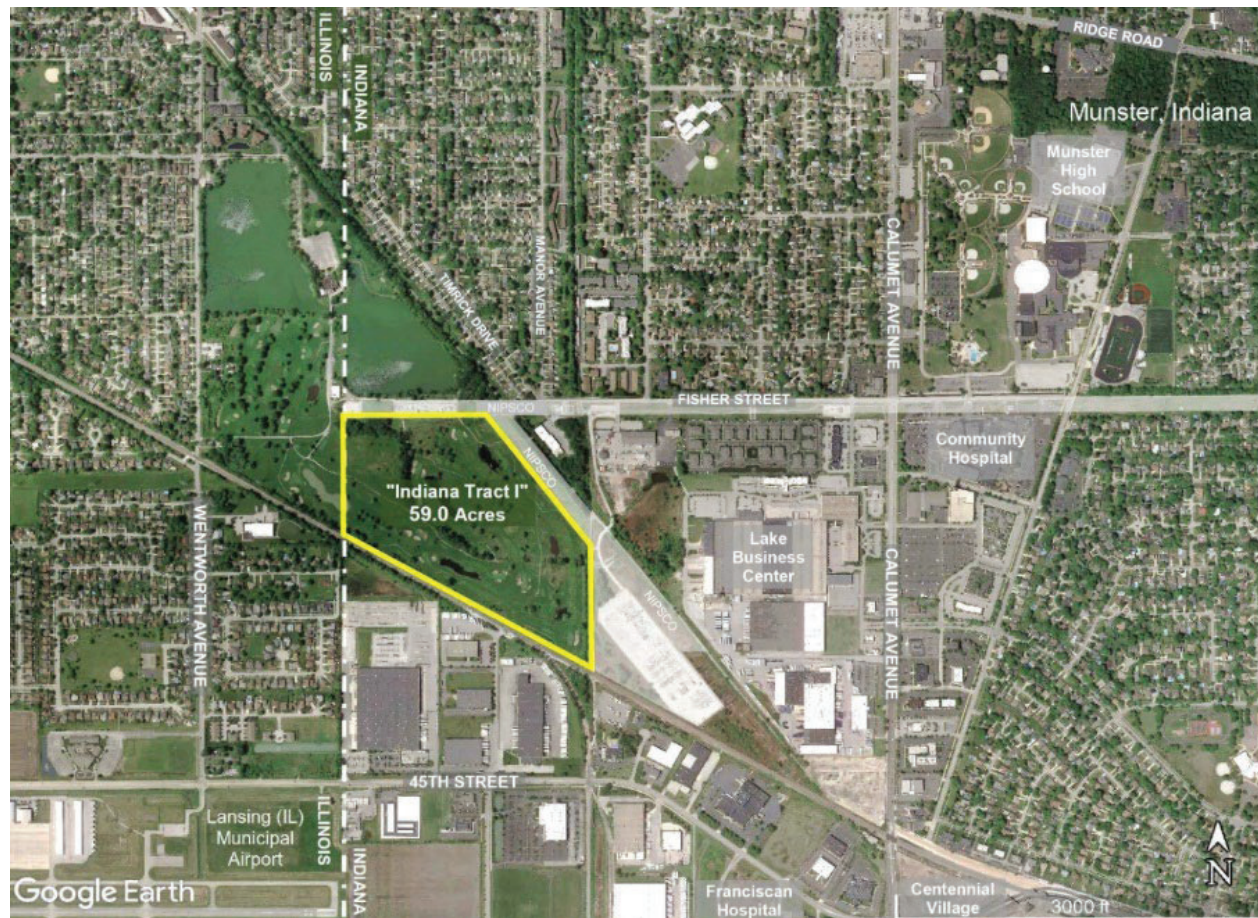


Development Plan Narrative

Figures and Illustrations

KENMARA

Saxon Indiana Tract I – 59.0 Acres
Munster, Indiana



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Appendix (Separate Documents)

- A1 Plan Development Application – Town of Munster
- A2 Preliminary Subdivision Plat Application – Town of Munster
- B Indiana Tract I ALTA Survey
- C Preliminary Subdivision Plan
- D Plans and Specifications
- E Future Consideration
- F Wetland Delineation Report
- G Stormwater Management Report
- H Traffic Impact Study
- J Draft Right-of-Way and Easement Agreements
NIPSCO – NICTD – PepsiCo – Town of Munster
- K Draft Development Agreement

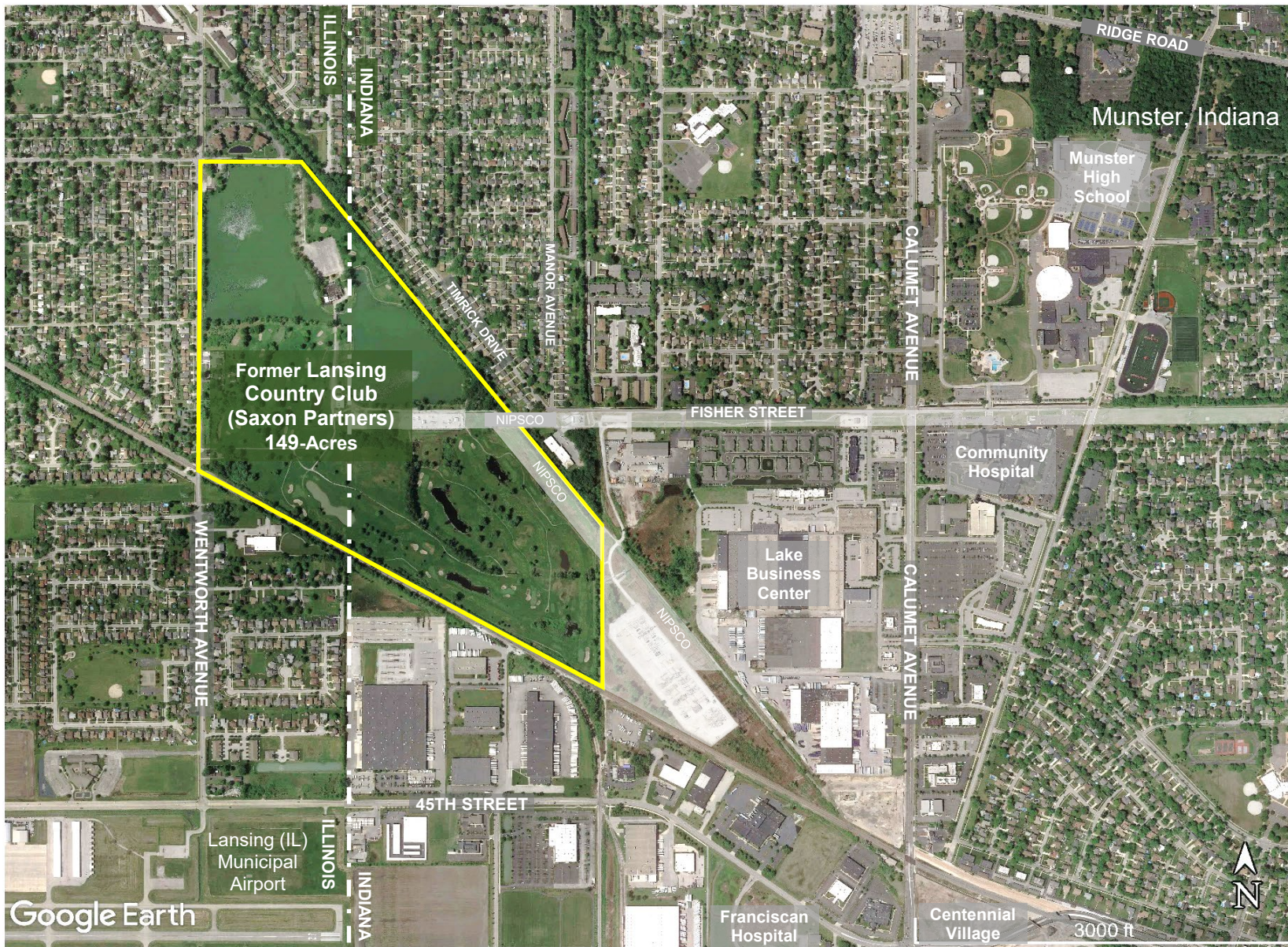


Figure 1A Site Location

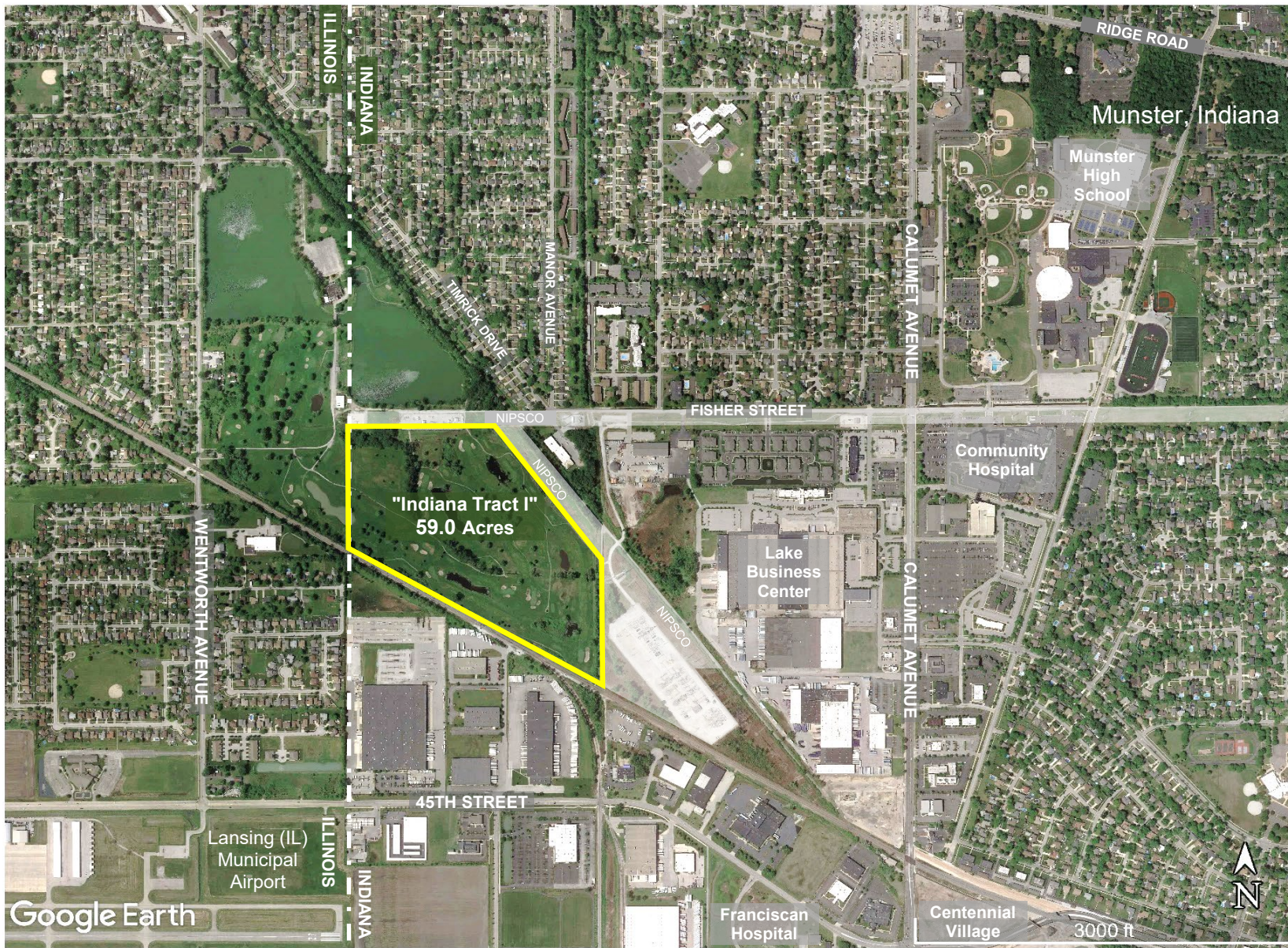


Figure 1B Project Site

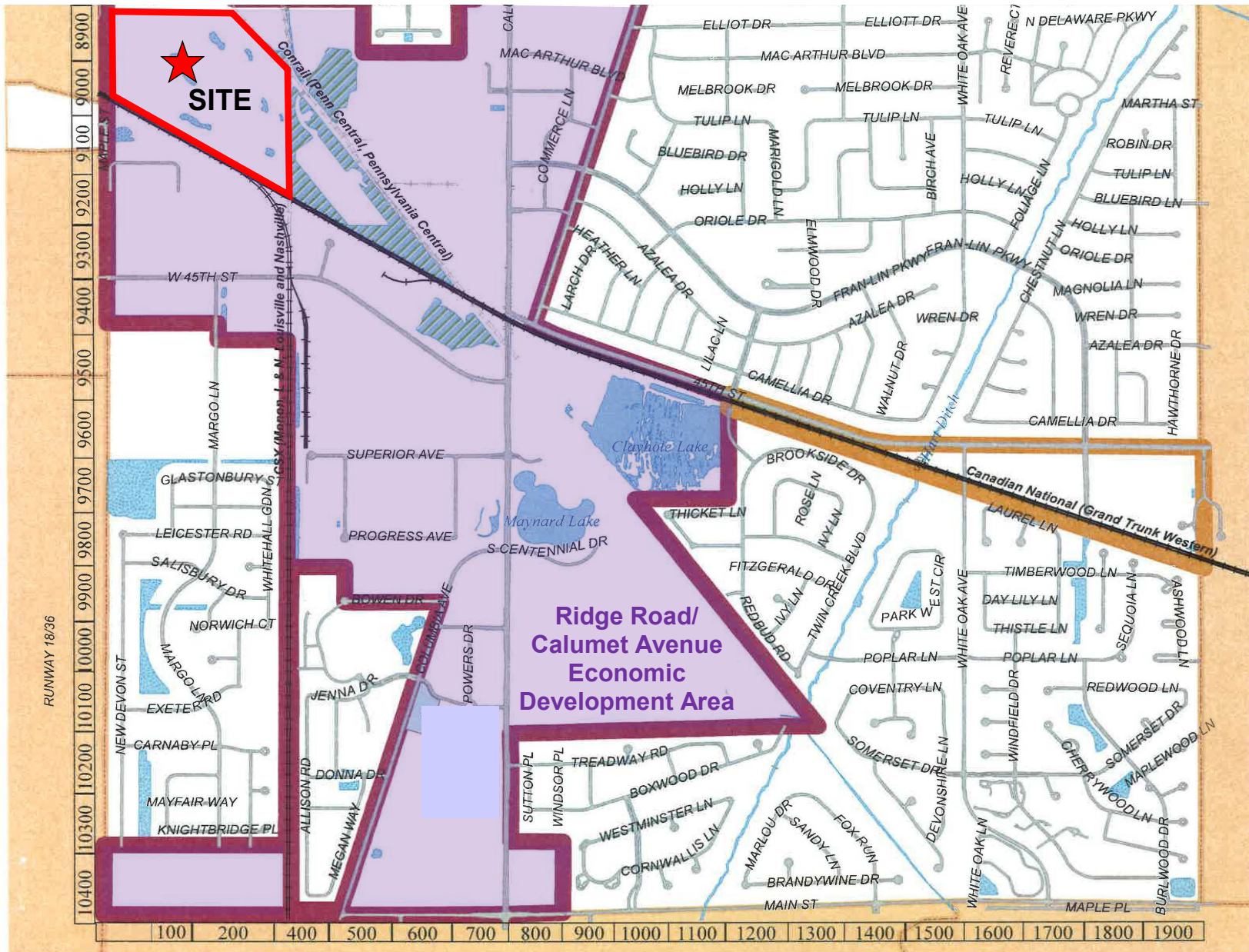


Figure 2A Ridge Road/Calumet Avenue EDA

Munster Ridge TDD

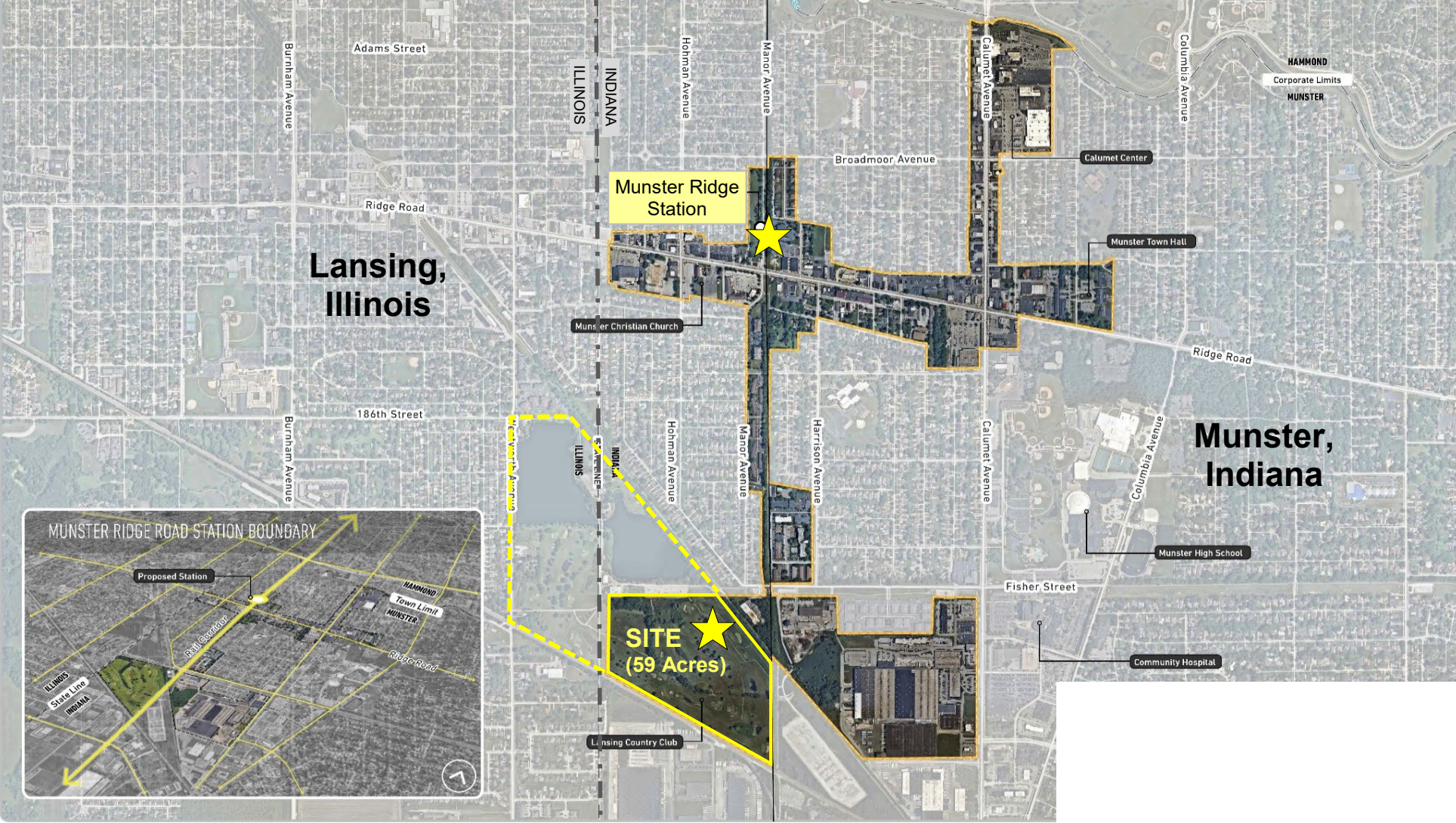


Figure 2B Transit Development District Map

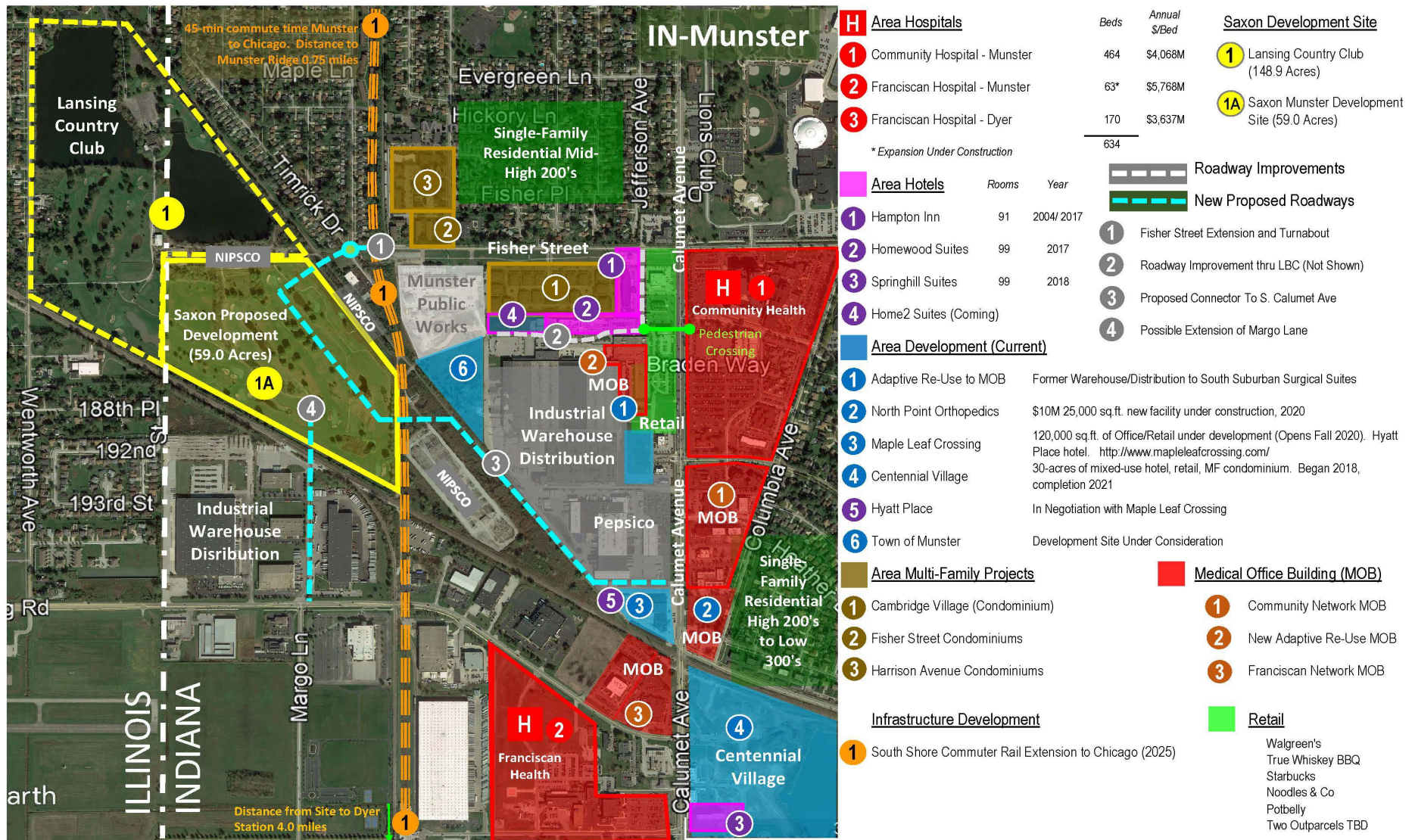


Figure 3A Area Land Use and Development Map

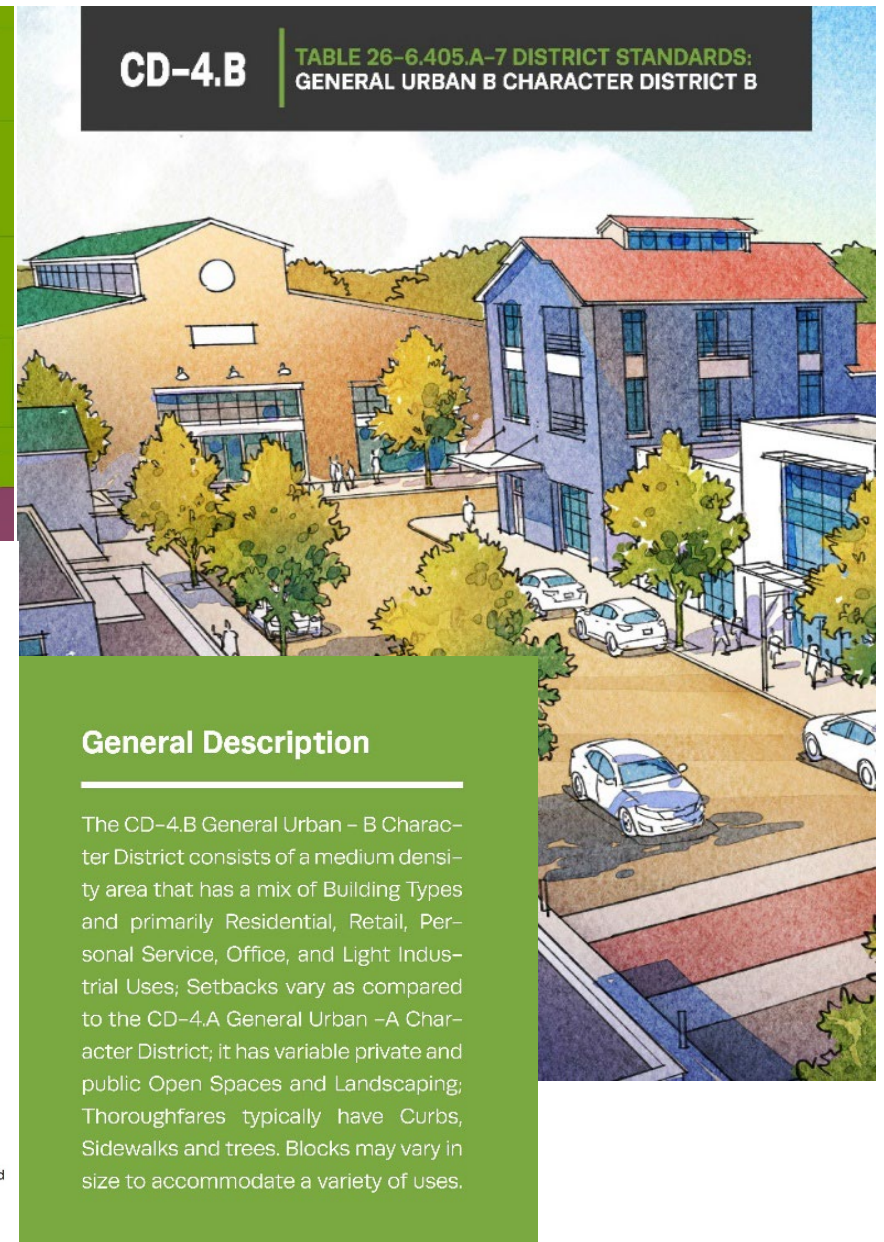
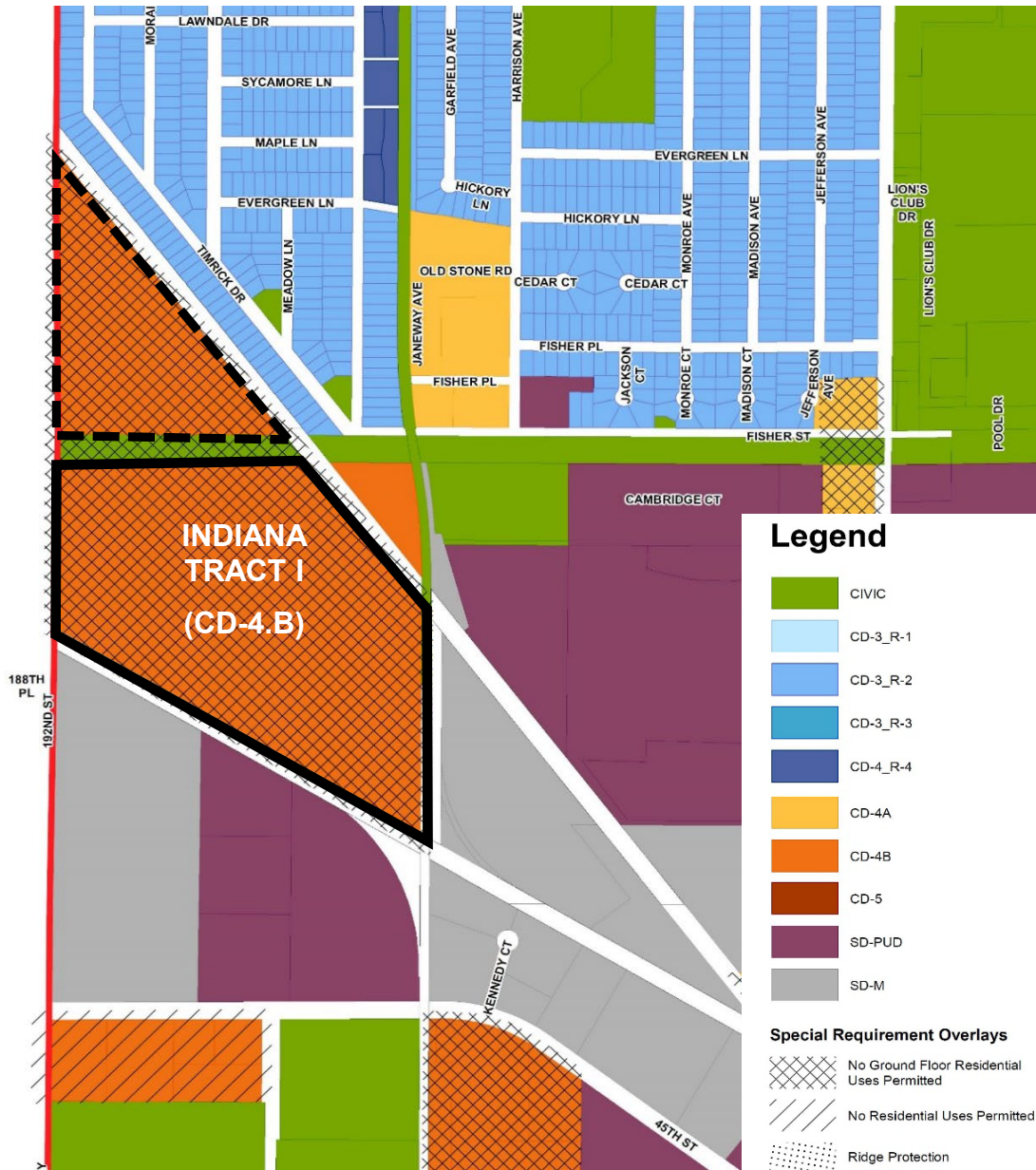


Figure 4A Town of Munster Zoning

See Figure 5B and 5C for Timrick Drive and Evergreen Park Redesign (Part of Phase 1A Off-Site Infrastructure)

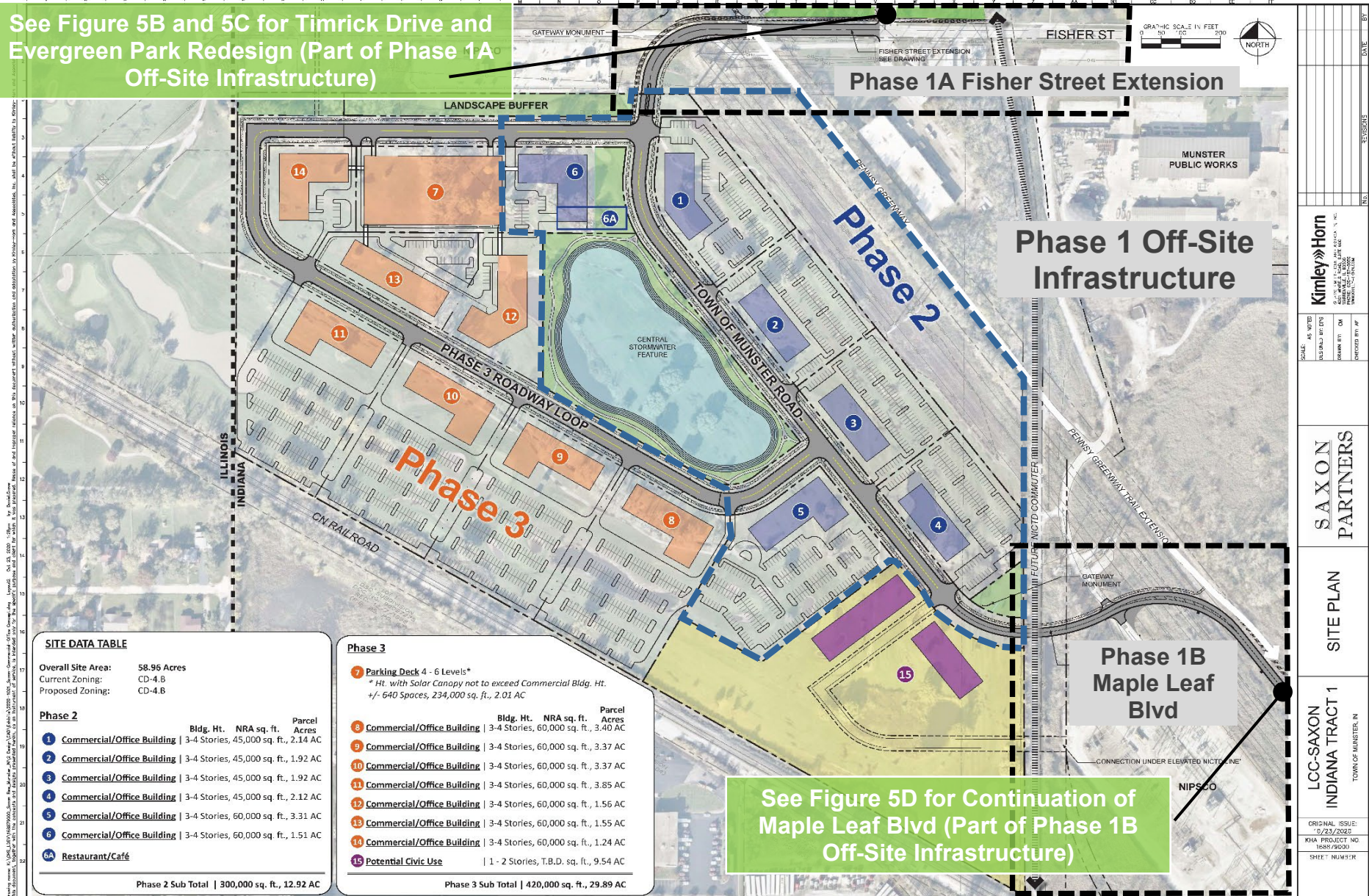


Figure 4B Conceptual Master Plan

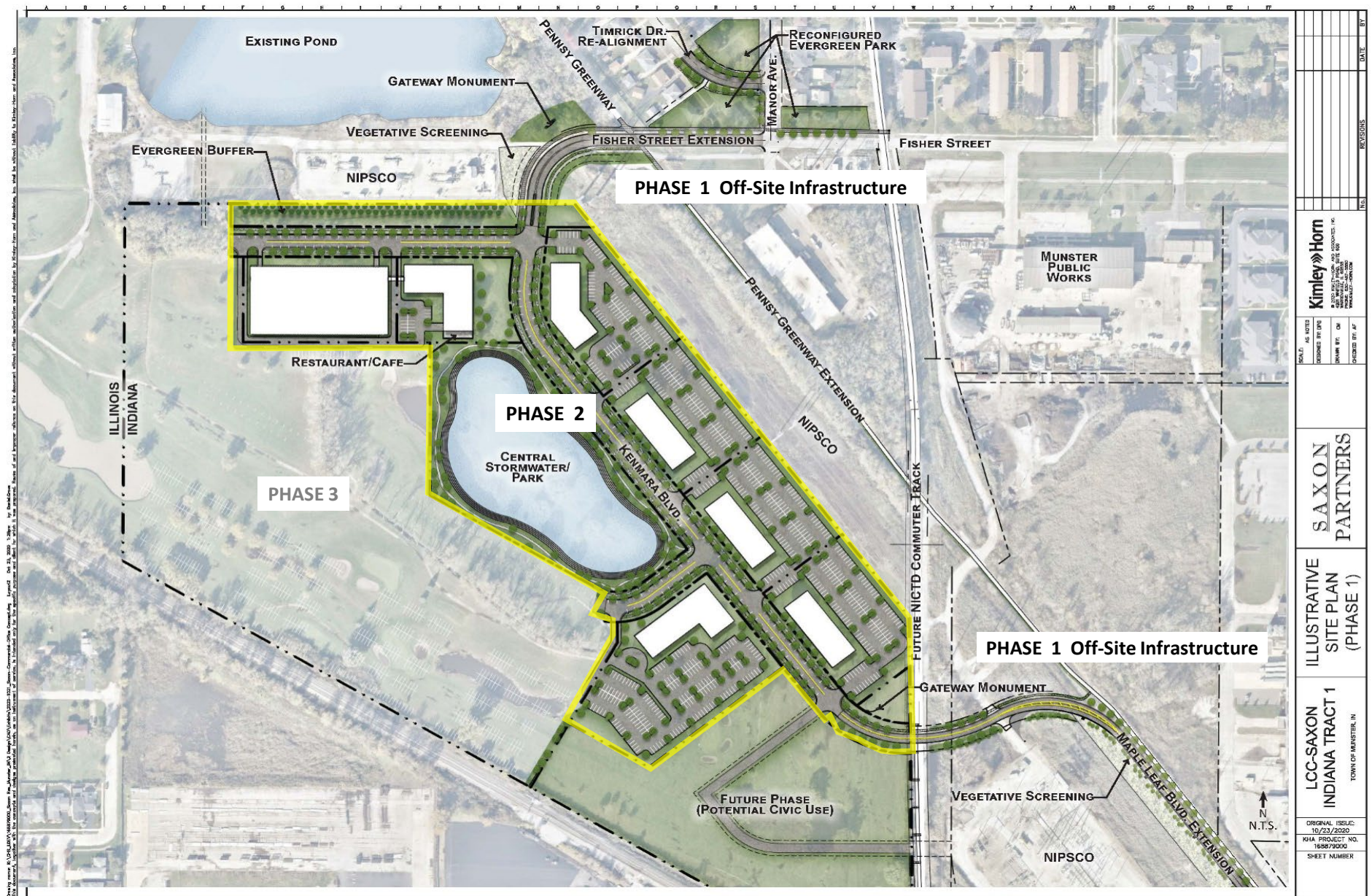


Figure 4C Illustrative Phased Site Plan

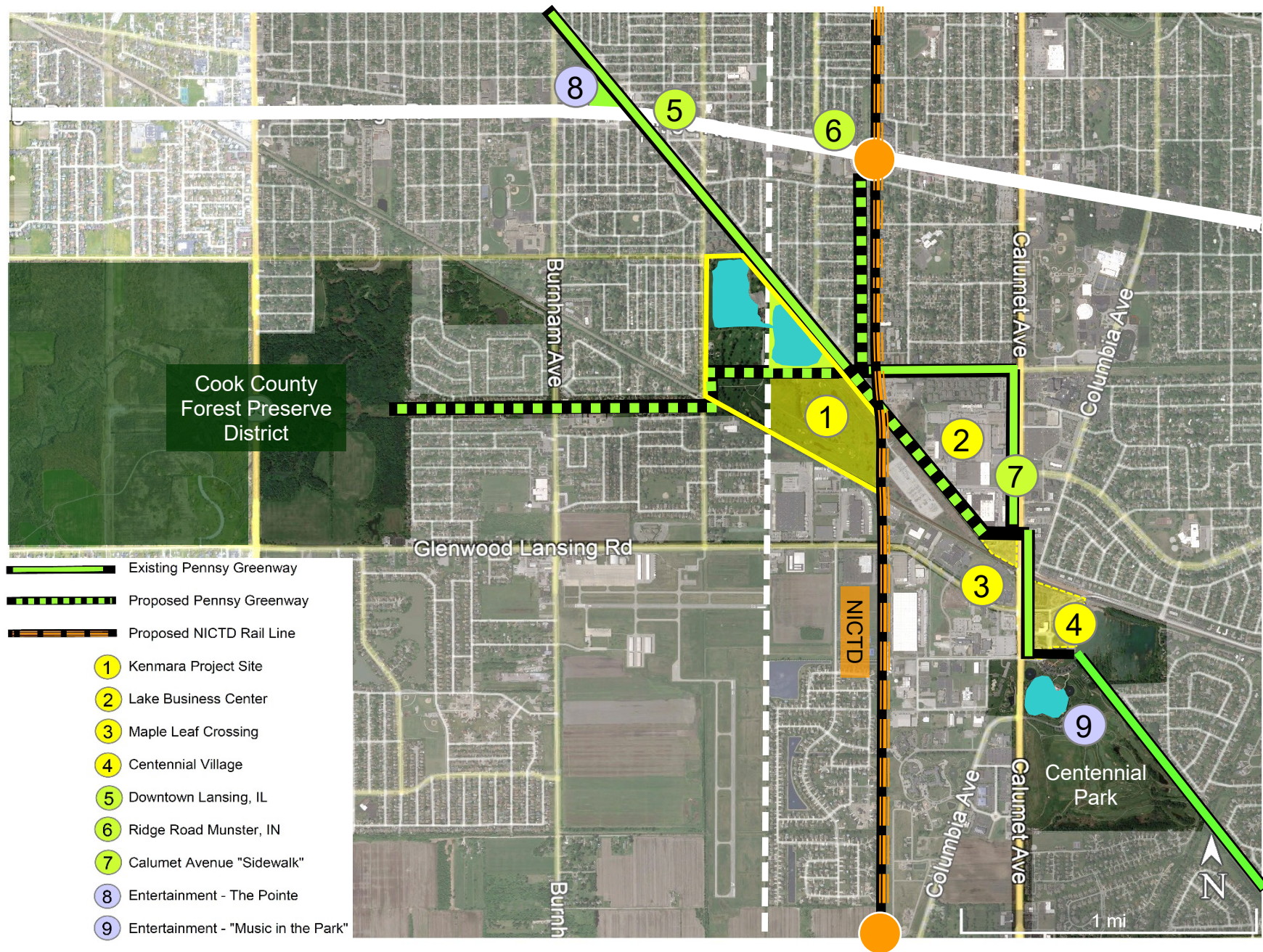


Figure 4E Greenway Plan

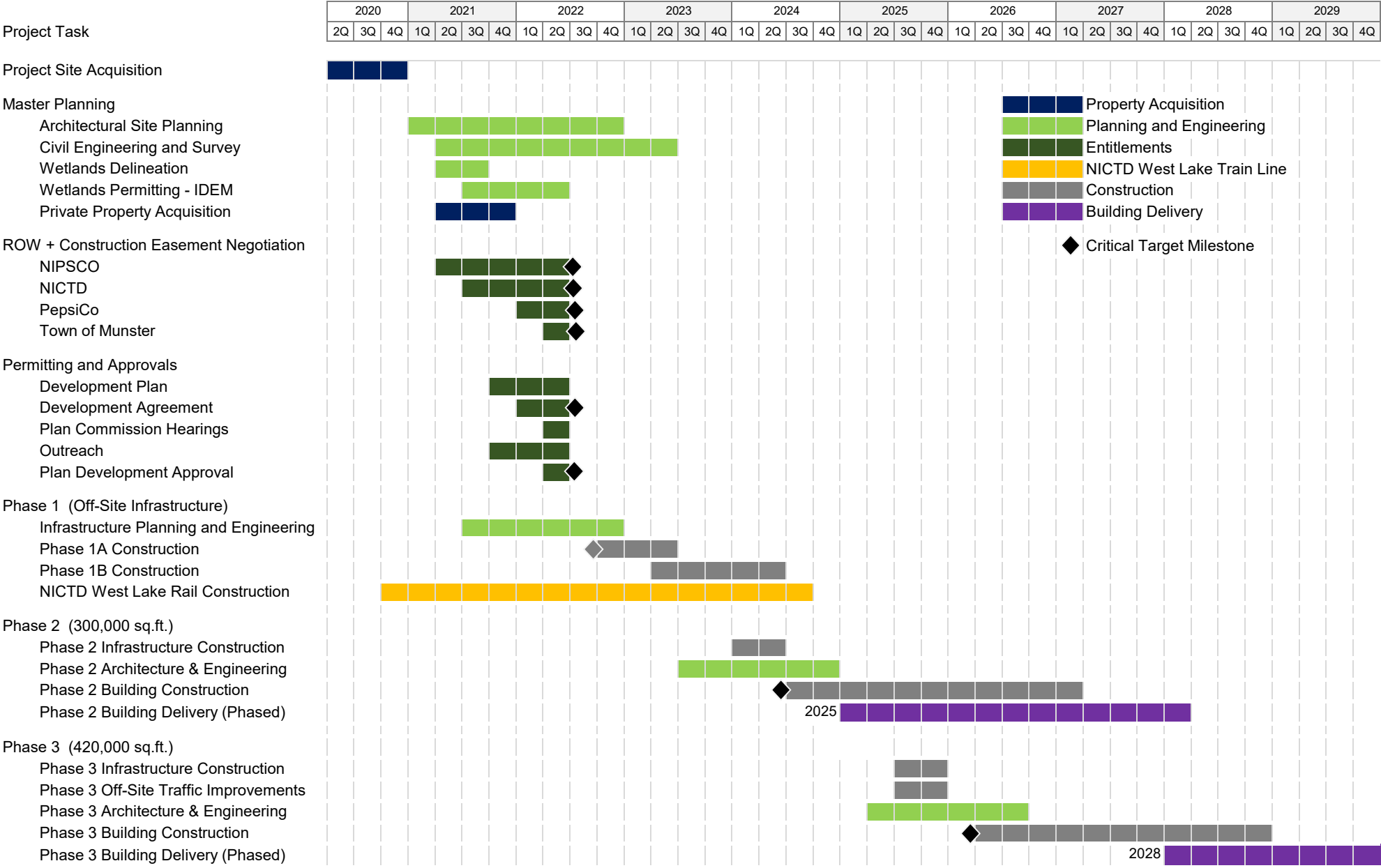


Figure 5A Project Schedule

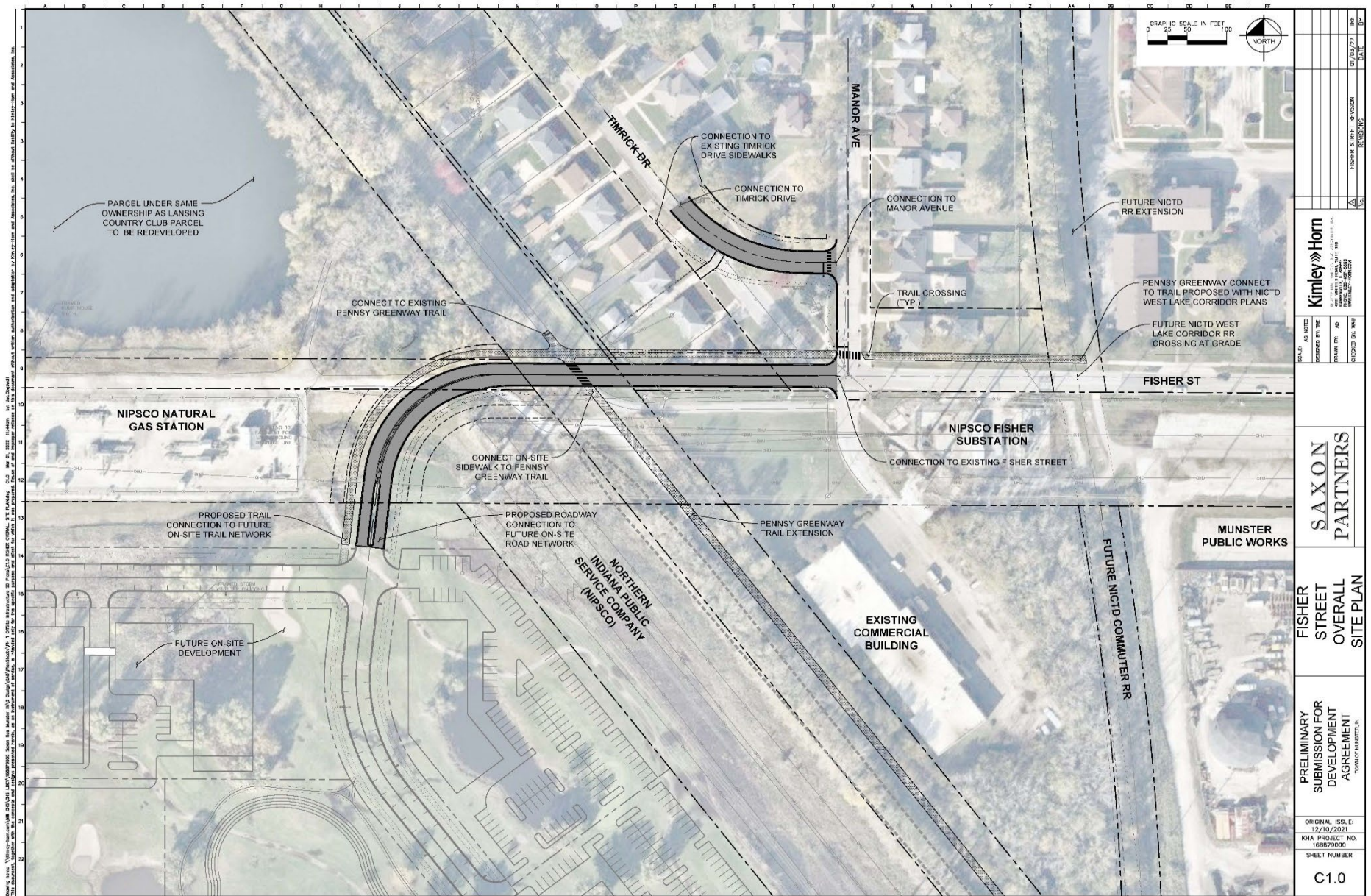


Figure 5B Phase 1A Off-Site Infrastructure - Fisher Street Extension

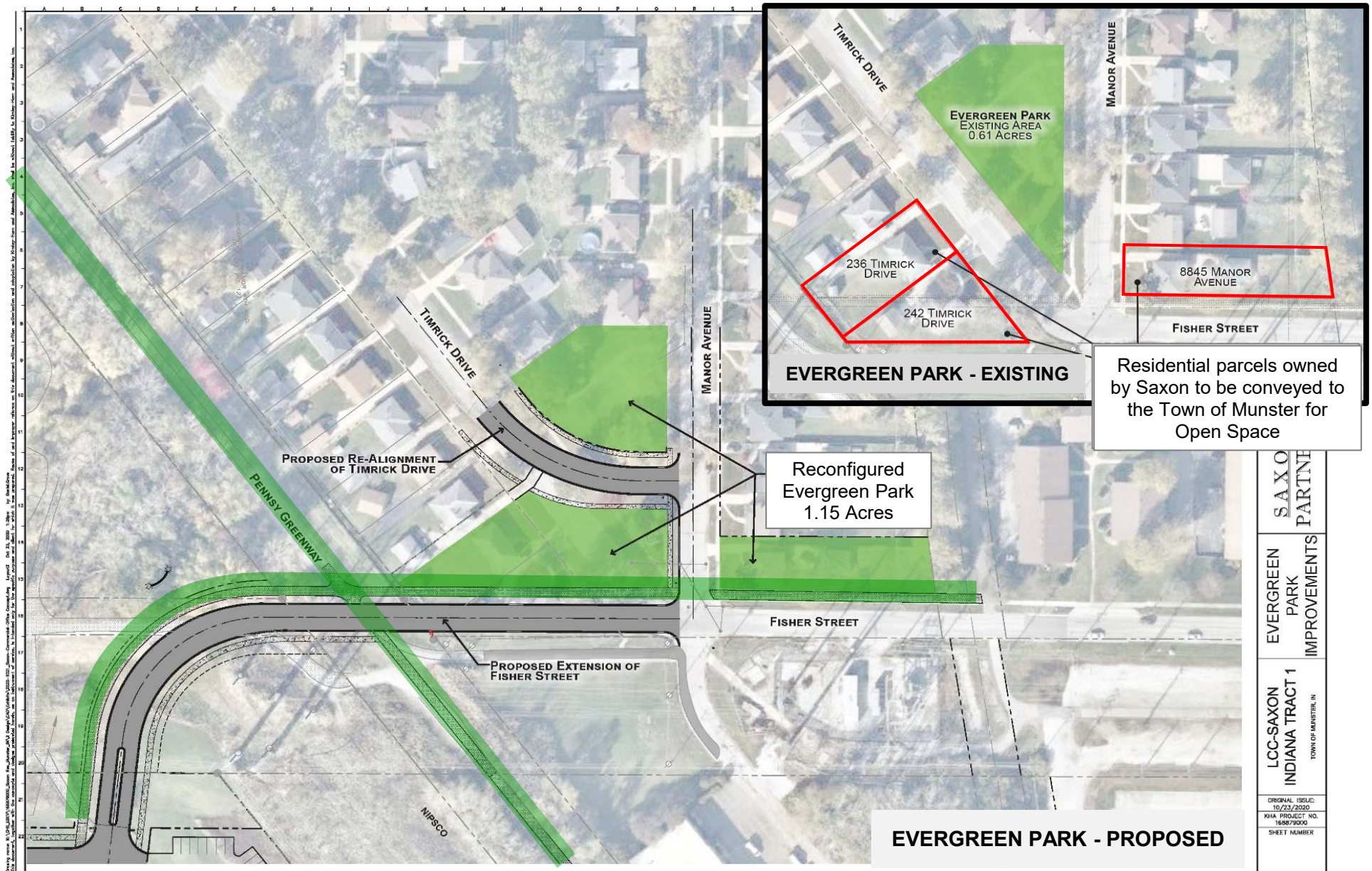


Figure 5C Phase 1A Off-Site Infrastructure - Evergreen Park

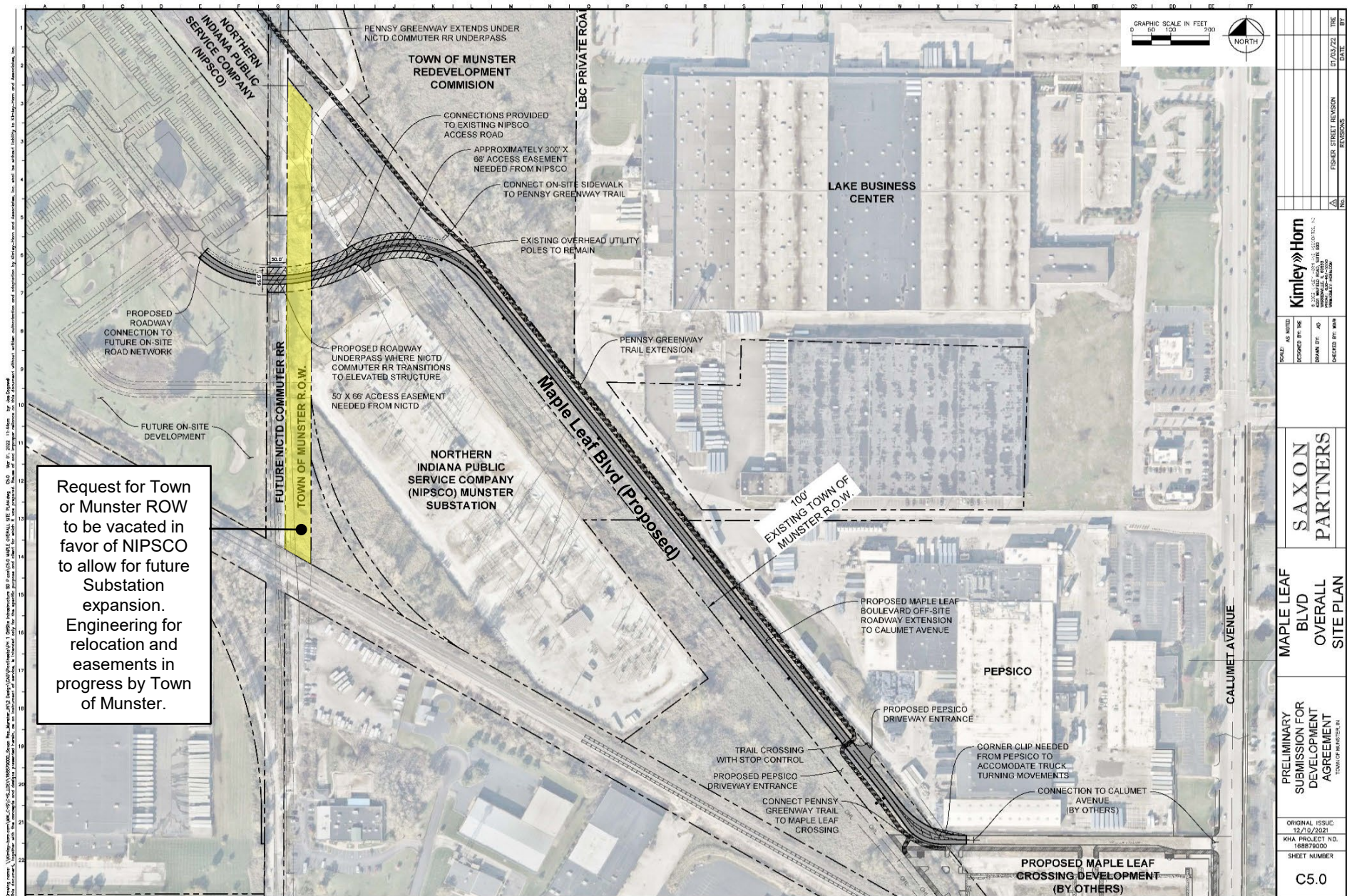


Figure 5G Town of Munster ROW Vacation Near NIPSCO

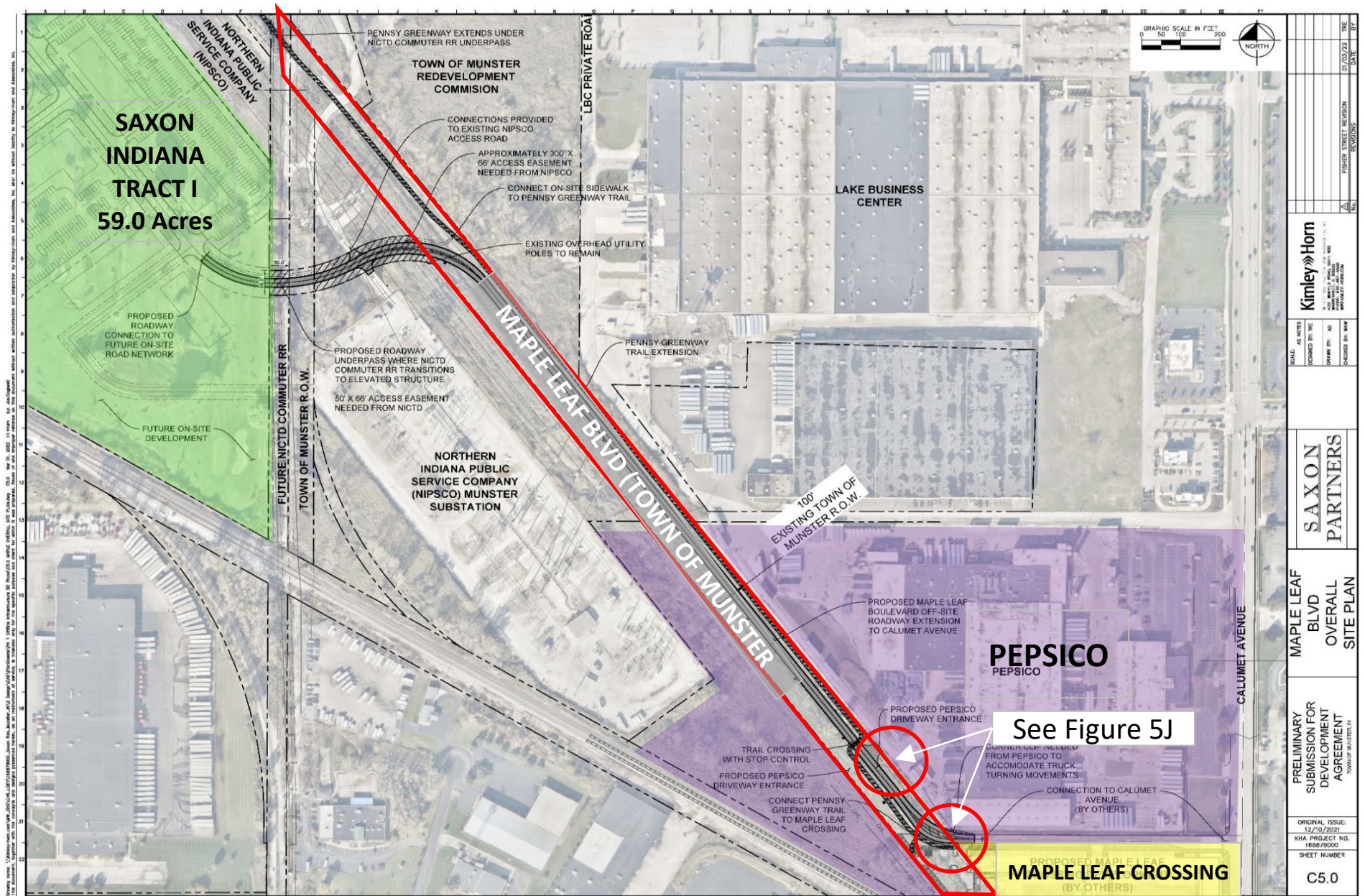
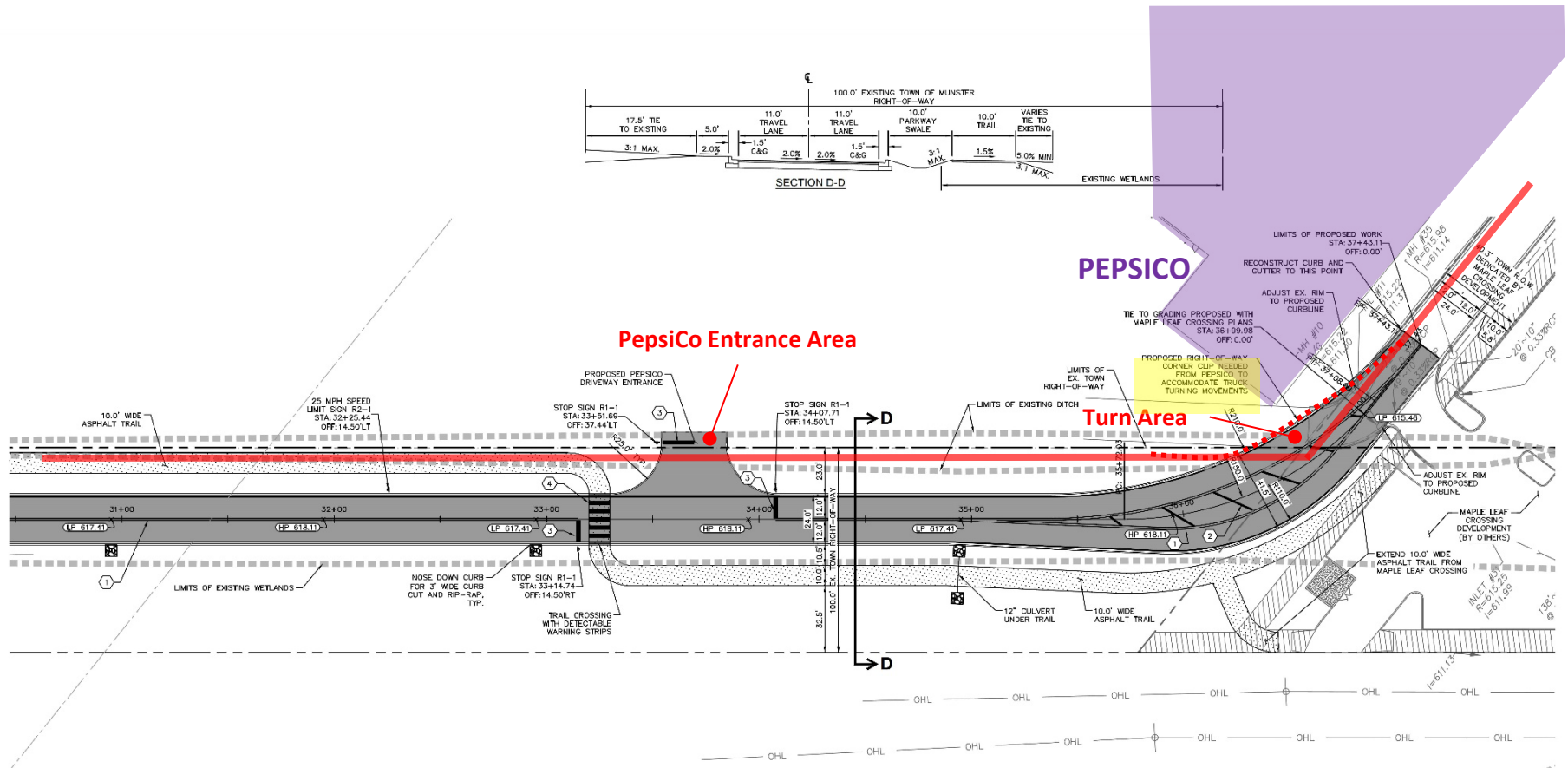


Figure 5H ROW and Easement Location Map - PepsiCo



Notes

1. PepsiCo Entrance Area would be a temporary construction easement to allow the construction of a drive isle apron for the approach to Maple Leaf Blvd. Detailed construction and exact location drawings to be approved by PepsiCo.
2. The Turn Area is proposed as a conveyance to the Town of Munster that will allow Saxon to work within a Town Right-of-Way for the construction of Maple Leaf Blvd. This would be more straight-forward than creating a separate easement that would eventually be conveyed to the Town of Munster. The roadway will be approximately 12.8' off the building corner. Formal legal and survey line work in this area is in progress
3. Legal Descriptions and detailed survey are these areas are in progress.

Figure 5J ROW and Easement Detail - PepsiCo

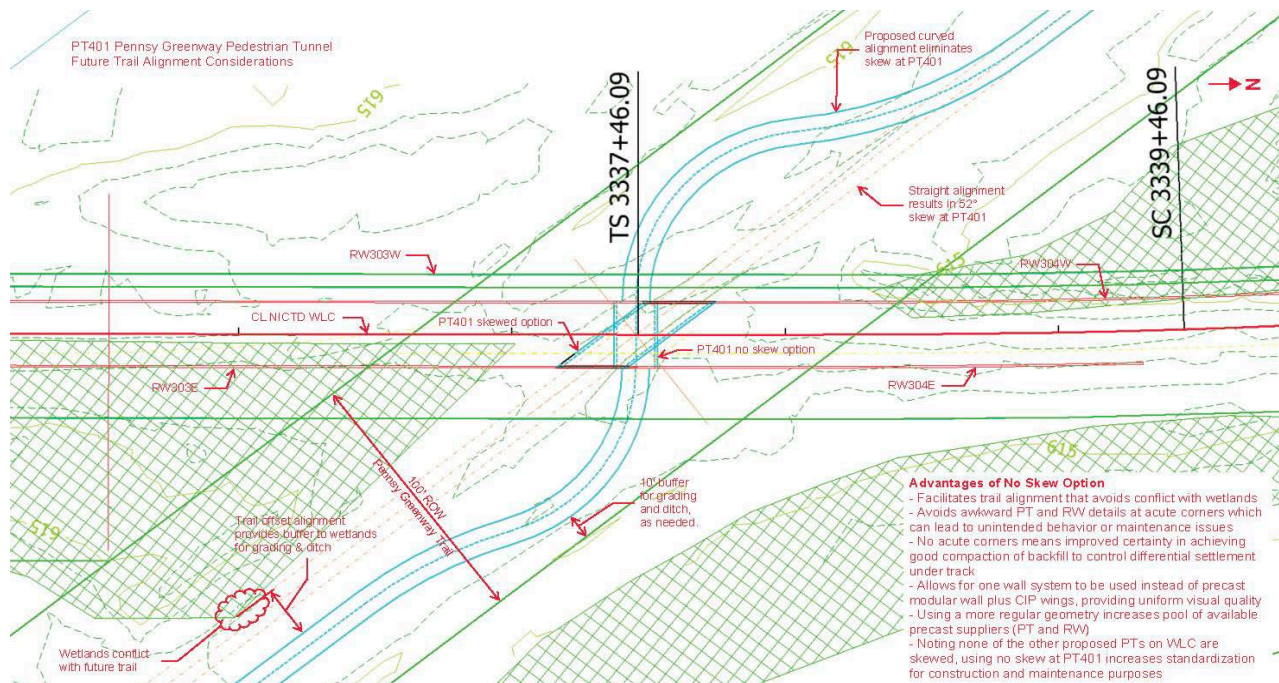


Figure 5K Pennsy Greenway
NIPSCO ROW

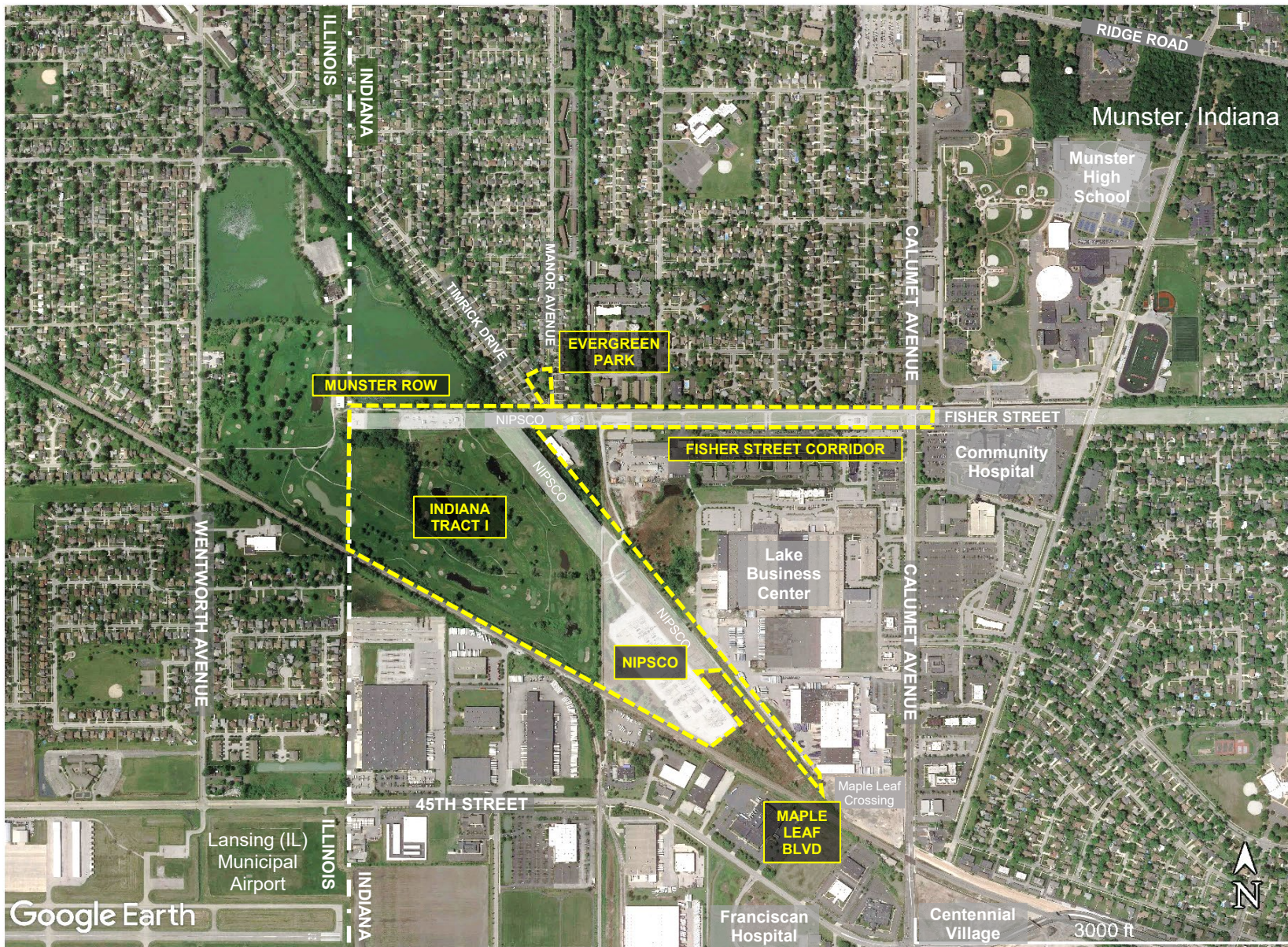


Figure 10B Kenmara Allocation Area