

**A DECLARATORY RESOLUTION designating an “Economic Revitalization Area” under I.C. 6-1.1-12.1 for property commonly known as 5801 Adams Center Road, Fort Wayne, Indiana 46806 (Hatchworks LLC)**

**WHEREAS**, Petitioner has duly filed its petition dated December 7, 2023 to have the following described property designated and declared an “Economic Revitalization Area” under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

Attached hereto as “Exhibit A” as if a part herein; and

**WHEREAS**, said project will create 30 full-time, permanent jobs for a total additional annual payroll of \$1,949,800, with the average additional, annual job salary being \$64,993; and

**WHEREAS**, the total estimated project cost is \$400,000,000; and

**WHEREAS**, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:**

**SECTION 1.** That, subject to the requirements of Section 7, below, the property hereinabove described is hereby designated and declared an “Economic Revitalization Area” under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 7 of this Resolution and shall terminate on December 31, 2026, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

**SECTION 2.** That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an “Economic Revitalization Area”;
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an “Economic Revitalization Area” for public hearing.

**SECTION 3.** That, said designation of the hereinabove described property as an “Economic Revitalization Area” shall apply to a deduction of the assessed value of real estate improvements to be made between January 1, 2024 and December 31, 2064. Should any delays occur, an updated timeframe will be communicated to the Allen County Auditor by Community Development staff in writing.

**SECTION 4.** That, said designation of the hereinabove described property is for the development of a data center campus and that the deduction of the assessed value of real estate

1 improvements shall apply to any building inclusive of its associated mechanical and electrical  
2 equipment and ancillary improvements of structures to support any building constructed within the  
3 "Economic Revitalization Area" with the primary purpose of housing computer equipment, servers  
4 another equipment for the processing of data. Upon request, updated site maps will be provided  
to Community Development and the Allen County Assessor.

5 **SECTION 5.** That, the estimate of the number of individuals that will be employed or  
whose employment will be retained and the estimate of the annual salaries of those individuals and  
6 the estimate of the value of redevelopment or rehabilitation, all contained in Petitioner's Statement  
7 of Benefits, are reasonable and are benefits that can be reasonably expected to result from the  
8 proposed described redevelopment or rehabilitation.

9 **SECTION 6.** That, the current year approximate tax rates for taxing units within the  
City would be:

- 10 (a) If the proposed development does not occur, the approximate current year tax rates  
for this site would be \$2.7750/\$100.
- 11 (b) If the proposed development does occur and no deduction is granted, the approximate  
12 current year tax rate for the site would be \$2.7750/\$100 (the change would be  
negligible).
- 13 (c) If the proposed development occurs and a deduction percentage of fifty percent (50%)  
14 is assumed, the approximate current year tax rate for the site would be \$2.7750/\$100  
15 (the change would be negligible).

16 **SECTION 7.** That, this Resolution shall be subject to being confirmed, modified and  
17 confirmed, or rescinded after public hearing and receipt by Common Council of the above  
described recommendations and resolution, if applicable.

18 **SECTION 8.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the  
deduction from the assessed value of the real property shall be for a period of ten years.

19 **SECTION 9.** The deduction schedule from the assessed value of the real property  
20 pursuant to I.C. 6-1.1-12.1-17 shall look like this:

21

Year of Deduction	Percentage
1	50%
2	50%
23	50%
24	50%
25	50%
26	50%
27	50%
28	50%
29	50%
30	0%

**SECTION 10.** That, all real property abatements shall automatically expire on

December 31, 2065 even if the full benefit of an abatement has not yet been fully realized.

**SECTION 11.** That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

**SECTION 12.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

**SECTION 13.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

**SECTION 14.** That, the deductions granted by this resolution shall be subject to Sections 2.04 and 3.01 of the Taxpayer Agreement between the Petitioner and the City of Fort Wayne, Indiana.

**SECTION 15.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Member of Council

APPROVED AS TO FORM AND LEGALITY

  
Malak Heiny, City Attorney

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DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Hatchworks LLC is a data processing, data hosting and related services provider and is requesting the designation of an Economic Revitalization Area for eligible real property improvements. Hatchworks LLC will develop a data center.**

EFFECT OF PASSAGE: **Investment of \$400,000,000, the creation of thirty new full-time permanent positions with a total annual payroll of \$1,949,800 and an average salary of \$64,993.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the creation of thirty new full-time permanent positions with a total annual payroll of \$1,949,800 and an average salary of \$64,993.**

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): **No expenditures of public funds required.**

ASSIGNED TO COMMITTEE (CHAIR AND CO-CHAIR): **Geoff Paddock and Jason Arp**

# MEMORANDUM



**TO:** City Council  
**FROM:** Carman Young, Economic Development Specialist  
**DATE:** December 7, 2023  
**RE:** Request for designation by Hatchworks LLC as an ERA for real property improvements.

## BACKGROUND

PROJECT ADDRESS: <b>5801 Adams Center Road</b>	PROJECT LOCATED WITHIN:	N/A
PROJECT COST: <b>\$400,000,000</b>	COUNCILMANIC DISTRICT:	6

COMPANY PRODUCT OR SERVICE:	<b>Hatchworks LLC is a data processing, data hosting and related services provider.</b>
PROJECT DESCRIPTION:	<b>Hatchworks LLC will develop a data center.</b>

	CREATED	RETAINED
JOBS CREATED (FULL-TIME):	<b>30</b>	JOBS RETAINED (FULL-TIME): <b>0</b>
JOBS CREATED (PART-TIME):	<b>0</b>	JOBS RETAINED (PART-TIME): <b>0</b>
TOTAL NEW PAYROLL:	<b>\$1,949,800</b>	TOTAL RETAINED PAYROLL: <b>0</b>
AVERAGE SALARY (FULL-TIME NEW):	<b>\$64,993</b>	AVERAGE SALARY (FULL-TIME RETAINED): <b>0</b>

## COMMUNITY BENEFIT REVIEW

Yes  No  N/A

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

**Explain:** A portion of the properties to be designated have previously been identified to allow for development that cannot occur on existing locations within the city limits due to factors that would prevent the normal development and use of property. Use of the properties to be designated is also in accordance with the All-In Allen County Comprehensive Plan and its predecessor Plan-It! Allen.

Yes  No  N/A

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

**Explain:** Properties to be designated are zoned BTI Business, Technology, and Industrial Park, I1 Limited Industrial, I2 General Industrial, I3 Intensive Industrial. Use of these properties is consistent with the land use policies of the City of Fort Wayne.

Yes  No  N/A

Project encourages the improvement or replacement of a deteriorated or obsolete structure?

**Explain: Some properties currently have residential and/or agricultural buildings that will be removed.**

Yes  No  N/A

Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?

**Explain: Although not a part of this application the project will also include a \$400,000,000 investment in personal property information technology improvements.**

Yes  No  N/A

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes  No  N/A

Project encourages preservation of a historically or architecturally significant structure?

Yes  No  N/A

Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes  No  N/A

Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

Yes  No  N/A

ERA designation induces employment opportunities for Fort Wayne area residents?

**Explain: Thirty new full-time permanent positions with a total annual payroll of \$1,949,800 and an average salary of \$64,993 will be created.**

Yes  No  N/A

Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.

## POLICY

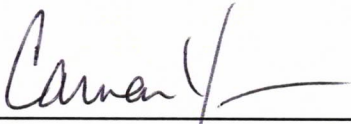
**Per the policy of the City of Fort Wayne, the following guidelines apply to this project:**

1. The period of deduction for real property improvements is ten years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Hatchworks LLC is eligible for a recommended ten year deduction on real property improvements. Attached is a calculation of real property taxes saved/paid with the deduction.

**PREVIOUSLY APPROVED PHASE-INS**

Hatchworks LLC has not previously applied for or been approved for tax abatement.

  
\_\_\_\_\_  
**Economic Development Specialist**

**Signed:**

**FORT WAYNE COMMUNITY DEVELOPMENT DIVISION  
TAX ABATEMENT - ESTIMATE OF SAVINGS**

\*New tax abatement percentages have been changed to reflect change in state law

**REAL PROPERTY TAX ABATEMENT - 10 yr Schedule**      Hatchworks LLC

Year	Cash Value	True Tax Value	Assessed Value	Tax		Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
				Abate %	Paid %					
1	\$400,000,000	\$400,000,000	\$400,000,000	50%	0%	\$200,000,000	\$0	0.027750	\$0	\$5,550,000
2	\$400,000,000	\$400,000,000	\$400,000,000	50%	50%	\$200,000,000	\$200,000,000	0.027750	\$5,550,000	\$5,550,000
3	\$400,000,000	\$400,000,000	\$400,000,000	50%	50%	\$200,000,000	\$200,000,000	0.027750	\$5,550,000	\$5,550,000
4	\$400,000,000	\$400,000,000	\$400,000,000	50%	50%	\$200,000,000	\$200,000,000	0.027750	\$5,550,000	\$5,550,000
5	\$400,000,000	\$400,000,000	\$400,000,000	50%	50%	\$200,000,000	\$200,000,000	0.027750	\$5,550,000	\$5,550,000
6	\$400,000,000	\$400,000,000	\$400,000,000	50%	50%	\$200,000,000	\$200,000,000	0.027750	\$5,550,000	\$5,550,000
7	\$400,000,000	\$400,000,000	\$400,000,000	50%	50%	\$200,000,000	\$200,000,000	0.027750	\$5,550,000	\$5,550,000
8	\$400,000,000	\$400,000,000	\$400,000,000	50%	50%	\$200,000,000	\$200,000,000	0.027750	\$5,550,000	\$5,550,000
9	\$400,000,000	\$400,000,000	\$400,000,000	50%	50%	\$200,000,000	\$200,000,000	0.027750	\$5,550,000	\$5,550,000
10	\$400,000,000	\$400,000,000	\$400,000,000	50%	50%	\$200,000,000	\$200,000,000	0.027750	\$5,550,000	\$5,550,000
11	\$400,000,000	\$400,000,000	\$400,000,000	0%	50%	\$0	\$200,000,000	0.027750	\$5,550,000	\$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **\$55,500,000**  
 TOTAL TAX PAID REAL PROPERTY (10yrs on 10 yr deduction) **\$55,500,000**

NOTE: Above calculations assume a constant tax rate over the abatement period. Time value of money is not considered.

## Personal Property Abatements

Tax Abatement Review System

### Hatchworks LLC

	Points Possible	Points Awarded
<b>INVESTMENT (30 points possible)</b>		
<b>Total new investment in equipment</b>		
Over \$5,000,000	10	10
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	
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<b>Investment per employee (both jobs created and retained)</b>		
\$35,000 or more	10	10
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	
less than \$1,249	2	
<hr/>		
<b>Estimated local income taxes generated from jobs retained</b>		
\$80,000 or more	5	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999	2	
less than \$5,000	1	
<hr/>		
<b>Estimated local income taxes generated from jobs created (Double points for start-up)</b>		
\$30,000 or more	5	
\$10,000 to \$29,999	4	8
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	
<hr/>		
<b>ECONOMIC BASE (20 points possible)</b>		
<b>Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)</b>		
Greater than 1.0	5	
<hr/>		
<b>Estimated Percent of Business done outside Allen County</b>		
Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	
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<b>JOBS (20 points possible)</b>		
<b>Total number of permanent jobs retained</b>		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	
<hr/>		
<b>Total number of permanent jobs created (Double for start-up)</b>		
Over 100	10	
50-99	8	
25-49	6	12
10-24	4	
1 to 9	2	
<hr/>		
<b>WAGES (20 points possible)</b>		
<b>Median salary of the jobs created and/or retained</b>		
Over \$47,999	20	20
\$43,000 to \$47,999	16	
\$38,000 to \$42,999	12	
\$33,000 to 37,999	8	
\$28,000 to \$32,999	4	
under \$28,000	0	

**BENEFITS (10 points possible)**

Major Medical Plan	7	7
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance, Disability Insurance,	3	3

**SUSTAINABILITY**

Construction uses green building techniques (ie LEED Certification)	5
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5

**Total 85**

Length of Abatement
20 to 39 points - 3 year abatement
40 to 59 points - 5 year abatement
60 to 69 points - 7 year abatement
70 to 100 points - 10 year abatement

\* If average annual salary of the full-time jobs created by listed occupation is 10% or greater than the current average salary for Allen County and is eligible for a 7 or 10 year abatement, then the applicant is eligible for an alternate deduction schedule.

Personal Property Deduction Schedules	Alternative Deduction Personal Property Schedules
<b>10 year</b>	<b>10 Year</b>
Year 1: 100%	Year 1: 100%
Year 2: 90%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 70%	Year 4: 100%
Year 5: 60%	Year 5: 100%
Year 6: 50%	Year 6: 90%
Year 7: 40%	Year 7: 80%
Year 8: 30%	Year 8: 65%
Year 9: 20%	Year 9: 50%
Year 10: 10%	Year 10: 40%
Year 11: 0%	
<b>7 year</b>	<b>7 Year</b>
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
<b>5 year</b>	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
<b>3 year</b>	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

CITY OF FT. WAYNE

DEC 07 2023 *CH*

12/2019



### ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

COMMUNITY DEVELOPMENT

APPLICATION IS FOR: (Check appropriate box(es))

Real Estate Improvements

Personal Property Improvements

Vacant Commercial or Industrial Building

Total cost of real estate improvements: \$400,000,000.00

Total cost of manufacturing equipment improvements: \_\_\_\_\_

Total cost of research and development equipment improvements: \_\_\_\_\_

Total cost of logistical distribution equipment improvements: \_\_\_\_\_

Total cost of information technology equipment improvements: \_\_\_\_\_

**TOTAL OF ABOVE IMPROVEMENTS: \$400,000,000.00**

### GENERAL INFORMATION

Real property taxpayer's name: HATCHWORKS LLC

Personal property taxpayer's name: HATCHWORKS LLC

Telephone number: 317-231-7516

Address listed on tax bill: 2801 Centerville Road, 1st Floor PMB 811, Wilmington, DE 19808

Name of company to be designated, if applicable: HATCHWORKS LLC

Year company was established: 2019

Address of property to be designated: 5801 Adams Center Road, Fort Wayne, IN 46806 See attached legal description

Real estate property identification number: See Exhibit A

Contact person name: Richard Hall

Contact person telephone number: 317-231-7516 Contact email: richard.hall@btlaw.com

Contact person address: 11 South Meridian St, Indianapolis, IN 46204

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
David Thomas	Manager/Authorized Signatory	c/o Richard Hall 11 South Meridian Street, Indianapolis, IN 46204	317-231-7516



List all persons or firms having ownership interest in the applicant business and the percentage each holds:

NAME	PERCENTAGE
Parent company of Hatchworks LLC is a publicly owned fortune 100 technology company	100%

- Yes  No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) \_\_\_\_\_
- Yes  No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?
- Yes  No Do you plan to request state or local assistance to finance public improvements?
- Yes  No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)
- Yes  No Does the company's business include a retail component? If yes, answer the following questions:  
 What percentage of floor space will be utilized for retail activities? \_\_\_\_\_  
 What percentage of sales is made to the ultimate customer? \_\_\_\_\_  
 What percentage of sales will be from service calls? \_\_\_\_\_

What is the percentage of clients/customers served that are located outside of Allen County? 99.99%

What is the company's primary North American Industrial Classification Code (NAICs)? 518210

Describe the nature of the company's business, product, and/or service: Data processing, hosting and related services

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2022	\$0.00
2021	\$0.00
2020	\$0.00



12/2019

List the company's three largest customers, their locations and amount of annual gross sales: **See Attached Response**

Customer Name	City/State	Annual Gross Sales

List the company's three largest material suppliers, their locations and amount of annual purchases: **See Attached Response**

Supplier Name	City/State	Annual Gross Purchases

List the company's top three competitors: **See Attached Response**

Competitor Name	City/State

Describe the product or service to be produced or offered at the project site: Data processing, hosting and related services

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In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a 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 a normal development of property or use of property. It also includes any area where a facility or group of facilities that are technologically, economically, or energy obsolete is located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

A portion of the properties to be designated have been previously identified to allow for development that cannot occur on existing locations within the city limits due to factors that would prevent the normal development and use of property. Designation of those properties and the additional properties to be a part of this project will allow for that development and use. Use of the properties to be designated is also in accordance with the All-In Allen County Comprehensive Plan and its predecessor Plan-it! Allen.

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**REAL PROPERTY INFORMATION**

Complete this section of the application if you are requesting a deduction from assessed value for real property improvements.

Describe any structure(s) that is/are currently on the property: \_\_\_\_\_  
The majority of the project site is currently used for agricultural purposes; structures currently on the property reflect infrastructure related to agricultural business needs as well as limited residential on the properties.

Describe the condition of the structure(s) listed above: \_\_\_\_\_  
Agricultural land with residential and ancillary structures at varying stages of useful life. All existing residential structures are projected to be removed throughout the redevelopment of the project site.

Describe the improvements to be made to the property to be designated for tax phase-in purposes: \_\_\_\_\_  
Development of a data center campus consisting of buildings inclusive of its associated mechanical and electrical equipment and ancillary improvements of structures to support any building constructed on the parcels to be designated with the primary purpose of housing computer equipment, servers and other equipment for the processing of data. Updated sitemaps will be available upon request.

Projected construction start (month/year): 1/1/2024

Projected construction completion (month/year): 12/31/64

Yes  No Will construction result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes  No Will construction use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

**This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance. Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.**



**PERSONAL PROPERTY INFORMATION**

Complete this section of the application if you are requesting a deduction from assessed value of new manufacturing, research and development, logistical distribution or information technology equipment.

List below the equipment for which you are seeking an economic revitalization area designation.

Manufacturing equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated. Research and development equipment consists of laboratory equipment, research and development equipment, computers and computer software, telecommunications equipment or testing equipment used in research and development activities devoted directly and exclusively to experimental or laboratory research and development for new products, new uses of existing products, or improving or testing existing products at the site to be designated. Logistical distribution equipment consists of racking equipment, scanning or coding equipment, separators, conveyors, fork lifts or lifting equipment, transitional moving equipment, packaging equipment, sorting and picking equipment, software for technology used in logistical distribution, is used for the storage or distribution of goods, services, or information. Information technology equipment consists of equipment, including software used in the fields of information processing, office automation, telecommunication facilities and networks, informatics, network administration, software development and fiber optics: (use additional sheets, if necessary)

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\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana? If yes, was the equipment acquired at an arms length transaction from an entity not affiliated with the applicant?
Yes No
Yes No

Will the equipment be leased?
Date first piece of equipment will be purchased (month/year):
Date last piece of equipment will be installed (month/year):

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in:
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_



**ELIGIBLE VACANT BUILDING INFORMATION**

Complete this section of the application if you are requesting a deduction from the current assessed value of a vacant building

Yes  No Has the building for which you are seeking designation for tax phase-in been unoccupied for at least one year? Please provide evidence of occupation. (i.e. certificate of occupancy, paid utility receipts, executed lease agreements)

What year was the structure built? \_\_\_\_\_

Describe any structure(s) that is/are currently on the property: \_\_\_\_\_

Describe the condition of the structure(s) listed above: \_\_\_\_\_

Projected occupancy date (month/year): \_\_\_\_\_

Describe the efforts of the owner or previous owner in regards to selling, leasing or renting the eligible vacant building during the period the eligible vacant building was unoccupied including how much the building was offered for sale, lease, or rent by the owner or a previous owner during the period the eligible vacant building was unoccupied.

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\_\_\_\_\_

**This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance. Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.**



**PUBLIC BENEFIT INFORMATION**

***EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED***

ESTIMATE OF EMPLOYEES AND PAYROLL FOR FORT WAYNE  
FACILITY REQUESTING ECONOMIC REVITALIZATION AREA DESIGNATION

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne

[http://www.bls.gov/oes/current/oes\\_23060.htm](http://www.bls.gov/oes/current/oes_23060.htm)

Any information concerning the cost of the property and specific salaries paid to individual employees is confidential per Indiana Code (I.C. 6-1.1-12.1-5.1)

**Current Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A		0	

**Retained Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A		0	

**Additional Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Hardware	811212	8	\$356,000
Facilities	561210	15	\$885,000
Management	551100	6	\$660,000
Support	561400	1	\$48,800
<b>Totals</b>		<b>30</b>	<b>\$1,949,800</b>



**PUBLIC BENEFIT INFORMATION**

**Current Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A		0	

**Retained Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A		0	

**Additional Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A		0	

Check the boxes below if the existing jobs and the jobs to be created will provide the listed benefits:

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Pension Plan <b>(401k)</b> | <input checked="" type="checkbox"/> Major Medical Plan | <input checked="" type="checkbox"/> Disability Insurance |
| <input checked="" type="checkbox"/> Tuition Reimbursement      | <input checked="" type="checkbox"/> Life Insurance     | <input checked="" type="checkbox"/> Dental Insurance     |

List any benefits not mentioned above: \_\_\_\_\_

When will you reach the levels of employment shown above? (month/year): 12/31/28



## REQUIRED ATTACHMENTS

The following must be attached to the application.

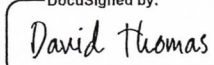
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee made payable to the City of Fort Wayne.**

ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$1,000
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$1,500
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$200
Amendment to extend designation period	\$300
Waiver of non-compliance with ERA filing	\$1,000 + ERA filing fee
4. **Owner's Certificate (if applicant is not the owner of property to be designated) Should be marked as Exhibit B if applicable.**

## CERTIFICATION

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no Improvement Location Permit or Structural Permit have been filed for construction of improvements, the occupation of the vacant building has not taken place and no manufacturing, research and development, logistical distribution or information technology equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax phase-ins which I may receive.

I understand that I must file a correctly completed Compliance with Statement of Benefits Form (CF-1/Real Property for real property improvements, CF-1/PP for personal property improvements, and CF-1/VBD for vacant building deduction) and the Public Benefit Annual Update with the City of Fort Wayne Community Development Division in each year in which I receive a deduction. Further the CF-1/PP form must be filed with the county assessor and the CF-1/Real Property and CF-1/VBD must be filed with the county auditor. Failure to file the CF-1 form with these agencies may result in a rescission of any tax phase-in occurring as a result of this application.

DocuSigned by:  
  
AC2B89628BC74A4...  
 Signature of Taxpayer/Owner

---

David Thomas, Manager

---

Printed Name and Title of Applicant

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12/6/23

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Date

Return completed application to Community Development staff at 200 E. Berry Street Suite 320 Fort Wayne, IN 46802



## EXHIBIT A

OwnerName	PIN
Bulmahn Ronald A & Janet K	02-13-27-351-015.000-039
Bulmahn Ronald A & Janet K	02-13-27-351-016.000-039
Bulmahn Ronald A & Janet K	02-13-27-100-002.000-039
Bulmahn Ronald A & Janet K	02-13-27-100-001.000-039
Fort Wayne City Of Department Of Redevelopment	02-13-22-300-005.000-077
Fort Wayne City Of Department Of Redevelopment	02-13-22-300-008.000-041
Fort Wayne City Of Department Of Redevelopment	02-13-22-300-007.000-077
Fort Wayne City Of Department Of Redevelopment	02-13-22-400-002.000-077
Fort Wayne City Of Department Of Redevelopment	02-13-22-300-004.000-077
Fort Wayne City Of Department Of Redevelopment	02-13-22-300-002.000-077
Fort Wayne City Of Department Of Redevelopment	02-13-22-300-001.000-077
Fort Wayne City Of Department Of Redevelopment	02-13-22-300-003.000-077
Fort Wayne City Of Department Of Redevelopment	02-13-22-400-001.000-077
Fort Wayne City Of Department Of Redevelopment	02-13-22-400-003.000-041
Fort Wayne City Of Department Of Redevelopment	02-13-22-300-009.000-041
Fort Wayne City Of Department Of Redevelopment	02-13-22-400-004.000-041
Fort Wayne City Of Department Of Redevelopment	02-13-22-300-006.000-077
Fort Wayne City Of Department Of Redevelopment	02-13-22-300-006.001-077
Fox Victor G & Carol S	02-13-27-376-001.000-039
Fox Victor G & Carol S	02-13-27-376-002.000-039
Gerardot Gary M	02-13-26-100-003.000-039
Gerardot Gary M	02-13-27-451-001.000-039
Gerardot Gary M	02-13-27-451-001.002-039
Gerardot Gary M	02-13-27-476-001.000-039
Gerardot Gary M	02-13-27-451-001.001-039
Gerardot Gary M	02-13-27-200-006.000-039
Hallgren Kenneth W & Casey A	02-13-27-200-006.001-039
Herring Cindy M	02-13-22-400-007.000-041
Herring Cindy M	02-13-22-400-008.000-041
Gerardot Gary M	02-13-26-300-002.000-039
McBride Richard S & Andrea M	02-13-22-400-006.000-041
Spencerville Farms LLC	02-13-22-400-005.000-041
Widenhoefer Duane & Nila J	02-13-27-200-004.000-039
Widenhoefer Duane & Nila J	02-13-27-200-003.000-039
Widenhoefer Gary L & Sue A	02-13-27-200-005.000-039
Zelt Ira E & Carol Jane	02-13-27-100-003.000-039
Zelt Ira E & Carol Jane	02-13-27-100-005.000-039
Zelt Ira E & Carol Jane	02-13-27-200-001.000-039
Wightman Michelle	02-13-27-100-004.000-039



## 590.901 ACRES

Situated in the State of Indiana, County of Allen, Cities of New Haven and Fort Wayne and Township of Adams, lying in the Southwest and Southeast Quarters of Section 22, Northwest and Northeast Quarters of Section 27, and Northwest Quarter of Section 26, Township 30 North, Range 13 East of the Second Principal Meridian and being 590.901 acres comprised of part of that 328.263 acre tract conveyed to The City of Fort Wayne, Department of Redevelopment by deed of record in Document Number 204021738, all of that tract conveyed to Spencerville Farms LLC by deed of record in Document Number 2021085201, all of that 10.60 acre tract conveyed to Richard S. McBride and Andrea M. McBride by deed of record in Document Numbers 205022409 and 205022410, all of that 0.96 acre tract conveyed to Cindy M. Herring by deed of record in Document Number 2018064769, all of that tract conveyed to Cindy M. Herring by deed of record in Document Number 2014048899, all of that 40 acre tract conveyed to Ira E. Zelt and Carol Jane Zelt by deed of record in Document Number 84-007234, all of that 1.06 acre tract conveyed to Milton Dale Zelt and Michelle Wightman by deed of record in Document Number 2021079160, all of those 80 and 20 acre tracts conveyed to Ira E. Zelt and Carol Jane Zelt by deed of record in Document Number 89-044378, all of that 48.252 acre tract conveyed to Duane Widenhoefer and Nila J. Widenhoefer by deed of record in Document Number 2011044017, all of that 1.50 acre tract conveyed to Duane Widenhoefer and Nila J. Widenhoefer by deed of record in Document Number 2011044018, all of that 49.752 acre tract conveyed to Gary L. Widenhoefer and Sue A. Widenhoefer by deed of record in Document Number 2011028060, all of the remainder of that 95 acre tract conveyed to Gary M. Gerardot by deed of record in Document Number 89-013301, all of that 2.000 acre tract conveyed to Kenneth W. Hallgren and Casey A. Hallgren by deed of record in Document Number 2022050435, all of that 56.65 acre tract conveyed to Ronald A. Bulmahn and Janet K. Bulmahn by deed of record in Document Number 2014049922, and all of that 22.98 acre tract conveyed to Ronald A. Bulmahn and Janet K. Bulmahn by deed of record in Document Number 2014049925, said 590.901 acre tract surveyed by Joshua M. Meyer, Indiana Registered Land Surveyor No. LS21800027 and shown on a plat of survey certified on \_\_\_\_\_ as EMH&T job number 20230659 and last revised on \_\_\_\_\_ (all references are to the records of the Recorder's Office, Allen County, Indiana) and being more particularly described as follows:

BEGINNING at a cast iron Harrison monument found flush at the southwest corner of said Section 22, the northwest corner of said Section 27, being the centerline intersection of Adams Center Road and East Paulding Road, and being a common corner of said 328.263 and 56.65 acre tracts;

Thence North  $01^{\circ} 14' 03''$  West, with the westerly line of said Section 22, the centerline of said Adams Center Road, the westerly line of said 328.263 acre tract, a distance of 1973.06 feet to a mag nail found 0.5 feet below the surface;

Thence North  $87^{\circ} 41' 44''$  East, across said 328.263 acre tract and with the southerly line of that tract conveyed to FedEx National LTL, Inc. by deed of record in Document Number 206059426, a distance of 1319.88 feet to a 5/8 inch rebar capped "BONAR ASSOCIATES P.S. 0007" found 0.2 feet above the surface at the southeasterly corner of said FedEx National LTL, Inc. tract;

Thence North  $01^{\circ} 12' 15''$  West, with the easterly line of said FedEx National LTL, Inc. tract, a distance of 672.91 feet to northerly line of the Southwest 1/4 of said Section 22, the northeasterly corner of said FedEx National LTL, Inc. tract, the southeasterly corner of the right-of-way of Logistics Drive as described in Document Number 205025260, the southwest corner of that 6.704 acre tract conveyed to The City of Fort Wayne, Indiana acting by and through its department of redevelopment, by the Fort Wayne Redevelopment Commission by deed of record in Document Number 2020073887 (referenced by a 5/8 inch rebar found 0.5 feet above the surface South  $34^{\circ} 08' 36''$  East at a distance of 0.24 feet);

Thence North  $87^{\circ} 41' 21''$  East, with the northerly line of the Southwest 1/4 of said Section 22, the southerly lines of said 6.704 acre tract and that 5.661 acre tract conveyed to The City of Fort Wayne, Indiana acting by and through its department of redevelopment, by the Fort Wayne Redevelopment Commission by deed of record in Document Number 2020073887,

590.901 ACRES

- 2 -

(passing a 5/8 inch rebar with illegible cap found flush with the surface 0.18 feet left at a distance of 606.62) a total distance of 1320.12 feet to a stone found 0.5 feet below the surface, at the center of said Section 22, the southerly common corner of said 5.661 acre tract and that 5.504 acre tract conveyed to Transport Intermodal, LLC by deed of record in Document Number 2016025291 (referenced by a 5/8 inch rebar found 0.3 feet below the surface North 61° 22' 57" East at a distance of 0.65 feet);

Thence North 87° 46' 36" East, with the northerly line of the Southeast 1/4 of said Section 22, the southerly line of said 5.504 acre tract, a northerly line of said 328.263 acre tract, a distance of 908.06 feet to an iron pin set at a common corner of said 5.504 and 328.263 acre tracts, in the westerly line of the CSX Railroad (referenced by a 5/8 inch rebar capped "Karst #80040561" found flush with the surface being North 87° 46' 36" East at a distance of 0.65 feet);

Thence with the westerly line of said CSX Railroad, the easterly lines of said 328.263 acre tract, said Spencerville Farms LLC tract, and said 10.60 acre tract, with the arc of a curve to the right, having a central angle of 32° 05' 38", a radius of 2824.93 feet, an arc length of 1582.37 feet, a chord bearing of South 39° 24' 44" East and chord distance of 1561.76 feet to an iron pin set at a point of tangency (passing a 2 1/2 inch steel fence post found 1.2 feet to the left, at a chord length of 1081.18 feet);

Thence South 23° 21' 55" East, with the westerly line of said CSX Railroad, the easterly lines of said 10.60 acre tract, said Herring tract (Document Number 2014048899), and said 95 acre tract, (passing a 6 inch x 6 inch wood fence post found 2.50 feet left at a distance of 1165.27 feet, a 1/4 inch rebar found 1.5 feet found above the surface 2.91 feet left at a distance of 1166.13 feet, a 6 inch wood fence post found 3.14 feet left at a distance of 1166.99 feet, and a mag nail with shiner "D&A Firm #0026" found flush on line at a distance of 1498.53 feet) a total distance of 3778.23 feet to an iron pin set in the easterly line of the west 1/2 of the west 1/2 of the Northwest 1/4 of said Section 26, at the northerly corner of that 15.108 acre tract conveyed to Paul E. Trabel and Geri M. Trabel by deed of record in Document Number 91-018252;

Thence South 01° 18' 41" East, with and easterly line of the west 1/2 of the west 1/2 of the Northwest 1/4 of said Section 26, an easterly line of said 95 acre tract, the westerly line of said 15.108 acre tract, a distance of 522.73 feet to a 5/8 inch rebar found 0.2 feet below the surface at the southeast corner of the west 1/2 of the west 1/2 of the Northwest 1/4 of said Section 26, at the northeasterly corner of that 3.80 acre tract conveyed to Indiana & Michigan Electric Company by deed of record in Document Number 73-14305 (referenced by a 5/8 inch rebar found 0.3 feet above the surface North 88° 01' 09" East at a distance of 8.56 feet);

Thence South 88° 15' 07" West, with the southerly line of the Northwest Quarter of said Section 26, the northerly line of said 3.80 acre tract, a southerly line of said 95 acre tract, a distance of 657.44 feet to an iron pin set at the southwest corner of said Northwest Quarter, the southeast corner of the Northeast Quarter of said Section 27, the common corner of said 3.80 acre tract, that 7.54 acre tract conveyed to Indiana & Michigan Electric Company by deed of record in Document Number 73-10572;

Thence South 87° 41' 12" West, with the southerly lines of the Northeast and Northwest Quarters of said Section 27, the northerly lines of said 7.54 acre tract, that 7.53 acre tract conveyed to Indiana & Michigan Electric Company by deed of record in Document Number 73-10996, that 7.62 acre tract conveyed to Indiana & Michigan Electric Company by deed of record in Document Number 73-10571, that 5.01 acre tract conveyed to Indiana & Michigan Electric Company by deed of record in Document Number 73-10999, and that 2.00 acre tract conveyed to Indiana & Michigan Electric Company by deed of record in Document Number 73-02051, the southerly lines of said 95 acre tract, said 49.752, 48.252, 20, 80, 40, and 22.98 acre tracts, (passing an iron T-post found 4.37 feet right at a distance of 655.65 feet, a 5/8 inch rebar found 0.5 feet above the surface 2.07 feet right at a distance of 1072.28 feet, a 5/8 inch bolt found 0.2 feet above the surface 1.72 feet right at a distance of 1312.35 feet, a 2 inch iron fence post found

590.901 ACRES

- 3 -

1.97 feet left at a distance of 2294.71 feet, an iron T-post found 1.91 feet left at a distance of 2627.12 feet, a 2 inch iron fence post found 3.06 feet right at a distance of 3329.84 feet, and an 8 inch wood fence post found 0.17 feet right at a distance of 3952.18 feet) a total distance of 5275.57 feet to a 5/8 inch rebar found 0.3 feet below the surface at the southwest corner of the Northwest Quarter of said Section 27, in the centerline of said Adams Center Road, at the westerly common corner of said 22.98 acre tract and said 2.00 acre Indiana & Michigan Electric Company tract;

Thence North  $01^{\circ} 20' 46''$  West, with the westerly line of the Northwest Quarter of said Section 27, said centerline, the westerly lines of said 22.98 and 56.65 acre tracts, a distance of 2644.46 feet to the POINT OF BEGINNING, containing 590.901 acres, more or less of which 14.094 acres is located within the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron rebars, five-eighths (5/8) inch diameter, thirty (30) inches long, set flush, with a plastic cap inscribed Firm No. 0086.

Mag nails set, where indicated, are set flush with shiner inscribed Firm No. 0086.

The bearings herein are based on the Indiana State Plane Coordinate System, East Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The westerly line of Southwest Quarter of Section 22, Township 30N, Range 13E, having a bearing of North  $01^{\circ} 14' 03''$  West, is designated as the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Indiana Registered Land Surveyor No. LS21800027, in August-November, 2023.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer  
Indiana Registered Land Surveyor No. LS21800027

Date

## 265.204 ACRES

Situated in the State of Indiana, County of Allen, Township of Adams, lying in the Southeast and Southwest Quarters of Section 27 and the Southwest Quarter of Section 26, Township 30 North, Range 13 East of the Second Principal Meridian and being 265.204 acres comprised of all of that tract conveyed to Ronald A. Bulmahn and Janet K. Bulmahn by deed of record in Document Number 2014049925, all of that tract conveyed to Victor G. Fox and Carol S. Fox by deed of record in Document Number 93-025200, all of that 66.949 acre tract conveyed to Gary M. Gerardot by deed of record in Document Number 2015066519, all of the remainder of that 4.855 acre tract conveyed to Gary M. Gerardot by deed of record in Document Number 205061542, all of the remainder of that 2.080 acre tract conveyed to Gary M. Gerardot by deed of record in Document Number 2011022443, all of the remainder of that 65.86 acre tract conveyed to Gary M. Gerardot by deed of record in Document Number 78-9653, all of that 0.5787 acre tract conveyed to Gary M. Gerardot by deed of record in Document Number 90-010708, all of that 0.6829 acre tract conveyed to Gary M. Gerardot by deed of record in Document Number 93-073064, and all of that 16.24 acre tract conveyed to Gary M. Gerardot by deed of record in Document Number 89-005960 said 265.204 acre tract surveyed by Joshua M. Meyer, Indiana Registered Land Surveyor No. LS21800027 and shown on a plat of survey certified on \_\_\_\_\_ as EMH&T job number 20230659 and last revised on \_\_\_\_\_ (all references are to the records of the Recorder's Office, Allen County, Indiana) and being more particularly described as follows:

BEGINNING at a 3/4 solid iron pin in a monument box found 0.6 feet below the surface at the southeast corner of the Southwest Quarter of said Section 27 and the southwest corner of the Southeast Quarter of said Section 27, the southwest corner of said 66.949 acre tract, the southeast corner of that 0.37 acre tract conveyed to County of Allen, Indiana by deed of record in Document Number 77-020873, in the centerline of East Tillman Road;

Thence North 01° 06' 29" West, with the westerly line of the Southeast Quarter of said Section 27 and said 66.949 acre tract, the easterly line of the Southwest Quarter of said Section 27 and 0.37 acre tract, a distance of 40.01 feet to a point in the northerly right-of-way line of said East Tillman Road, at the southeast corner of said Fox tract, the northeast corner of said 0.37 acre tract (referenced by a 5/8 inch rebar found flush with the surface being South 74° 01' 32" East at a distance of 0.19 feet);

Thence South 87° 48' 19" West, with said northerly right-of-way line, the southerly line of said Fox tract, the northerly line of said 0.37 acre tract (being parallel to and a 40.00 foot perpendicular offset of the centerline of East Tillman Road), a distance of 0.76 feet to an iron pin set;

Thence South 87° 47' 29" West, with said northerly right-of-way line, the southerly lines of said Fox and Bulmahn tracts, the northerly lines of said 0.37 acre tract, that 0.61 acre tract conveyed to County of Allen, Indiana by deed of record in Document Number 77-020872, that 0.38 acre tract conveyed to County of Allen, Indiana by deed of record in Document Number 77-024564, and that 0.24 acre tract conveyed to County of Allen, Indiana by deed of record in Document Number 77-024562 (being parallel to and a 40.00 foot perpendicular offset of the centerline of East Tillman Road), a distance of 2034.28 feet to a 5/8 inch rebar found 0.2 feet below the surface at the southwesterly corner of said Bulmahn tract, the southeast corner of the remainder of that 1.030 acre tract conveyed to David A. Bulmahn and Jill E. Bulmahn by deed of record in Document Number 205031577;

Thence North 00° 57' 48" West, with the easterly line of said 1.030 acre tract, a distance of 245.16 feet to an iron pin set at a northeasterly corner of said 1.030 acre tract;

Thence South 87° 47' 29" West, with the northerly line of 1.030 acre tract, a distance of 157.50 feet to a 5/8 inch rebar capped "#28A" found 0.2 feet below the surface at the northwest corner of said 1.030 acre tract, in the easterly line of that 2.02 acre tract conveyed to Phillip A. Summers and Diana S. Summers by deed of record in Document Number 204051457;

265.204 ACRES

- 2 -

Thence North 01° 08' 08" West, with the westerly line of said Ronald A. Bulmahn and Janet K. Bulmahn tract, the easterly lines of said 2.02 acre tract, that 0.18 acre tract conveyed to Phillip A. Summers and Diana S. Summers by deed of record in Document Number 204051457, that 1.068 acre tract conveyed to Barry Dibble and Suzanne K. Dibble by deed of record in Document Number 2022027085, that tract conveyed to Tina L. Harshman by deed of record in Document Number 2012054258, that tract conveyed to Travis Schaadt by deed of record in Document Number 2012072133, that 1.05 acre tract conveyed to James W. Buck Jr. by deed of record in Document Number 2000023227, that 1.044 acre tract conveyed to Kevin Scott Cornish and Mari A. Cornish by deed of record in Document Number 2018051948, that 1.038 acre tract conveyed to Bruce Brothers Properties, LLC by deed of record in Document Number 2022011538, that 1.032 acre tract conveyed to Lois M. Gerardot by deed of record in Document Number 2017004831, and that 1.038 acre tract conveyed to Norma M. Howe and Darrel W. Howe by deed of record in Document Number 2009009279, (passing a 1 inch bent solid iron pin found 0.5 feet below the surface 0.29 feet right at a distance of 105.77 feet, a 5/8 inch rebar found 0.4 feet below the surface 0.26 feet right at a distance of 105.78 feet, a 1 inch solid iron pin found 0.3 feet below the surface on line at a distance of 499.87 feet, a 1 inch angle iron found flush with the surface on line at a distance of 598.30 feet, and a 5/8 inch rebar found flush with the ground on line at a distance of 696.87 feet) a total distance of 893.08 feet to a 1/2 inch rebar capped "Owens #0241" found flush with the ground at the northeasterly corner of said 1.038 acre (Howe) tract, the southeasterly corner of that 1 acre tract conveyed to ND 30 Holdings, LLC by deed of record in Document Number 2021072897;

Thence North 01° 11' 54" West, continuing with the westerly line of said Ronald A. Bulmahn and Janet K. Bulmahn tract, the easterly lines of said 1 acre (ND 30) tract, that 2 acre tract conveyed to Mary L. Linnemeier and Martin Linnemeier by deed of record in Document Number 204073612, and that 2 acre tract conveyed to Jeanette M. Vachon, Diane M. Vachon, and Carole L. Heath by deed of record in Document Number 2007069230, (passing a 5/8 inch rebar found 0.1 feet below the surface on line at a distance of 96.73 feet, and an axle found 0.2 feet below the surface on line at a distance of 291.14 feet) a total distance of 485.22 feet to a 1/2 inch iron pipe with illegible cap found 0.1 feet below the surface at the northeasterly corner of said 2 acre (Vachon et al) tract, the southeasterly corner of that tract conveyed to Kaufmann, LLC by deed of record in Document Number 2016020820;

Thence North 02° 27' 17" West, continuing with the westerly line of said Ronald A. Bulmahn and Janet K. Bulmahn tract, the easterly lines of said Kaufmann, LLC tract and that tract conveyed to James A. Graber and Bianca C. Graber, Co-Trustees of the James A. & Bianca C. Graber Revocable Trust dated 3/12/13 by deed of record in Document Number 2013071309, (passing a 1/2 inch iron pipe found 0.3 feet above the surface 1.01 feet left at a distance of 97.07 feet) a total distance of 193.73 feet to a 1/2 inch iron pipe found flush with the surface at the northeasterly corner of said James A. Graber and Bianca C. Graber, Co-Trustees tract, the southeasterly corner of those tracts conveyed to Nicholas Beeching and Megan Beeching by deed of record in Document Number 2022019249;

Thence North 00° 58' 44" West, continuing with the westerly line of said Ronald A. Bulmahn and Janet K. Bulmahn tract, the easterly lines of said Beeching tracts, that tract conveyed to Bonnie L. Wilcher by deed of record in Document Number 980068693, (passing a 1/2 inch rebar found 0.1 feet above the surface 1.52 feet left at a distance of 386.29 feet) a total distance of 523.68 feet to the northwesterly corner of said Ronald A. Bulmahn and Janet K. Bulmahn tract, the northeasterly corner of said Wilcher tract, the southeasterly corner of that 0.58 acre tract conveyed to Indiana & Michigan Electric Company by deed of record in Document Number 73-08187, the southwest corner of that 5.01 acre tract conveyed to Indiana & Michigan Electric Company by deed of record in Document Number 73-10999, (referenced by a 1/2 inch rebar found 0.1 feet above the surface South 34° 55' 29" West at a distance of 0.83 feet);

Thence North 87° 41' 12" East, with the northerly lines of said Ronald A. Bulmahn and Janet K. Bulmahn tract, said Fox tract, said 66.949 and 65.86 acre tracts, the southerly lines of

**265.204 ACRES**

- 3 -

said 5.01 acre tract, that 7.62 acre tract conveyed to Indiana & Michigan Electric Company by deed of record in Document Number 73-10571, that 7.53 acre tract conveyed to Indiana & Michigan Electric Company by deed of record in Document Number 73-10996, and that 7.54 acre tract conveyed to Indiana & Michigan Electric Company by deed of record in Document Number 73-10572, (being parallel to and a 250.00 foot perpendicular offset of the northerly lines of said 1/4 Sections) (passing a 5/8 inch square head bolt found 0.1 feet below the surface 0.85 feet left at a distance of 875.37 feet, a 5/8 inch rebar with illegible cap found flush the surface on line at a distance of 2196.58 feet, a 5/8 inch rebar with aluminum cap "Stoody" found 0.1 feet above the surface 2.44 feet left at a distance of 3513.10 feet) a total distance of 4827.36 feet to an iron pin set in the easterly line of the Southeast 1/4 of said Section 27, the common corner of said 65.86, 16.24 and 7.54 acre tracts and that 3.80 acre tract conveyed to Indiana & Michigan Electric Company by deed of record in Document Number 73-14305 (reference a 5/8 inch square head bolt found 0.1 feet below the surface North 01° 23' 25" West at a distance of 0.94 feet, and a 2 inch iron fence post found North 34° 06' 21" East at a distance of 0.80 feet);

Thence North 87° 41' 12" East, with the line common to said 16.24 and 3.80 acre tracts (being parallel to and a 250.00 foot perpendicular offset of the northerly lines of said 1/4 Sections), a distance of 2.79 feet to an iron pin set;

Thence North 88° 15' 07" East, with line common to said 16.24 and 3.80 acre tracts (being parallel to and a 250.00 foot perpendicular offset of the northerly lines of said 1/4 Sections), a distance of 656.59 feet to an iron pin set in the easterly line of the west 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 26, at the northeasterly corner of said 16.24 acre tract, the southeasterly corner of said 3.80 acre tract, in the westerly line of that 15.108 acre tract conveyed to Paul E. Trabel and Geri M. Trabel by deed of record in Document Number 91-018252 (referenced by a 5/8 inch square head bolt found 0.1 feet above the surface North 84° 35' 41" East at a distance of 7.97 feet);

Thence South 01° 50' 11" East, with the easterly line of the west 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 26, the easterly line of said 16.24 acre tract, the westerly line of said 15.108 acre tract, a distance of 1060.13 feet to a 5/8 inch square head bolt found 0.4 feet below the surface at the southeasterly corner of said 16.24 acre tract, the southwesterly corner of said 15.108 acre tract, in the northerly line of that 40 acre tract conveyed to Ronald J. Landin and Linda M. Landin by deed of record in Document Numbers 2050048202 and 205048203, being the southeast corner of the west 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 26 (referenced by a 4 inch by 4 inch stone found flush South 29° 35' 02" East at a distance of 0.66 feet);

Thence South 88° 21' 12" West, with the southerly line of said 16.24 acre tract, the northerly line of said 40 acre tract, the southerly line of the west 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 26, a distance of 667.63 feet to an iron pin set at the southwesterly corner of said 16.24 acre tract, the northwesterly corner of said 40 acre tract, in the easterly line of said 65.86 acre tract, the easterly line of the Southeast 1/4 of said Section 27 (referenced by a steel U-channel post found South 27° 49' 42" East a distance of 0.25 feet, a 5/8 inch rebar found 1.0 feet above the surface South 10° 01' 18" East a distance of 11.44 feet, and a steel U-channel post found South 11° 30' 06" East at a distance of 11.82 feet);

Thence South 01° 23' 25" East, with the easterly line of the Southeast 1/4 of said Section 27, the easterly line of said 65.86 acre tract, the westerly line of said 40 acre tract, a distance of 1081.24 feet to an iron pin set at the southeasterly corner of said 65.86 acre tract, the northeasterly corner of that 0.5787 acre tract conveyed to Daniel Frye, Jr. and Rachael Frye by deed of record in Document Number 2018005113 (referenced by a 2 inch iron fence post found South 76° 07' 44" West at a distance of 0.81 feet);

Thence South 87° 48' 19" West, with a southerly line of said 65.86 acre tract, the northerly lines of said 0.5787 acre tract, that 0.5787 acre tract conveyed to Barbara Forest by deed of record in Document Number 2020008764, that 0.5787 acre tract conveyed to Dale A.

**265.204 ACRES**

- 4 -

Walker and Rosalyn Marie Walker by deed of record in Document Number 2009000379, and that tract conveyed to Dennis J. Adkison and Dorothy A. Adkison by deed of record in Document Number 960023219, (passing a 3/4 inch pinch top iron pipe found flush with the surface 0.44 feet right at a distance of 120.75 feet, a 3/4 inch pinch top iron pipe found flush with the surface 0.34 feet right at a distance of 120.78 feet a 1 inch iron fence post found 0.11 feet left at a distance of 241.09 feet, and a 1 inch iron fence post found 0.13 feet right at a distance of 360.40 feet) a total distance of 480.39 feet to a 5/8 inch square head bolt found 0.1 feet above the surface at the northeasterly corner of said 0.6829 acre tract, the northwesterly corner of said Adkison tract;

Thence South 01° 28' 48" East, with the easterly line of said 0.6829 acre tract, the westerly line of said Adkison tract, a distance of 210.00 feet to an iron pin set in the northerly right-of-way line of said East Tillman Road, at the northeasterly corner of that 0.13 acre tract conveyed to County of Allen, Indiana by deed of record in Document Number 77-021726, the northwesterly corner of that 0.11 acre tract conveyed to County of Allen, Indiana by deed of record in Document Number 77-020957;

Thence South 87° 48' 19" West, with said northerly right-of-way line, the northerly line of said 0.13 acre tract and that 0.15 acre tract conveyed to County of Allen, Indiana by deed of record in Document Number 77-023729 (being parallel to and a 40.00 foot perpendicular offset of the centerline of East Tillman Road), a distance of 145.31 feet to a 5/8 inch rebar capped "Sauer #048" found flush with the surface at the southeasterly corner of that 1.803 acre tract conveyed to Michael L. Ackels and Jessica L. Ackels by deed of record in Document Number 2017056581;

Thence North 01° 11' 21" West, with the easterly lines of said 1.803 acre tract and that 1.000 acre tract conveyed to Michael L. Ackels and Jessica L. Ackels by deed of record in Document Number 2020028775, (passing a 5/8 inch rebar capped "Sauer #048" found flush with the surface on line at a distance of 339.09 feet) a total distance of 468.38 feet to a 5/8 inch rebar capped "Sauer" found 0.2 feet below the surface at the northeasterly corner of said 1.000 acre tract;

Thence South 87° 48' 19" West, with the northerly line of said 1.000 acre tract, a distance of 337.00 feet to an iron pin set at a northwesterly corner of said 1.000 acre tract;

Thence South 01° 11' 21" East, with the westerly lines of said 1.000 and 1.803 acre tracts, and that tract conveyed to Charles L. Itt and Jacqueline Lee Itt by deed of record in Document Number 2018035384, (passing a 5/8 inch rebar found 0.3 feet below the surface on line at a distance of 129.29 feet and a 3/4 inch iron pipe found 0.1 feet below the surface on line at a distance of 258.38 feet) a total distance of 468.38 feet to an iron pin set in the northerly right-of-way line of said East Tillman Road, at the southeasterly corner of said 0.5787 acre tract, the southwest corner of said Itt tract, the northwesterly corner of that 0.16 acre tract conveyed to County of Allen, Indiana by deed of record in Document Number 77-020587, the northeasterly corner of that 0.11 acre tract conveyed to County of Allen, Indiana by deed of record in Document Number 77-020586;

Thence South 87° 48' 19" West, with said northerly right-of-way line, the southerly line of said 0.5787 acre tract, the northerly line of said 0.11 acre tract, a distance of 119.55 feet to a 5/8 inch rebar with illegible cap found flush with the surface at the southwest corner of said 0.5787 acre tract, the northwesterly corner of said 0.11 acre tract, the northeasterly corner of that 0.22 acre tract conveyed to County of Allen, Indiana by deed of record in Document Number 77-020958, the southeasterly corner of that 1.157 acre tract conveyed to Frederick A. Hitzemann by deed of record in Document Number 980015911;

Thence North 01° 13' 24" West, with the westerly line of said 0.5787 acre tract, the easterly line of said 1.157 acre tract, a distance of 210.00 feet to an iron pin set at a common

**265.204 ACRES**

- 5 -

corner thereof, in the southerly line of said 65.86 acre tract (reference a 3/4 inch pinch top iron pipe found 0.6 feet above the surface South 78° 46' 43" West at a distance of 1.29 feet);

Thence South 87° 48' 19" West, with the southerly line of said 65.86 acre tract, the northerly line of said 1.157 acre tract, a distance of 239.19 feet to an iron pin set at a common corner thereof, in the easterly line of said 66.949 acre tract, the easterly line of the west half of the Southeast 1/4 of said Section 27 (referenced by a 2 inch iron fence post found South 85° 43' 40" West at a distance of 1.06 feet);

Thence South 01° 13' 24" East, with said easterly lines, the westerly lines of said 1.157 and 0.22 acre tracts, (passing a bent 5/8 inch rebar found flush with the surface on line at a distance of 209.80 feet) a total distance of 250.00 feet to a magnetic nail set at the southeasterly corner of said 66.949 acre tract, the southwesterly corner of said 0.22 acre tract, the southeasterly corner of the west half of the Southeast 1/4 of said Section 27, in the centerline of said East Tillman Road;

Thence South 87° 48' 19" West, with said centerline, the southerly line of said Southeast Quarter of Section 27, the southerly line of said 66.949 acre tract, a distance of 801.23 feet to a magnetic nail set at a southwesterly corner of said 66.949 acre tract, the southeasterly corner of the remainder of that tract conveyed to Fort Wayne National Bank (nka National City Bank), Trustee by deed of record in Document Number 980015574;

Thence North 02° 11' 41" West, with a westerly line of said 66.949 acre tract, the easterly lines of the remainder of said Fort Wayne National Bank tract and that 2.000 acre tract conveyed to Lyle A. Klemm and Barbara J. Klemm by deed of record in Document Number 2017064722, (passing 5/8 inch rebar with illegible cap found flush with the surface on line at a distance of 40.00 feet) a total distance of 490.00 feet to an iron pin set at a common corner of said 66.949 and 2.000 acre tracts (referenced by a 5/8 inch rebar found 0.3 feet above the surface South 36° 14' 11" East at a distance of 0.46 feet);

Thence South 87° 48' 19" West, with a southerly line of said 66.949 acre tract, the northerly lines of said 2.000 acre tract and that 1.770 acre tract conveyed to Jack A. McKee and Traci L. McKee by deed of record in Document Number 2017041433, (passing a 5/8 inch rebar capped "Sauer" found flush with the surface on line at a distance of 193.60 feet) a total distance of 360.66 feet to a 5/8 inch rebar capped "Sauer" found flush with the surface at the northwesterly corner of said 1.770 acre tract;

Thence South 01° 06' 18" East, with the westerly line of said 1.770 acre tract, a distance of 450.08 feet to a 5/8 inch rebar capped "Sauer" found 0.1 feet below the surface in the northerly right-of-way line of said East Tillman Road, the southwesterly corner of said 1.770 acre tract, in the northerly line of the remainder of said Fort Wayne National Bank tract;

Thence South 87° 48' 19" West, with said northerly right-of-way line, the southerly lines of said 2.080 and 4.855 acre tracts, the northerly line of the remainder of said Fort Wayne National Bank tract (being parallel to and a 40.00 foot perpendicular offset of the centerline of East Tillman Road), a distance of 100.78 feet to the southwesterly corner of said 4.855 acre tract, the northwesterly corner of the remainder of said Fort Wayne National Bank tract, in an easterly line of said 66.949 acre tract (referenced by a 5/8 inch rebar capped "0058" found flush with the surface South 47° 38' 55" East at a distance of 0.23 feet);

Thence South 02° 11' 41" East, with the easterly line of said 66.949 acre tract, the westerly line of the remainder of said Fort Wayne National Bank tract, a distance of 40.00 feet to a magnetic nail set at a common corner thereof in the centerline of said East Tillman Road, the southerly line of said Southeast Quarter of Section 27;

Thence South 87° 48' 19" West, with the southerly line of said 66.949 acre tract, said centerline, the southerly line of said Southeast Quarter of Section 27, a distance of 50.00 feet to

**265.204 ACRES**

- 6 -

the POINT OF BEGINNING, containing 265.204 acres, more or less of which 0.782 acre is located within the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron rebars, five-eighths (5/8) inch diameter, thirty (30) inches long, set flush, with a plastic cap inscribed Firm No. 0086.

Mag nails set, where indicated, are set flush with shiner inscribed Firm No. 0086.

The bearings herein are based on the Indiana State Plane Coordinate System, East Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The westerly line of Southwest Quarter of Section 22, Township 30N, Range 13E, having a bearing of North 01° 14' 03" West, is designated as the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Indiana Registered Land Surveyor No. LS21800027, in August-November, 2023.

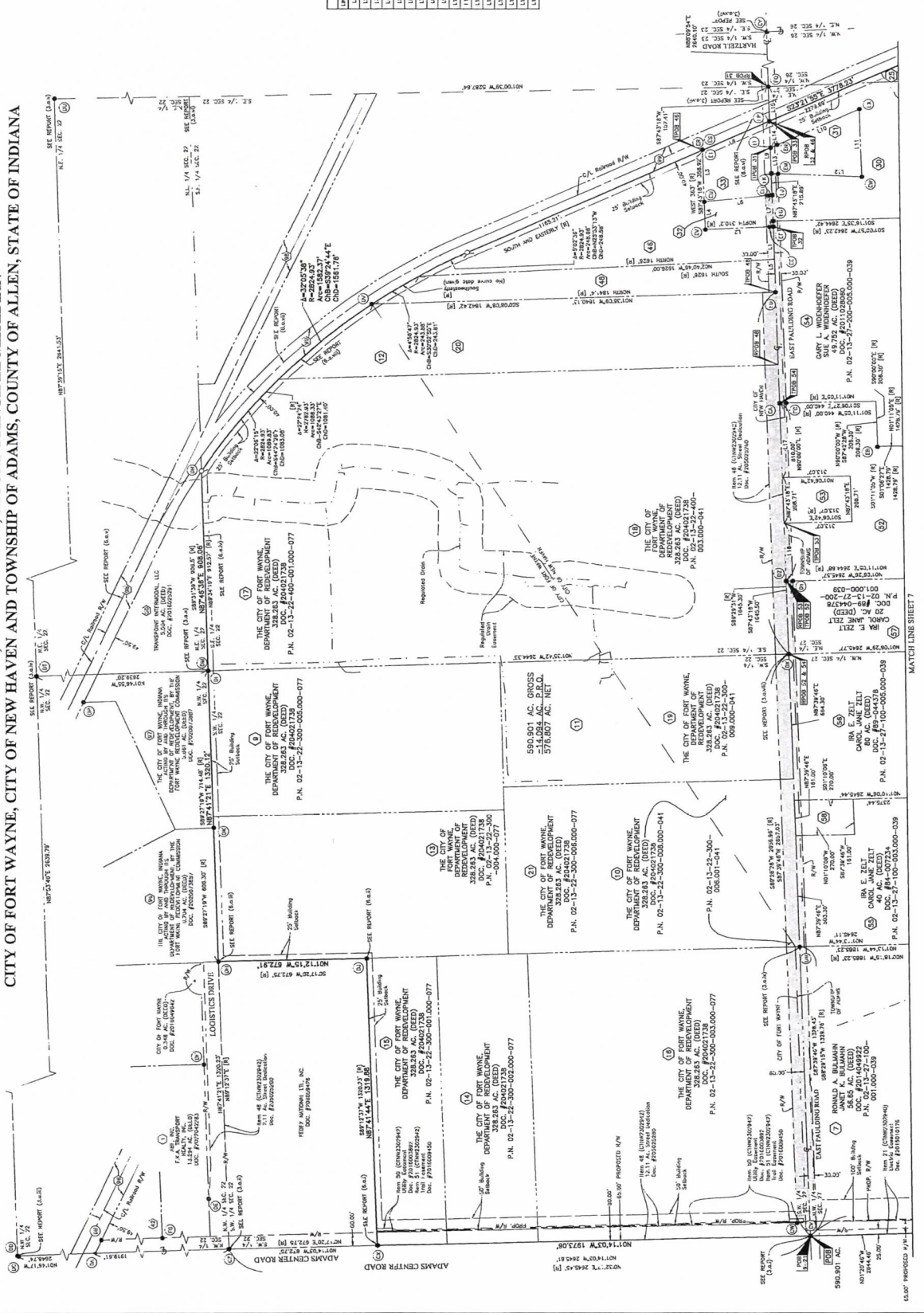
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer  
Indiana Registered Land Surveyor No. LS21800027

Date

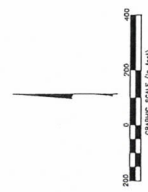
# ALTA/NSPS LAND TITLE SURVEY

SOUTHWEST & SOUTHEAST QUARTERS OF SECTION 22, NORTHWEST & SOUTHWEST QUARTERS OF SECTION 26 AND NORTHEAST, SOUTHEAST & SOUTHWEST QUARTERS OF SECTION 27,  
TOWNSHIP 30 NORTH, RANGE 13 EAST, SECOND PRINCIPLE MERIDIAN  
CITY OF FORT WAYNE, CITY OF NEW HAVEN AND TOWNSHIP OF ADAMS, COUNTY OF ALLEN, STATE OF INDIANA



ACRES/SECTION	ACRES	SECTION	TOWNSHIP	RANGE	MERIDIAN	STATE
1	36.00	22	30	13	E	IN
2	36.00	26	30	13	E	IN
3	36.00	27	30	13	E	IN
4	36.00	22	30	13	E	IN
5	36.00	26	30	13	E	IN
6	36.00	27	30	13	E	IN
7	36.00	22	30	13	E	IN
8	36.00	26	30	13	E	IN
9	36.00	27	30	13	E	IN
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96	36.00	27	30	13	E	IN
97	36.00	22	30	13	E	IN
98	36.00	26	30	13	E	IN
99	36.00	27	30	13	E	IN
100	36.00	22	30	13	E	IN

LINE	BEARING	DISTANCE	INCLOSURE BEARING	INCLOSURE DISTANCE
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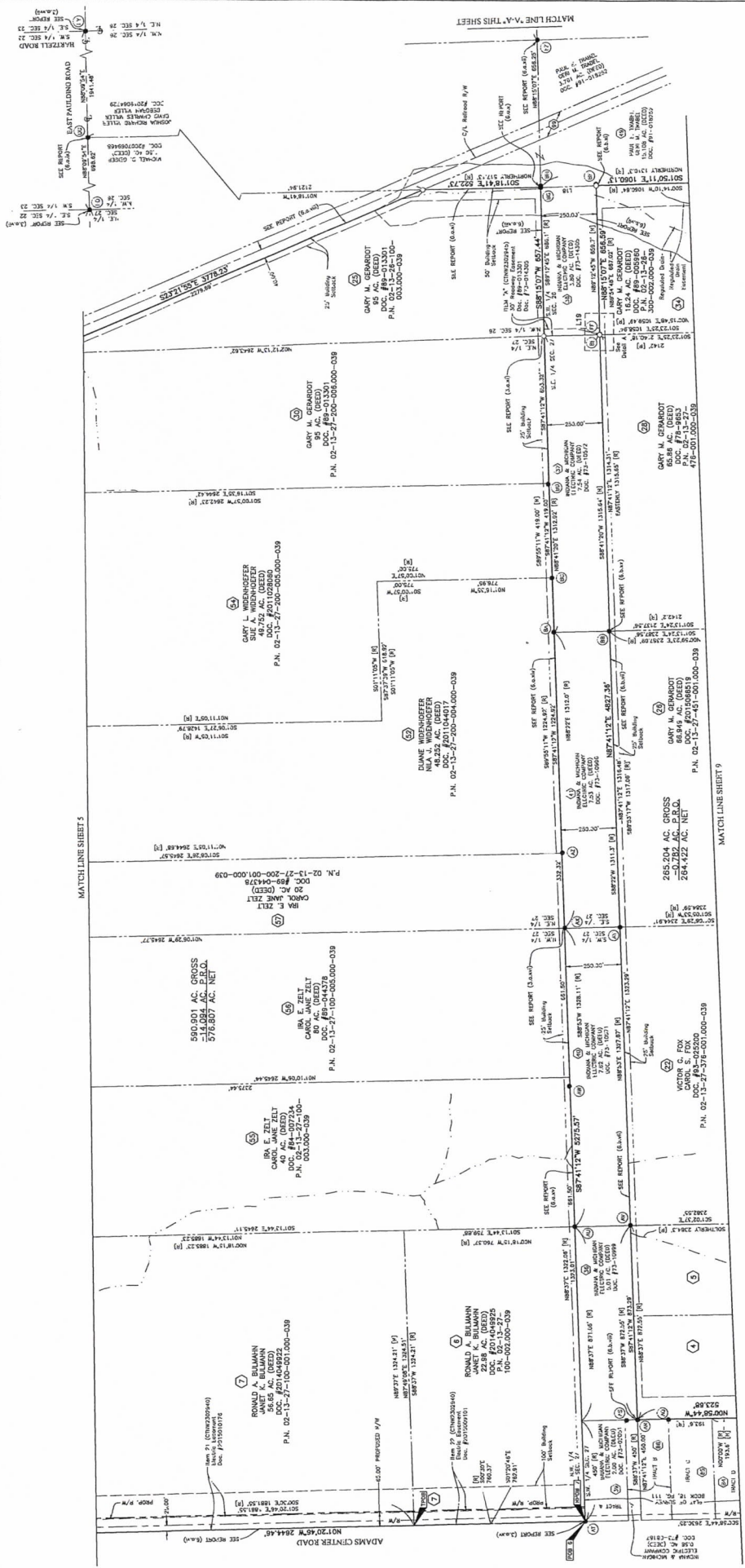


**EMT**  
 ENGINEERING & SURVEYING, INC.  
 10000 N. STATE ROAD 130, SUITE 100  
 FORT WAYNE, INDIANA 46825  
 PH: 765.747.1000  
 FAX: 765.747.1001  
 WWW.EMTSURV.COM

Date: December 6, 2023  
 Sheet: 5 of 13  
 Project: University Golf Services / 20230501-15-AL-15-1

# ALT/NSPS LAND TITLE SURVEY

SOUTHWEST & SOUTHEAST QUARTERS OF SECTION 22, NORTHWEST & SOUTHWEST QUARTERS OF SECTION 26 AND NORTHEAST, SOUTHWEST & SOUTHWEST QUARTERS OF SECTION 27, TOWNSHIP 30 NORTH, RANGE 13 EAST, SECOND PRINCIPLE MERIDIAN CITY OF FORT WAYNE, CITY OF NEW HAVEN AND TOWNSHIP OF ADAMS, COUNTY OF ALLEN, STATE OF INDIANA



By: JESSIEVA M. MEYER Date: December 6, 2023  
 Indiana Registered Land Surveyor No. LS180027  
 jmyer@igms.com

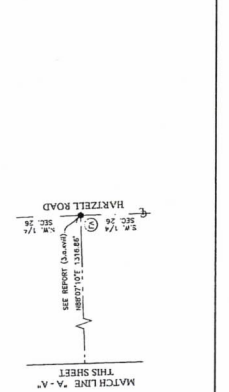
Scale: 1" = 200'  
 Job No. 20230459  
 Sheet 7 of 13

PROJECT: ALT/NSPS LAND TITLE SURVEY

EMHT  
 Engineering & Mapping, Inc.  
 10000 N. State Road 13, Suite 100  
 Fort Wayne, IN 46825-1100  
 Phone: 765.225.1100  
 Fax: 765.225.1101  
 Website: www.emht.com

DATE: 12/06/2023  
 TIME: 10:00 AM  
 DRAWN BY: JMM  
 CHECKED BY: JMM

LINE	BEARING	DISTANCE	RECORD BOOKING	RECORD DISTANCE
118	S87°41'12"E	249.27	100-000.000-039	N/A
119	N87°41'12"E	249.27	100-000.000-039	N/A



**Legend:**

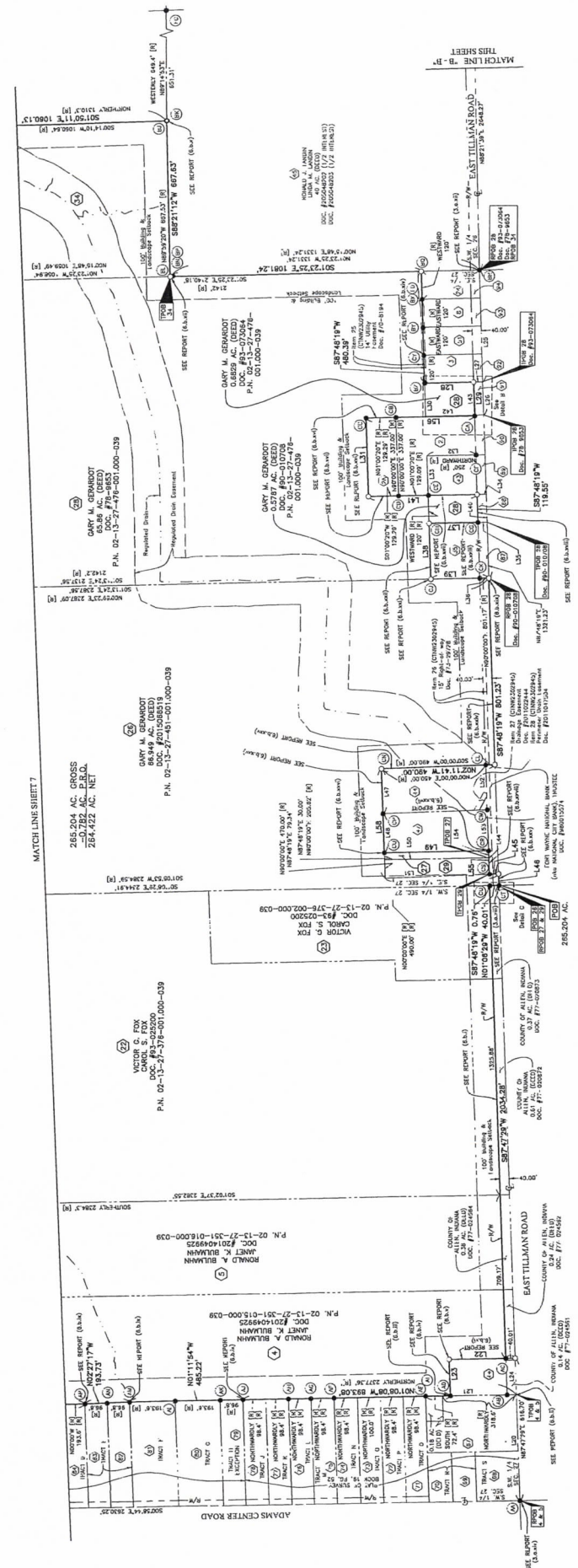
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- Filled Circle: Iron Pin Found
- Open Square: P.N. Not Found
- Filled Square: Monument Found
- Open Triangle: Monument Not Found
- Filled Triangle: Monument Not Found
- Open Diamond: Monument Not Found
- Filled Diamond: Monument Not Found
- Open Star: Monument Not Found
- Filled Star: Monument Not Found

\*Not being used with any surveyed from this, unless otherwise shown.

# ALTA/NSPS LAND TITLE SURVEY

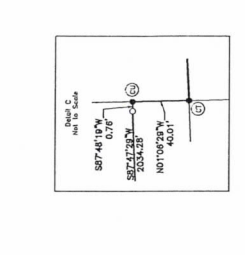
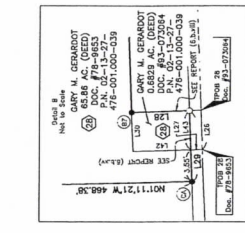
SOUTHWEST & SOUTHEAST QUARTERS OF SECTION 22, NORTHWEST & SOUTHWEST QUARTERS OF SECTION 26 AND NORTHEAST, SOUTHWEST & SOUTHWEST QUARTERS OF SECTION 27, TOWNSHIP 30 NORTH, RANGE 13 EAST, SECOND PRINCIPLE MERIDIAN CITY OF FORT WAYNE, CITY OF NEW HAVEN AND TOWNSHIP OF ADAMS, COUNTY OF ALLEN, STATE OF INDIANA

AVERAGE BREAKDOWN OF SOUTHERN AREA			
TRACT	GROSS AC.	P.R.O. AC.	NET AC.
4 & 5	45,879 AC.	0 AC.	45,879 AC.
22 & 23	71,253 AC.	0 AC.	71,253 AC.
26	83,564 AC.	0 AC.	83,564 AC.
27	83,564 AC.	0 AC.	83,564 AC.
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69	83,564 AC.	0 AC.	83,564 AC.
70	83,564 AC.	0 AC.	83,564 AC.
71	83,564 AC.	0 AC.	83,564 AC.
72	83,564 AC.	0 AC.	83,564 AC.
73	83,564 AC.	0 AC.	83,564 AC.
74	83,564 AC.	0 AC.	83,564 AC.
75	83,564 AC.	0 AC.	83,564 AC.
76	83,564 AC.	0 AC.	83,564 AC.
77	83,564 AC.	0 AC.	83,564 AC.
78	83,564 AC.	0 AC.	83,564 AC.
79	83,564 AC.	0 AC.	83,564 AC.
80	83,564 AC.	0 AC.	83,564 AC.
81	83,564 AC.	0 AC.	83,564 AC.
82	83,564 AC.	0 AC.	83,564 AC.
83	83,564 AC.	0 AC.	83,564 AC.
84	83,564 AC.	0 AC.	83,564 AC.
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87	83,564 AC.	0 AC.	83,564 AC.
88	83,564 AC.	0 AC.	83,564 AC.
89	83,564 AC.	0 AC.	83,564 AC.
90	83,564 AC.	0 AC.	83,564 AC.
91	83,564 AC.	0 AC.	83,564 AC.
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93	83,564 AC.	0 AC.	83,564 AC.
94	83,564 AC.	0 AC.	83,564 AC.
95	83,564 AC.	0 AC.	83,564 AC.
96	83,564 AC.	0 AC.	83,564 AC.
97	83,564 AC.	0 AC.	83,564 AC.
98	83,564 AC.	0 AC.	83,564 AC.
99	83,564 AC.	0 AC.	83,564 AC.
100	83,564 AC.	0 AC.	83,564 AC.
TOTAL	285,204 AC.	0 AC.	285,204 AC.



By: KORIHA M. MAJSTER  
 Date: December 6, 2023  
 Scale: 1" = 200'  
 Project: 20230659  
 Sheet: 9 of 13

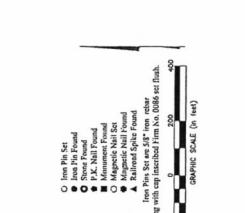
EMHT  
 Engineering, Mapping & Technology, Inc.  
 10000 N. Meridian Road, Suite 100  
 Indianapolis, IN 46228  
 Phone: 317.552.2200  
 Fax: 317.552.2201  
 Email: info@emht.com



LINE	BEARING	DISTANCE	RECORD	RECORD	RECORD	DISTANCE
L1A	S 87° 48' 19\"/>					

LINE	BEARING	DISTANCE	RECORD	RECORD	RECORD	DISTANCE
L1A	N 01° 13' 11.71\"/>					

LINE	BEARING	DISTANCE	RECORD	RECORD	RECORD	DISTANCE
L1A	S 87° 48' 19\"/>					



## EXHIBIT B

**List the company's three largest customers, their locations and amount of annual gross sales:**

Parent company and its affiliates operate a diverse set of businesses with a variety of US based and global customers. Key customers generate >\$Billions + in annual gross sales globally.

**List the company's three largest material suppliers, their locations and amount of annual purchases:**

Parent company and its affiliates operate a diverse set of businesses with a variety of US and global suppliers. Key suppliers result in >\$Millions+ in annual gross purchases globally.

**List the company's top three competitors:**

Parent company and its affiliates operate a diverse set of businesses with a variety of US and global competitors. Key competitors generate >\$Billions in annual gross sales globally.





**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)  
State Form 51767 (R7 / 1-21)  
Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE  
DEC 07 2023  
COMMUNITY DEVELOPMENT

20 ___ PAY 20 ___
FORM SB-1 / Real Property
<b>PRIVACY NOTICE</b> Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

**INSTRUCTIONS:**

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer <b>HATCHWORKS LLC</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>2801 Centerville Road, 1st Floor PMB 811 Wilmington, DE 19808</b>		
Name of contact person <b>Richard Hall; External counsel; Barnes &amp; Thornburg LLP</b>	Telephone number <b>( 317 ) 231-7516</b>	E-mail address <b>richard.hall@btlaw.com</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>Fort Wayne Common Council</b>	Resolution number
Location of property <b>5801 Adams Center Road, Fort Wayne, IN 46806 See attached legal description</b>	County <b>Allen</b>
Description of real property improvements, redevelopment or rehabilitation (use additional sheets if necessary) Development of a data center campus consisting of buildings inclusive of its associated mechanical and electrical equipment and ancillary improvements of structures to support any building constructed on the parcels to be designated with the primary purpose of housing computer equipment, servers and other equipment for the processing of data. Updated sitemaps will be available upon request.	DLGF taxing district number <b>077</b>
	Estimated start date (month, day, year) <b>1/1/2024</b>
	Estimated completion date (month, day, year) <b>12/31/2064</b>

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
<b>0</b>	<b>N/A</b>	<b>0</b>	<b>N/A</b>	<b>30</b>	<b>\$1,949,800</b>

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	\$0	N/A
Plus estimated values of proposed project	\$400,000,000.00	N/A
Less values of any property being replaced	\$0	N/A
Net estimated values upon completion of project	\$400,000,000.00	N/A

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) <u>                    N/A                    </u>	Estimated hazardous waste converted (pounds) <u>                    N/A                    </u>
---	---

Other benefits  
The Company has many environmental and sustainability initiatives including 100% renewable energy and water replenishment goals.

**SECTION 6 TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

Signature of authorized representative <b>David Thomas</b>	Date signed (month, day, year) <b>December 6, 2023</b>
Printed name of authorized representative <b>David Thomas</b>	Title <b>Manager</b>

**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed       —       calendar years\* (see below). The date this designation expires is December 31, 2026 NOTE: This question addresses whether the resolution contains an expiration date for the designated area.
- B. The type of deduction that is allowed in the designated area is limited to:
  - 1. Redevelopment or rehabilitation of real estate improvements  Yes  No
  - 2. Residentially distressed areas  Yes  No
- C. The amount of the deduction applicable is limited to \$ N/A unlimited
- D. Other limitations or conditions (specify) N/A
- E. Number of years allowed:
 

<input type="checkbox"/> Year 1	<input type="checkbox"/> Year 2	<input type="checkbox"/> Year 3	<input type="checkbox"/> Year 4	<input type="checkbox"/> Year 5 (* see below)
<input type="checkbox"/> Year 6	<input type="checkbox"/> Year 7	<input type="checkbox"/> Year 8	<input type="checkbox"/> Year 9	<input checked="" type="checkbox"/> Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
  - Yes  No
  - If yes, attach a copy of the abatement schedule to this form.
  - If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body) Printed name of authorized member of designating body Geoff Paddock	Telephone number (260) 487-2977	Date signed (month, day, year) 12/12/23
Attested by (signature and title of attester) Admin. Assistant	Name of designating body City Council  Printed name of attester Iliana Phillips	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

**IC 6-1.1-12.1-17  
Abatement schedules**

**Sec. 17. (a)** A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

**(b)** This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

**(c)** An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



**A CONFIRMING RESOLUTION designating an  
“Economic Revitalization Area” under I.C. 6-1.1-12.1 for  
property commonly known as 5801 Adams Center Road  
Fort Wayne, Indiana 46806 (Hatchworks LLC)**

**WHEREAS**, Common Council has previously designated and declared by Declaratory Resolution the following described property as an “Economic Revitalization Area” under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

**Attached hereto as “Exhibit A” as if a part herein; and**

**WHEREAS**, said project will create 30 full-time, permanent jobs for a total additional annual payroll of \$1,949,800, with the average additional, annual job salary being \$64,993; and

**WHEREAS**, the total estimated project cost is \$400,000,000; and

**WHEREAS**, a recommendation has been received from the Committee on Finance; and

**WHEREAS**, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:**

**SECTION 1.** That, the Resolution previously designating the above described property as an “Economic Revitalization Area” is confirmed in all respects.

**SECTION 2.** That, the hereinabove described property is hereby declared an “Economic Revitalization Area” pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and shall terminate on December 31, 2026, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

**SECTION 3.** That, said designation of the hereinabove described property as an “Economic Revitalization Area” shall apply to a deduction of the assessed value of real estate improvements to be made between January 1, 2024 and December 31, 2064. Should any delays occur, an updated timeframe will be communicated to the Allen County Assessor and Allen County Auditor by Community Development staff in writing.

**SECTION 4.** That, said designation of the hereinabove described property is for the development of a data center campus and that the deduction of the assessed value of real estate improvements shall apply to any building inclusive of its associated mechanical and electrical equipment and ancillary improvements of structures to support any building constructed within the “Economic Revitalization Area” with the primary purpose of housing computer equipment, servers another equipment for the processing of data. Upon request, updated site maps will be provided to Community Development and the Allen County Assessor.

**SECTION 5.** That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of redevelopment or rehabilitation, all contained in Petitioner’s Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

**SECTION 6.** The current year approximate tax rates for taxing units within the City would be:

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$2.7750/\$100.

- (b) If the proposed development occurs and no deduction is granted, the approximate current year tax rate for the site would be \$2.7750/\$100 (the change would be negligible).
- (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$2.7750/\$100 (the change would be negligible).

**SECTION 7.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years.

**SECTION 8.** The deduction schedule from the assessed value of the real property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	50%
2	50%
3	50%
4	50%
5	50%
6	50%
7	50%
8	50%
9	50%
10	50%
11	0%

**SECTION 9.** That, all real property abatements shall automatically expire on December 31, 2065 even if the full benefit of an abatement has not yet been fully realized.

**SECTION 10.** The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

**SECTION 11.** For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax return in the taxing district in which the property is located, the information must be provided by May 15.

**SECTION 12.** The performance report must contain the following information

- A. The cost and description of real property improvements.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real property deductions.
- F. The tax savings resulting from the real property being abated.

**SECTION 13.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

**SECTION 14.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

**SECTION 15.** That, the deductions granted by this Resolution shall be subject to Sections 2.04 and 3.01 of the Taxpayer Agreement between the Petitioner and the City of Fort Wayne, Indiana.

**SECTION 16.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

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Member of Council

APPROVED AS TO FORM A LEGALITY

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Malak Heiny, City Attorney

**BILL NO. R-23-12-01**

**REPORT OF COMMITTEE ON FINANCE**

**December 12, 2023**

***Geoff Paddock Chair***


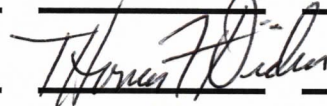
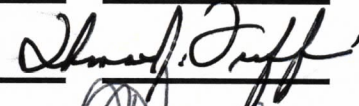
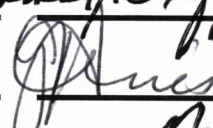
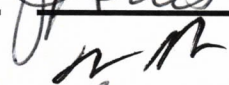
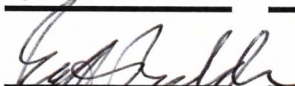

***Jason Arp Co-Chair***

***All Council Members***

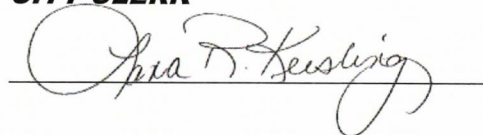
A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 5801 Adams Center Road, Fort Wayne, Indiana 46806 (Hatchworks LLC)

*This is to be Introduced, Discussed and voted for Passage in the same evening*

**COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
ARP			
CHAMBERS			
DIDIER			
ENSLEY			
FREISTROFFER			
HINES			
JEHL			
PADDOCK			
TUCKER			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: N/A

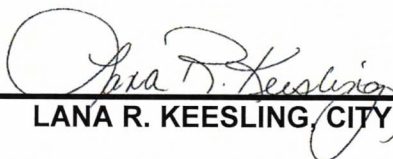
Read the first time in full and on motion by Councilperson Paddock.

Read the second time by title and referred to the Finance Committee.

Read the third time in full and on motion by Councilperson Paddock, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


DATED: December 12, 2023

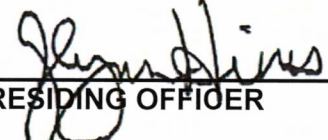
  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as


Resolution No. R-23-12-01 on the 12th day of December, 2023

ATTEST:

  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th of December 2023, at the hour of 10:40 o'clock A.M. E.S.T.

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 13<sup>th</sup> day of December 2023, at the hour of 1:30 o'clock Pm . E. S. T.

  
 \_\_\_\_\_  
 THOMAS C. HENRY, MAYOR

