

3 A CONFIRMING RESOLUTION designating an "Economic
4 Revitalization Area" and approving a waiver of non-
5 compliance under I.C. 6-1.1-12.1 for property commonly
6 known as 1700 Magnavox Way, Fort Wayne, Indiana 46804
(Revenue Cycle Service Center, LLC)

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

10 Attached hereto as "Exhibit A" as if a part herein; and

11 WHEREAS, said project will create 219 full-time, permanent jobs for a total additional annual
12 payroll of \$8,235,578, with the average new annual job salary being \$37,605 and retain 281 full-time,
13 permanent jobs for a current annual payroll of \$10,058,022, with the average current annual job salary
14 being \$35,793; and

15 WHEREAS, the total estimated project cost is \$5,115,386; and

16 WHEREAS, representatives of Revenue Cycle Service Center, LLC informed Common Council
17 that the real and personal property improvements for which they are requesting designation of an
18 Economic Revitalization Area under I.C. 6-1.1-12.1 are complete; and

19 WHEREAS, Revenue Cycle Service Center, LLC has submitted a written request for a waiver of
20 non-compliance under I.C. 6-1.1-12.1-11.3; and

21 WHEREAS, I.C. 6-1.1-12.1-11.3 permits non-compliance events such as the untimely filing of an
22 application, statement of benefits, or another document required to be filed under I.C. 6-1.1-12.1; and

23 WHEREAS, the Common Council acknowledges that Revenue Cycle Service Center, LLC has
24 requested a waiver of non-compliance which the Common Council has the power and authority to approve
25 under I.C. 6-1.1-12.1-11.3; and

26 WHEREAS, Common Council finds that Revenue Cycle Service Center, LLC did not comply with
27 I.C. 6-1.1-12.1 by:

28 (a) failure to provide the completed statement of benefits forms to the Common Council before
29 the public hearing,

30 (b) failure to submit the completed statement of benefits form to the Common Council before
initiation of redevelopment or rehabilitation,

(c) failure to submit the completed statement of benefits form to the Common Council before
installation of new information technology equipment; 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, I.C. 6-1.1-12.1-11.3(c) and I.C. 5-3-1 and a public hearing has been
conducted on said Resolution and waiver.

1 **WHEREAS**, representatives of Revenue Cycle Service Center, LLC were in attendance and
2 presented testimony on why a waiver should be granted; and

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

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

7 **SECTION 1.** That, Common Council hereby adopts a waiver of non-compliance with I.C. 6-1.1-
8 12.1-11.3 regarding:

9 (a) failure to provide the completed statement of benefits forms to the common council before the
10 public hearing,

11 (b) failure to submit the completed statement of benefits form to the common council before
12 initiation of redevelopment or rehabilitation, and

13 (c) failure to submit the completed statement of benefits form to the common council before
14 installation of new information technology equipment;
15 for which Revenue Cycle Service Center, LLC desires to claim an Economic Revitalization Area
16 deduction. Such waiver shall be in effect for real and personal property improvements during the period of
17 August 1, 2014 through the date of this resolution.

18 **SECTION 2.** That, the Resolution previously designating the above described property as an
19 "Economic Revitalization Area" is confirmed in all respects.

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

24 **SECTION 4.** That, said designation of the hereinabove described property as an "Economic
25 Revitalization Area" shall apply to a deduction of the assessed value of real estate and personal property
26 for new information technology equipment.

27 **SECTION 5.** That, the estimate of the number of individuals that will be employed or whose
28 employment will be retained and the estimate of the annual salaries of those individuals and the estimate
29 of redevelopment or rehabilitation and estimate of the value of the new manufacturing equipment, all
30 contained in Revenue Cycle Service Center, LLC's Statement of Benefits are reasonable and are benefits
that can be reasonably expected to result from the proposed described installation of the new information
technology equipment.

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 \$3.3065/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate
current year tax rate for the site would be \$3.3065/\$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 \$3.3065/\$100 (the change would be negligible).
- (d) If the proposed new information technology equipment is not installed, the approximate current year tax rates for this site would be \$3.3065/\$100.
- (e) If the proposed new information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.3065/\$100 (the change would be negligible).
- (f) If the proposed new information technology equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.3065/\$100 (the change would be negligible).

SECTION 7. 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 information technology equipment 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	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

SECTION 9. The deduction schedule from the assessed value of new 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 10. That, the benefits described in the Revenue Cycle Service Center, LLC'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 information technology equipment, 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 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 and submitted along with the deduction application at the time of filing.

SECTION 12. 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 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 in 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 13. The performance report must contain the following information:

- A. The cost and description of real property improvements and/or new information technology equipment acquired.
- 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 and/or personal property deductions.
- F. The tax savings resulting from the real and/or personal property being abated.

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

SECTION 15. 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 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

751305583

EXHIBIT A

PARCEL I:

A PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, TOGETHER WITH A PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, BOTH SAID PARTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 89 DEGREES 56 MINUTES 27 SECONDS EAST, ON AND ALONG THE NORTH LINE OF SAID SECTION 7, BY DEED, A DISTANCE OF 422.70 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, BY DEED, A DISTANCE OF 145.0 FEET TO THE TRUE POINT OF BEGINNING, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD #14 (ILLINOIS ROAD); THENCE SOUTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 355.0 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 441.41 FEET; THENCE SOUTH 25 DEGREES 06 MINUTES 36 SECONDS WEST, A DISTANCE OF 147.78 FEET; THENCE SOUTH 13 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 97.28 FEET; THENCE SOUTH 28 DEGREES 49 MINUTES 50 SECONDS EAST, A DISTANCE OF 89.15 FEET; THENCE SOUTH 23 DEGREES 07 MINUTES 55 SECONDS EAST, A DISTANCE OF 116.43 FEET; THENCE SOUTH 67 DEGREES 37 MINUTES 33 SECONDS EAST, A DISTANCE OF 175.26 FEET; THENCE SOUTH 24 DEGREES 31 MINUTES 40 SECONDS EAST, A DISTANCE OF 294.38 FEET; THENCE SOUTH 17 DEGREES 47 MINUTES 02 SECONDS EAST, A DISTANCE OF 117.18 FEET TO THE NORTHWEST CORNER OF A 0.228 ACRE TRACT OF LAND CONVEYED TO PROFESSIONAL BUILDING CORPORATION OF FORT WAYNE IN A DEED APPEARING AT DOCUMENT NUMBER 74-22292 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTH 02 DEGREES 04 MINUTES 49 SECONDS EAST, ON AND ALONG THE WESTERLY LINE OF SAID 0.228 ACRE TRACT, A DISTANCE OF 75.15 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 56 MINUTES 19 SECONDS EAST, ON AND ALONG THE SOUTH LINE OF SAID 0.228 ACRE TRACT, A DISTANCE OF 133.98 FEET TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER BEING A POINT SITUATED ON THE WEST LINE OF A 60-FOOT WIDE ROADWAY AND UTILITY EASEMENT GRANTED IN DEED RECORD 716, PAGES 150-152 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, SAID EASEMENT BEING KNOWN AS MAGNAVOX WAY AS SAID NAME WAS ESTABLISHED



IN AN INSTRUMENT APPEARING AT DOCUMENT NUMBER 70-9781 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 03 MINUTES 32 SECONDS EAST, ON AND ALONG THE WEST LINE OF SAID EASEMENT, A DISTANCE OF 275.0 FEET; THENCE SOUTH 66 DEGREES 10 MINUTES 20 SECONDS WEST, A DISTANCE OF 1122.16 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 27 SECONDS WEST, A DISTANCE OF 765.0 FEET; THENCE SOUTH 18 DEGREES 39 MINUTES 00 SECONDS WEST, A DISTANCE OF 484.96 FEET TO AN EXISTING LINE FENCE; THENCE SOUTH 88 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE 345.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY #69; THENCE NORTHEASTERLY, ON AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE ON THE FOLLOWING COURSES AND DISTANCES: NORTHEASTERLY, ON AND ALONG THE ARC OF A REGULAR CURVE TO THE LEFT HAVING A RADIUS OF 4046.53 FEET, AND BEING SITUATED 140.0 FEET (MEASURED RADially) SOUTHEASTERLY OF AND CONCENTRIC TO THE CENTERLINE OF I-69, AN ARC DISTANCE OF 12.83 FEET (THE CHORD OF WHICH BEARS NORTH 30 DEGREES 21 MINUTES 38 SECONDS EAST, FOR A LENGTH OF 12.83 FEET); THENCE NORTH 21 DEGREES 50 MINUTES 12 SECONDS EAST, A DISTANCE OF 414.04 FEET TO A POINT SITUATED 100.0 FEET (MEASURED RADially), SOUTHEASTERLY OF SAID I-69 CENTERLINE; THENCE NORTHEASTERLY, ON AND ALONG THE ARC OF A REGULAR CURVE TO THE LEFT HAVING A RADIUS OF 4006.53 FEET, AND BEING SITUATED 100.0 FEET (MEASURED RADially) SOUTHEASTERLY OF AND CONCENTRIC TO SAID I-69 CENTERLINE, AN ARC DISTANCE OF 410.24 FEET (THE CHORD OF WHICH BEARS NORTH 21 DEGREES 30 MINUTES 24 SECONDS EAST, FOR A LENGTH OF 410.06 FEET); THENCE NORTH 23 DEGREES 24 MINUTES 07 SECONDS EAST, A DISTANCE OF 103.17 FEET TO A POINT SITUATED 110.0 FEET (MEASURED RADially) SOUTHEASTERLY OF SAID I-69 CENTERLINE; THENCE NORTH 18 DEGREES 36 MINUTES 20 SECONDS EAST, A DISTANCE OF 307.75 FEET TO A POINT SITUATED 130.0 FEET (MEASURED RADially) SOUTHEASTERLY OF SAID I-69 CENTERLINE; THENCE NORTH 14 DEGREES 46 MINUTES 15 SECONDS EAST, A DISTANCE OF 173.94 FEET TO A POINT SITUATED 140.0 FEET (MEASURED RADially) SOUTHEASTERLY OF SAID I-69 CENTERLINE; THENCE NORTHEASTERLY, ON AND ALONG THE ARC OF A REGULAR CURVE TO THE RIGHT HAVING A RADIUS OF 884.93 FEET AND BEING SITUATED 70.0 FEET (MEASURED RADially) SOUTHEASTERLY OF AND CONCENTRIC TO LINE "S-E-C" AS SAID "S-E-C" IS DEFINED BY THE SOUTHEASTERLY EDGE OF PAVEMENT OF AN EXISTING 18-FOOT WIDE CONCRETE RAMP, AN ARC DISTANCE OF 327.39 FEET (THE CHORD OF WHICH BEARS NORTH 26 DEGREES 38 MINUTES 02 SECONDS EAST, FOR A LENGTH OF 325.53 FEET); THENCE NORTH 35 DEGREES 55 MINUTES 21 SECONDS EAST, A DISTANCE OF 804.13 FEET TO A POINT SITUATED 50.0 FEET (MEASURED AT RIGHT ANGLES) SOUTHEASTERLY OF SAID LINE "S-E-C"; THENCE NORTHEASTERLY, ON AND ALONG THE ARC OF A REGULAR CURVE TO THE RIGHT HAVING A RADIUS OF 666.20 FEET AND BEING SITUATED 50.0 FEET (MEASURED RADially) SOUTHEASTERLY OF AND CONCENTRIC TO SAID LINE "S-E-C", AN ARC

DISTANCE OF 355.97 FEET (THE CHORD OF WHICH BEARS NORTH 52 DEGREES 07 MINUTES 50 SECONDS EAST, FOR A LENGTH OF 351.75 FEET) TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 89 DEGREES 56 MINUTES 27 SECONDS EAST, ON AND ALONG THE NORTH LINE OF SAID SECTION 7, BY DEED, A DISTANCE OF 422.70 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, BY DEED, A DISTANCE OF 145.0 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 14 (ILLINOIS ROAD); THENCE SOUTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 355.0 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 441.41 FEET; THENCE SOUTH 25 DEGREES 06 MINUTES 36 SECONDS WEST, A DISTANCE OF 147.78 FEET; THENCE SOUTH 13 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 97.28 FEET; THENCE SOUTH 28 DEGREES 49 MINUTES 50 SECONDS EAST, A DISTANCE OF 89.15 FEET; THENCE SOUTH 23 DEGREES 07 MINUTES 55 SECONDS EAST, A DISTANCE OF 116.43 FEET; THENCE SOUTH 67 DEGREES 37 MINUTES 33 SECONDS EAST, A DISTANCE OF 175.26 FEET; THENCE SOUTH 24 DEGREES 31 MINUTES 40 SECONDS EAST, A DISTANCE OF 294.38 FEET; THENCE SOUTH 17 DEGREES 47 MINUTES 02 SECONDS EAST, A DISTANCE OF 117.18 FEET TO THE NORTHWEST CORNER OF A 0.228 ACRE TRACT OF LAND CONVEYED TO PROFESSIONAL BUILDING CORPORATION OF FORT WAYNE IN A DEED APPEARING AT DOCUMENT NUMBER 74-22292 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTH 02 DEGREES 04 MINUTES 49 SECONDS EAST, ON AND ALONG THE WESTERLY LINE OF SAID 0.228 ACRE TRACT, A DISTANCE OF 75.15 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 56 MINUTES 19 SECONDS EAST, ON AND ALONG THE SOUTH LINE OF SAID 0.228 ACRE TRACT, A DISTANCE OF 133.98 FEET TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER BEING A POINT SITUATED ON THE WEST LINE OF A 60-FOOT WIDE ROADWAY AND UTILITY EASEMENT GRANTED IN DEED RECORD 716, PAGES 150-152 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, SAID EASEMENT BEING KNOWN AS MAGNAVOX WAY AS SAID NAME WAS ESTABLISHED IN AN INSTRUMENT APPEARING AT DOCUMENT NUMBER 70-9781 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 03 MINUTES 32 SECONDS EAST, ON AND ALONG THE WEST LINE OF SAID EASEMENT, A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 03 MINUTES 32 SECONDS EAST 75.00 FEET;

THENCE SOUTH 66 DEGREES 10 MINUTES 20 SECONDS WEST, A DISTANCE OF 1122.16 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 27 SECONDS WEST, A DISTANCE OF 18.20 FEET; THENCE NORTH 15 DEGREES 16 MINUTES 19 SECONDS EAST, A DISTANCE OF 549.10 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST, A DISTANCE OF 900.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.471 ACRES.

ALSO EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA; THENCE NORTH 89 DEGREES 56 MINUTES 27 SECONDS EAST (DEED BEARING AND IS USED AS THE BASIS FOR THE BEARINGS IN THIS DESCRIPTION), ON AND ALONG THE NORTH LINE OF SAID SECTION 7, BY DEED, A DISTANCE OF 422.70 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, BY DEED, A DISTANCE OF 145.0 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROAD (FORMERLY STATE ROAD #14); THENCE SOUTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 355.0 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 441.41 FEET; THENCE SOUTH 25 DEGREES 06 MINUTES 36 SECONDS WEST, A DISTANCE OF 147.78 FEET; THENCE SOUTH 13 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 97.28 FEET; THENCE SOUTH 28 DEGREES 49 MINUTES 50 SECONDS EAST, A DISTANCE OF 89.15 FEET; THENCE SOUTH 23 DEGREES 07 MINUTES 55 SECONDS EAST, A DISTANCE OF 116.43 FEET; THENCE SOUTH 67 DEGREES 37 MINUTES 33 SECONDS EAST, A DISTANCE OF 175.26 FEET; THENCE SOUTH 24 DEGREES 31 MINUTES 40 SECONDS EAST, A DISTANCE OF 294.38 FEET; THENCE SOUTH 17 DEGREES 47 MINUTES 02 SECONDS EAST, A DISTANCE OF 117.18 FEET TO THE NORTHWEST CORNER OF A 0.228 ACRE TRACT OF LAND CONVEYED TO PROFESSIONAL BUILDING CORPORATION OF FORT WAYNE IN A DEED APPEARING AT DOCUMENT NUMBER 74-22292 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTH 02 DEGREES 04 MINUTES 49 SECONDS EAST, AND ALONG THE WESTERLY LINE OF SAID 0.228 ACRE TRACT, A DISTANCE OF 75.15 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 56 MINUTES 19 SECONDS EAST, ON AND ALONG THE SOUTH LINE OF SAID 0.228 ACRE TRACT, A DISTANCE OF 133.98 FEET TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER BEING A POINT SITUATED ON THE WEST LINE OF A 60-FOOT WIDE ROADWAY AND UTILITY EASEMENT GRANTED IN DEED RECORD 7161 PAGES 150-152 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, SAID EASEMENT BEING KNOWN AS MAGNAVOX WAY AS SAID NAME WAS

ESTABLISHED IN AN INSTRUMENT APPEARING AT DOCUMENT NUMBER 70-9781 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 03 MINUTES 32 SECONDS EAST, ON AND ALONG THE WEST LINE OF SAID EASEMENT, A DISTANCE OF 200.0 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 52 SECONDS WEST, A DISTANCE OF 900.0 FEET; THENCE SOUTH 15 DEGREES 16 MINUTES 19 SECONDS WEST, A DISTANCE OF 549.10 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 27 SECONDS WEST, A DISTANCE OF 746.8 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 18 DEGREES 39 MINUTES 00 SECONDS WEST, A DISTANCE 484.96 FEET TO AN EXISTING LINE FENCE; THENCE SOUTH 88 DEGREES 03 MINUTES 10 SECONDS WEST, ON AND ALONG SAID FENCE, A DISTANCE OF 345.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY #69; THENCE NORTHERLY, ON AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS DEFINED BY THE ARC OF A REGULAR CURVE TO THE LEFT, NOT TANGENT TO THE LAST COURSE, HAVING A RADIUS OF 4046.53 FEET AND BEING SITUATED CONCENTRIC TO AND 140.0 FEET RADially DISTANT SOUTHEASTWARD FROM THE CENTERLINE OF SAID INTERSTATE HIGHWAY #69, AN ARC DISTANCE OF 12.83 FEET BEING SUBTENDED BY A LONG CHORD HAVING A LENGTH OF 12.83 FEET AND A BEARING OF NORTH 30 DEGREES 21 MINUTES 38 SECONDS EAST; THENCE NORTH 21 DEGREES 50 MINUTES 12 SECONDS EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 414.04 FEET TO A POINT SITUATED 100.0 FEET, RADially DISTANT, SOUTHEASTWARD FROM SAID CENTERLINE; THENCE NORTHERLY, ON AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS DEFINED BY THE ARC OF A REGULAR CURVE TO THE LEFT, NOT TANGENT TO THE LAST COURSE, HAVING A RADIUS OF 4006.53 FEET AND BEING SITUATED CONCENTRIC TO AND 100.0 FEET RADially DISTANT SOUTHEASTWARD FROM THE CENTERLINE OF SAID INTERSTATE HIGHWAY #69, AN ARC DISTANCE OF 82.57 FEET, BEING SUBTENDED BY A LONG CHORD HAVING A LENGTH OF 82.57 FEET AND A BEARING OF NORTH 23 DEGREES 50 MINUTES 50 SECONDS EAST; THENCE NORTH 89 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 306.53 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 3.459 ACRES OF LAND.

ALSO EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE NORTH 89 DEGREES 56 MINUTES 27 SECONDS EAST (DEED BEARING AND IS USED AS THE BASIS FOR THE BEARINGS IN THIS DESCRIPTION), ON AND ALONG THE NORTH LINE OF SAID SECTION 7, BY DEED, A DISTANCE OF 422.70 FEET; THENCE SOUTH

00 DEGREES 03 MINUTES 33 SECONDS EAST, BY DEED, A DISTANCE OF 145.0 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROAD (FORMERLY STATE ROAD #14), THIS POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 355.0 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 27 SECONDS WEST, A DISTANCE OF 379.08 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY #69; THENCE NORTH 35 DEGREES 55 MINUTES 21 SECONDS EAST, ON AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 172.21 FEET TO A POINT SITUATED 50.0 FEET RADIALLY DISTANT SOUTHEASTWARD FROM RAMP LINE "S-E-C; THENCE NORTHEASTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS DEFINED BY THE ARC OF A REGULAR CURVE TO THE RIGHT HAVING A RADIUS OF 666.20 FEET, NOT TANGENT TO THE LAST COURSE AND BEING CONCENTRIC TO SAID RAMP LINE "S-E-C", AN ARC DISTANCE OF 355.97 FEET, BEING SUBTENDED BY A LONG CHORD HAVING A LENGTH OF 351.75 FEET AND A BEARING OF NORTH 52 DEGREES 07 MINUTES 50 SECONDS EAST TO THE TRUE POINT OF BEGINNING, CONTAINING 1.864 ACRES OF LAND.

BEING MORE MODERNLY DESCRIBED IN A SURVEY PREPARED BY ZOHRAB K. TAZIAN DATED MAY 8, 2006, DESCRIBED AS FOLLOWS:

A PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, TOGETHER WITH A PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, BOTH PARTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 89 DEGREES 56 MINUTES 27 SECONDS EAST (DEED BEARING AND IS USED AS THE BASIS FOR THE BEARINGS IN THIS DESCRIPTION), ON AND ALONG THE NORTH LINE OF SAID SECTION 7, BY DEED, A DISTANCE OF 422.70 FEET THENCE SOUTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, BY DEED, A DISTANCE OF 145.0 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROAD (FORMERLY STATE ROAD #14); THENCE SOUTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 353.86 (RECORDED 355.00 FEET) TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 50 MINUTES 47 SECONDS EAST (RECORDED NORTH 89 DEGREES 56 MINUTES 27 SECONDS EAST), A DISTANCE OF 441.41 FEET; THENCE SOUTH 25 DEGREES 34 MINUTES 47 SECONDS WEST (RECORDED SOUTH 25 DEGREES 06 MINUTES 36 SECONDS WEST), A DISTANCE OF 147.45 FEET (RECORDED 147.78 FEET); THENCE SOUTH 13 DEGREES 27 MINUTES 48 SECONDS WEST A DISTANCE OF 97.28 FEET; THENCE SOUTH 28 DEGREES 49 MINUTES 50 SECONDS EAST, A DISTANCE OF 89.15 FEET; THENCE SOUTH 23 DEGREES 07 MINUTES 55 SECONDS EAST, A DISTANCE OF 116.43 FEET; THENCE

SOUTH 67 DEGREES 37 MINUTES 33 SECONDS EAST, A DISTANCE OF 175.26 FEET; THENCE SOUTH 24 DEGREES 31 MINUTES 40 SECONDS EAST, A DISTANCE OF 294.38 FEET; THENCE SOUTH 17 DEGREES 47 MINUTES 02 SECONDS EAST, A DISTANCE OF 117.18 FEET TO THE NORTHWEST CORNER OF A 0.228 ACRE TRACT OF LAND CONVEYED TO PROFESSIONAL BUILDING CORPORATION OF FORT WAYNE IN A DEED APPEARING AT DOCUMENT NUMBER 74-22292 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTH 02 DEGREES 04 MINUTES 49 SECONDS EAST, ON AND ALONG THE WESTERLY LINE OF SAID 0.228 ACRE TRACT, A DISTANCE OF 75.15 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST (RECORDED NORTH 89 DEGREES 56 MINUTES 19 SECONDS EAST), ON AND ALONG THE SOUTH LINE OF SAID 0.228 ACRE TRACT, A DISTANCE OF 133.98 FEET TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER BEING A POINT SITUATED ON THE WEST LINE OF A 60 FOOT-WIDE ROADWAY AND UTILITY EASEMENT GRANTED IN DEED RECORD 7161 PAGES 150-152 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, SAID EASEMENT BEING KNOWN AS MAGNAVOX WAY AS SAID NAME WAS ESTABLISHED IN AN INSTRUMENT APPEARING AT DOCUMENT NUMBER 70-9781 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 21 MINUTES 23 SECONDS EAST (RECORDED SOUTH 00 DEGREES 03 MINUTES 32 SECONDS EAST), ON AND ALONG THE WEST LINE OF SAID EASEMENT, A DISTANCE OF 200.0 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 52 SECONDS WEST, A DISTANCE OF 900.0 FEET THENCE SOUTH 15 DEGREES 01 MINUTES 09 SECONDS WEST (RECORDED SOUTH 15 DEGREES 16 MINUTES 19 SECONDS WEST), A DISTANCE OF 549.14 FEET (RECORDED 549.10 FEET); THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECONDS WEST (RECORDED SOUTH 89 DEGREES 56 MINUTES 27 SECONDS WEST), A DISTANCE OF 1053.24 FEET (RECORDED 1053.33 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY #69; THENCE NORTHERLY, ON AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS DEFINED BY THE ARC OF A REGULAR CURVE TO THE LEFT, NOT TANGENT TO THE LAST COURSE, HAVING A RADIUS OF 4006.53 FEET AND BEING SITUATED CONCENTRIC TO AND 100.0 FEET RADially DISTANT SOUTHEASTWARD FROM THE CENTERLINE OF SAID INTERSTATE HIGHWAY #69, AN ARC DISTANCE OF 327.67 FEET, BEING SUBTENDED BY A LONG CHORD HAVING A LENGTH OF 327.58 FEET AND A BEARING OF NORTH 20 DEGREES 55 MINUTES EAST; THENCE NORTH 23 DEGREES 24 MINUTES 07 SECONDS EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 103.17 FEET TO A POINT SITUATED 110.0 FEET RADially DISTANT SOUTHEASTWARD FROM SAID CENTERLINE; THENCE NORTH 18 DEGREES 36 MINUTES 20 SECONDS EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 307.75 FEET TO A POINT SITUATED 130.0 FEET RADially DISTANT SOUTHEASTWARD FROM SAID CENTERLINE; THENCE NORTH 14 DEGREES 46 MINUTES 15 SECONDS EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 173.94 FEET TO A POINT SITUATED

140.0 FEET RADially DISTANT SOUTHEASTWARD FROM SAID CENTERLINE, SAID POINT ALSO BEING 70.0 FEET RADially DISTANT SOUTHEASTWARD FROM RAMP LINE "S-E-C" THENCE NORTHEASTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS DEFINED BY THE ARC OF A REGULAR CURVE TO THE RIGHT, NOT TANGENT TO THE LAST COURSE, HAVING A RADIUS OF 884.93 FEET, AND CONCENTRIC TO SAID RAMP LINE "S-E-C", AN ARC DISTANCE OF 327.39 FEET, BEING SUBTENDED BY A LONG CHORD HAVING A LENGTH OF 325.53 FEET AND BEARING OF NORTH 26 DEGREES 38 MINUTES 02 SECONDS EAST; THENCE NORTH 36 DEGREES 07 MINUTES 07 SECONDS EAST (RECORDED NORTH 35 DEGREES 55 MINUTES 21 SECONDS EAST), CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 630.70 FEET (RECORDED 631.92 FEET); THENCE NORTH 89 DEGREES 50 MINUTES 47 SECONDS EAST (RECORDED NORTH 89 DEGREES 56 MINUTES 27 SECONDS EAST), A DISTANCE OF 379.08 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 47.813 ACRES OF LAND.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 30 NORTH, RANGE 12 EAST, IN ALLEN COUNTY, THE STATE OF INDIANA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CHISELED "1-A WITH DRILL HOLE SITUATED IN THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST (GPS GRID BASIS OF BEARINGS), A DISTANCE OF 422.70 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 54 SECONDS EAST, A DISTANCE OF 500.00 FEET ALONG THE WEST LINE OF THE TRACT OF LAND DESCRIBED IN THE CONVEYANCE TO 14/69 HARLEY LLP IN ALLEN COUNTY DOCUMENT NO. 200018603 TO A REBAR STAKE WITH CAP (TAZIAN) IN THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 45 MINUTES 51 SECONDS EAST, A DISTANCE OF 441.41 FEET ALONG THE NORTH LINE OF SAID 14/69 HARLEY LLP TRACT; THENCE SOUTH 25 DEGREES 27 MINUTES 11 SECONDS WEST, A DISTANCE OF 147.25 FEET; THENCE SOUTH 13 DEGREES 19 MINUTES 13 SECONDS WEST, A DISTANCE OF 97.15 FEET; THENCE SOUTH 29 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 89.08 FEET; THENCE SOUTH 23 DEGREES 18 MINUTES 58 SECONDS EAST, A DISTANCE OF 116.33 FEET TO A REBAR STAKE WITH CAP (TAZIAN); THENCE SOUTH 67 DEGREES 44 MINUTES 24 SECONDS EAST, A DISTANCE OF 175.19 FEET; THENCE SOUTH 24 DEGREES 37 MINUTES 44 SECONDS EAST, A DISTANCE OF 184.78 FEET ALONG THE WEST LINE OF THE TRACT OF LAND DESCRIBED IN THE CONVEYANCE TO GOODWILL INDUSTRIES OF NORTHEAST INDIANA, INC. AS RECORDED IN ALLEN COUNTY DOCUMENT NO. 990082854 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 24 DEGREES 37 MINUTES 44 SECONDS EAST, A DISTANCE OF 109.54 FEET ALONG THE

WEST LINE OF SAID GOODWILL TRACT; THENCE SOUTH 17 DEGREES 53 MINUTES 02 SECONDS EAST, A DISTANCE OF 117.16 FEET ALONG THE WEST LINE OF SAID GOODWILL TRACT TO THE SOUTHWEST CORNER OF TRACT I THEREOF THENCE SOUTH 00 DEGREES 31 MINUTES 19 SECONDS WEST, A DISTANCE OF 75.15 FEET ALONG THE WEST LINE OF TRACT II OF SAID GOODWILL TRACT (ALSO BEING THE TRACT OF LAND DESCRIBED IN THE CONVEYANCE TO THE PROFESSIONAL BUILDING CORPORATION OF FORT WAYNE IN ALLEN COUNTY DOCUMENT NO. 74-22292) TO A REBAR STAKE WITH CAP (TAZIAN) III THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 45 MINUTES 50 SECONDS EAST, A DISTANCE OF 134.15 FEET ALONG THE SOUTH LINE OF SAID PROFESSIONAL BUILDING CORPORATION TRACT TO A REBAR STAKE WITH CAP (FIRM 0042) IN THE SOUTHEAST CORNER THEREOF THENCE SOUTH 00 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 160.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF MAGNAVOX WAY (SEE ALLEN COUNTY DEED RECORD 716, PAGE 150-152; DOC #70-9781; DOC #80-16836; AND PLAT RECORD 33, PAGE 62-65) TO A MARKER SPIKE WITH TAG (FIRM 0042) IN THE NORTHEAST CORNER OF THE INGRESS- EGRESS EASEMENT DESCRIBED IN ALLEN COUNTY DOCUMENT NO. 85-34356; THENCE NORTH 89 DEGREES 58 MINUTES 11 SECONDS WEST, A DISTANCE OF 585.75 FEET ALONG THE NORTH LINE OF SAID EASEMENT TO A MARKER SPIKE WITH TAG (FIRM 0042); THENCE NORTH 74 DEGREES 13 MINUTES 19 SECONDS WEST, A DISTANCE OF 366.00 FEET ALONG THE NORTH LINE OF SAID EASEMENT; THENCE NORTH 75 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 66.86 FEET; THENCE NORTH 74 DEGREES 41 MINUTES 03 SECONDS WEST, A DISTANCE OF 187.97 FEET TO A REBAR STAKE WITH CAP (FIRM 0042); THENCE NORTH 26 DEGREES 02 MINUTES 39 SECONDS WEST, A DISTANCE OF 51.98 FEET TO A MARKER SPIKE WITH TAG (FIRM 0042); THENCE NORTH 15 DEGREES 16 MINUTES 22 SECONDS EAST, A DISTANCE OF 179.49 FEET TO A MARKER SPIKE WITH TAG (FIRM 0042); THENCE NORTH 77 DEGREES 21 MINUTES 47 SECONDS WEST, A DISTANCE OF 143.09 FEET; THENCE NORTH 75 DEGREES 08 MINUTES 20 SECONDS WEST, A DISTANCE OF 61.67 FEET TO A MARKER SPIKE WITH TAG (FIRM 0042); THENCE NORTH 14 DEGREES 41 MINUTES 06 SECONDS EAST, A DISTANCE OF 381.36 FEET TO A REBAR STAKE WITH CAP (FIRM 0042); THENCE SOUTH 48 DEGREES 23 MINUTES 07 SECONDS EAST, A DISTANCE OF 537.13 FEET TO A REBAR STAKE WITH CAP (FIRM 0042); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 644.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 12.06 ACRES, MORE OR LESS.

PARCEL II:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RESERVED IN DEEDS DATED JULY 26, 1989, RECORDED OCTOBER 16, 1989 AS DOCUMENTS NUMBERED 89-40976 AND 89-40977,

PARCEL III:

THE RIGHTS AND BENEFITS CONTAINED IN THE ROADWAY ACCESS EASEMENT AGREEMENT RECORDED SEPTEMBER 17, 2009 AS INSTRUMENT NUMBER 2009048564 OF THE ALLEN COUNTY RECORDS.

PARCEL IV:

THE RIGHTS AND BENEFITS CONTAINED IN THE STORM WATER DETENTION POND EASEMENT AGREEMENT RECORDED SEPTEMBER 17, 2009 AS INSTRUMENT NUMBER 2009048566 OF THE ALLEN COUNTY RECORDS.

PARCEL V:

THE RIGHTS AND BENEFITS CONTAINED IN THE STORM WATER EASEMENT AGREEMENT RECORDED SEPTEMBER 17, 2009 AS INSTRUMENT NUMBER 2009048567 OF THE ALLEN COUNTY RECORDS.

PARCEL VI:

THE RIGHTS AND BENEFITS CONTAINED IN A LIMITED ACCESS EASEMENT AGREEMENT RECORDED SEPTEMBER 17, 2009 AS INSTRUMENT NUMBER 2009048568 OF THE ALLEN COUNTY RECORDS.

PARCEL VII:

THE RIGHTS AND BENEFITS CONTAINED IN THE DRAINAGE EASEMENT AGREEMENT RECORDED SEPTEMBER 17, 2009 AS INSTRUMENT NUMBER 2009048569 OF THE ALLEN COUNTY RECORDS.

PARCEL VIII:

THE RIGHTS AND BENEFITS CONTAINED IN A DRAINAGE EASEMENT AGREEMENT RECORDED SEPTEMBER 17, 2009 AS INSTRUMENT NUMBER 2009048570 OF THE ALLEN COUNTY RECORDS.

PARCEL IX:

THE RIGHTS AND BENEFITS CONTAINED IN THE PEDESTRIAN ACCESS EASEMENT AGREEMENT RECORDED SEPTEMBER 17, 2009 AS INSTRUMENT NUMBER 2009048572 OF THE ALLEN COUNTY RECORDS.

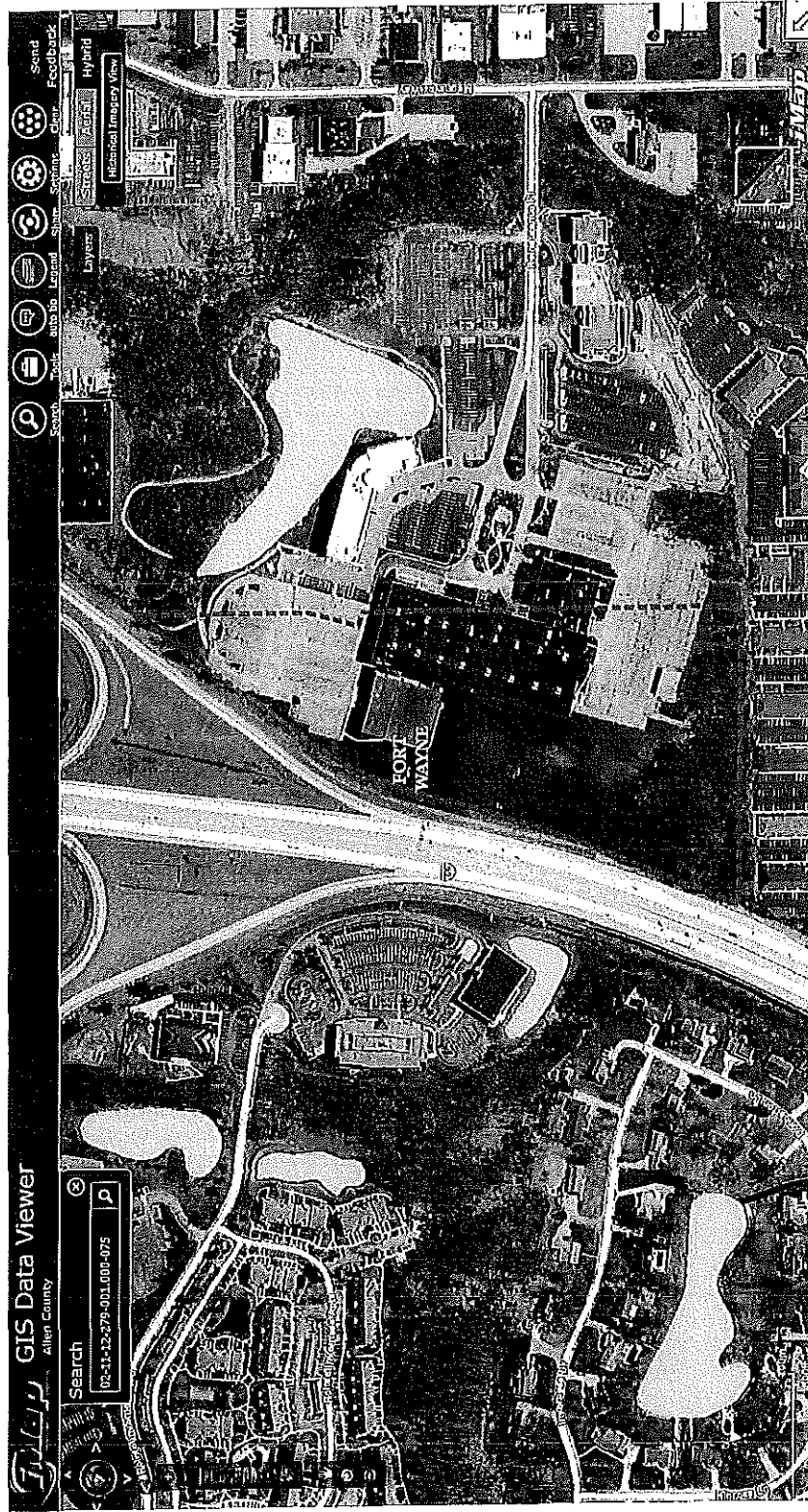
PARCEL X:

THE RIGHTS AND BENEFITS CONTAINED IN THE WATER EASEMENT AGREEMENT
RECORDED SEPTEMBER 17, 2009 AS INSTRUMENT NUMBER 2009048573 OF THE
ALLEN COUNTY RECORDS.

PARCEL XI:

THE RIGHTS AND BENEFITS CONTAINED IN THE WATER EASEMENT AGREEMENT
RECORDED SEPTEMBER 17, 2009 AS INSTRUMENT NUMBER 2009048574 OF THE
ALLEN COUNTY RECORDS.

1700 Magnavox Way



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 Revenue Cycle Service Center, LLC for both real and personal property improvements in the amount of \$5,115,386. Revenue Cycle Service Center, LLC will remodel their office space including expanding the restroom facilities and constructing a computer data room. New wiring, carpeting, wall coverings, and lighting will be installed. New information technology equipment will be purchased and installed.**

EFFECT OF PASSAGE: **In order to effectively manage the processing of medical insurance claims, billing, appeals, and insurance collections, Revenue Cycle Service Center, LLC will expand its Fort Wayne operations. 219 full-time jobs will be created and 281 full-time jobs will be retained as a result of the project.**

EFFECT OF NON-PASSAGE: **Potential loss of development and 219 full-time jobs**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Tom Didier and Russ Jehl**