



CITY OF VALPARAISO

166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
Valpo.us

MEETING AGENDA

Valparaiso Plan Commission
Tuesday, January 3, 2022, 5:30 PM
Valparaiso City Hall – Council Chambers

1. Pledge of Allegiance
2. Roll Call
3. Adoption of Meeting Minutes – December 6, 2022
4. Old Business

PUD22-001 filed by Urschel Development Corporation c/o Todd A. Leeth/Katie L. Kopf, Hoepfner Wagner & Evans LLP, 103 Lincolnway, Valparaiso, IN 46383. The petitioner requests rezone to Planned Unit Development for five parcels with addresses 258-262, 354 Jefferson St and 106 Campbell St. *Petitioner requests continuance to February 7 meeting.*

RZ22-002 filed by City of Valparaiso Redevelopment Commission, 166 Lincolnway, Valparaiso, and Patko P & K LLC, c/o Tim Brust, 464 Bella Ct, Valparaiso. The petitioners request rezone from GR-General Residential to CA-Campus and PS-Public Space for six parcels within an approximately 160-acre irregularly shaped area around the intersection of Burlington Beach Rd and Memorial Parkway.

5. New Business

A22-003 “Franciscan Alliance Annexation” filed by Franciscan Alliance, Inc. c/o Kenneth Catellier, 5721 Progress Rd, Indianapolis. The petitioner requests zone assignment of BP – Business Park for a proposed annexation area including two parcels at Mariposa Dr between IN-49 and Eastport Centre Dr.

6. Staff Items – Reappointments and Officer Election
7. Adjournment

Matt Evans, President
Beth Shrader, Planning Director

Next Meeting: **February 7, 2023**

Interested persons can view public meetings live on the City of Valparaiso website, www.valpo.us or participate in the webinar by visiting bit.ly/ValpoPC2022. Requests for alternate formats please contact Planning Department at planningdepartment@valpo.us or (219) 462-1161.

PETITION TO VALPARAISO PLAN COMMISSION

This application is being submitted for (Check all that apply):

PUBLIC HEARING REQUIRED:

- ☒ To Rezone a Property from GR to PS/CA
- ☐ To Approve a Primary Plat
- ☐ To Approve a Planned Unit Development (PUD)
- ☐ To Approve a Major Planned Unit Development (PUD) Amendment
- ☐ To Annex Property into the City of Valparaiso, IN
- ☐ To Vacate Alley
- ☐ To Appeal the Decision of the Plat Committee

NO PUBLIC HEARING REQUIRED:

- ☐ To Approve a Minor Subdivision (Lot Split)
- ☐ To Approve a Final Plat
- ☐ To Approve a Plat Amendment
- ☐ Design/Architectural Approval in _____ Overlay District

For Office Use Only:

Petition #: RZ 22-002

Application Filing Fee: _____

Date Filed: 10 / 27 / 2022

Meeting: 12 / 06 / 2022

SUBJECT PROPERTY INFORMATION	TYPE OR PRINT IN INK
Property Address: <u>3600, 3610, 3800, 3940, 4200</u> <u>Burlington Beach Rd/E 500 N</u>	Subject Property fronts on the <u>south</u> side between (streets) <u>Memorial Parkway and 325 E</u>
Description of Location of Property: _____ <u>Approximately 160 acres over six parcels fronting</u> <u>the south side of Burlington Beach Rd/500 N and</u> <u>bordered on the east by Memorial Parkway</u>	Zoning District (Current): <u>GR - General Residential</u> Zoning District (Proposed): <u>CA - Campus, PS - Public Space</u>
Parcel/Tax Duplicate Number: <u>64-10-08-201-001.000-029</u> and <u>64-10-08-251-001.000-029 (Patko)</u> ; RDC parcels are <u>64-10-08-200-006.000-029, 64-10-08-200-008.000-029,</u> <u>64-10-08-200-009.000-029, and 64-10-08-201-002.000-029</u>	Zoning of Adjacent Properties: RR and R1 - Low Density North: <u>RR - Rural Residential</u> South: <u>Single Family Residential</u>
Subdivision (If Applicable): <u>N/A</u>	East: <u>RR - Rural Residential</u> West: <u>CA - Campus</u>
Dimensions of Property: Front: <u>2,650'</u> Depth: <u>2,650'</u>	Present Use of Property: <u>Agriculture</u>
Property Area (sq. ft./acres): <u>approx. 160 acres</u>	Proposed Use of Property: _____ <u>Community Sports & Recreation Park (PS), Campus-</u> <u>related uses per approved Campus Master Plan (CA)</u>

PETITIONER INFORMATION	
Applicant Name: <u>Valparaiso Redevelopment Commission</u>	Address: <u>166 Lincolnway, Valparaiso, IN 463873 and</u>
<u>and Patko P & K LLC c/o Tim Brust, Willie Stiener & Brust, Inc.</u>	<u>464 Bella Ct, Valparaiso, IN 46385</u>
Phone: <u>219-462-1161 and 219-384-6721</u>	
Email: <u>gdouglas@valpo.us and tbrust@wsbrust.com</u>	
PROPERTY OWNER INFORMATION	
Applicant Name: <u>Valparaiso Redevelopment Commission</u>	Address: <u>166 Lincolnway, Valparaiso, IN 46383 and</u>
<u>and Patko P & K LLC</u>	<u>622 Killarney Dr, Dyer, IN 46311-1298</u>
Phone: <u>219-462-1161 and 219-384-6721</u>	
Email: <u>gdouglas@valpo.us and tbrust@wsbrust.com</u>	
LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHIBIT NO. _____)	
<u>See attached property record cards.</u>	
PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO. _____)	
<u>N/A</u>	

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso – Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is different from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.

Trish Sarkisian

9-8-2022

Signature of owner/Petitioner

Date

Trish Sarkisian, RDC President

Printed name

Subscribed and sworn to before me this 9th day of SEPTEMBER.

Patricia L. Setzler

Notary Public

PATRICIA L. SETZLER
NOTARY PUBLIC
SEAL
STATE OF INDIANA
PORTER COUNTY
MY COMMISSION EXPIRES MAY 18, 2025

My Commission Expires: May 18, 2025

PETITION TO VALPARAISO PLAN COMMISSION

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For Office Use Only:

Petition #: RZ 22-002

Application Filing Fee: _____

Date Filed: 10 / 27 / 2022

Meeting: 12 / 06 / 2022

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address: 3600, 3610, 3800, 3940, 4200

Burlington Beach Rd/E 500 N

Description of Location of Property: _____

Approximately 160 acres over six parcels fronting
the south side of Burlington Beach Rd/500 N and
bordered on the east by Memorial Parkway

Parcel/Tax Duplicate Number: 64-10-08-201-001.000-029
and 64-10-08-251-001.000-029 (Patko); RDC parcels are
64-10-08-200-006.000-029, 64-10-08-200-008.000-029,
64-10-08-200-009.000-029, and 64-10-08-201-002.000-029
Subdivision (If Applicable): N/A

Dimensions of Property: Front: 2,650' Depth: 2,650'

Property Area (sq. ft./acres): approx. 160 acres

Subject Property fronts on the south side
between (streets) Memorial Parkway and 325 E

Zoning District (Current): GR - General Residential

Zoning District (Proposed): CA - Campus, PS - Public Space

Zoning of Adjacent Properties:

RR and R1 - Low Density
North: RR - Rural Residential South: Single Family Residential

East: RR - Rural Residential West: CA - Campus

Present Use of Property: Agriculture

Proposed Use of Property: _____

Community Sports & Recreation Park (PS), Campus-
related uses per approved Campus Master Plan (CA)

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<u>and Patko P & K LLC c/o Tim Brust, Willie Stiener & Brust, Inc.</u>	<u>464 Bella Ct, Valparaiso, IN 46385</u>
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PATKO P&K, LLC

By: [Signature]

9-9-2022

Signature of owner/Petitioner

Date

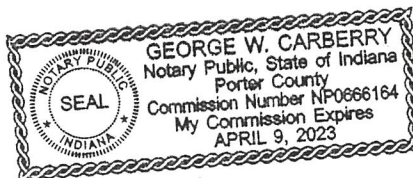
SWRITI PATHEJA, ITS MEMBER

Printed name

Subscribed and sworn to before me this 9th day of September, 2022

[Signature]

Notary Public



My Commission Expires: 4-9-2023

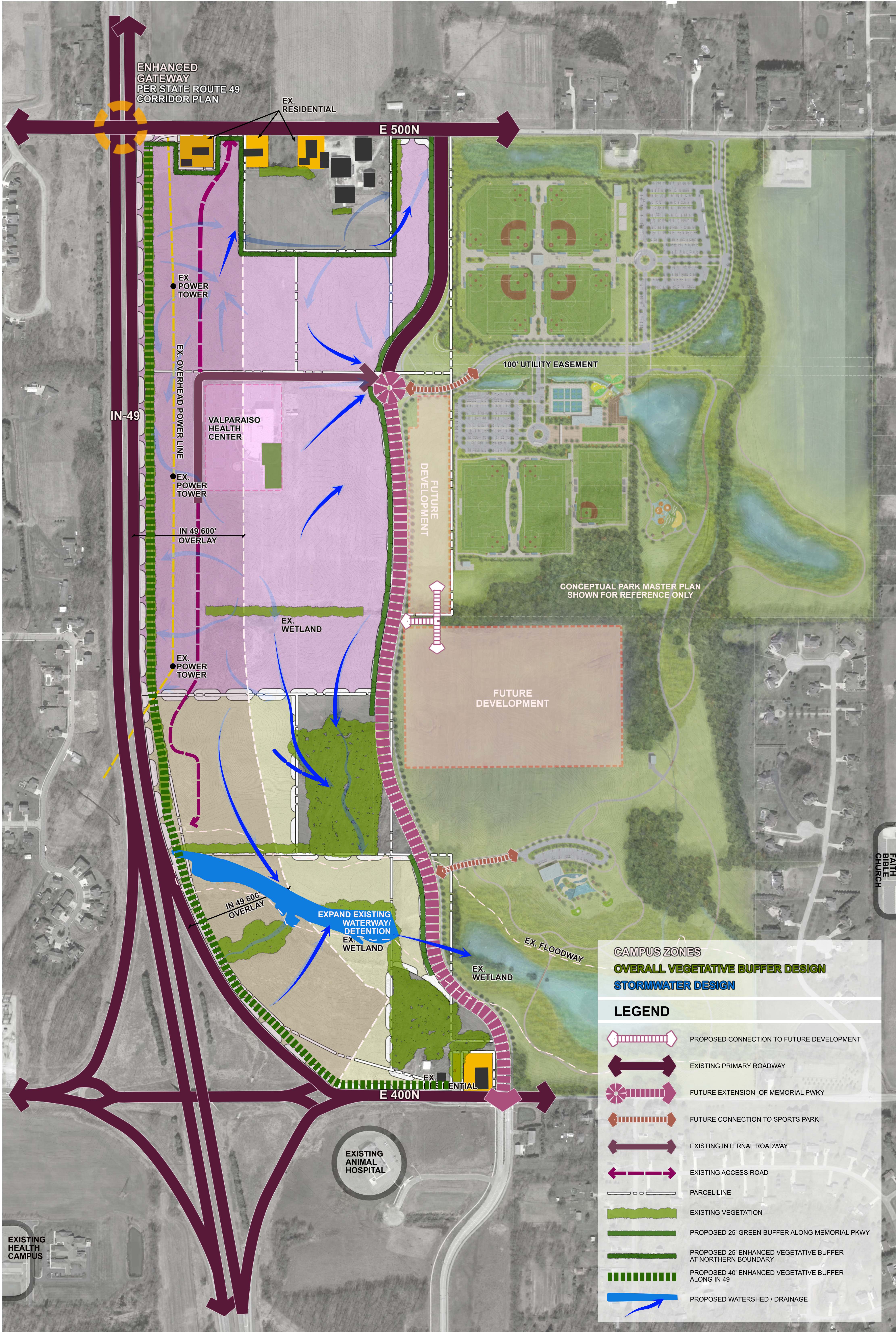
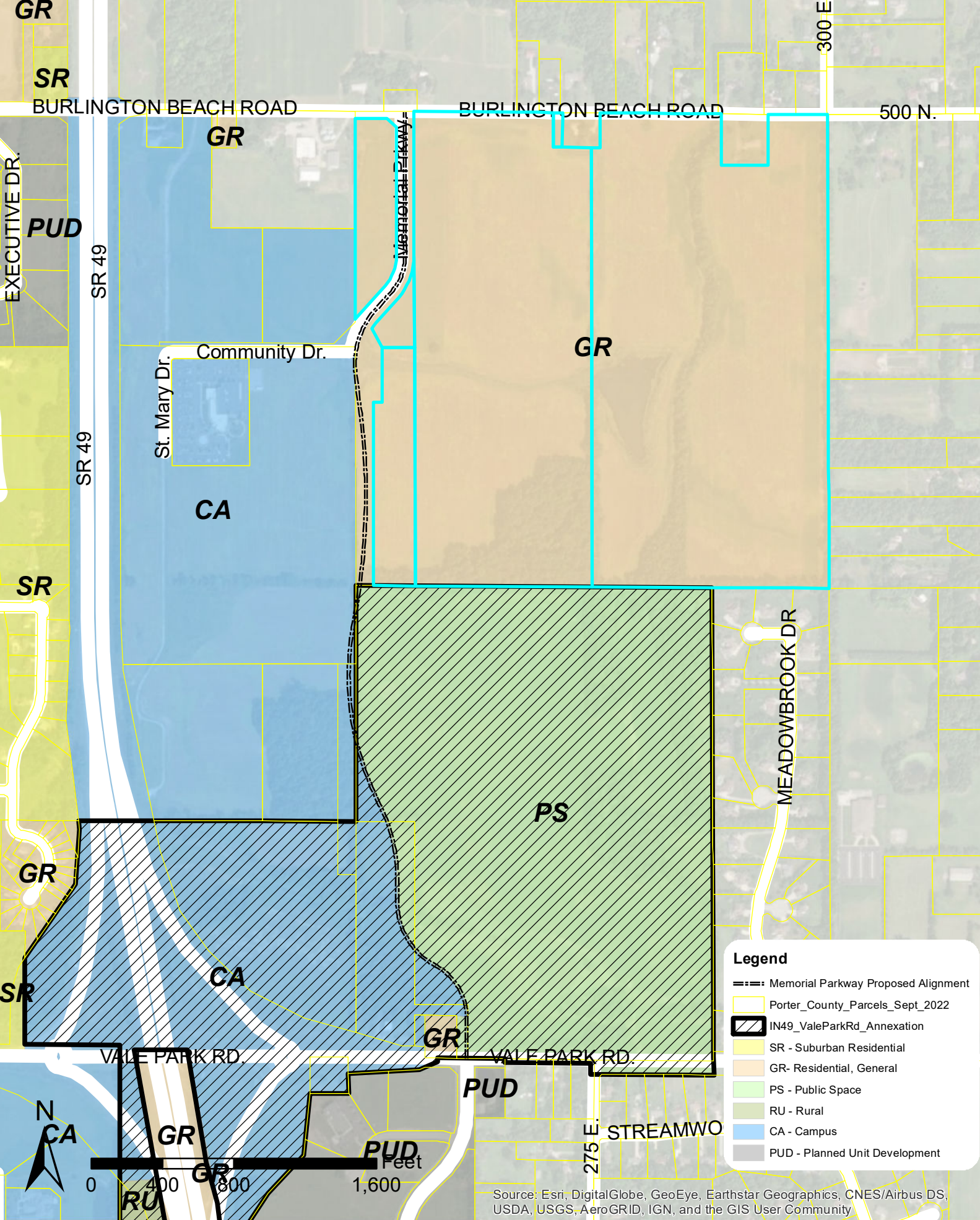
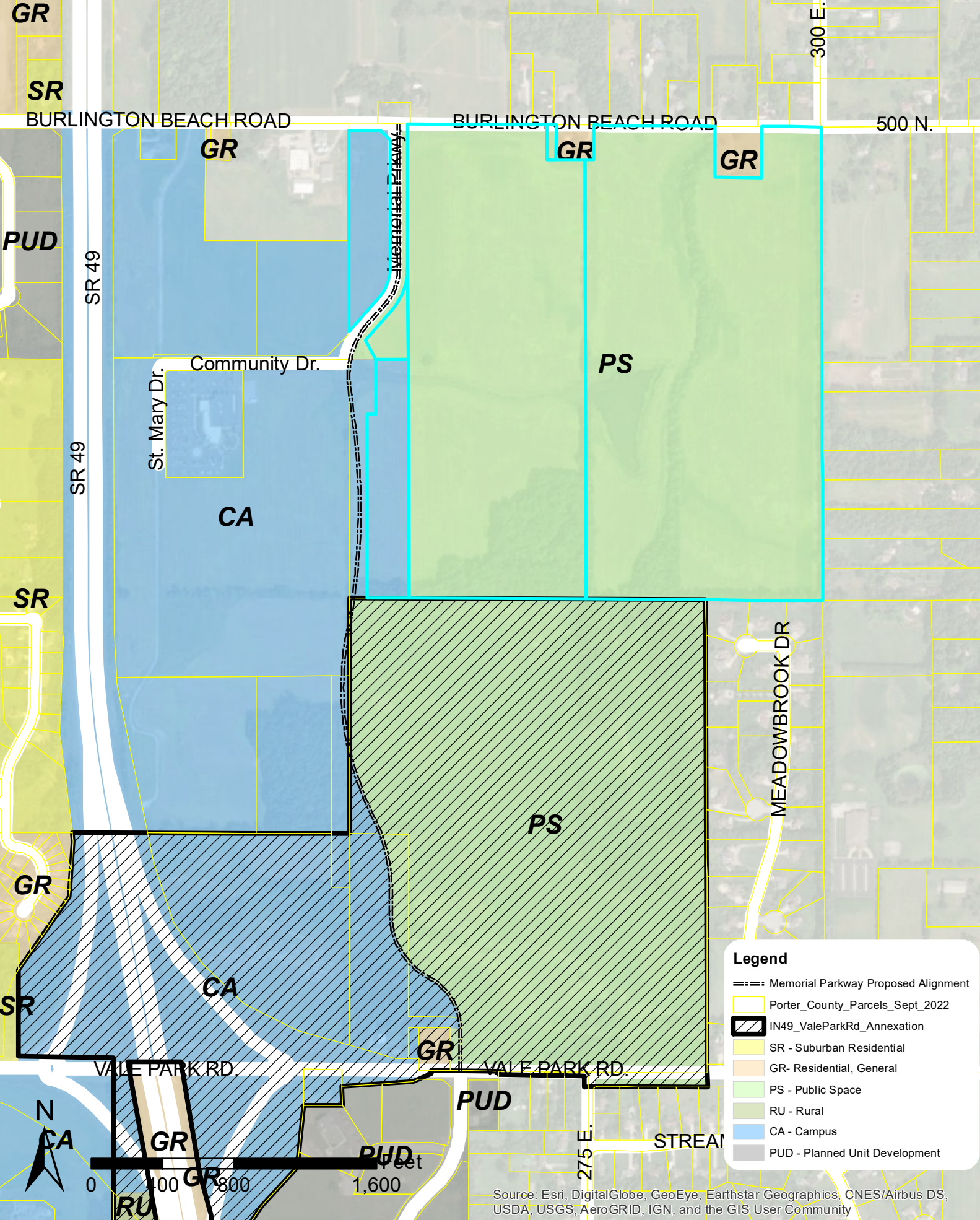


Exhibit A: Current Zoning with proposed annexed parcels

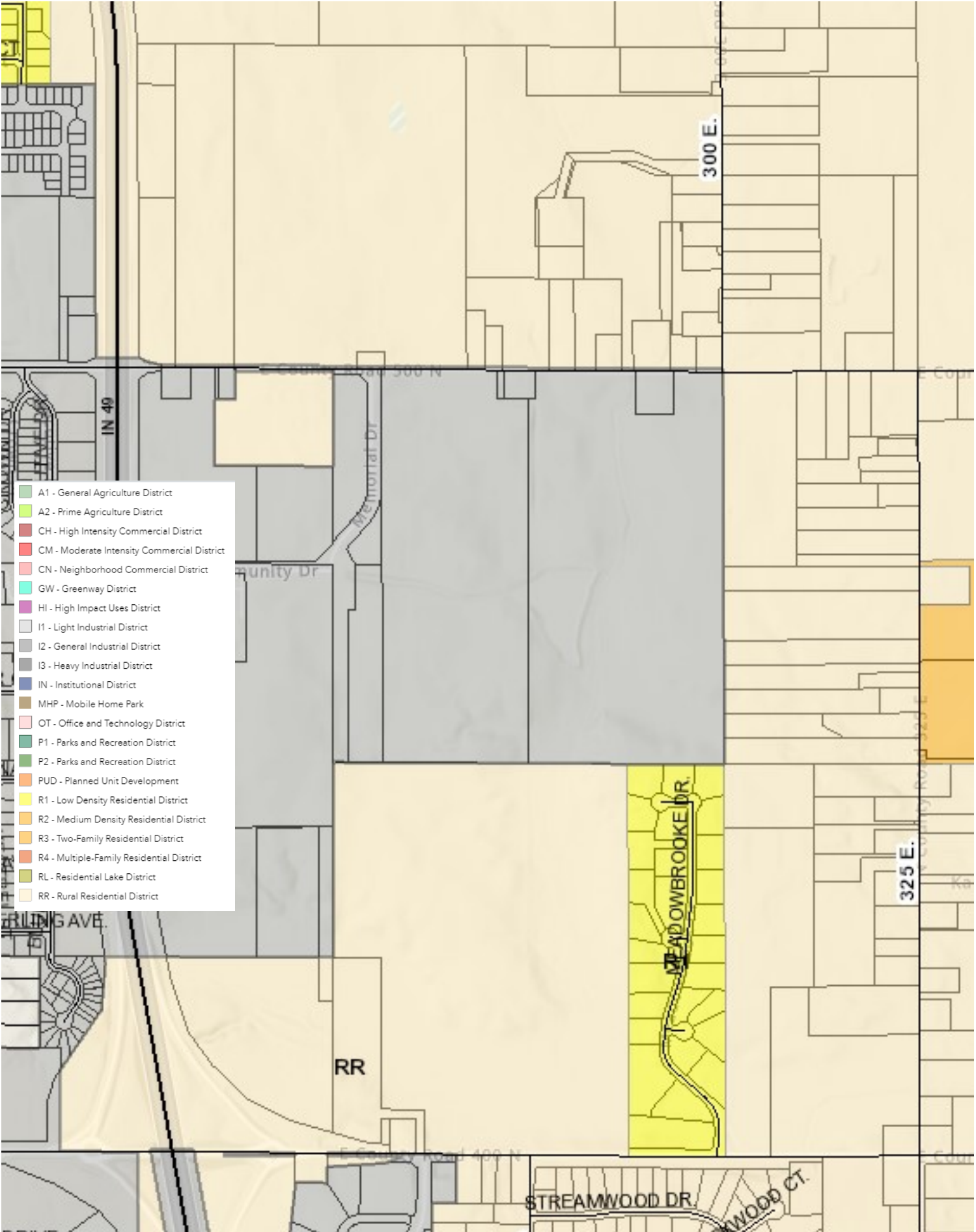


**Exhibit A:
Proposed Zoning with proposed annexed parcels**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Porter County Zoning



PETITION FOR ANNEXATION TO THE CITY OF VALPARASIO (VOLUNTARY)

FRANCISCAN ALLIANCE, INC.

PETITIONER

PROPERTY OWNER

Franciscan Alliance, Inc
Kevin Leahy
President/ CEO
1515 W Dragoon Trail
Mishawaka, IN 46454

AGENT FOR PETITIONER

Tonn and Blank Construction, LLC
Jon Gilmore
President/ CEO
Ken Catellier
VP Real Estate
1623 Greenwood Ave
Michigan City, IN 46360

PETITION FOR ANNEXATION
TO THE CITY OF VALPARAISO

To: City of Valparaiso, Indiana
c/o Planning Director
166 Lincolnway
Valparaiso, IN 46383

The undersigned Petitioner(s), certify that we are owners of the Property described on attached **Exhibit A**, and do hereby petition for the annexation of said Property into the City of Valparaiso (City) with the zoning classification(s) as requested herein.

List owner(s) and source of title (include copies of deed(s) and/or purchase contract):

Franciscan Alliance, Inc.

Requested Zoning Classification for the Property. If multiple zoning districts are requested attach legal descriptions for each as Exhibit B.

Executed this 1st day of DECEMBER, 2022.

Kevin D. Leahy
Owner and Petitioner
Franciscan Alliance, Inc.
Name and title printed
Kevin Leahy, President & CEO
Address
1515 W Dragoon Trail, Mishawaka 46544

Owner and Petitioner
Tonn and Blank Construction, LLC
Name and title printed
Jon Gilmore, President & CEO
Address
1623 Greenwood Dr, Michigan City 46360

The Petitioner(s) is/are (check one) ☐ individual(s), ☐ partnership, ☒ Indiana corporation ☐
Indiana limited liability company or ☐ other legal entity.

If the Petitioner is an Indiana corporation, have the Petitioner initial the following:

As signatory to this Petition, I represent that I have the legal authority to execute this Petition on behalf of the Indiana corporation. Initials: KDZ

If the Petitioner is an Indiana limited liability company, have the Petitioner initial the following:

As signatory to this Petition, I represent that I have the legal authority to execute this Petition on behalf of the Indiana limited liability company. Initials: _____

If the Petitioner is a partnership, have the Petitioner initial the following:

As signatory to this Petition, I represent that I have the legal authority to execute this Petition on behalf of the partnership. Initials: _____

If the Petitioner is a married couple or the property is otherwise held jointly, all individuals with an ownership interest must execute this Petition.

State of INDIANA
S.S.
County of ST. JOSEPH

Before me the undersigned, a Notary Public for ST. JOSEPH County, State of INDIANA, personally appeared the above signed and acknowledged the execution of this document this

1st day of DECEMBER, 2022.

Alison Orozco
Signature

ALISON OROZCO
Name printed

seal

My commission expires 4.19.2028.



Agent for Petitioner: If an agent is listed below, all written correspondence and notices from the City will be sent to that individual and notice will be considered sent to the petitioner(s).

Kenneth Catellier

Name printed

5721 Progress Rd

Address

Indianapolis, IN 46241

317-775-9751

317-423-1055

Telephone

Fax

kenneth.catellier@tonnag

email

Notes and Conditions:

1. If the petition involves multiple parcels, a legal description combining said parcels shall be provided. Said description shall be prepared by an Indiana Professional Land Surveyor and shall include references to the title(s) of the Property described.
2. If the property proposed for annexation does not comply with the contiguity or other requirements of Indiana law, the City may elect to defer the petition to some date future. Written notice of such deferral will be sent to the Petitioner. The Petition shall remain valid during the deferral period.
3. The City may combine this Petition with those for other parcels in order to meet contiguity requirements and/or present a proposal more consistent with the City's Annexation Policy.

Other items and supporting data to be included with the Petition:

- A. Filing Fee of \$500 by cash or check payable to the "City of Valparaiso".
- B. Auditor's card (printout) for each parcel included in the proposed annexation.
- C. Assessed valuations (land and improvements) for all parcels included in the proposed annexation.
- D. If the Property are proposed for development or re-development, an estimate of the value of the improvements proposed to be made.
- E. Names and addresses of the owners of all parcels located, in whole or in part, within 300 feet of any part of the boundary of the land(s) to be annexed. Include parcels owned by the State, County or City. Do not include road rights-of-way. Note: if the ownership information is not complete or is lacking it could delay or void the annexation process.

- F. A brief written description and site plan (if available) of the proposed development.
- G. Diagram showing the geographic representation of the area to be annexed and its relationship to the existing corporate limits. The diagram should show property dimensions of the lands to be annexed and property ownership and parcel information of any lands located between those included in the petition and the existing corporate limits.

If you have questions concerning this petition please contact Beth Shrader, Planning Director, 166 Lincolnway, Valparaiso, IN 46383, 219-462-1161, bshrader@valpo.us

FILING FEE

A. LEGAL DESCRIPTION

Franciscan Alliance

EXHIBIT "A" Valparasio Annexation - Parcel 1 Legal Description

For APN/Parcel ID(s): 64-10-20-376-001.000-020

All that portion of the West 1/2 of the East 1/2 of the Southwest 1/4 of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, lying South of the LaPorte Road (now known as State Road No. 2), EXCEPTING THEREFROM the following described parcel of and, to wit:

A parcel of land in the West 1/2 of the East 1/2 of the Southwest 1/4 of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, described as beginning at a point on the center line of State Road No. 2, formerly known as Valparaiso-LaPorte Road, and the intersection of the West 1/2 of said West 1/2, East 1/2 of said Southwest 1/4 of said Section 20, and running thence Easterly along the center line of said State Road, 371 feet; thence South parallel to the West line of said East 1/2, 460 feet; thence Westerly parallel to the center line of said State Road, 371 feet; thence North 460 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the following described parcel of land, to wit:

A part of the West 1/2 of the East 1/2 of the Southwest 1/4 of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, Porter County, Indiana, described as follows:

Beginning at a point on the West line of said Half-Quarter Section South 00 degrees 02 minutes 40 seconds East, 943.15 feet from the Northwest corner of said Half-Quarter Section, which point of beginning is at the Northwest corner of the owners' land; thence North 89 degrees 52 minutes 08 seconds East, 370.98 feet along the North line of the owners' land to the corner of the owners' land; thence North 00 degrees 02 minutes 40 seconds West, 449.00 feet along the West line of the owners' land to the South edge of the pavement of S.R. 2; thence South 89 degrees 47 minutes 15 seconds East, 297.00 feet along the edge of said pavement to the East line of said Half-Quarter Section; thence South 00 degrees 00 minutes 28 seconds East, 646.90 feet along said East line; thence North 62 degrees 11 minutes 36 seconds West, 92.73 feet; thence South 57 degrees 14 minutes 42 seconds West, 521.47 feet; thence South 41 degrees 05 minutes 53 seconds West, 177.57 feet; thence South 27 degrees 05 minutes 55 seconds West, 65.73 feet to the West line of said Half-Quarter Section; thence North 00 degrees 02 minutes 40 seconds West, 629.37 feet along said West line to the point of beginning.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT "A" Legal Description

Valparasio Annexation - Parcel 2

For APN/Parcel ID(s): 64-10-20-352-001.000-020

A parcel of land in the West 1/2 of the Southwest 1/4 of Section 20, Township 35 North, Range 5 West of the 2nd Principal Meridian, in Porter County, Indiana, described as follows: Beginning at the Southeast corner of said West 1/2 and running thence North 0 degrees 02 minutes 40 seconds West along the East line of said West 1/2, 1080.7 feet to the Southerly line of State Road 49; thence South 27 degrees 05 minutes 55 seconds West, 111.83 feet; thence South 19 degrees 53 minutes 49 seconds West 546.81 feet; thence South 26 degrees 20 minutes 21 seconds West 101.21 feet; thence South 17 degrees 48 minutes 30 seconds West, 392.31 feet to the South line of said West 1/2; thence South 89 degrees 36 minutes 00 seconds East, 401.7 feet to the place of beginning.

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B. AUDITORS CARD

PARCEL – 1

64-10-20-376-001.000-020

PARCEL – 2

64-10-20-352-001.000-020

64-10-20-376-001.000-020

General Information

Parcel Number

64-10-20-376-001.000-020

Local Parcel Number

04-000064550

Tax ID:

64-10-20-300-004.000-020

Routing Number

04-16

Property Class 199

Other Agricultural Use

Year: 2022

Location Information

County

Porter

Township

WASHINGTON TOWNSHIP

District 020 (Local 004)

WASHINGTON TOWNSHIP

School Corp 6510

EAST PORTER COUNTY

Neighborhood 0411

Washington 020 Rural/Ag Res 0411

Section/Plat

Location Address (1)

3310 LAPORTE AVE

VALPARAISO, IN 46383

Zoning

Subdivision

Lot

Market Model

2022 Washington 020 Rural/Ag Re

Characteristics

Topography

Level

Flood Hazard

Level

Public Utilities

Gas, Electricity

ERA

Streets or Roads

Paved

TIF

Neighborhood Life Cycle Stage

Static

Printed

Friday, April 22, 2022

Review Group

2020

Franciscan Alliance Inc

Ownership

Franciscan Alliance Inc

3500 Franciscan Way

Michigan City, IN 46360-0021

Legal

W1/2 E1/2 SW S of Rd 2 Ex Pars Sld 20-35-5

20.956A (18.15 WIL) Ditch

3310 LAPORTE AVE

199, Other Agricultural Use

Washington 020 Rural/Ag

Transfer of Ownership

Date

10/30/2020

Owner

Franciscan Alliance Inc

Doc ID

2020-029286

Code

WD

Book/Page

/

Adj Sale Price

\$2,620,000

VII

I

08/13/2013

Owner

Schneider Jeffery G

Doc ID

WD

Book/Page

/

Adj Sale Price

\$0

VII

I

01/01/1900

Owner

Schneider Clarence G

Doc ID

WD

Book/Page

/

Adj Sale Price

\$0

VII

I

Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

2022	Assessment Year	2022	2021	2020	2019	2019
WIP	Reason For Change	AA	AA	AA	113-Correction	AA
03/04/2022	As Of Date	04/09/2022	04/08/2021	04/07/2020	06/21/2019	03/22/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required					
	Land					
\$68,400	Land Res (1)	\$68,400	\$68,400	\$59,000	\$59,000	\$138,100
\$40,000	Land Non Res (2)	\$40,000	\$40,000	\$34,500	\$34,500	\$34,500
\$300	Land Non Res (3)	\$300	\$300	\$300	\$300	\$17,500
\$28,100	Improvement	\$700	\$500	\$78,700	\$75,100	\$86,100
\$0	Imp Res (1)	\$0	\$0	\$73,900	\$70,300	\$75,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$70,300
\$700	Imp Non Res (3)	\$700	\$500	\$4,800	\$4,800	\$4,800
\$69,100	Total	\$69,100	\$68,900	\$137,700	\$134,100	\$213,200
\$40,000	Total Res (1)	\$40,000	\$40,000	\$108,400	\$104,800	\$104,800
\$300	Total Non Res (2)	\$300	\$300	\$300	\$300	\$17,500
\$28,800	Total Non Res (3)	\$28,800	\$28,600	\$29,000	\$29,000	\$90,900

Land	Pricing	Soil	Act	Size	Factor	Rate	Adj.	Ext.	Infl.	%	Res	Market	Value
Type	Method	ID	Front.				Rate	Value	Elig	%	Factor	Factor	
91rr	A		0	1.0000	1.00	\$40,000	\$40,000	\$40,000	0%	100%	1.0000	1.0000	\$40,000
91rr	A		0	1.0000	1.00	\$20,000	\$20,000	\$20,000	0%	0%	1.0000	1.0000	\$20,000
91rr	A		0	0.806	1.00	\$10,000	\$10,000	\$8,060	0%	0%	1.0000	1.0000	\$8,060
22	A	RLB	0	16.67	1.02	\$14.63	\$15	\$250	-100%	0%	1.0000	1.0000	\$00
22	A	WH	0	.01	1.11	\$14.63	\$16	\$00	-100%	0%	1.0000	1.0000	\$00
22	A	PH	0	1.47	0.98	\$14.63	\$14	\$21	-100%	0%	1.0000	1.0000	\$00

Land Computations

Calculated Acreage

20.96

Actual Frontage

0

Developer Discount

Parcel Acreage

20.96

81 Legal Drain NV

0.00

82 Public Roads NV

0.00

83 UT Towers NV

0.00

9 Homesite

1.00

91/92 Acres

1.81

Total Acres Farmland

18.15

Farmland Value

\$0

Measured Acreage

18.15

Avg Farmland Value/Acre

0

Value of Farmland

\$0

Classified Total

\$266

Farm / Classified Value

\$300

Homesite(s) Value

\$40,000

91/92 Value

\$28,100

Supp. Page Land Value

\$40,000

CAP 1 Value

\$300

CAP 2 Value

\$28,100

CAP 3 Value

\$68,400

Total Value

General Information		Plumbing	#	Accommodations	Heat Type
Occupancy	Barn, Pole (T3)	Full Bath		Bedrooms	
Description	BARN, POLE	Half Bath		Living Rooms	
Story Height	0	Kitchen Sinks		Dining Rooms	
Style	N/A	Water Heaters		Family Rooms	
Finished Area		Add Fixtures		Total Rooms	
Make		Total			
Floor Finish					
☐ Earth	☐ Tile				
☐ Slab	☐ Carpet				
☐ Sub & Joist	☐ Unfinished				
☐ Wood	☐ Other				
☐ Parquet					
Wall Finish					
☐ Plaster/Drywall	☐ Unfinished				
☐ Paneling	☐ Other				
☐ Fiberboard					

Roofing				Area	Value
☐ Built-Up	☐ Metal	☐ Asphalt	☐ Slate	☐ Tile	
☐ Wood Shingle	☐ Other				
Exterior Features				Area	Value
Description					

Description	Count	Value
Specialty Plumbing		

Exterior Features (+)	Sub-Total, One Unit	\$0
Garages (+) 0 sqft	Sub-Total, 1 Units	\$0
Quality and Design Factor (Grade)		\$0
	Location Multiplier	1.04
	Replacement Cost	\$4,997

Summary of Improvements																			
Description	Res Eligibl	Story Height	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkt	Improv Value	
1: BARN, POLE	0%	1	D+2	1940	1940	82	P	\$22.03	1.04	\$0.00	18' x 18' x 9'	\$4.997	80%	\$1,000	0%	100%	1.000	0.6500	\$700

C. ASSESSED VALUATIONS

Franciscan Alliance

Valparasio Annexation - Parcel 1

Parcel Identification Information

Parcel Number:	64-10-20-376-001.000-020	Property Class:	199 Other Agricultural Use
Tax ID:	64-10-20-300-004.000-020	Township:	WASHINGTON TOWNSHIP
Property Address:	3310 LAPORTE AVE VALPARAISO IN 46383	Taxing District:	WASHINGTON TOWNSHIP
Neighborhood Name:	Washington 020 Rural/Ag Res 0411	School Corp.:	EAST PORTER COUNTY
Neighborhood Number / Factor:	0411 / 1.0000		
Legal Description:	W1/2 E1/2 SW 5 Of Rd 2 Ex Pars Sld 20-35-5 20.956A Ditch		

Owner / Transfer History

CURRENT OWNER

Franciscan Alliance Inc
1515 W Dragoon Trl
Mishawaka
IN
46544-4797

TRANSFER HISTORY

10/30/2020	Franciscan Alliance Inc
08/13/2013	Schneider Jeffery G
01/01/1900	Schneider Clarence G

Sales Information

Sale Date	Sale Price
10/22/2020	\$2,620,000.00

Valuation History

Assessment Year	Reason	Total Land	Cap 1 Land	Cap 2 Land	Cap 2 Ag Land	Cap 2 LTC Land	Cap 3 Land	Total Improv.	Cap 1 Improv.	Cap 2 Improv.	Cap 2 LTC Improv.	Cap 3 Improv.	Total Value
2022	OMITTED OR UNDERVALUED PROPERTY	\$229,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$229,600.00	\$700.00	\$0.00	\$0.00	\$0.00	\$700.00	\$230,300.00
2022	Annual Adjustment	\$68,400.00	\$40,000.00	\$300.00	\$300.00	\$0.00	\$28,100.00	\$700.00	\$0.00	\$0.00	\$0.00	\$700.00	\$69,100.00
2021	OMITTED OR UNDERVALUED PROPERTY	\$229,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$229,600.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	\$230,100.00
2021	Annual Adjustment	\$68,400.00	\$40,000.00	\$300.00	\$300.00	\$0.00	\$28,100.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	\$68,900.00
2020	Annual Adjustment	\$59,000.00	\$34,500.00	\$300.00	\$300.00	\$0.00	\$24,200.00	\$78,700.00	\$73,900.00	\$0.00	\$0.00	\$4,800.00	\$137,700.00
2019	Correction Via 113	\$59,000.00	\$34,500.00	\$300.00	\$300.00	\$0.00	\$24,200.00	\$75,100.00	\$70,300.00	\$0.00	\$0.00	\$4,800.00	\$134,100.00
2019	Annual Adjustment	\$138,100.00	\$34,500.00	\$17,500.00	\$17,500.00	\$0.00	\$86,100.00	\$75,100.00	\$70,300.00	\$0.00	\$0.00	\$4,800.00	\$213,200.00
2018	Annual Adjustment	\$138,600.00	\$34,500.00	\$18,000.00	\$18,000.00	\$0.00	\$86,100.00	\$71,700.00	\$66,900.00	\$0.00	\$0.00	\$4,800.00	\$210,300.00
2017	Annual Adjustment	\$141,300.00	\$34,500.00	\$20,700.00	\$20,700.00	\$0.00	\$86,100.00	\$71,200.00	\$65,800.00	\$0.00	\$0.00	\$5,400.00	\$212,500.00
2016	Annual Adjustment	\$122,700.00	\$39,700.00	\$22,000.00	\$22,000.00	\$0.00	\$61,000.00	\$101,000.00	\$95,300.00	\$0.00	\$0.00	\$5,700.00	\$223,700.00
2015	Annual Adjustment	\$82,000.00	\$38,400.00	\$43,600.00	\$43,600.00	\$0.00	\$0.00	\$96,300.00	\$92,100.00	\$0.00	\$0.00	\$4,200.00	\$178,300.00
2014	Annual Adjustment	\$80,400.00	\$36,800.00	\$43,600.00	\$43,600.00	\$0.00	\$0.00	\$94,200.00	\$88,600.00	\$0.00	\$0.00	\$5,600.00	\$174,600.00
2013	Annual Adjustment	\$76,200.00	\$38,700.00	\$37,500.00	\$37,500.00	\$0.00	\$0.00	\$91,000.00	\$85,800.00	\$0.00	\$0.00	\$5,200.00	\$167,200.00
2012	Annual Adjustment	\$73,500.00	\$38,800.00	\$34,700.00	\$34,700.00	\$0.00	\$0.00	\$87,800.00	\$84,500.00	\$0.00	\$0.00	\$3,300.00	\$161,300.00
2011	Annual Adjustment	\$66,300.00	\$34,400.00	\$31,900.00	\$31,900.00	\$0.00	\$0.00	\$107,000.00	\$87,700.00	\$0.00	\$0.00	\$19,300.00	\$173,300.00
2011	Annual Adjustment	\$66,300.00	\$34,400.00	\$31,900.00	\$31,900.00	\$0.00	\$0.00	\$107,000.00	\$87,700.00	\$0.00	\$0.00	\$19,300.00	\$173,300.00
2010	Annual Adjustment	\$61,200.00	\$33,700.00	\$27,500.00	\$0.00	\$0.00	\$0.00	\$105,500.00	\$86,100.00	\$0.00	\$0.00	\$19,400.00	\$166,700.00
2009	Annual Adjustment	\$59,200.00	\$32,600.00	\$26,600.00	\$0.00	\$0.00	\$0.00	\$101,900.00	\$83,200.00	\$0.00	\$0.00	\$18,700.00	\$161,100.00
2008	Annual Adjustment	\$58,100.00	\$32,600.00	\$25,500.00	\$0.00	\$0.00	\$0.00	\$101,400.00	\$83,200.00	\$0.00	\$0.00	\$18,200.00	\$159,500.00
2007	ANNUAL ADJUSTMENT	\$56,600.00	\$32,300.00	\$24,300.00	\$0.00	\$0.00	\$0.00	\$100,300.00	\$82,400.00	\$17,900.00	\$0.00	\$0.00	\$156,900.00
2006	ANNUAL ADJUSTMENT	\$45,900.00	\$27,200.00	\$18,700.00	\$0.00	\$0.00	\$0.00	\$84,500.00	\$69,400.00	\$15,100.00	\$0.00	\$0.00	\$130,400.00
2005	ANNUAL ADJUSTMENT	\$43,200.00	\$24,500.00	\$18,700.00	\$0.00	\$0.00	\$0.00	\$76,300.00	\$62,700.00	\$13,600.00	\$0.00	\$0.00	\$119,500.00
2002	GENERAL REVALUATION	\$46,800.00	\$24,500.00	\$22,300.00	\$0.00	\$0.00	\$0.00	\$76,300.00	\$62,700.00	\$13,600.00	\$0.00	\$0.00	\$123,100.00
1997	MISCELLANEOUS	\$5,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,900.00
1995	GENERAL REVALUATION	\$5,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,900.00

Land Record Information

Total Parcel Acreage	Land Type	Size
20.956	9ir	1.0000

Sketch



Photos

Photos are not available.

Improvement Information

Bldg	Grade	YrConst	EffYear	Cond	Size
BARN, POLE	D+2	1940	1940	P	324

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Data current as of: 11/22/2022

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Franciscan Alliance

Valparasio Annexation - Parcel 2

Parcel Identification Information

Parcel Number:	64-10-20-352-001.000-020	Property Class:	501 Vacant - Unplatted (0 to 9.99 Acres)
Tax ID:	64-10-20-300-005.000-020	Township:	WASHINGTON TOWNSHIP
Property Address:	ST RD 49 VALPARAISO IN 46383	Taxing District:	WASHINGTON TOWNSHIP
		School Corp.:	EAST PORTER COUNTY
Neighborhood Name:	Washington 020 Rural/Ag Res 0411		
Neighborhood Number / Factor:	0411 / 1.0000		
Legal Description:	PARC IN W1/2 SW LYING SE OF RD 49 20-35-5 5.2A DITCH DR409 P333		

Owner / Transfer History

CURRENT OWNER	TRANSFER HISTORY	
Franciscan Alliance Inc	06/16/2022	Franciscan Alliance Inc
1515 W Dragoon Trl	06/16/2022	Franciscan Alliance Inc 2/3 & Lagoe Susan & Shafer Diann 1/9 ETA
Mishawaka	06/16/2022	Franciscan Alliance Inc 1/3 & Burns Lucille Trust Agreement 1/3
IN	04/28/2022	Cain Marvin R Tr Agreement 1/3 & Burns Lucille Trust Agreement 1
46544-4797	04/28/2022	Cain Marvin R Tr Agreement 1/3& Burns Lucille1/3 & Lagoe Susan &
	01/01/1900	Cain Marvin R Tr Agreement 1/3& Burns Lucille1/3 & McConnell Mar

Sales Information

Sale Date	Sale Price
05/25/2022	\$216,667.00
05/25/2022	\$216,666.00
05/25/2022	\$216,667.00

Valuation History

Assessment Year	Reason	Total Land	Cap 1 Land	Cap 2 Land	Cap 2 Ag Land	Cap 2 LTC Land	Cap 3 Land	Total Improv.	Cap 1 Improv.	Cap 2 Improv.	Cap 2 LTC Improv.	Cap 3 Improv.	Total Value
2022	Annual Adjustment	\$49,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$49,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$49,400.00
2021	Annual Adjustment	\$49,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$49,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$49,400.00
2020	Annual Adjustment	\$25,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,600.00
2019	Annual Adjustment	\$25,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,600.00
2018	Annual Adjustment	\$25,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,600.00
2017	Annual Adjustment	\$25,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,600.00
2016	Annual Adjustment	\$10,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,500.00
2015	Annual Adjustment	\$10,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,500.00
2014	Annual Adjustment	\$10,900.00	\$0.00	\$10,900.00	\$10,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,900.00
2013	Annual Adjustment	\$9,300.00	\$0.00	\$9,300.00	\$9,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,300.00
2012	Annual Adjustment	\$8,700.00	\$0.00	\$8,700.00	\$8,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,700.00
2011	Annual Adjustment	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.00
2011	Annual Adjustment	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.00
2010	Annual Adjustment	\$6,800.00	\$0.00	\$6,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,800.00
2009	Annual Adjustment	\$6,600.00	\$0.00	\$6,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,600.00
2008	Annual Adjustment	\$6,400.00	\$0.00	\$6,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,400.00
2007	ANNUAL ADJUSTMENT	\$6,000.00	\$0.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00
2005	ANNUAL ADJUSTMENT	\$4,700.00	\$0.00	\$4,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,700.00
2003	RECLASSIFICATION OF USE	\$5,600.00	\$0.00	\$5,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,600.00
2002	GENERAL REVALUATION	\$3,500.00	\$0.00	\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00
1995	GENERAL REVALUATION	\$900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00

Land Record Information

Total Parcel Acreage	Land Type	Size
5.200	91rr	4.93

Sketch

Sketch is not available.

Photos

Photos are not available.

Improvement Information

Improvement information is not available

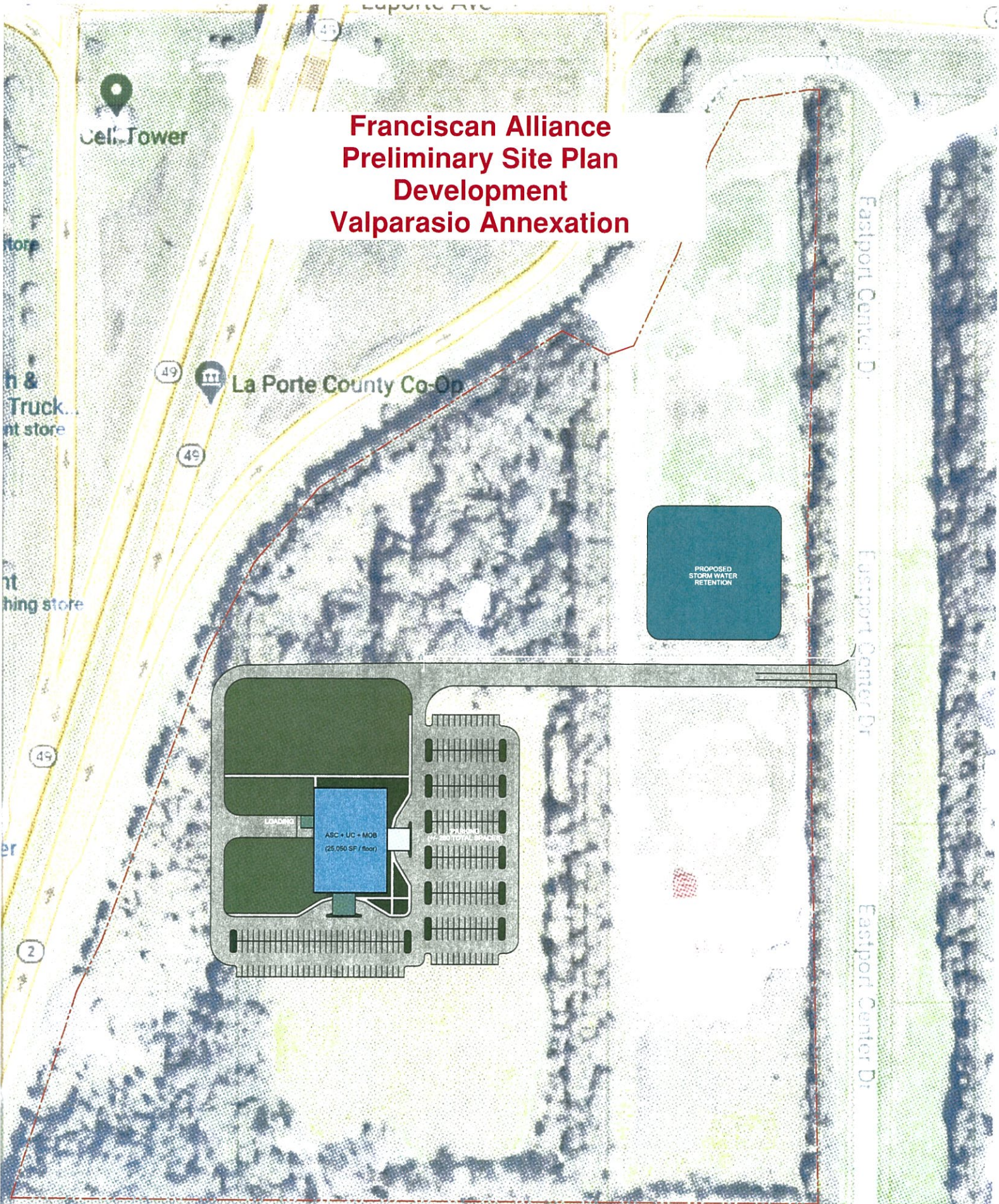
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Data current as of: 11-22-2022

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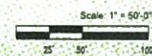
D. PRELIMINARY SITE PLAN

Franciscan Alliance Preliminary Site Plan Development Valparaiso Annexation



Franciscan Health
Valparaiso
Planning Study

Proposed Site Plan



02 FEBRUARY 2022

**E. NEIGHBOR NOTIFICATIONS
WITHIN 300 FT**

Franciscan Alliance

Parcel 1 - 300 Ft Buffer Neighbor List and Map

641020327001000029
Franciscan Alliance Inc
1505 S Court St Ste 202
Crown Point, IN 46307

641020352001000020
Cain Marvin R Tr Agreement 1/3& Bum
3608 MeadowMark Dr
Valparaiso, IN 46383

641020376001000020
Franciscan Alliance Inc
3500 Franciscan Way
Michigan City, IN 46360

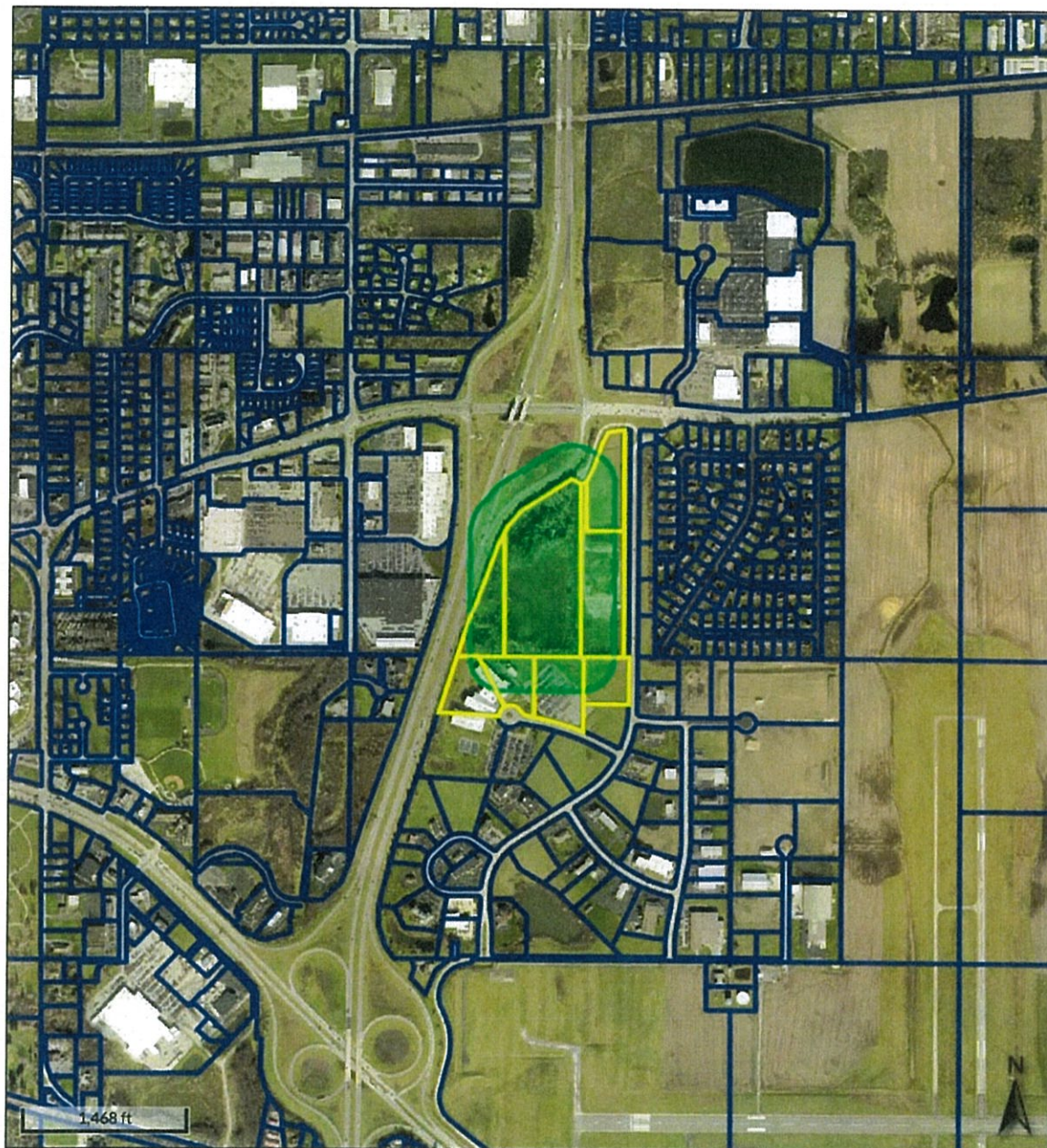
641020376002000029
Franciscan Alliance Inc
1515 W Dragoon Trl
Mishawaka, IN 46544

641029102001000029
Ivy Tech College Trustees
1 W 26th St
Indianapolis, IN 46208

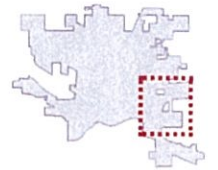
641029126001000029
Ivy Tech College Trustees
1 W 26th St
Indianapolis, IN 46208

641029126002000029
Ivy Tech College Trustees
1 W 26th St
Indianapolis, IN 46208

641029126003000029
Trustees of Ivy Tech Community Coll
50 W Fall Creek Parkway North
Dr
Indianapolis, IN 46208



Overview



Legend

 Parcels

Date created: 11/28/2022
Last Data Uploaded: 11/27/2022 1:07:10 PM

Developed by  **Schneider**
GEOSPATIAL

Franciscan Alliance

Parcel 2 - 300 FT Buffer Neighbor List and Map

641020352001000020
Cain Marvin R Tr Agreement 1/3 & Bum
3608 MeadowMark Dr
Valparaiso, IN 46383

641020376001000020
Franciscan Alliance Inc
3500 Franciscan Way
Michigan City, IN 46360

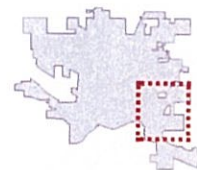
641029102001000029
Ivy Tech College Trustees
1 W 26th St
Indianapolis, IN 46208

641029126001000029
Ivy Tech College Trustees
1 W 26th St
Indianapolis, IN 46208

641029126002000029
Ivy Tech College Trustees
1 W 26th St
Indianapolis, IN 46208



Overview



Legend

 Parcels

Date created: 11/28/2022
Last Data Uploaded: 11/27/2022 1:07:10 PM

Developed by  **Schneider**
GEOSPATIAL

F. PROJECT DESCRIPTION

PROJECT DESCRIPTION

Franciscan Valparaiso Land, Porter County

DESCRIPTION –

In accordance with Indiana Code **IC 36-4-3, Municipal Annexation and Disannexation**, Franciscan Alliance, In.c, seeks a “Super Voluntary Annexation”, for two (2) Parcels, into the city of Valparaiso. This voluntary annexation request should be favorably received because:

- 1). these parcels contiguity to the city,
- 2). these parcels are surrounded by the City,
- 3). these parcels are located in the Eastport Business Centre,
- 4). Franciscan owns two more parcels to the east that are currently in the City.

LOCATION –

These parcels are in the Southeast corner of La Porte Ave (U.S. 2) and SR 49 (Van Ness Highway). Containing roughly 25 acres made up from parcels three and four in Washington Township. **Parcel 1**, 3310 La Porte Ave. (PID 64-10-20-376-001.000-020), and **Parcel 2**, address ST RD 49, (PID 64-10-20-352-001.000-020), are unincorporated.

FACILITY –

A preliminary plan by Franciscan Alliance is for a 2 Story, 50,000 square foot building that would deliver healthcare for the community. This facility would have an Ambulatory Surgery Center, and Urgent Care Center and physician offices in order to meet the local needs and provide care in accordance with the Sisters of St. Francis Mission, that has been in place for 150 years.

CAMPUS –

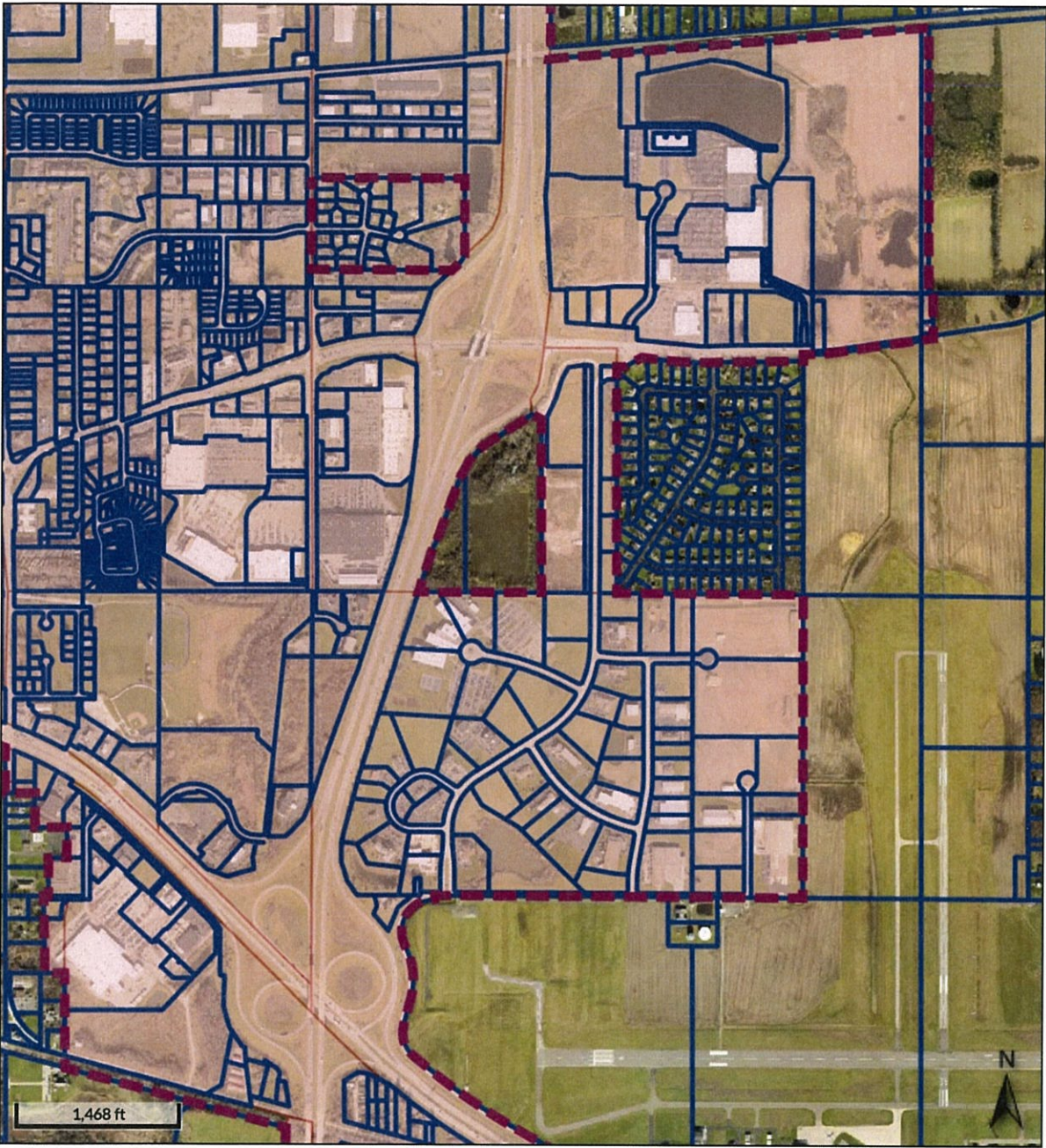
This campus would include two parcels that total 15 acres, adjacent to the east of parcels to be annexed, which are owned by Franciscan Alliance and are zoned BP. The building would orient facing east, with the back side of building facing SR 49. With two (2) drive up canopies for patient pick up and drop off. Approximately 250 surface parking space would be developed, or parking according to code requirements. This is a

preliminary plan and petitioner knows that the community health care needs could change. Therefore, petitioner would like to leave the opportunity available for expansion or additions to this facility. At this time, it is still unknown how much additional space would be added.

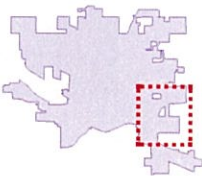
FACILITY PROJECTED COSTS –

In the first phase for a healthcare facility of 50,000 square feet, it is projected to costs \$35,000,000. It is unknown currently the size to the second phase for that addition or expansion, to project any value or costs currently.

**G. CORPORATE CITY LIMITS
ANNEXATION AREA**



Overview



Legend

- Parcels
- Annexations
- City Limits

EXHIBIT - A

FRANCISCAN ALLIANCE INC. PETITION FOR ANNEXATION

**VALPARAISO
ZONING MAP**

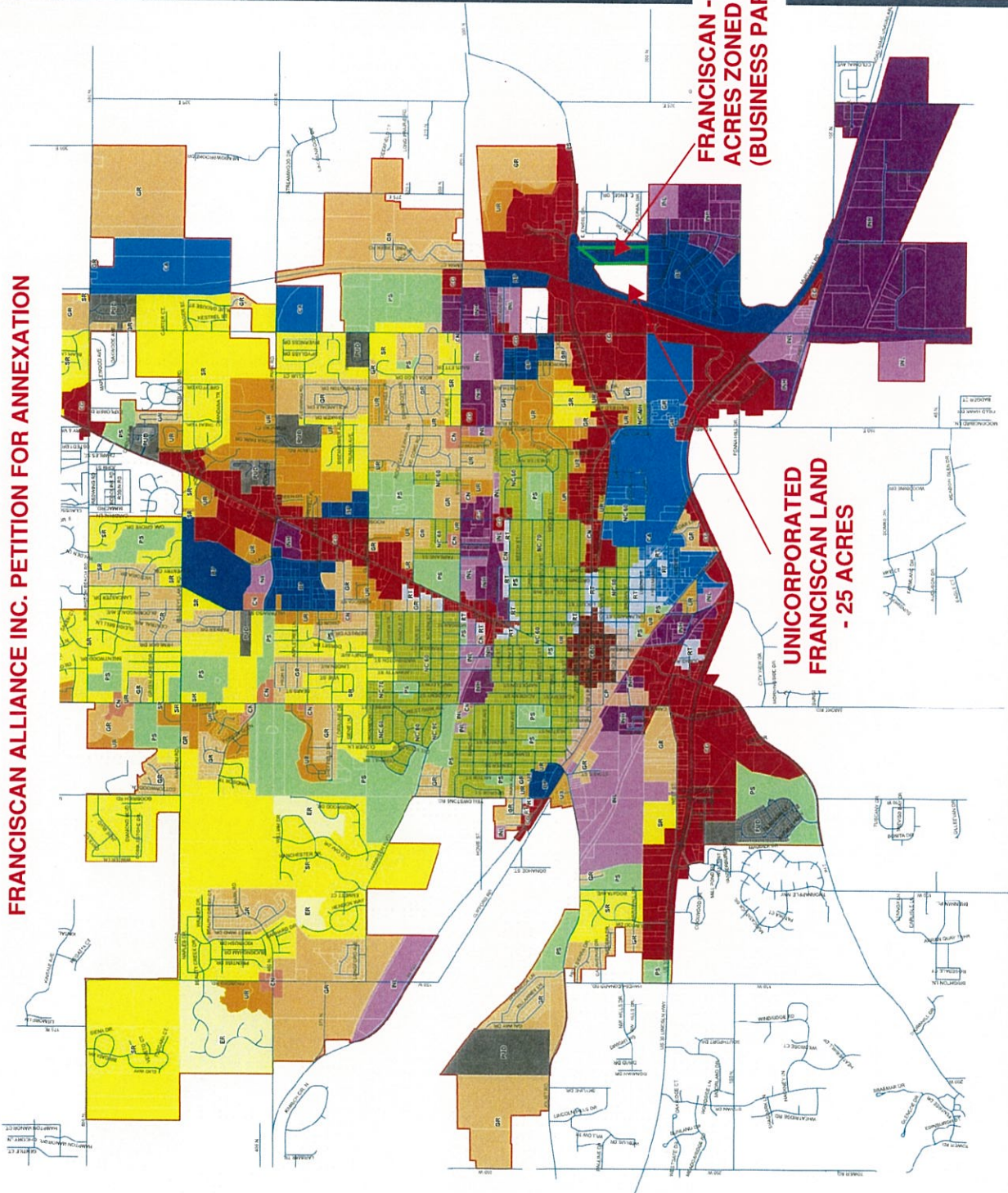
LEGEND

- NC - Neighborhood Conservation
- ER - Estate Residential
- SR - Suburban Residential
- GR - Residential, General
- UR - Residential, Urban
- PS - Public Space
- RU - Rural
- CN - Commercial, Neighborhood
- CG - Commercial, General
- CBD - Central Business District
- CP - Central Place
- RT - Residential Transition
- CA - Campus
- BP - Business Park
- INL - Light Industry
- INH - Heavy Industrial
- PUD - Planned Unit Development

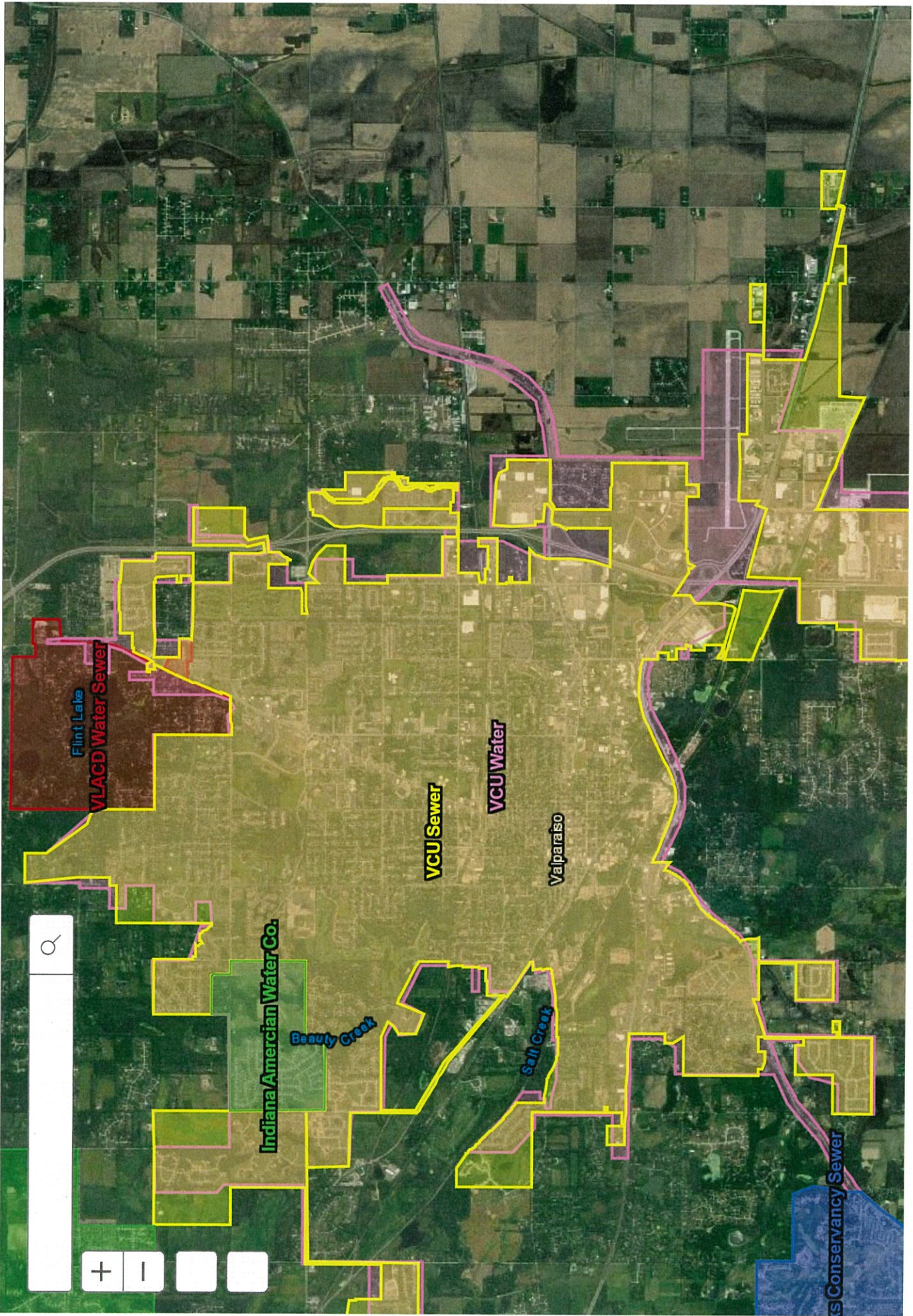
0 1,200 2,400 3,600 4,800 Feet



Valparaiso Unified
Development Ordinance



Utility Service Area Lookup



H. WARRANTY DEEDS

PARCEL – 1

PARCEL – 2

FRANCISCAN ALLIANCE

Parcel 1 - Warranty Deed

2020-029286
STATE OF INDIANA
PORTER COUNTY
FILED FOR RECORD
10/30/2020 11:20 AM
CHUCK HARRIS, RECORDER
REC FEE: 25.00
PAGES: 5

WARRANTY DEED

File No.: FNW2003869-KKS

THIS INDENTURE WITNESSETH, that Jeffery G. Schneider (Grantor) CONVEY(S) AND WARRANT(S) to Franciscan Alliance, Inc. (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Porter County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 3310 Laporte Avenue, Valparaiso, IN 46383

Tax ID No.: 64-10-20-376-001.000-020

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 22ND day of October, 2020.

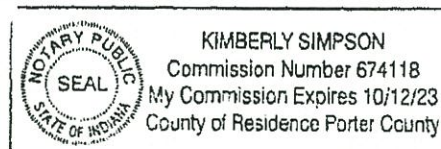
Jeffery G. Schneider
Jeffery G. Schneider

STATE OF IN
COUNTY OF Porter

Before me, a Notary Public in and for said County and State, personally appeared Jeffery G. Schneider who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 22ND day of October, 2020

Signature: Kimberly Simpson
Printed: _____
Resident of: _____ County
State of: _____
My Commission expires: _____



FIDELITY NATIONAL TITLE
FNW2003869

ELIGIBLE FOR
FILING WITH THE
COUNTY AUDITOR.
PORTER COUNTY
ASSESSOR AR

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
Oct 30 2020

Vicki Urbanik
AUDITOR PORTER COUNTY

1/1 \$20

Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: ~~3310 Laporte Avenue~~ 3500 Franciscan way
~~Valparaiso, IN 46383~~ Michigan City, IN 46360

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: Kim Simpson.

Return To:

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 64-10-20-376-001.000-020

All that portion of the West 1/2 of the East 1/2 of the Southwest 1/4 of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, lying South of the LaPorte Road (now known as State Road No. 2), EXCEPTING THEREFROM the following described parcel of and, to wit:

A parcel of land in the West 1/2 of the East 1/2 of the Southwest 1/4 of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, described as beginning at a point on the center line of State Road No. 2, formerly known as Valparaiso-LaPorte Road, and the intersection of the West line of said West 1/2, East 1/2 of said Southwest 1/4 of said Section 20, and running thence Easterly along the center line of said State Road, 371 feet; thence South parallel to the West line of said East 1/2, 460 feet; thence Westerly parallel to the center line of said State Road, 371 feet; thence North 460 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the following described parcel of land, to wit:

A part of the West 1/2 of the East 1/2 of the Southwest 1/4 of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, Porter County, Indiana, described as follows:

Beginning at a point on the West line of said Half-Quarter Section South 00 degrees 02 minutes 40 seconds East, 943.15 feet from the Northwest corner of said Half-Quarter Section, which point of beginning is at the Northwest corner of the owners' land; thence North 89 degrees 52 minutes 08 seconds East, 370.98 feet along the North line of the owners' land to the corner of the owners' land; thence North 00 degrees 02 minutes 40 seconds West, 449.00 feet along the West line of the owners' land to the South edge of the pavement of S.R. 2; thence South 89 degrees 47 minutes 15 seconds East, 297.00 feet along the edge of said pavement to the East line of said Half-Quarter Section; thence South 00 degrees 00 minutes 28 seconds East, 646.90 feet along said East line; thence North 62 degrees 11 minutes 36 seconds West, 92.73 feet; thence South 57 degrees 14 minutes 42 seconds West, 521.47 feet; thence South 41 degrees 05 minutes 53 seconds West, 177.57 feet; thence South 27 degrees 05 minutes 55 seconds West, 65.73 feet to the West line of said Half-Quarter Section; thence North 00 degrees 02 minutes 40 seconds West, 629.37 feet along said West line to the point of beginning.

CERTIFICATE OF PROOF

File No.: FNW2003869-KKS

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached.

Mary Beth Huskney
Witness Signature

Mary Beth Huskney
Witness Name

PROOF:

STATE OF IN

COUNTY OF Porter

Before me, a Notary Public in and for said County and State, on October 22, 2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Jeffery G. Schneider to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Jeffery G. Schneider execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

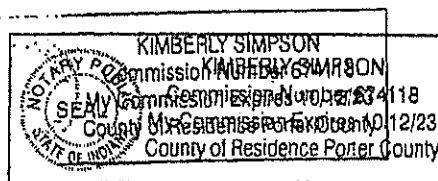
Kimberly Simpson
NOTARY PUBLIC

Printed: _____

Resident of: _____ County

State of: _____

My Commission expires: _____



CERTIFICATE OF PROOF
(continued)

Property Address: 3310 Laporte Avenue, Valparaiso, IN 46383

Grantee's Address and Tax Mailing Address: ~~3310 Laporte Avenue~~ 3500 Franciscan way
~~Valparaiso, IN 46383~~ Michigan City, IN 46360

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: Kim Simpson.

Instrument prepared by: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

FRANCISCAN ALLIANCE

Parcel 2 - Warranty Deed

WARRANTY DEED

M. Robert MRC
This indenture witnesseth that ~~Marvin R. Cain~~, as Trustee of The Lucille Burns Trust Agreement, of Porter County, Indiana, conveys and warrants to Franciscan Alliance, Inc., an Indiana corporation, its undivided interest in the following Real Estate in Porter County, State of Indiana, to-wit:

A PARCEL OF LAND IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST 1/2 AND RUNNING THENCE NORTH 0 DEGREES 02 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID WEST 1/2, 111.83 FEET; THENCE SOUTH 19 DEGREES 53 MINUTES 49 SECONDS WEST 546.81 FEET; THENCE SOUTH 26 DEGREES 20 MINUTES 21 SECONDS WEST 101.21 FEET; THENCE SOUTH 17 DEGREES 48 MINUTES 30 SECONDS WEST, 392.31 FEET TO THE SOUTH LINE OF SAID WEST 1/2; THENCE SOUTH 89 DEGREES 36 MINUTES 00 SECONDS EAST, 401.7 FEET TO THE PLACE OF BEGINNING.

PARCEL NO. 64-10-20-352-001.000-020

Commonly known as: St Rd 49, Valparaiso, Indiana 46383

Subject to any and all easements, agreements and restrictions of record.

Subject to real estate taxes payable November 2022 and all subsequent taxes and assessments.

Dated this 15th day of May, 2022.

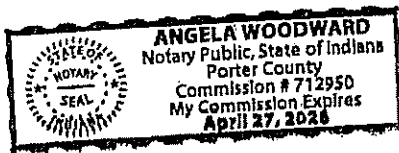
The Lucille Burns Trust Agreement

By: M. Robert Cain
M. Robert Cain, Trustee of the Lucille Burns Trust Agreement

STATE OF INDIANA)
) SS:
COUNTY OF PORTER)

Before M. Robert Cain, the undersigned, a Notary Public in and for said county and state, personally appeared Marvin R. Cain, Trustee of the Lucille Burns Trust Agreement, who acknowledged the execution of the above and foregoing to be their voluntary act and deed.

Dated this 25th day of MAY, 2022.



[Signature]
Notary Public

Angela Woodward
Notary's Name Printed

Commission Number: 712950

Commission Expires: 4-27-2026

County of Residence: Porter

Send Tax Statements to
Grantee's address is:

Franciscan Alliance, Inc.
Attn: Real Estate Tax Department
1515 W. Dragoon Trail
Mishawaka, IN 46544

This instrument was prepared by David L. Yount, DEPPE FREDBECK & YOUNT, LLP, Attorneys At Law, Nine East Court Street, Franklin, Indiana 46131. 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. This deed (including legal description) was prepared on the basis of information and/or documents furnished to the preparer by the Grantors. No record search was done by preparer or received from a title insurance company; accordingly; the preparer accepts no responsibility for any errors, inaccuracies or omissions in this regard. David L. Yount

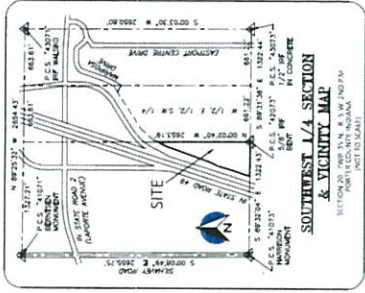
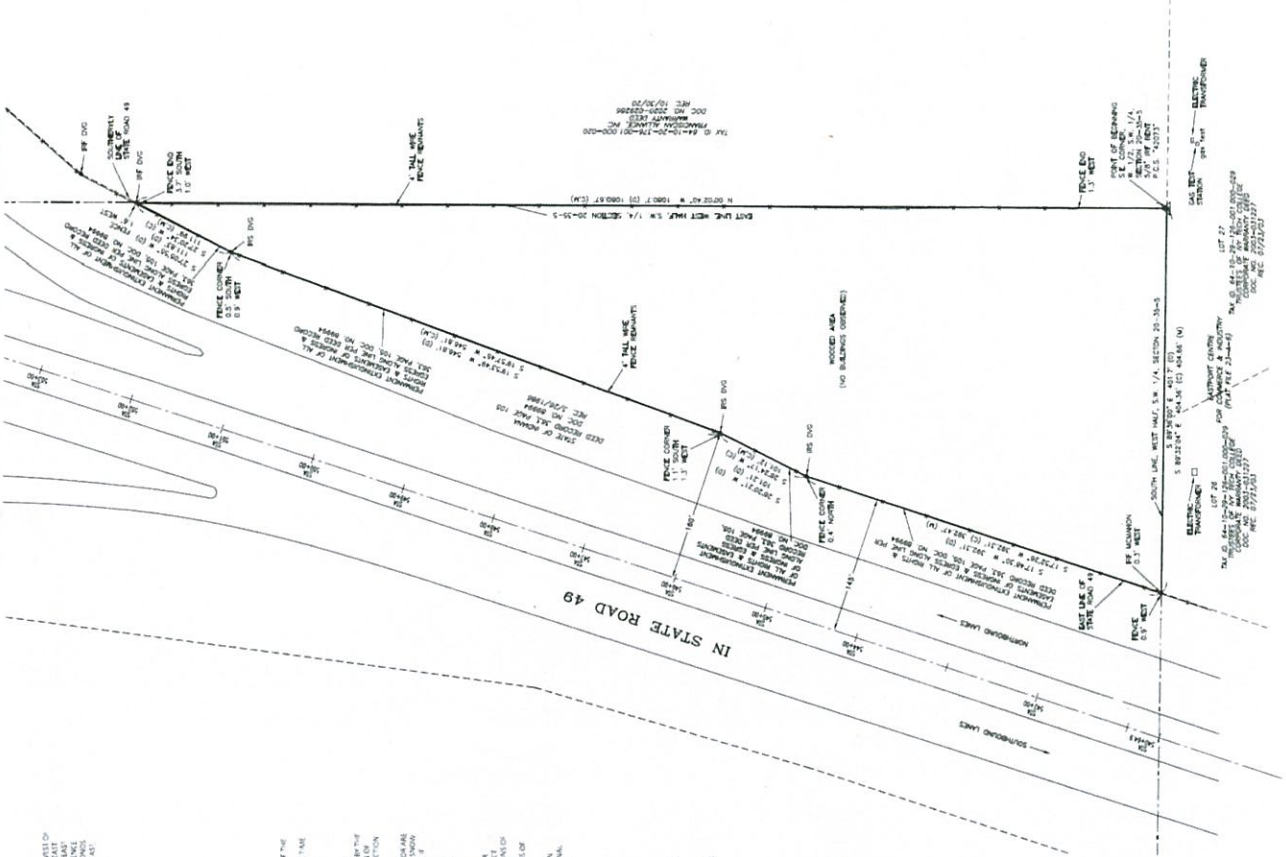
I. ALTA SURVEYS

PARCEL - 1

PARCEL - 2

FRANCISCAN ALLIANCE - Parcel 2 Alta Survey

ALTA/NSPS LAND TITLE SURVEY



THE COMMISSIONER'S NOTICE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER RECORDS AND RECORDS MAY BE OBTAINED FROM THE PUBLIC RECORDS OF THE COUNTY OF ALTA, INDIANA. THE SURVEYOR HAS CONDUCTED A VISUAL SEARCH OF THE PUBLIC RECORDS OF THE COUNTY OF ALTA, INDIANA, AND HAS FOUND NO RECORDS THAT AFFECT THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL SEARCH OF THE PUBLIC RECORDS OF THE COUNTY OF ALTA, INDIANA, AND HAS FOUND NO RECORDS THAT AFFECT THE SURVEY.

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DVG
1155 Transpore Road
Crown Point, IN 46327
P (317) 662-2740
F (317) 662-2740
www.dvginc.com

ALTA/NSPS LAND TITLE SURVEY
S.E. CORNER OF IN 49 & S.R. 2
VALPARAISO, INDIANA 46383
PART OF THE WEST 1/2 OF THE S.W. 1/4 OF SECTION 20-35-5

SCALE 1" = 60'
N
TOWN AND BLANK
CONSTRUCTION

DATE	FILE NO.
2/2/22	2/2/22
SECTION	SECTION 20-35-5
TOWN	PORTER, IN
PRJ NO.	521-2345