

**A RESOLUTION OF THE
COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA,
APPROVING WARRANTY DEEDS FOR THE CONVEYANCE OF PROPERTY
TO THE CITY OF FORT WAYNE FOR FEE SIMPLE RIGHT-OF-WAY
LOCATED ALONG NORTH CALHOUN STREET**

WHEREAS, the City of Fort Wayne, Department of Redevelopment, wishes to donate a piece of property near the waterfront on the southeastern corner of Calhoun and Fourth Street (the “Real Estate”) to the City of Fort Wayne (“City”), to be used for Right of Way, giving the City the ability to construct a roadway; and

WHEREAS, the owner of the Real Estate is the City of Fort Wayne, Department of Redevelopment (the “Owner”).

WHEREAS, the City of Fort Wayne, by and through its Board of Public Works, approved and executed Resolution Number 112-8-19-25-1 to acquire the Real Estate in the regularly-held meeting of the Board of Public Works on August 19, 2025; and

WHEREAS, Sec. 37.25 of the City of Fort Wayne Code of Ordinances requires the Common Council’s approval of any conveyance of real estate to the City.

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

SECTION 1. The acquisition of the Real Estate by the City of Fort Wayne, by and through its Board of Public Works, and upon such other terms and conditions as Owner shall determine, is hereby agreed to and approved. The appropriate officials of the City are hereby authorized to execute all documents necessary to effectuate said acquisition.

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SECTION 2. This Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Council Member

APPROVED AS TO FORM AND LEGALITY:




Malak Heiny, City Attorney

Approval of Resolution #112-8-19-25-1, Warranty Deeds for the Conveyance of Property to the City of Fort Wayne for Fee Simple Right-of-Way located along North Calhoun St.

BOARD OF PUBLIC WORKS

Date: 8.19.2025

BY: 
Shan Gunawardena, Chair

BY: 
Kumar Menon, Member

BY: 
Chris Guerrero, Member

ATTEST: 
Michelle Fulk-Vondran, Clerk



FORT WAYNE
Public Works
In Your Neighborhood

DEDICATION APPLICATION

Property Owner: City of Fort Wayne,
 Department of Redevelopment
 Phone #: 260-427-5954
 Mailing Address: 200 E. Berry St, Suite 320
 Fort Wayne, IN 46802

Applicant: City of Fort Wayne,
 Department of Redevelopment
 Phone #: 260-427-5954
 Mailing Address: 200 E. Berry St, Suite 320
 Fort Wayne, IN 46802
 Email Address: danielle.wetzel@cityoffortwayne.org

Email Address:
danielle.wetzel@cityoffortwayne.org

Zoning Case # PDP-2023-0039 **Public Works Project #** _____

Planning & Development Contact:

Name Benjamin J. Roussel
 Phone # 260-449-7607
 Email Address Ben.Roussel@co.allen.in.us

SUBMITTAL REQUIREMENTS

Type of dedication: Right of Way Dedication

Amount of right of way to be dedicated: 0.140 Acres

- Legal description (Exhibit "A") ROW Parcel Plat (Exhibit "B")
- Corporations, Trust, etc.** – a Trust Certification or Resolution disclosing the individuals who are authorized to sign documents must be provided.

Please complete this application and send to cityengineer@cityoffortwayne.org

This application can also be mailed, or hand delivered to:

Public Works Department
 200 E. Berry St
 Suite 210
 Fort Wayne IN, 46802
 ATTN: City Engineer
 Questions, please call 260-427-2789



FORT WAYNE

Public Works

In Your Neighborhood

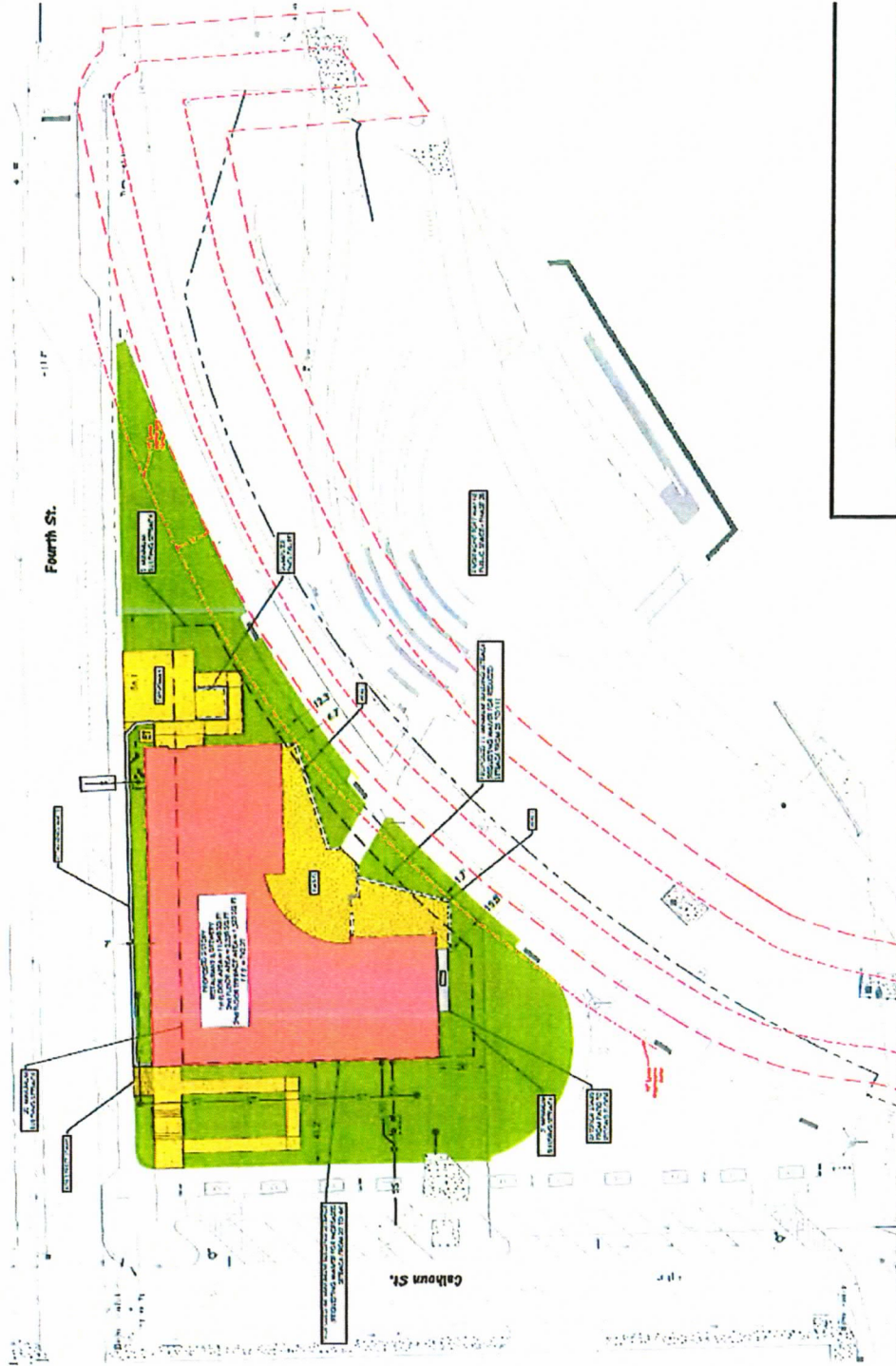
The acceptance of this right of way in no way obligates the City of Fort Wayne to construct or maintain a roadway within the right of way being dedicated.

Exhibit A

Part of Lot Numbered 6 in the plat of Wells Reserve, Section 2, Township 30 North, Range 12 East in Allen County, Indiana based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 22096639, dated March 29, 2023, being more particularly described as follows:

Commencing at a chiseled "X" found at the intersection of the South right-of-way line of Fourth Street and the Westerly right-of-way of North Clinton Street; thence South 88 degrees 31 minutes 59 seconds West (Indiana Geospatial Coordinate System - Allen County bearing and basis of bearings to follow), a distance of 221.94 along said South right-of-way line of said Fourth Street to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap at the POINT OF BEGINNING of the herein described tract; thence South 01 degrees 28 minutes 06 seconds East, a distance of 3.50 feet to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap; thence South 88 degrees 31 minutes 59 seconds West, a distance of 229.00 feet to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap at the point of curvature of a tangent curve, concave to the Southeast, having a radius of 6.00 feet; thence Southwesterly along said curve a distance of 9.41 feet, having a central angle of 89 degrees 49 minutes 19 seconds, and a chord of 8.47 feet, bearing South 43 degrees 37 minutes 19 seconds West to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap at the point of tangency of said curve; thence South 01 degrees 17 minutes 21 seconds East, a distance of 145.00 feet to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap; thence South 88 degrees 31 minutes 59 seconds West, a distance of 34.00 feet to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap on the East right-of-way line of Calhoun Street; thence North 1 degrees 17 minutes 21 seconds West, a distance of 154.48 feet along said right-of-way line to a point on the South right-of-way line of Fourth Street, said point being referenced by a Mag Nail 0.44 feet East; thence North 88 degrees 31 minutes 59 seconds East, a distance of 268.97 feet along said right-of-way line to the Point of Beginning. Containing 0.140 acre, more or less. Subject to easements of record.

Exhibit B



**WARRANTY DEED
(Fee Simple Right of Way)**

PIN: 02-12-02-206-001.000-074 (split)
02-12-02-207-003.000-074 (split)

Project: _____

W.O.: _____

Parcel: _____

Page: 1 of 2

THIS INDENTURE WITNESSETH, That The City of Fort Wayne, Department of Redevelopment, the Grantor(s) of Allen County, State of IN Convey(s) and Warrant(s) to the **CITY OF FORT WAYNE, INDIANA, A MUNICIPAL CORPORATION**, the Grantee, for and in consideration of the sum of One Dollars (\$1.00) (of which said sum \$1.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Allen, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A"

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and for right of way purposes, and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The grantor(s) assume(s) and agree(s) to pay the 2025 payable 2026 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the City in the event of any non-payment.

Interests in land acquired by and taxes
mailed to the City of Fort Wayne
Grantee mailing address:
200 E. Berry Street, Rm. 210
Fort Wayne, IN 46802
I.C. 8-23-7-31

Project: _____
W.O: _____
Parcel: _____
Page: 2 of 2

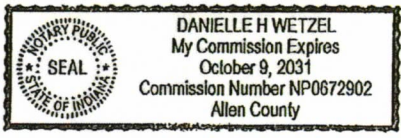
IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument
this 12th day of May 2025
City of Fort Wayne, Department of Redevelopment

[Signature] (Seal) _____ (Seal)
Signature Signature
Alec Johnson, Executive Director _____
Printed Name Printed Name

STATE OF: IN: SS:
COUNTY OF Allen:

Before me, a Notary Public in and for said State and County, personally appeared Alec Johnson, Executive Director for the City of Fort Wayne, Department of Redevelopment, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 12th day of May, 2025.
Signature [Signature]
Printed Name Danielle H. Wetzel
My Commission Number 672902
My Commission expires 10/09/31
I am a resident of Allen County.



This instrument prepared by, and I affirm under the penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Malak B. Heiny, City Attorney, City of Fort Wayne Law Department, 200 E Berry St, FW IN 46802, Attorney Number: 28862.49

Exhibit A

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SALES DISCLOSURE FORM

State Form 46021 (R14 / 1-23)

SDF ID

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 County Year Unique ID

Prescribed by Department of Local Government Finance Pursuant to IC 6-1.1-5.5

PRIVACY NOTICE: The telephone numbers and Social Security numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3. Do NOT place personally identifiable information (e.g. consulate numbers, passport numbers; government ID numbers, etc.) on this form as it may become publicly available.

NOTE: All questions must be answered to the best of the individual's ability. If the question does not apply, write "N/A" in the space provided. If the information requested is unknown, leave the space provided blank. Failure to provide a response for the italicized fields shall not result in the rejection of the underlying conveyance document by local officials.

INSTRUCTIONS: For additional information on how to complete this form, see the Sales Disclosure Form Instructions.

PART 1 – To be completed by BUYER/GRANTEE and SELLER/GRANTOR

A. PROPERTY TRANSFERRED – Must be conveyed on a single conveyance document (Additional contiguous properties can be listed on Page 5.)

1. Parcel Number or Tax Identification Number	Check all boxes applicable to parcel.	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
A.) 02-12-02-206-001-000-074	<input checked="" type="checkbox"/> 2. Split <input checked="" type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement	Vacant land 1400 N. Calhoun St Fort Wayne, IN 46802	200 E. Berry St, Rm 210 Fort Wayne, IN 46802

7. Legal Description of Parcel: *See attached Exhibit A*

B. CONDITIONS – Check only those that apply.

<p>If condition 1 applies, filer is subject to disclosure and a disclosure filing fee.</p> <table style="width: 100%;"> <tr> <th style="width: 10%;">YES</th> <th style="width: 10%;">NO</th> <th>CONDITION</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>1. A transfer of real property interest for valuable consideration.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>2. Buyer is an adjacent property owner.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>3. Vacant land (No structures on land)</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>4. Exchange for other real property ("Trade") Parcel Number of traded property: _____</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>5. Land contract. Contract term (YYYY-YYYY): _____ Contract date (MM/DD/YYYY): _____</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>6. Partial interest. Describe: _____ _____ _____</td> </tr> </table>	YES	NO	CONDITION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. A transfer of real property interest for valuable consideration.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Buyer is an adjacent property owner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Vacant land (No structures on land)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Exchange for other real property ("Trade") Parcel Number of traded property: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Land contract. Contract term (YYYY-YYYY): _____ Contract date (MM/DD/YYYY): _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Partial interest. Describe: _____ _____ _____	<table style="width: 100%;"> <tr> <th style="width: 10%;">YES</th> <th style="width: 10%;">NO</th> <th>CONDITION</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>7. Easements or right-of-way grants. (Please note that: (i) public utility/governmental easements; or (ii) rights-of-way that do not transfer fee simple; do not require a sales disclosure form. See the instructions for more information.)</td> </tr> <tr> <td colspan="3" style="text-align: center;">If conditions 8-10 apply, filers are subject to disclosure, but not to the disclosure filing fee.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>8. Document for compulsory transactions as a result of foreclosure or express threat of foreclosure, divorce, court order, judgment, condemnation, eminent domain, or probate.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>9. Documents involving the partition of land between tenants in common, joint tenants, or tenants by entirety.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>10. Transfer to a charity, not-for-profit organization, or governmental entity or agency.</td> </tr> </table>	YES	NO	CONDITION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Easements or right-of-way grants. (Please note that: (i) public utility/governmental easements; or (ii) rights-of-way that do not transfer fee simple; do not require a sales disclosure form. See the instructions for more information.)	If conditions 8-10 apply, filers are subject to disclosure, but not to the disclosure filing fee.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Document for compulsory transactions as a result of foreclosure or express threat of foreclosure, divorce, court order, judgment, condemnation, eminent domain, or probate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Documents involving the partition of land between tenants in common, joint tenants, or tenants by entirety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Transfer to a charity, not-for-profit organization, or governmental entity or agency.
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C. TRANSACTION DETAILS – Complete only those that apply.

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RESIDENTIAL OR AGRICULTURAL PROPERTY

D. SALES DATA – Complete only those that apply.
 Information contained in question 3 is confidential and non-disclosable under IC § 5-14-3-4

YES	NO	CONDITION	3. Planned use of the property?
<input type="checkbox"/>	<input type="checkbox"/>	1. Changes to the property between Jan. 1 and sale date? Describe: _____	Describe: _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	2. Property is a residential rental property.	

E. FINANCE DATA – Complete only those that apply.

1. Sales Price: _____	YES	NO	CONDITION
2. Personal Property included in transfer. Amount: _____	<input type="checkbox"/>	<input type="checkbox"/>	6. Is the seller financing the sale? (If yes, answer questions 7-8)
3. Seller paid points/closing costs. Amount: _____	<input type="checkbox"/>	<input type="checkbox"/>	7. Is buyer/borrower personally liable for loan?
4. Existence of family or business relationship between the buyer and the seller. Amount of discount (if any): \$ _____	<input type="checkbox"/>	<input type="checkbox"/>	8. Is this a mortgage loan?
5. Describe any less-than-complete ownership interest and terms of seller financing. _____	<input type="checkbox"/>	<input type="checkbox"/>	9. Was an appraisal done?

COMMERCIAL OR INDUSTRIAL PROPERTY

F. SALES DATA – Complete only those that apply.
 Information contained in question 3 is confidential and non-disclosable under IC § 5-14-3-4.

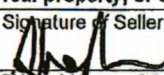
YES	NO	CONDITION	3. Planned use of the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Changes to the property between Jan. 1 and sale date? Describe: _____	Describe: <u>Right of Way</u> _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Property is a residential rental property.	

G. FINANCE DATA – Complete only those that apply.
 Information contained in questions 2-13 is confidential and non-disclosable under IC § 5-14-3-4 and IC § 6-1.1-35-9

1. Sales price. Amount: <u>\$0</u>	9. How was the sale financed? (Check any that apply.)
Check only those conditions that apply.	<input type="checkbox"/> All Cash <input type="checkbox"/> Seller Financing <input type="checkbox"/> Construction Loan
YES NO CONDITION	<input type="checkbox"/> Mortgage Loan <input type="checkbox"/> Sale Leaseback <input type="checkbox"/> Small Business Loan
<input type="checkbox"/> <input checked="" type="checkbox"/>	10. How was property marketed? <input type="checkbox"/> Word of mouth
<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> List with broker <input type="checkbox"/> For sale sign <input type="checkbox"/> Buyer approached
<input type="checkbox"/> <input checked="" type="checkbox"/>	11. Special Circumstances? (Check any that apply.)
<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> Sale between same business entity <input type="checkbox"/> Sale in lieu of foreclosure <input type="checkbox"/> Sold at auction
<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> Trade of equipment or services <input type="checkbox"/> Sale of partial interest
<input type="checkbox"/> <input checked="" type="checkbox"/>	12. Value of personal property included: \$ <u>0</u>
<input type="checkbox"/> <input checked="" type="checkbox"/>	13. Value of intangible personal property included: \$ <u>0</u>
<input type="checkbox"/> <input checked="" type="checkbox"/>	
2. Sale price included an existing business?	
3. Sale price included a liquor license?	
4. Transaction was part of a portfolio sale?	
5. Any part of the property was leased at time of sale?	
6. Sale included property receiving an abatement?	
7. Appraisal was completed for the sale? Appraisal Value \$ _____	
8. Sale included property in a Tax Increment Finance (TIF) District?	

RELIGIOUS USE PROPERTY TAX EXEMPTION

Is the property being transferred going to continue to be used by a church or religious society for the same property tax exempt purposes provided by IC 6-1.1-10-21(e)?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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H. PREPARER					
Preparer of the Sales Disclosure Form Danielle Netzel		Title CD Manager			
Company City of Fort Wayne Redevelopment		Email Address danielle.netzel@cityoffortwayne.org	Telephone Number (260) 427-5954		
Address (number and street, city, state, country, and ZIP Code) 200 E. Berry St. Ste 320, Fort Wayne, IN 46802					
I. SELLER(S)/GRANTOR(S)					
Seller 1 - Name as it appears on conveyance document City of Fort Wayne, Department of Redevelopment		Seller 2 - Name as appears on conveyance document			
Address (number and street) 200 E. Berry St. Ste 320		Address (number and street)			
City, State, and ZIP Code Fort Wayne, IN 46802		City, State, and ZIP Code			
Country USA		Country			
Email Address alec.johnson@cityoffortwayne.org	Telephone Number (260) 427-6425	Email Address	Telephone Number ()		
Under penalties of perjury, I hereby certify this Sales Disclosure, to the best of my knowledge and belief, is true, correct, and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5. A person who knowingly and intentionally falsifies the value of transferred real property, or omits or falsifies any information required to be provided, commits a Level 5 felony.					
Signature of Seller 		Signature of Seller			
Printed Name of Seller Alec Johnson, Executive Director	Date Signed (mm/dd/yyyy) 5/12/2025	Printed Name of Seller	Date Signed (mm/dd/yyyy)		
J. BUYER(S)/GRANTEE(S) - APPLICATION FOR PROPERTY TAX DEDUCTIONS - IDENTIFY ALL THAT APPLY					
Buyer 1 - Name as it appears on conveyance document City of Fort Wayne, Indiana, a Municipal Corporation		Buyer 2 - Name as it appears on conveyance document			
Address (number and street) 200 E. Berry St. Rm 210		Address (number and street)			
City, State, and ZIP Code Fort Wayne, IN 46802		City, State, and ZIP Code			
Country USA		Country			
Email Address	Telephone Number ()	Email Address	Telephone Number ()		
Pursuant to IC 6-1.1-12-44, the Sales Disclosure Form may be used to apply for certain deductions. Identify all of those that apply:					
YES	NO	CONDITION	YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Will this property be the buyer's primary residence?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Homestead
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Does the buyer have a homestead to be vacated for this residence? If yes, provide address:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Solar Energy Heating or Cooling System
Address (number and street)			<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Wind Power Device
City, State, and ZIP Code			<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Hydroelectric Power Device
County			<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Geothermal Energy Heating or Cooling Device
Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct, and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5. A person who knowingly and intentionally falsifies the value of transferred real property, or omits or falsifies any information required to be provided, commits a Level 5 felony. (Note: Both spouse's information, SSN/Driver's License/ID/Other Number is necessary only if a Homestead Deduction is being filed.)					
Signature of Buyer 1			Signature of Buyer 2/Spouse		
Printed Legal Name of Buyer 1		Sign Date (MM/DD/YY)	Printed Legal Name of Buyer 2/Spouse		Sign Date (MM/DD/YY)
Last 5 Digits of Buyer 1 SSN/Driver's License/ID/Other Number N/A			Last 5 Digits of Buyer 2/Spouse SSN/Driver's License/ID/Other Number		

PART 2 – COUNTY ASSESSOR

The county assessor must verify and complete items 1 through 14 and stamp the sales disclosure form before sending it to the auditor:

	1. Property (Parcel Number)	2. AV of Land	3. AV of Improvement	4. Value of Depreciable Personal Property		
A.)						
	5. AV Total	6. Property Class Code	7. Neighborhood Code	8. Tax District	9. Acreage	
A.)						
Assessor Stamp		10. Identify physical changes to property between the assessment date and the date of sale:		YES	NO	CONDITION
		_____ _____ _____ _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	11. Is form completed?
				<input type="checkbox"/>	<input type="checkbox"/>	12. State sales disclosure fee required?
				13. Date of Sale (mm/dd/yyyy):		

				14. Date Form Received (mm/dd/yyyy):		

Items 15 through 18 are to be completed by the assessor when validating this sale:

15. If applicable, identify any additional special circumstances relating to validation of sale:	YES	NO	CONDITION
_____	<input type="checkbox"/>	<input type="checkbox"/>	16. Sale valid for trending?
_____	<input type="checkbox"/>	<input type="checkbox"/>	17. Validation of sale complete?
_____	18. Validated by:		
_____	_____		

PART 3 – COUNTY AUDITOR

Auditor Stamp	1. State Sales Disclosure Fee Amount Collected: \$ _____	YES	NO	CONDITION
	2. Other Local Fee: \$ _____	<input type="checkbox"/>	<input type="checkbox"/>	6. Is form completed?
	3. Total Fee Collected: \$ _____	<input type="checkbox"/>	<input type="checkbox"/>	7. Is state sales disclosure fee collected?
	4. Auditor Receipt Book Number: _____	<input type="checkbox"/>	<input type="checkbox"/>	8. Attachments complete?
	5. Date of Transfer (mm/dd/yyyy): _____			

PART 4 – RECEIPT FOR STATEMENT OF DEDUCTION OF ASSESSED VALUATION

SDF ID	SDF Date (mm/dd/yyyy)	Buyer 1 – Name as appears on conveyance document	
Parcel Number		Address of Property (number and street)	
Check those deductions for which the individual has applied:		City, State, and ZIP Code of Property	
<input type="checkbox"/> Homestead	<input type="checkbox"/> Solar Energy	<input type="checkbox"/> Wind Power	
<input type="checkbox"/> Hydroelectric	<input type="checkbox"/> Geothermal	Auditor Signature	Date (mm/dd/yyyy)

A person who knowingly and intentionally falsifies value of transferred real property, or omits or falsifies any information required to be provided in the sales disclosure form, commits a Level 5 felony.



SALES DISCLOSURE PART 1(A)

State Form 55632 (R / 1-21)

SDF ID			
	County	Year	Unique ID

PRIVACY NOTICE: The telephone numbers and Social Security numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3. Do NOT place personally identifiable information (e.g. consulate numbers, passport numbers; government ID numbers, etc.) on this form as it may become publicly available.

PART 1 – To be completed by BUYER/GRANTEE and SELLER/GRANTOR			
A. PROPERTY TRANSFERRED – Must be conveyed on a single conveyance document. (Multiple parcels can be listed on this form and attached to State Form 46021 only if they are contiguous and located entirely within a single taxing district.)			
1. Parcel Number or Tax Identification Number	Check all boxes applicable to parcel.	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
B.) 02-12-02-207-003-000-074	<input checked="" type="checkbox"/> 2. Split <input checked="" type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement	Vacant land E. 4th. St. Fort Wayne, IN 46808	200 E. Berry St. Rm 210 Fort Wayne, IN 46802
7. Legal Description of Parcel B: See Attached Exhibit A			
C.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel C:			
D.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel D:			
E.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel E:			
F.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel F:			
G.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel G:			
H.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel H:			

Exhibit A

Part of Lot Numbered 6 in the plat of Wells Reserve, Section 2, Township 30 North, Range 12 East in Allen County, Indiana based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 22096639, dated March 29, 2023, being more particularly described as follows:

Commencing at a chiseled "X" found at the intersection of the South right-of-way line of Fourth Street and the Westerly right-of-way of North Clinton Street; thence South 88 degrees 31 minutes 59 seconds West (Indiana Geospatial Coordinate System - Allen County bearing and basis of bearings to follow), a distance of 221.94 along said South right-of-way line of said Fourth Street to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap at the POINT OF BEGINNING of the herein described tract; thence South 01 degrees 28 minutes 06 seconds East, a distance of 3.50 feet to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap; thence South 88 degrees 31 minutes 59 seconds West, a distance of 229.00 feet to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap at the point of curvature of a tangent curve, concave to the Southeast, having a radius of 6.00 feet; thence Southwesterly along said curve a distance of 9.41 feet, having a central angle of 89 degrees 49 minutes 19 seconds, and a chord of 8.47 feet, bearing South 43 degrees 37 minutes 19 seconds West to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap at the point of tangency of said curve; thence South 01 degrees 17 minutes 21 seconds East, a distance of 145.00 feet to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap; thence South 88 degrees 31 minutes 59 seconds West, a distance of 34.00 feet to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap on the East right-of-way line of Calhoun Street; thence North 1 degrees 17 minutes 21 seconds West, a distance of 154.48 feet along said right-of-way line to a point on the South right-of-way line of Fourth Street, said point being referenced by a Mag Nail 0.44 feet East; thence North 88 degrees 31 minutes 59 seconds East, a distance of 268.97 feet along said right-of-way line to the Point of Beginning. Containing 0.140 acre, more or less. Subject to easements of record.



CHECKLIST FOR ENVIRONMENTAL CONSIDERATIONS

Property Owner: City of Fort Wayne, Department of
 Redevelopment Phone #: 260-427-2792
 Mailing Address: 200 E Berry Street, Suite 320
 Email Address: Lindsey.Maksim@cityoffortwayne.org

Applicant: Property Owner
 Phone #: _____
 Mailing Address: _____
 Email Address: _____

PARCEL INFORMATION:

Assessor/Tax Parcel #: 02-12-02-206-001.000-074 and 02-12-02-207-003.000-074
 Descriptive Address of Property: 1400 S Calhoun Street and E 4th St.
 Township: _____ Range: _____ Section: _____ # of Acres: _____
 Legal Description (i.e., NE ¼, SE ¼, S 14): _____
 Setting: Rural Urban
 Zoning: Residential Commercial Industrial Other Specify: see attached Exhibit A

Current Land Use: Vacant Land

Previous Land Use(s): This small area was part of a larger parcel that was formerly used as a railroad and parking lot and formerly owned by OmniSource.

Adjacent Land Use(s): This site is adjacent to the future More Brewing - commercial site.
 Please list: industrial, light industrial, commercial, agricultural, housing, other[specify]

INFRASTRUCTURE PRESENT (check all applicable within proposed dedication only)

- | | | |
|---|---|---|
| <input type="checkbox"/> Roads | <input type="checkbox"/> Gas | <input type="checkbox"/> Levees |
| <input type="checkbox"/> Driveways | <input type="checkbox"/> Electric | <input type="checkbox"/> Drainage ditches |
| <input type="checkbox"/> Buildings | <input checked="" type="checkbox"/> Sewer | <input type="checkbox"/> Pipes |
| <input type="checkbox"/> Sheds | <input type="checkbox"/> Telephone poles | <input type="checkbox"/> Posted signs |
| <input type="checkbox"/> Structures | <input type="checkbox"/> Transformers | <input type="checkbox"/> Billboards |
| <input type="checkbox"/> Above ground storage tanks | <input type="checkbox"/> Fiber optic | <input type="checkbox"/> Advertising |
| <input type="checkbox"/> Below ground storage tanks | <input type="checkbox"/> Cable | <input type="checkbox"/> Site fencing |
| <input type="checkbox"/> Pumps | <input type="checkbox"/> Pipelines | <input type="checkbox"/> Access restricted |
| <input type="checkbox"/> Water wells | <input type="checkbox"/> Septic Tanks | <input type="checkbox"/> Site guarded |
| <input type="checkbox"/> Dry wells | <input type="checkbox"/> Sewers | <input type="checkbox"/> Railroad tracks |
| <input type="checkbox"/> Monitoring wells | <input type="checkbox"/> Manholes | <input type="checkbox"/> Other improvements |
| <input type="checkbox"/> Utilities | <input type="checkbox"/> Storm retention basin(s) | Specify: _____ |
| <input type="checkbox"/> Water | <input type="checkbox"/> Impound pits | _____ |
| | <input type="checkbox"/> Ponds | _____ |
| | <input type="checkbox"/> Berms | _____ |

If known, please provide the name & address of the former property owner(s): _____

Calhoun Investments, LLC

Daniel Ripkin - current office address → 9910 Dupon Circle Drive E
Suite 200, 46825

INERT OR HAZARDOUS MATEREIAL PRESENT / STORED ON PROPERTY

(check all applicable within proposed dedication only)

- | | | |
|--|---|---|
| <input type="checkbox"/> Drums
Number _____
<input type="checkbox"/> Labels
<input type="checkbox"/> Covered
<input type="checkbox"/> Uncovered
<input type="checkbox"/> On ground
<input type="checkbox"/> Off ground
Condition _____
_____ | <input type="checkbox"/> Uncovered piles on ground
<input type="checkbox"/> Household garbage
<input type="checkbox"/> Dumpster
<input type="checkbox"/> Bulk waste container
<input type="checkbox"/> Scrap material stockpile
<input type="checkbox"/> Storage
<input type="checkbox"/> Vegetation types
Describe _____
_____ | <input type="checkbox"/> Gravel / rock
<input type="checkbox"/> Mining waste
<input type="checkbox"/> Petroleum contaminated soils
<input type="checkbox"/> Stained/discolored soils
<input type="checkbox"/> Spills
Describe _____
_____ |
| <input type="checkbox"/> Other storage containers
<input type="checkbox"/> Possible hazardous materials
<input type="checkbox"/> Solid waste
<input type="checkbox"/> Tires
<input type="checkbox"/> Landfill
<input type="checkbox"/> Yard trimmings
<input type="checkbox"/> Covered piles on ground | <input type="checkbox"/> Animals
Describe _____
_____ | <input type="checkbox"/> Pesticides / Herbicides
<input type="checkbox"/> Storage
<input type="checkbox"/> Use
<input type="checkbox"/> Surface water ponding
<input type="checkbox"/> Spring
<input type="checkbox"/> Channel
<input type="checkbox"/> Stormwater runoff
<input type="checkbox"/> Agricultural field tail water |
| | <input type="checkbox"/> Stressed or dead vegetation
<input type="checkbox"/> Excavated Materials
<input type="checkbox"/> Soil
<input type="checkbox"/> Sand | |

property has a Soil Management Plan IN VFC Document # 83581536

NOTE: The purpose of this questionnaire is to give the Department an opportunity to determine current and historic land uses that may have potential environmental impacts and risks, and to consider these impacts and risks in evaluating requests for dedication of right-of-way to the City of Fort Wayne. This disclosure document is part of the Department's due diligence process. Statements and descriptions provided herein may be subject to field verification prior to Department approval to complete a dedication of right-of-way action.

ACKNOWLEDGEMENT: The statements made herein by the undersigned are true and correct to the best of my knowledge.

Lindsey Maksim
Print Name

Lindsey Maksim
Signature

The foregoing instrument was acknowledged before me this 1st day of April, 2025.

By *Danielle H. Wetzel*

Danielle H. Wetzel
Notary Public (signature)



Please submit this checklist along with your right of way dedication application.

Exhibit A

Part of Lot Numbered 6 in the plat of Wells Reserve, Section 2, Township 30 North, Range 12 East in Allen County, Indiana based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 22096639, dated March 29, 2023, being more particularly described as follows:

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DIGEST SHEET

Department: City Engineering – Public Works

Resolution Number: 112-8-19-25-1

Title of Ordinance: PW - WARRANTY DEEDS FOR THE CONVEYANCE OF PROPERTY TO THE CITY OF FORT WAYNE FOR FEE SIMPLE ROW LOCATED ALONG N CALHOUN ST

Amount of Contract: \$0 (Donation, free)

Description of Project (Be Specific): Community Development is donating a strip of land near the waterfront, on the southeastern corner of Calhoun and Fourth St. on a piece of land they are redeveloping. Its planned use is for Right of Way, giving the city the ability to construct a roadway.

What Are The Implications If Not Approved: If not approved, a major portion of the riverfront in an area of revitalization would be not accessible by car, or would require a citizens to go the long way around, and then walk to their desired destination.

If Prior Approval Is Being Requested, Justify: N/A

Additional Comments:

BILL NO. R-25-09-09

REPORT OF COMMITTEE ON PUBLIC WORKS

September 16, 2025

Rohli Booker Chair





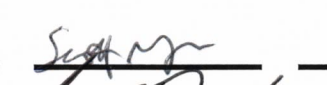

Martin Bender Co-Chair

All Council Members

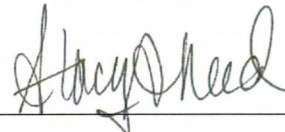
A Resolution of the Common Council of the City of Fort Wayne, Indiana, approving Warranty Deeds for the Conveyance of Property to the City of Fort Wayne for Fee Simple Right-of-Way located along North Calhoun Street

Involving a total cost of \$0.00

COMMITTEE ON PUBLIC WORKS 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>
<u>BENDER</u>			
<u>BOOKER</u>			
<u>CHAMBERS</u>			
<u>ENSLEY</u>			
<u>FREISTROFFER</u>			
<u>HARTMAN</u>			
<u>JEHL</u>			
<u>MYERS</u>			
<u>PADDOCK</u>			

**STACY REED
DEPUTY CITY CLERK**



Public Hearing Date: N/A

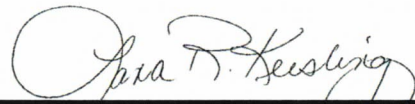
Read the first time in full and on motion by Councilperson Booker.

Read the second time by title and referred to the Public Works Committee.

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

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOOKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HARTMAN	<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"/>
MYERS	<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"/>

DATED: September 23, 2025



LANA R. KEESLING, CITY CLERK

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

Resolution No. R-25-09-09 on the 23rd day of September, 2025

ATTEST:



LANA R. KEESLING
CITY CLERK



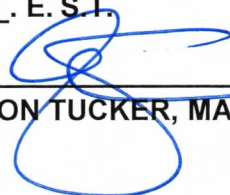
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th of September 2025, at the hour of 9:00 o'clock A.M. E.S.T.



LANA R. KEESLING, CITY CLERK

Approved and signed by me this 24th day of September 2025, at the hour of 9:19 o'clock A.M. E. S. T.



SHARON TUCKER, MAYOR

