

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 9503 Ardmore Avenue, 9609 Ardmore Avenue, 9733 Ardmore, 9735 Ardmore Avenue, 9821 Ardmore Avenue, 9823 Ardmore Avenue, 4010 Piper Drive, 9307 Avionics Drive, 3618 Ferguson Road, 10222 Airport Drive, and 3401 McArthur Drive, Fort Wayne, Indiana 46809 (Fort Wayne Metals Research Products Corporation)

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution the following described properties as "Economic Revitalization Areas" 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, petitioner will install new manufacturing equipment for which deductions from assessed valuation will be claimed; and

WHEREAS, petitioner requests that new manufacturing equipment approved under these designations that will be installed and receiving deductions from assessed valuation shall be allowed to be relocated from one designation to another (within the Economic Revitalization Areas designated herein) and be eligible for the remaining deductions from assessed valuation under I.C. 6-1.1-12.1-4.6; and

WHEREAS, said project will create 72 full-time, permanent jobs for a total new annual payroll of \$3,600,000, with the average new annual job salary being \$50,000 and retain 508 full-time and 43 part-time, permanent jobs for a total current annual payroll of \$27,013,394, with the average current annual job salary being \$49,026; and

WHEREAS, the total estimated cost of real property improvements located at 9609 Ardmore Avenue is \$2,000,000; and

WHEREAS, the total estimated cost of personal property improvements is \$15,700,000; and

WHEREAS, a recommendation has been received from the Committee on Finance concerning said Resolution; 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; and

WHEREAS, each taxing unit within the new economic revitalization areas will be notified of the proposed 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.

1 **SECTION 2.** That, the hereinabove described property is hereby declared an "Economic
2 Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this
3 Resolution and shall terminate on December 31, 2016, unless otherwise automatically extended in five
4 year increments per I.C. 6-1.1-12.1-9.

5 **SECTION 3.** That, said designation of the hereinabove described property as an "Economic
6 Revitalization Area" shall apply to a deduction of the assessed value of real estate and personal property
7 for new manufacturing, research and development, logistical distribution and information technology
8 equipment.

9 **SECTION 4.** That, the estimate of the number of individuals that will be employed or whose
10 employment will be retained and the estimate of the annual salaries of those individuals and the estimate
11 of redevelopment or rehabilitation and estimate of the value of the new manufacturing, research and
12 development, logistical distribution and information technology equipment, all contained in Petitioner's
Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the
proposed described installation of the new manufacturing, research and development, logistical
distribution and information technology equipment.

13 **SECTION 5.** The current year approximate tax rates for taxing units within the City would be:

- 14 . If the proposed development does not occur, the approximate current year tax rates for this
15 site would be \$2.0861/\$100.
- 16 . If the proposed development does occur and no deduction is granted, the approximate
17 current year tax rate for the site would be \$2.0861/\$100 (the change would be negligible).
- 18 . If the proposed development occurs, and a deduction percentage of fifty percent (50%) is
19 assumed, the approximate current year tax rate for the site would be \$2.0861/\$100 (the
20 change would be negligible).
- 21 . If the proposed new manufacturing, research and development, logistical distribution and
22 information technology equipment is not installed, the approximate current year tax rates for
23 this site would be \$2.0861/\$100.
- 24 . If the proposed new manufacturing, research and development, logistical distribution and
25 information technology equipment is installed and no deduction is granted, the approximate
26 current year tax rate for the site would be \$2.0861/\$100 (the change would be negligible).
- 27 . If the proposed new manufacturing, research and development, logistical distribution and
28 information technology equipment is installed and a deduction percentage of eighty percent
29 (80%) is assumed, the approximate current year tax rate for the site would be \$2.0861/\$100
30 (the change would be negligible).

SECTION 6. 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, and that the deduction from the
assessed value of the new manufacturing, research and development, logistical distribution and
information technology equipment shall be for a period of ten years.

SECTION 7. The deduction schedule from the assessed value of new real property improvements pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

SECTION 8. The deduction schedule from the assessed value of new manufacturing, research and development, logistical distribution and information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%

SECTION 9. That, pursuant to I.C. 6-1.1-12.1-4.6, the new manufacturing equipment to be installed and claimed for deductions from assessed valuation may be relocated from one economic revitalization area to another economic revitalization area designation approved under this resolution. The new manufacturing equipment shall remain eligible for the remaining deductions from assessed valuation.

SECTION 10. 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 11. For new manufacturing equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits

1 form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to
2 the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and
3 must be included with the deduction application. For subsequent years, the performance report must be
4 updated and submitted along with the deduction application at the time of filing.

5 **SECTION 12.** For real property, a deduction application must contain a performance report
6 showing the extent to which there has been compliance with the Statement of Benefits form approved by
7 the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County
8 Auditor's Office and the City of Fort Wayne's Community Development Division and must be included in
9 the deduction application. For subsequent years, the performance report must be updated each year in
10 which the deduction is applicable at the same time the property owner is required to file a personal
11 property tax return in the taxing district in which the property for which the deduction was granted is
12 located. If the taxpayer does not file a personal property tax return in the taxing district in which the
13 property is located, the information must be provided by May 15.

14 **SECTION 13.** The performance report must contain the following information:

- 15 . The cost and description of real property improvements and/or new manufacturing, research
16 and development, logistical distribution, and information technology equipment acquired.
- 17 . The number of employees hired through the end of the preceding calendar year as a result of
18 the deduction.
- 19 . The total salaries of the employees hired through the end of the preceding calendar year as a
20 result of the deduction.
- 21 . The total number of employees employed at the facility receiving the deduction.
- 22 . The total assessed value of the real and/or personal property deductions.
- 23 . The tax savings resulting from the real and/or personal property being abated.

24 **SECTION 14.** That, the taxpayer is non-delinquent on any and all property tax due to
25 jurisdictions within Allen County, Indiana.

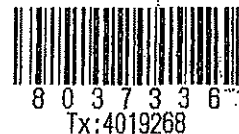
26 **SECTION 15.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a
27 deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as
28 determined by the county auditor in accordance with section 12 of said chapter if the property owner
29 ceases operations at the facility for which the deduction was granted and if the Common Council finds that
30 the property owner obtained the deduction by intentionally providing false information concerning the
property owner's plans to continue operation at the facility.

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.

Member of Council

APPROVED AS TO FORM A LEGALITY

Carol Helton, City Attorney



2011061329
RECORDED: 12/30/2011 08:59:00 AM
JOHN MCGAULEY
ALLEN COUNTY RECORDER
FORT WAYNE, IN

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA BY LAWYERS ONLY. USING THIS FORM, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTING SPECIAL CLAUSES MAY CONSTITUTE THE PRACTICE OF LAW, WHICH SHOULD BE PERFORMED ONLY BY A LAWYER.

Mail tax bills to: Post Office Box 9040
Fort Wayne, Indiana 46899-9040

Parcel Identification No. 02-17-05-427-002.000-080

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that THERESA E. GLAZE, being over the age of eighteen (18) years,

GRANTOR(S) of Allen County in the State of Indiana

QUITCLAIM(S) to TEG INVESTMENTS, LLC, an Indiana limited liability company,

GRANTEE(S) ~~XX~~ XXXXXXXXXXXX

in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

Out-Lot "B" and Out-Lot "C", Eastburn Outlots as recorded in Plat Book 17, Page 6, in the Office of the Recorder of Allen County, Indiana.

SUBJECT TO all taxes, assessments, easements, restrictions and limitations of record, and all applicable Zoning Ordinances.

Dated this 28th day of December, 2011.

DEC 29 2011

Stacy O'Day
STACEY O'DAY
ALLEN COUNTY ASSESSOR

Box - DBG

Allen County Recorder Document #: 2011061329

ALLEN COUNTY RECORDER
108099
DEC 29 2011

John K. McGauley
JOHN K. MCGAULEY
ALLEN COUNTY RECORDER

18

THREE RIVERS TITLE
COMPANY, INC.

040200747 jh

EXHIBIT A

02-17-05-427-003.000-080

#204040226

RECORDED
06/01/2004 11:20:54
RECORDER
PATRICIA J CRICK
ALLEN COUNTY, IN

Doc. No. 204040226
Receipt No. 18491

DCFD	3.00
DEED	8.00
HISL	1.00
SCSF	5.00
Total	17.00

MAIL TAX DUPLICATES TO:
9900 Indianapolis Road
Fort Wayne, Indiana 46809

QUITCLAIM DEED

71-2521-0004
PLEASANT

THIS INDENTURE WITNESSETH, That MONTAGUE S. CLAYBROK, as Trustee for the Chapter 7 Bankruptcy Estate of MTI Insulated Products, Inc., a Delaware corporation ("Grantor"), SELLS AND QUITCLAIMS to QUOIN ENTERPRISES LLC, an Indiana limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate ("Property") in Allen County, in the State of Indiana, to-wit:

Lot D in Eastburn Out Lots as recorded in Plat Record 17, page 6, in the Office of the Recorder of Allen County, Indiana.

The Grantor executing this deed represents and certifies that he is the duly appointed agent of the Estate of MTI Insulated Products, Inc. and is fully empowered by court appointment to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor executes this Quitclaim Deed this 26 day of May, 2004.

By:

M S Claybrook
MONTAGUE S. CLAYBROOK, as Trustee
for the Chapter 7 Bankruptcy Estate of MTI
Insulated Products, Inc.

AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.

FILED

{00089772/2}
FWIMAN1 338470v1

MAY 28 2004

MAY 28 2004

Elizabeth A. Cloonan
AUDITOR OF ALLEN COUNTY

SALES DISCLOSURE
FORM

04-5165
ALLEN COUNTY AUDITOR'S NUMBER

Let me

Lawyers Title

750906789 jh 1



* 2 0 0 9 0 4 9 1 5 3 9 *

2009049153**EXHIBIT A**

02-17-04-300-001.001-080

RECORDED ON

09/21/2009 02:30:05PM

JOHN MCGAULEY

ALLEN COUNTY RECORDER

FORT WAYNE, IN

RECORDATION REQUESTED BY:

Tower Bank & Trust Company

Business Banking

116 E. Berry St

Fort Wayne, IN 46802

REC FEE: 30.00

TRANS # 71539

MORTGAGE**MAXIMUM LIEN.** The lien of this Mortgage shall not exceed at any one time \$520,000.00.

THIS MORTGAGE dated September 17, 2009, is made and executed between Quoin Enterprises, LLC, an Indiana limited liability company (referred to below as "Grantor") and Tower Bank & Trust Company, whose address is 116 E. Berry St, Fort Wayne, IN 46802 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Allen County, State of Indiana:

Lot D in Eastburn out lots as recorded in Plat Record 17, page 6.

The Real Property or its address is commonly known as 9733 Ardmore Ave., Fort Wayne, IN 46809.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

As more fully described in this mortgage, the Property includes: (a) all extensions, improvements, substitutes, replacements, renewals, and additions to any of the property described; (b) all rents, proceeds, income, and profits from any of the other property described; and (c) all awards, payments, or proceeds of voluntary or involuntary conversion of any of the property described, including insurance, condemnation, tort claims, and other obligations dischargeable in cash.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

THIS FORM HAS BEEN PREPARED FOR USE IN THE
STRIKING OUT PROVISIONS, AND INSERTION OF

DEB,
ER.

Mail tax bills to:

1503 INDIANAPOLIS RD
FULTON, IN 46809

WARRANTY DEED 95-026970

THIS INDENTURE WITNESSETH, That

DANIEL Z. UNVERZAGT AND ROSALIN I. UNVERZAGT, HUSBAND AND WIFE, EACH
OVER THE AGE OF EIGHTEEN (18) YEARS

("Grantor") of ALLEN

County in the State of

INDIANA

CONVEYS AND WARRANTS TO

QUOIN ENTERPRISES LLC, an Indiana limited liability company

of Allen

County in the State of

INDIANA

In consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the
following described real estate in ALLEN County, in the State of Indiana:

LOT A EASTBURN OUT LOTS IN THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST
1/4 OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA,
ACCORDING TO THE RECORDED PLAT THEREOF RECORDED IN PLAT
BOOK 17, PAGE 6, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

DULY ENTERED FOR TAXATION

JUN 23 1995

[Signature]
CLERK OF ALLEN COUNTY

Dated this 23rd day of June, 1995.

95-3989
AUDITORS NUMBER

95 JUN 26 AM 11:51

[Signature]
(Signature) DANIEL Z. UNVERZAGT
(Printed Name)
[Signature]
(Signature) ROSALIN I. UNVERZAGT
(Printed Name)

(Signature) _____
(Printed Name) _____
(Signature) _____
(Printed Name) _____

STATE OF INDIANA

COUNTY OF Allen SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of June, 1995,
personally appeared: DANIEL Z. UNVERZAGT AND ROSALIN I. UNVERZAGT, HUSBAND AND WIFE,
EACH OVER THE AGE OF EIGHTEEN (18) YEARS and acknowledged the execution
of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 10-23-98 Signature *[Signature]*
Resident of Allen County Printed Julie A. Fancher

STATE OF _____
COUNTY OF _____ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____
personally appeared: _____ and acknowledged the execution
of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: _____ Signature _____
Resident of _____ County Printed _____, Notary Public

This instrument prepared by TERRY L. SMITH, TERRY L. SMITH, P.C. Attorney at Law
Attorney Identification No. 393-92 116 NORTH MAIN STREET, COLUMBIA CITY, IN 46725
MAIL TO:

FUNB BOX

THE ALLEN COUNTY INDIANA BAR ASSOCIATION, INC. (REV. 9/93)

9526970

EXHIBIT "A"

PARCEL I:

Outlot E, in Eastburn Out Lot as recorded in Plat Record 17, page 6 in the Office of the Recorder of Allen County, Indiana.

EXCEPT:

Part of Out-Lot "E" in Eastburn Out Lots, as recorded in Plat Record 17, page 6 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

COMMENCING at a 5/8-inch rebar [SCO cap] found marking the Southwest corner of Out-Lot "E" in said Eastburn Out Lots; thence North 90 degrees 00 minutes 00 seconds East, (assumed bearing and is used as the basis for the bearings in this description), along the South line of said Out-Lot "E", 487.50 feet to a 5/8-inch rebar [Tazian cap] set at the Point of Beginning; thence North 90 degrees 00 minutes 00 seconds East, continuing along said South line, 380.00 feet to a set 5/8-inch rebar [Tazian cap]; thence North 00 degrees 00 minutes 00 seconds East, 316.98 feet to a 5/8-inch rebar [Tazian cap] set on the South line of an existing 16 foot wide ingress and egress easement (Document Numbers 80-010004 & 960053336); thence South 90 degrees 00 minutes 00 seconds West, along the South line of said easement, 380.00 feet to a set mag nail [Tazian disk]; thence South 00 degrees 00 minutes 00 seconds West, 316.98 feet to the POINT OF BEGINNING, containing 2.77 acres of land more or less.

PARCEL II:

Part of Out-Lot "E" in Eastburn Out Lots, as recorded in Plat Record 17, page 6 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

COMMENCING at a 5/8-inch rebar found marking the Southwest corner of Out-Lot "E" in said Eastburn Out Lots; thence North 90 degrees 00 minutes 00 seconds East, (assumed bearing and is used as the basis for the bearings in this description), along the South line of said Out-Lot "E", 487.50 feet to a 5/8-inch rebar set at the Point of Beginning; thence North 90 degrees 00 minutes 00 seconds East, continuing along said South line, 380.00 feet to a set 5/8-inch rebar; thence North 00 degrees 00 minutes 00 seconds East, 316.98 feet to a 5/8-inch rebar set on the South line of an existing 16 foot wide ingress and egress easement (Document Numbers 80-010004 & 960053336); thence South 90 degrees 00 minutes 00 seconds West, along the South line of said easement, 380.00 feet to a set mag nail; thence South 00 degrees 00 minutes 00 seconds West, 316.98 feet to the POINT OF BEGINNING, containing 2.77 acres of land more or less.

BDDDB01 5620066v1

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND SHOULD BE DONE BY A LAWYER.

WARRANTY DEED

77-029176

1001 Commerce
- 02-17-05

This indenture witnesseth that ANTHONY WAYNE OIL CORPORATION OF W. VA., a West Virginia Corporation,

of Ohio County in the State of West Virginia

Convey and warrant to ANTHONY WAYNE CORPORATION, an Indiana Corporation,

of Allen County in the State of Indiana

for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Allen County in the State of Indiana, to wit:

Part of the Southeast quarter of the Southeast quarter in Section 5, Township 29 North, Range 12 East in Allen County, Indiana, described as follows, to wit:
Beginning at a point on the North line of the Southeast quarter of the Southeast quarter of Section 5, Township 29 North, Range 12 East in Allen County, Indiana, said point being situated 780.0 feet North 89 degrees 13 minutes East from the Northwest corner of the said Southeast quarter of the Southeast quarter of Section 5, Township 29 North, Range 12 East in Allen County, Indiana; thence North 89 degrees 13 minutes East 250.0 feet along the said North line of the Southeast quarter of the Southeast quarter of Section 5, Township 29 North, Range 12 East; thence South 1 degree 41 minutes East 648.2 feet to the centerline of "C" Street in the said Southeast quarter of the Southeast quarter of Section 5, Township 29 North, Range 12 East; thence South 88 degrees 11 minutes West 250.0 feet along the said centerline of "C" Street; thence North 1 degree 41 minutes West 652.7 feet on a line parallel to the West line of the said Southeast quarter of the southeast quarter of Section 5, Township 29 North, Range 12 East to the place of beginning, containing 3.733 acres of land, more or less, subject to an easement over the South 25.0 feet thereof for the North half of the aforementioned "C" Street and also subject to easements for the installation and maintenance of all public or quasi public utilities and services as shown on the plat herewith, said easements being 14.0 feet in width, extending 7.0 feet on either side of the aforementioned utilities and services, and also subject to all building and set-back restrictions, all of the above easements and restrictions to be as established and designated by the Board of Aviation Commissioners of the City of Fort Wayne, Indiana.

ALLEN COUNTY RECORDER
J. E. H. H. H.
JUN 12 12 24 40

7

7

2

9

1

7

6

COMPANY, INC.
THIS FORM HAS BEEN PREPARED BY
STRIKING OUT PROVISIONS, AND BY
LAWYER.

BLANK SPACES,
BE DONE BY A

Mail Tax Bills To:
9609 Indianapolis Rd
Fort Wayne, In 46809

CORPORATE DEED

Tax Key No. _____
#960066439 Page 1

THIS INDENTURE WITNESSETH, That HBC REALTY CORPORATION,
_____, ("Grantor"), a corporation organized and
existing under the laws of the State of INDIANA, CONVEYS AND WARRANTS
~~THE GRANTOR TO CONVEY TO THE GRANTEE (NAME AND ADDRESS)~~ QUOIN ENTERPRISES LLC
_____, of ALLEN County,
in the State of INDIANA, in consideration of \$1.00 and other good and
valuable consideration the receipt of which is hereby acknowledged, the
following described real estate in ALLEN County, in the State of Indiana, to-wit:

Block 3 in Baer Field Industrial Park, Section I, as recorded in Plat
Cabinet C, page 134 and Document Number 960061294.

This conveyance is subject to current taxes and all subsequent taxes;
also subject to existing highways, easements, rights of way, assessments
and restrictions of record.

Grantor warrants and states that no Indiana Gross Income Tax is due or
payable as a result of this conveyance.

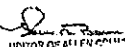
RECORDED
12/02/1996 14:07:38
RECORDER
VIRGINIA L. YOUNG
ALLEN COUNTY, IN

Doc. No. 960066439
Receipt No. 21714
Date 12/02/1996 14:07:25

DCFD	3.00
DEED	6.00
SECSF	1.00
SDTS	5.00
Total	15.00

JULY ENTERED FOR TAXATION

DEC -2 1996


NOTARY PUBLIC

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of)
the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of
the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and,
where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the
real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 27
day of November, 19 96 HBC REALTY CORPORATION
_____, (NAME OF CORPORATION)
By Mark F. Hagerman By Randall L. Horstman
_____, (PRINTED NAME AND OFFICE) _____, (PRINTED NAME AND OFFICE)
Mark F. Hagerman, Vice President Randall L. Horstman, Assistant Secretary

STATE OF INDIANA
COUNTY OF ALLEN

SS:

96 15062

Before me, a Notary Public in and for said County and State, personally appeared Mark F. Hagerman

_____ and Randall L. Horstman the Vice President

and Assistant Secretary, respectively of HBC REALTY CORPORATION,
who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn,
stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 27 day of NOVEMBER, 1996
My Commission Expires 8/14/98 Signature Daniel E. Serban
Resident of Allen County Printed Daniel E. Serban, Notary Public

This instrument prepared by DANIEL E. SERBAN, Attorney at Law.

Mail to: Shambaugh Kast Box

EXHIBIT A - LEGAL DESCRIPTION

Part of the West one-half of the Southwest Quarter of Section 4, Township 29 North, Range 12 East, in Allen County, Indiana, in particular described as follows to-wit:

Commence on the South line of said Quarter Section at a point situated 65.0 feet, South 88 degrees 20 minutes West of the Southeast corner of the West one-half of said Quarter Section; thence South 88 degrees 20 minutes West, a distance of 350.8 feet, thence Northerly by a deflection right of 89 degrees 50 minutes along the East line of 1.20 acres conveyed to Lawrence H. Lee by deed recorded in Document No. 86-39407, a distance of 433.1 feet; thence North 88 degrees 20 minutes East, and Parallel to the South line of said Quarter Section, a distance of 353.8 feet to a point situated 65.0 feet West of the East line of the West one-half of the Southwest Quarter of said Section 4; thence South and parallel to the line aforesaid, a distance of 433.1 feet to the point of beginning, containing 3.502 acres, more or less.

EXCEPTING therefrom the East 10 feet thereof, conveyed to the City of Fort Wayne for street, sidewalk and utility purposes as taken in instrument 72-23-418.

ALSO,

EXCEPTING a triangular portion conveyed to the City of Fort Wayne for street, sidewalk and utilities as taken by instrument 72-23-418 and described as follows:

Beginning at a point 75 feet West and 30 feet north of the Southeast corner of the West half of the Southwest Quarter of Section 4, Township 29 North, Range 12 East; thence North, 30 feet; thence in a Southwesterly direction, 42.42 feet; thence East, 30 feet to the point of beginning.

ALSO

EXCEPTING the North 83.8 feet.

END OF EXHIBIT A

SCHEDULE A

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, IN PARTICULAR DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT AN IRON PIN AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE LAKE ERIE AND WESTERN RAILROAD AND THE CENTERLINE OF THE INDIANAPOLIS ROAD; THENCE SOUTH 00 DEGREES 00 MINUTES WEST, 834.24 FEET ALONG THE WEST RIGHT-OF-WAY OF THE LAKE ERIE AND WESTERN RAILROAD TO A STONE CORNER; THENCE SOUTH 88 DEGREES 30 MINUTES WEST, 548.46 FEET TO AN IRON PIN ON THE CENTERLINE OF THE INDIANAPOLIS ROAD; THENCE NORTH 22 DEGREES 30 MINUTES EAST, 510.84 FEET ALONG THE CENTERLINE OF THE INDIANAPOLIS ROAD TO A POINT; THENCE NORTH 41 DEGREES 45 MINUTES EAST, 509.52 FEET ALONG THE CENTERLINE OF THE INDIANAPOLIS ROAD TO THE PLACE OF BEGINNING, CONTAINING 8.31 ACRES, MORE OR LESS.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **This is to confirm the designation of an Economic Revitalization Area for Fort Wayne Metals Research Products Corporation for both real and personal property improvements in the amount of \$17,700,000. Fort Wayne Metals Research Products Corporation will construct a 33,000 square foot addition to its facility at 9609 Ardmore Avenue and purchase and install new manufacturing, research and development, logistical distribution and information technology equipment at all their Fort Wayne facilities.**

EFFECT OF PASSAGE: **Designation of Fort Wayne Metals Research Products Corporation's facilities will allow them to continue to serve their existing customers and meet the growing needs for their products worldwide. 72 full-time jobs will be created as a result of the project.**

EFFECT OF NON-PASSAGE: **Potential loss of development and 72 full-time jobs**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Russell Jehl and John Crawford**