, City after paying reasonable regard to the Comprehensive Plan, current conditions and character of current structures and uses in the district, the most desirable use for which the land is adapted, the conservation of property values throughout the jurisdiction, and the responsible development and growth of City, deems that the petition filed by Owner should

be granted and zoning classification for the Real Estate be changed under certain and specific terms, conditions, and restrictions, all of which Owner is agreeable thereto.

NOW, THEREFORE, in consideration of the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and City covenant, promise and agree as follows;

1. **Ownership of the Real Estate.** Owner represents and warrants that it is or is about to be the holder of the fee simple title to the Real Estate and that the Real Estate is not encumbered with any contract purchase, lease, tenant farmer, or any other interest inconsistent with the grant of covenants, conditions and restrictions made herein. In the event that Owner does not acquire the fee simple ownership of the Real Estate, this Agreement and the ordinance rezoning the Real Estate shall become null and void and of no force and effect.
2. **Zoning Classification.** The zoning classification of the Real Estate shall be Campus District ("CA"), subject, however, to the terms, conditions and restrictions on development, which are in addition to, and not in lieu of, all other zoning restrictions and limitations applicable to land located in the Campus District ("CA") zoning classification in the City of Valparaiso.
3. **Conditions Precedent.** This entire Agreement is conditioned upon the approval of this Agreement by the City Council of the City of Valparaiso, by duly passed and adopted ordinance incorporating this Agreement and its terms therein or an ordinance otherwise becoming effective in accordance with the laws of the State of Indiana regarding such matters. In the event said City Council shall fail to so approve this Agreement or adopt the ordinance anticipated herein, this Agreement shall, ipso facto, be and become null and void and of no force or effect.
4. **Restriction on Use and Development of the Real Estate.** Owner shall be entitled to the uses on the Real Estate which are allowed in the Campus District ("CA") as set forth in the City of Valparaiso Zoning Ordinance as modified only by this Agreement as follows:
 - a. **Restricted Uses.** The following uses shall not be permitted on the Real Estate:
 - i. Hospitals
 - ii. Helipads, heliports, and helistops.
 - iii. Residential dwelling units for those employed within facilities located in the Campus District ("CA") or associated with businesses or programs operated within the Campus District ("CA") so long as such dwelling units are located above the first floor of a building occupied

by one or more other permitted uses in the district, and with a minimum of 950 square feet per unit.

iv. **Parking decks and garages**

- v. **Hotels and specialized lodging facilities, including those with accessory conference centers and restaurants related to one or more hospitals operating in the district.**

- b. **Height Restriction.** The maximum height of building on the Real Estate shall be: 3 stories or 55 feet, whichever is lower. However, no building shall be set back from the perimeter of the district less than 1.25 feet for every foot of building height. A building with staggered height shall meet the setback at each height level.

5. **Subsequent Owners.** This agreement shall run with the land and be binding upon subsequent owners of the Real Estate, unless modified or terminated hereinafter.
6. **Duration and Termination.** This Agreement shall be effective at such time as an Ordinance adopted and ordained by the Common Council of the City of Valparaiso, Indiana, is effective according to law changing the zoning classification of the Real Estate to the Campus District ("CA") zoning classification pursuant to the City of Valparaiso Zoning Ordinance (and subject to Owner acquiring title required by Section 1); and shall continue in full force and effect unless and until modified or terminated at a public hearing after notice, as provided by the provisions of Indiana Code 36-7-4-613, as amended from time to time.
7. **Merger.** This Agreement constitutes the entire agreement of the parties, and all promises, undertakings, representations, agreements, understandings, and arrangements with reference to representations are herein merged.
8. **Construction.** This Agreement is entered into the State of Indiana and shall be construed in accordance with the laws thereof. The headings appearing as titles for each of the provisions of this Agreement are included for purposes of convenience only and shall not be considered in the construction of any of the substantive provisions herein.
9. **Designated Party of Enforcement.** The City shall be the designated party of enforcement of this Agreement and the covenants and agreements contained herein.
10. **Enforceability.** If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable for any reason, this Agreement and the provisions herein shall be deemed to be null and void *ab initio* and of no force and effect whatsoever.

IN WITNESS WHEREOF, Owner has executed this Agreement upon the date and year first above written.

MS Valparaiso, LLC

By: _____

Mayor
City of Valparaiso, Indiana

Jon Costas

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public, in and for said County and State, this ____ day of _____, 2009, personally appeared _____, the _____ of MS Valparaiso, LLC, who acknowledged the execution of the foregoing instrument to be their free and voluntary act.

My Commssion Expires:

County of Residence: _____

Notary Public

Printed: _____

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. Christopher J. Lukaart

This Instrument Prepared By:
Christopher J. Lukaart, Esq.
Mainstreet Property Group, LLC
109 W. Jackson St. P.O Box 767
Cicero, Indiana 46034
317-420-0205

5 ✓
Exhibit B, Ord. 36, 2009

2009-000360

STATE OF INDIANA
PORTER COUNTY
FILED FOR RECORD
01/07/2009 02:09PM
LINDA D. TRINKLER
RECORDER

REC FEE: \$20.00
PAGES: 5

**AGREEMENT FOR
WRITTEN COMMITMENTS**

This Agreement for Written Commitments made this 16th day of October, 2008 by G & L Partnership, L.P., its successors and assigns (hereinafter referred to as "Owner") for the creation of certain written commitments made to induce the Common Council of the City of Valparaiso (hereinafter referred to as "City") to adopt an ordinance changing the zoning classification of certain real estate located now or to be annexed into the City of Valparaiso, Porter County, Indiana.

WITNESSETH

WHEREAS, Owner is or is about to become the fee simple title owner of the following described real property located in the Porter County, Indiana:

See attached Exhibit "A"

(hereinafter referred to as the "Real Estate").

WHEREAS, the Real Estate is currently zoned RR, Rural Residential District in unincorporated Porter County, Indiana; and

WHEREAS, on or about May 8, 2008, Owner filed an application requesting annexation of the Real Estate into the corporate boundaries of the City of Valparaiso; and

WHEREAS, Owner requests the zoning of the Real Estate be designated Medical, Office & Technology District on the official zoning map for the City of Valparaiso; and

WHEREAS, Owner shall and does hereby agree to these certain commitments being placed upon and binding upon the Real Estate; and

WHEREAS, City after paying reasonable regard to the Comprehensive Plan, current conditions and character of current structures and uses in the district, the most desirable use for which the land is adapted, the conservation of property values throughout the jurisdiction, and the responsible development and growth of City, deems that the petition filed by Owner should be

HWE ✓