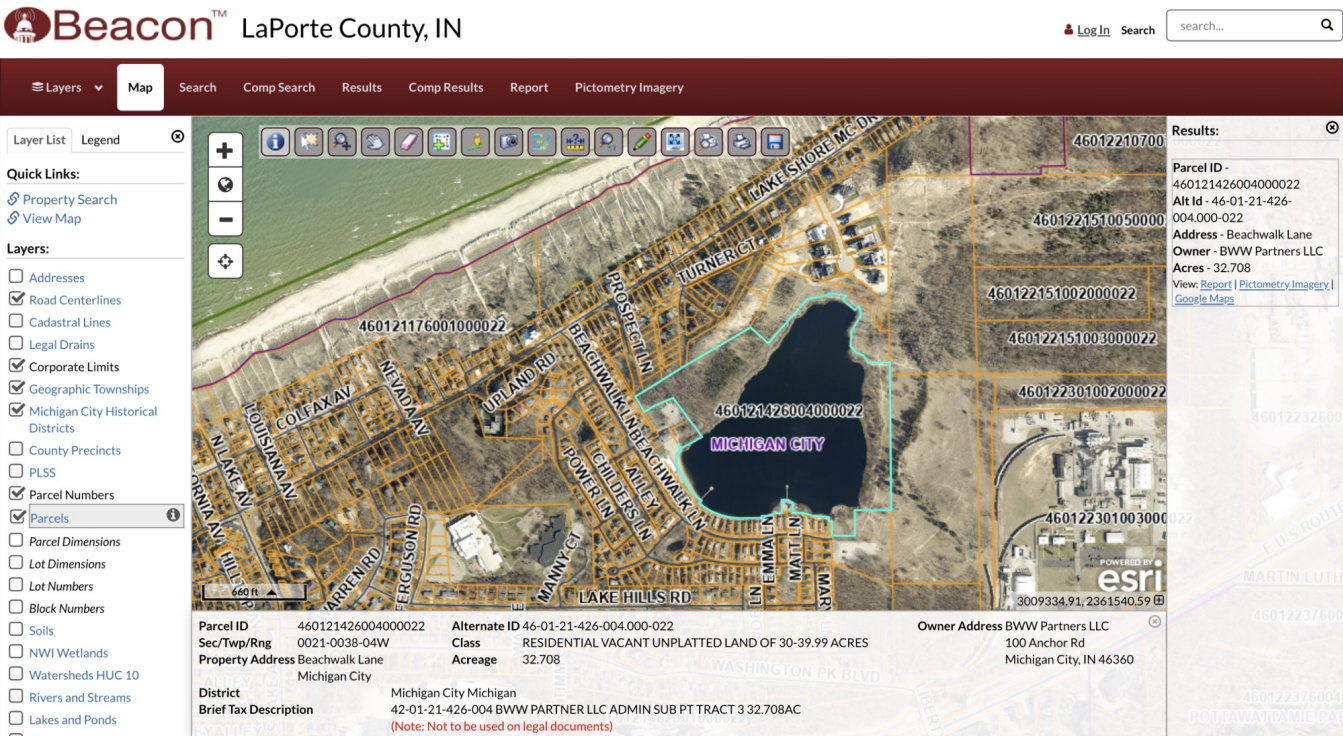


DILIGENCE EXHIBIT

LaPorte County parcel record

BWW Partners LLC — the 8-parcel Indiana Dunes Club assemblage, verified on the LaPorte County Beacon GIS platform



LaPorte County Beacon GIS — Parcel 46-01-21-426-004.000-022, highlighted in cyan. Lake Kai (26.2-acre private lake) is visible at center; Beachwalk Resort community sits to the south, Whisper Dunes subdivision to the north.

PARCEL ID	46-01-21-426-004.000-022	OWNER	BWW Partners LLC
ALT PARCEL ID	4601214260040000022	OWNER ADDRESS	100 Anchor Rd, Michigan City, IN 46360
PROPERTY ADDRESS	Beachwalk Lane	ACREAGE	32.708 acres
JURISDICTION	Michigan City, LaPorte County, IN	CLASS	Residential vacant unplatted, 30–39.99 acres

BRIEF TAX DESCRIPTION

42-01-21-426-004 · BWW Partner LLC Admin Sub Pt Tract 3 · 32.708 ac

BWW Partners LLC — 8-parcel inventory

All 8 parcels below are held by BWW Partners LLC, the Indiana Dunes Club Development LLC sponsor entity, at 100 Anchor Rd, Michigan City. The four Beachwalk Lane parcels form the sponsor's own "BWW Partners LLC Admin Sub" administrative subdivision — Tracts 1, 2, and 3 plus a Cason Park remainder. Tecumseh and Prospect are additional Indiana Dunes Club Development LLC holdings in the same neighborhood.

Parcel ID	Location	Acres	Legal description
46-01-21-426-004.000-022	Beachwalk Lane	32.708	BWW Partners LLC Admin Sub, Pt Tract 3
46-01-21-426-136.000-022	Beachwalk Lane	1.35	BWW Partners LLC Admin Sub, Tract 1
46-01-21-426-137.000-022	Beachwalk Lane	2.45	BWW Partners LLC Admin Sub, Tract 2
46-01-21-476-015.000-022	Beachwalk Ln	0.03	Pt of BWW Partners LLC Admin Sub
46-01-21-256-015.000-022	Prospect Rd	0.72	Residential vacant platted
46-01-21-276-012.000-022	Tecumseh St	0.56	Residential vacant platted
46-01-21-276-014.000-022	Tecumseh St	0.12	Residential vacant platted
46-01-21-276-017.000-022	Tecumseh St	1.75	Residential vacant platted
Total		39.71	

What this record establishes for investor diligence:

- Ownership. All 8 parcels are held by BWW Partners LLC, the Indiana Dunes Club Development LLC sponsor entity, at the 100 Anchor Rd Michigan City address of record.
- Acreage. 39.71 acres of contiguous holdings; the 32.708-acre Tract 3 includes the 26.2-acre Lake Kai private lake plus adjacent buildable dune-ridge acreage.
- Zoning class. Beachwalk parcels are "Residential vacant unplatted"; Tecumseh and Prospect are "Residential vacant platted" — all raw land, no rezone required for the Indiana Dunes Club plat.
- Verify live. Search "BWW Partners LLC" on the LaPorte County Beacon GIS to independently confirm every parcel, tax record, and legal description above.

Verification path: beacon.schneidercorp.com → LaPorte County, IN → Search → Owner Name → "BWW Partners LLC"

Source: LaPorte County Beacon GIS (schneidergis.com / Beacon), the official public-record GIS platform maintained by LaPorte County. GIS screenshot and parcel inventory captured August 2026 for the Indiana Dunes Club / Lake Kai investor package. Companion exhibit to the Teska Associates Lake Kai Residential Master Plan (Exhibit C, 09/25/2024).