BILL NO. R-16-02-09

RESOLUTION NO. __________

A RESOLUTION APPROVING THE PURCHASE OF CERTAIN REAL ESTATE (3012 Broadripple Drive) FOR THE CITY OF FORT WAYNE, INDIANA.

WHEREAS, the City of Fort Wayne, through its Board of Public Works, desires to purchase property located at 3012 Broadripple Drive, Fort Wayne, Indiana; and

WHEREAS, the purchase of this property is necessary for the City's ongoing plans to provide relief in flood prone areas; and

WHEREAS, the purchase price for this property is TWENTY-SEVEN THOUSAND, NINE HUNDRED AND 00/100 DOLLARS – ($27,900.00); and

WHEREAS, Sec. 37-25 of the City of Fort Wayne Code of Ordinances, requires the Common Council approval of any purchase or conveyance of real estate by the City.

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

SECTION 1. The purchase of property located at 3012 Broadripple Drive, Fort Wayne, Indiana, by the City of Fort Wayne, is hereby approved and agreed to. The appropriate officials of the City are hereby authorized to execute all documents necessary to accomplish said purchase.

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

____

Carol Helton, City Attorney

CITY OF FORT WAYNE

THOMAS C. HENRY, MAYOR

February 18, 2016

City Council Members
City of Fort Wayne

RE: City of Fort Wayne/Midwest America Federal Credit Union Purchase Agreement
3012 Broadripple Drive

Dear Council Members:

The City has entered into a Purchase Agreement to buy the property located at 3012 Broadripple Drive.

The purchase price of $27,900.00 is less than the average of two appraisals obtained by the City. Copies are attached.

The City of Fort Wayne Board of Public Works has approved this purchase.

We are asking for Council approval of this purchase.

If you have any questions on the above, please feel free to contact me at 427-5402.

Sincerely,

Daniel A. Brenner

Daniel A. Brenner
Property Manager

COUNCIL DIGEST SHEET

Enclosed with this introduction form is a tab sheet and related material from the vendor(s) who submitted bid(s). Purchasing Department is providing this information to Council as an overview of this award.

RFPs, BIDS, OTHER PROJECTS

Bid/RFP#/Name of Project	Purchase Agreement between City of Fort Wayne (Buyer) and Midwest America Federal Credit Union (Seller) for property located at 3012 Broadripple Drive
Awarded To	Midwest America Federal Credit Union
Amount	$27,900.00
Conflict of interest on file?	No – in process of obtaining
Number of Registrants	N/A
Number of Bidders	N/A
Required Attachments	

EXTENSIONS

Date Last Bid Out	N/A
# Extensions Granted To Date	

SPECIAL PROCUREMENT

Contract #/ID *(State, Federal, Piggyback--Authority)*	Purchase Agreement between City of Fort Wayne and Midwest America Federal Credit Union for the acquisition of 3012 Broadripple Drive
Sole Source/ Compatibility Justification	NA

BID CRITERIA *(Take Buy Indiana requirements into consideration.)*

Most Responsible, Responsive Lowest	No *If no, explain below*
If not lowest, explain	Real Estate purchase less than the average of two appraisals obtained by the City

COUNCIL DIGEST SHEET

COST COMPARISON

Increase/decrease amount from prior years For annual purchase (if available).	$27,900.00

DESCRIPTION OF PROJECT / NEED

Identify need for project & describe project; attach supporting documents as necessary.	City acquiring real estate as a part of its ongoing plans to acquire homes located in flood prone areas

REQUEST FOR PRIOR APPROVAL

Provide justification if prior approval is being requested.	N/A

FUNDING SOURCE

Account Information.	Flood Control Operating Budget

Listing Broker (Co.) Coldwell Banker Roth Wehrly Graber (office code) Randy Harvey (individual code)

Selling Broker (Co.) Coldwell Banker, Roth Wehrly Graber (office code) Randy Harvey (individual code)

INDIANA ASSOCIATION OF REALTORS®, INC.

PURCHASE AGREEMENT
(IMPROVED PROPERTY)

Date: 1-14-16

A. **BUYER:** City of Fort Wayne a Municipal Corporation ("Buyer") agrees to buy the following property from the owner ("Seller") for the consideration and subject to the following terms, provisions, and conditions:

B. **PROPERTY:** The property ("Property") is known as 3012 Broadripple Drive in Wayne Township, Allen County, Indiana, 46809 (zip code) legally described as: Lot 336 Waynedale Gardens 2nd Ext Add together with any existing permanent improvements and fixtures attached (unless leased or excluded), including, but not limited to, electrical and/or gas fixtures, home heating fuel, heating and central air-conditioning equipment and all attachments thereto, built-in kitchen equipment, sump pumps, water softener, water purifier, gas grills, fireplace inserts, gas logs and grates, central vacuum equipment, window shades/blinds, curtain rods, drapery poles and fixtures, ceiling fans and light fixtures, towel racks and bars, storm doors, windows, awnings, TV antennas, wall mounts, satellite dishes, storage barns, all landscaping, mailbox, garage door opener with controls AND THE FOLLOWING: ______

EXCLUDES THE FOLLOWING: ______

The terms of this Agreement will determine what items are included/excluded, not the Seller's Disclosure Form, multiple listing service or other promotional materials. All items sold shall be fully paid for by Seller at time of closing the transaction. Buyer should verify total square footage, land, room dimensions or community amenities if material.

C. **PRICE:** Buyer will pay the total purchase price of ($ 27,900.00) Twenty-seven Thousand Nine Hundred Dollars for the Property. If Buyer obtains an appraisal of the Property, this Agreement is contingent upon the Property appraising at no less than the agreed upon purchase price.

D. **EARNEST MONEY:**

1. **Submission:** Buyer submits $ Ø as earnest money which shall be applied to the purchase price at closing. Unless indicated otherwise in this Agreement, the listing broker shall act as Escrow Agent and shall deposit Earnest Money received into its escrow account within two (2) banking days of acceptance of this Agreement and hold it until time of closing the transaction or termination of this Agreement. Earnest money shall be returned promptly to Buyer in the event this offer is not accepted. If Buyer fails for any reason to timely submit Earnest Money in the contracted amount, Seller may terminate this Agreement upon notice to Buyer prior to Escrow Agent's receipt of the Earnest Money.
2. **Disbursement:** Upon notification that Buyer or Seller intends not to perform, and if Escrow Agent is the Broker, then Broker holding the Earnest Money may release the Earnest Money as provided in this Agreement. If no provision is made in this Agreement, Broker may send to Buyer and Seller notice of the disbursement by certified mail of the intended payee of the Earnest Money as permitted in 876 IAC 8-2-2. If neither Buyer nor Seller enters into a mutual release or initiates litigation within sixty (60) days of the mailing date of the certified letter, Broker may release the Earnest Money to the party identified in the certified letter. If the Escrow Agent is the Broker, Broker shall be absolved from any responsibility to make payment to Seller or Buyer unless the parties enter into a Mutual Release or a Court issues an Order for payment, except as permitted in 876 IAC 8-2-2 (release of earnest money). Buyer and Seller agree to hold the Broker harmless from any liability, including attorney's fees and costs, for good faith disbursement of Earnest Money in accordance with this Agreement and licensing regulations
3. **Legal Remedies/Default:** If this offer is accepted and Buyer fails or refuses to close the transaction, without legal cause, the earnest money shall be retained by Seller for damages Seller has or will incur. Seller retains all rights to seek other legal and equitable remedies, which may include specific performance and additional monetary damages. All parties have the legal duty to use good faith and due diligence in completing the terms and conditions of this Agreement. A material failure to perform any obligation under this Agreement is a default which may subject the defaulting party to liability for damages and/or other legal remedies, which, as stated above, may include specific performance and monetary damages in addition to loss of Earnest Money.

E. **METHOD OF PAYMENT: (Check appropriate paragraph number)**

1. ☒ **CASH:** The entire purchase price shall be paid in cash and no financing is required.
2. ☐ **NEW MORTGAGE:** Completion of this transaction shall be contingent upon the Buyer's ability to obtain a

   ☐ Conventional ☐ Insured Conventional ☐ FHA ☐ VA ☐ Other: ______________ first mortgage loan for ________% of purchase price, payable in not less than ________ years, with an original rate of interest not to exceed ________ % per annum and not to exceed ________ points. Buyer shall pay all costs of obtaining financing, except ____.

   Any inspections and charges which are required to be made and charged to Buyer or Seller by the lender, FHA, VA, or mortgage insurer, shall be made and charged in accordance with their prevailing rules or regulations and shall supersede any provisions of this Agreement.

3. ☐ **ASSUMPTION: (Attach Financing Addendum)**
4. ☐ **CONDITIONAL SALES CONTRACT: (Attach Financing Addendum)**
5. ☐ **OTHER METHOD OF PAYMENT: (Attach Financing Addendum)**

F. **TIME FOR OBTAINING FINANCING:** Buyer agrees to make written application for any financing necessary to complete this transaction or for approval to assume the unpaid balance of the existing mortgage within N/A days after the acceptance of this Agreement and to make a diligent effort to meet the lender's requirements and to obtain financing in cooperation with the Broker and Seller. No more than N/A days after acceptance of the Agreement shall be allowed for obtaining loan approval or mortgage assumption approval. If an approval is not obtained within the time specified above, this Agreement may terminate unless an extension of time for this purpose is mutually agreed to in writing.

G. **CLOSING:** The closing of the sale (the "Closing Date") shall be on or before April 10, 2016, or within ______ days after ______________________, whichever is later or this Agreement shall terminate unless an extension of time is mutually agreed to in writing. Any closing date earlier than the latest date above must be by mutual written agreement of the parties. The settlement or closing fee incurred in conducting the settlement charged by the closing agent or company shall be paid by ☐ **Buyer (included in allowance, if provided)** ☐ **Seller** ☒ **Shared equally.**

This Agreement: ☒ **is not contingent** upon the closing of another transaction; ☐ **is contingent** upon the closing of the pending transaction on the property located at ______________________________ scheduled to close by ______________________.

Notwithstanding terms to the contrary, the Parties agree that as a condition to closing, all funds delivered to the closing agent's escrow account be in such form that the closing agent shall be able to disburse in compliance with I.C. 27-07-3.7 et. seq., Therefore, all funds from a single source of $10,000 or more shall be wired unconditionally to the closing agent's escrow account and all funds under $10,000 from a single source shall be good funds as so defined by statute. Buyer is advised that the cost incurred to wire funds on behalf of the buyer to the closing agent's escrow account for the closing of this transaction shall become an expense to the buyer and the actual cost incurred shall appear on the closing statement.

H. **POSSESSION:**

1. The possession of the Property shall be delivered to Buyer ☒ **at closing** ☐ **within** ________ **days beginning the day after closing by** ______ ☐ **a.m.** ☐ **p.m.** ☐ **noon or** ☐ **on or before** ______________ if closed. For each day Seller is entitled to possession after closing, Seller shall pay to Buyer at closing $______________ per day. If Seller does not deliver possession by the date and time required in the first sentence of this paragraph, Seller shall pay Buyer $______________ per day as liquidated damages until possession is delivered to Buyer; and Buyer shall have all other legal and equitable remedies available against the Seller.
2. **Maintenance of Property:** Seller shall maintain the Property in its present condition until its possession is delivered to Buyer, subject to repairs in response to any inspection. Buyer may inspect the Property prior to closing to determine whether Seller has complied with this paragraph. Seller shall remove all debris and personal property not included in the sale.
3. **Casualty Loss:** Risk of loss by damage or destruction to the Property prior to the closing shall be borne by Seller, including any deductible(s). In the event any damage or destruction is not fully repaired prior to closing, Buyer, at Buyer's option, may either (a) **terminate this Agreement with prompt return of earnest money to buyer or (b) elect to close the transaction, in which event Seller's** right to all real property insurance proceeds resulting from such damage or destruction shall be assigned in writing by Seller to Buyer.
4. **Utilities/Municipal Services:** Seller shall pay for all municipal services and public utility charges through the day of possession.

I. **SURVEY:** Buyer shall receive a (Check one) ☐ **SURVEYOR LOCATION REPORT**, which is a survey where corner markers are not set; ☒ **BOUNDARY SURVEY**, which is a survey where corner markers of the Property are set prior to closing; ☐ WAIVED, no survey unless required by lender; at (Check one) ☒ Buyer's expense (included in allowance, if provided) ☐ Seller's expense ☐ Shared equally. The survey shall (1) be received prior to closing and certified as of a current date, (2) be reasonably satisfactory to Buyer, (3) show the location of all improvements and easements, and (4) show the flood zone designation of the Property. If Buyer waives the right to conduct a survey, the Seller, the Listing and Selling Brokers, and all licensees associated with Brokers are released from any and all liability relating to any issues that could have been discovered by a survey. This release shall survive the closing.

J. **FLOOD AREA/OTHER:** If the property is located in a flood plain, Buyer may be required to carry flood insurance at Buyer's expense. Revised flood maps and changes to Federal law may substantially increase future flood insurance premiums or require insurance for formerly exempt properties. Buyer should consult with one or more flood insurance agents regarding the need for flood insurance and possible premium increases. Buyer ☐ may ☒ may not terminate this Agreement if the Property requires flood insurance. Buyer ☐ may ☒ may not terminate this Agreement if the Property is subject to building or use limitations by reason of the location, which materially interfere with Buyer's intended use of the Property.

K. **HOMEOWNER'S INSURANCE:** Completion of this transaction shall be contingent upon the Buyer's ability to obtain a favorable written commitment for homeowner's insurance within NA days after acceptance of this Agreement.

L. **ENVIRONMENTAL CONTAMINANTS ADVISORY/RELEASE:** Buyer and Seller acknowledge that Listing Broker, Selling Broker and all licensees associated with Brokers are NOT experts and have NO special training, knowledge or experience with regard to the evaluation or existence of possible lead-based paint, radon, mold and other biological contaminants ("Environmental Contaminants") which might exist and affect the Property. Environmental Contaminants at harmful levels may cause property damage and serious illness, including but not limited to, allergic and/or respiratory problems, particularly in persons with immune system problems, young children and/or the elderly.

Buyer is STRONGLY ADVISED to obtain inspections (see below) to fully determine the condition of the Property and its environmental status. The ONLY way to determine if Environmental Contaminants are present at the Property at harmful levels is through inspections.

Buyer and Seller agree to consult with appropriate experts and accept all risks for Environmental Contaminants and release and hold harmless all Brokers, their companies and licensees from any and all liability, including attorney's fees and costs, arising out of or related to any inspection, inspection result, repair, disclosed defect or deficiency affecting the Property, including Environmental Contaminants. This release shall survive the closing.

M. **INSPECTIONS: (Check appropriate paragraph number)**

Buyer has been made aware that independent inspections disclosing the condition of the property are available and has been afforded the opportunity to require such inspections as a condition of this Agreement.

1. ☒ **BUYER <u>WAIVES THE RIGHT</u> TO HAVE INDEPENDENT INSPECTIONS**
Buyer **WAIVES** inspections and relies upon the condition of the Property based upon Buyer's own examination and releases the Seller, the Listing and Selling Brokers and all licensees associated with Brokers from any and all liability relating to any defect or deficiency affecting the Property, which release shall survive the closing. Required FHA/VA or lender inspections are not included in this waiver.

2. ☐ **BUYER <u>RESERVES THE RIGHT</u> TO HAVE INDEPENDENT INSPECTIONS (Including Lead-Based Paint)**
Buyer reserves the right to have independent inspections in addition to any inspection required by FHA, VA, or Buyer's lender(s). All inspections are at Buyer's expense (unless noted otherwise or required by lender) by licensed independent inspectors or qualified independent contractors selected by Buyer within the following time periods. Seller shall have water, gas, electricity and all operable pilot lights on for Buyer's inspections. Seller must make all areas of the Property available and accessible for Buyer's inspection.

INSPECTION/RESPONSE PERIOD: Buyer shall order all independent inspections after acceptance of the Purchase Agreement. Buyer shall have ________ days beginning the day following the date of acceptance of the Purchase Agreement to respond to the inspection report(s) in writing to Seller (see "Buyer's Inspection Response").

Inspections may include but are not limited to the condition of the following systems and components: heating, cooling, electrical, plumbing, roof, walls, ceilings, floors, foundation, basement, crawl space, well/septic, water, wood destroying insects and organisms, lead-based paint (note: intact lead-based paint that is in good condition is not necessarily a hazard), radon, mold and other biological contaminants and/or the following:

If the initial inspection report reveals the presence of lead-based paint, radon, mold and other biological contaminants, or any other condition that requires further examination or testing, then Buyer shall have ________ additional days to order, receive and respond in writing to any additional reports.

If the Buyer does not comply with any Inspection/Response Period or make a written objection to any problem revealed in a report within the applicable Inspection/Response Period, the Property shall be deemed to be acceptable. If one party fails to respond or request in writing an extension of time to respond to the other party's Independent Inspection Response, then that Inspection response is accepted. A timely request for extension is not an acceptance of the inspection response, whether or not granted. A REASONABLE TIME PERIOD TO RESPOND IS REQUIRED TO PREVENT MISUSE OF THIS ACCEPTANCE PROVISION. Factors considered in determining reasonable time periods include, but are not limited to, availability of responding party to respond, type and expense of repairs requested and need of responding party to obtain additional opinions to formulate a response.

If Buyer reasonably believes that the Inspection Report reveals a **DEFECT** with the Property (under Indiana law, **"Defect" means a condition that would have a significant adverse effect on the value of the Property, that would significantly impair the health or safety of future occupants of the Property, or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises)**, and Seller is unable or unwilling to remedy the defect to Buyer's reasonable satisfaction before closing (or at a time otherwise agreed to by the parties), then Buyer may terminate this Agreement or waive such defect and the transaction shall proceed toward closing. BUYER AGREES THAT ANY PROPERTY DEFECT PREVIOUSLY DISCLOSED BY SELLER, OR ROUTINE MAINTENANCE AND MINOR REPAIR ITEMS MENTIONED IN ANY REPORT, SHALL NOT BE A BASIS FOR TERMINATION OF THIS AGREEMENT.

N. LIMITED HOME WARRANTY PROGRAM:
Buyer acknowledges the availability of a LIMITED HOME WARRANTY PROGRAM with a deductible paid by Buyer which ☐ will ☒ will not be provided at a cost not to exceed $ N/A ________ charged to ☐ Buyer ☐ Seller and ordered by ☐ Buyer ☐ Seller. Buyer and Seller acknowledge this LIMITED HOME WARRANTY PROGRAM may not cover any pre-existing defects in the Property nor replace the need for an independent home inspection. Broker may receive a fee from the home warranty provider and/or a member benefit. The Limited Home Warranty Program is a contract between Buyer/Seller and the Home Warranty Provider. The Parties agree that Brokers and their companies shall be released and held harmless in the event of claims disputes with the Home Warranty Provider.

O. DISCLOSURES: (Check one)
1. **Buyer ☐ has ☐ has not ☒ not applicable received and executed SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE.**
2. **Buyer ☒ has ☐ has not ☐ not applicable received and executed a LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT.**

P. TITLE APPROVAL: Prior to closing, Buyer shall be furnished with ☒ **a title insurance commitment for the most current and comprehensive ALTA Owner's Title Insurance Policy available** in the amount of the purchase price or ☐ **an abstract of title continued to date,** showing marketable title to Property in Seller's name. Seller must convey title free and clear of any encumbrances and title defects, with the exception of any mortgage assumed by Buyer and any restrictions or easements of record not materially interfering with Buyer's intended use of the Property. A title company, at Buyer's request, can provide information about availability of various additional title insurance coverages and endorsements and the associated costs.

Owner's Title Insurance Premium and that portion of Title Service Fees incurred to prepare the Owner's Policy (including title search and examination and commitment preparation), to be paid by ☐ Buyer (included in allowance, if provided) ☒ Seller ☐ Shared equally.

Lender's Title Insurance Premium and that portion of Title Service Fees incurred to prepare the Lender's Policy (including title search and examination and commitment preparation), if applicable, to be paid by ☐ Buyer (included in allowance, if provided) ☐ Seller ☐ Shared equally ☐ Other ________________________________

The parties agree that ☐ Seller ☒ Buyer will select a title insurance company to issue a title insurance policy and will order the commitment ☐ Immediately or ☒ other: after contingencies under section W (Further Conditions) are met per Exhibit A.
Pursuant to Federal and State law, Seller cannot make Seller's selection of a title insurance provider a condition of this Agreement.

Seller agrees to pay the cost of obtaining all other documents necessary to perfect title (including the cost of the deed and vendor's affidavit), so that marketable title can be conveyed.

Q. TAXES: (Check appropriate paragraph number)
☐ 1. Buyer will assume and pay all taxes on the Property beginning with the taxes due and payable on

_______________ , _______ , and all taxes due thereafter. At or before closing, Seller shall pay all taxes for the Property payable before that date.

☒ 2. All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by Seller either to the County Treasurer and/or the Buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the day immediately prior to the Closing Date.

For purposes of paragraph 1 and 2: For the purpose of determining the credit amount for accrued but unpaid taxes, taxes shall be assumed to be the same as the most recent year when taxes were billed based upon *certified* tax rates. This shall be a final settlement.

☐ 3. FOR RECENT CONSTRUCTION OR OTHER TAX SITUATIONS. Seller will give a tax credit of $ ____________________ to Buyer at closing. This shall be a final settlement.

WARNING: THE SUCCEEDING YEAR TAX BILL FOR RECENTLY CONSTRUCTED HOMES OR FOLLOWING REASSESSMENT PERIODS MAY GREATLY EXCEED THE LAST TAX BILL AVAILABLE TO THE CLOSING AGENT.

Buyer acknowledges Seller's tax exemptions and/or credits may not be reflected on future tax bills.

Buyer may apply for current-year exemptions/credits at or after closing.

R. **PRORATIONS AND SPECIAL ASSESSMENTS:** Insurance, if assigned to Buyer, interest on any debt assumed or taken subject to, any rents, all other income and ordinary operating expenses of the Property, including but not limited to, public utility charges, shall be prorated as of the day immediately prior to the Closing Date. Seller shall pay any special assessments applicable to the Property for municipal improvements previously made to benefit the Property. Seller warrants that Seller has no knowledge of any planned improvements which may result in assessments and that no governmental or private agency has served notice requiring repairs, alterations or corrections of any existing conditions. Public or municipal improvements which are not completed as of the date above but which will result in a lien or charge shall be paid by Buyer. Buyer will assume and pay all special assessments for municipal improvements completed after the date of this Agreement.

S. **TIME:** Time is of the essence. Time periods specified in this Agreement and any subsequent Addenda to the Purchase Agreement are calendar days and shall expire at 11:59 PM of the date stated unless the parties agree in writing to a different date and/or time.

Note: Seller and Buyer have the right to withdraw any offer/counter offer prior to written acceptance and delivery of such offer/counter offer.

T. **HOMEOWNERS ASSOCIATION/CONDOMINIUM ASSOCIATION ("Association"):** Documents for a mandatory membership association shall be delivered by the Seller to Buyer within __NA__ days after acceptance of this Agreement. Broker is not responsible for obtaining or verifying this information. If the Buyer does not make a written response to the documents within __NA__ days after receipt, the documents shall be deemed acceptable. In the event the Buyer does not accept the provisions in the documents and such provisions cannot be waived, this Agreement may be terminated by the Buyer and the earnest money deposit shall be refunded to Buyer promptly. Any approval of sale required by the Association shall be obtained by the Seller, in writing, within __NA__ days after Buyer's approval of the documents. Fees charged by the "Association", or its management company, for purposes of verification of good standing and/or transfer of ownership shall be shared equally by Buyer and Seller. Start-up or one time reserve fees, if any, shall be paid by Buyer.

Buyer acknowledges that in every neighborhood there are conditions which others may find objectionable. Buyer shall therefore be responsible to become fully acquainted with neighborhood and other off-site conditions that could affect the Property.

U. **ATTORNEY'S FEES:** Any party to this Agreement who is the prevailing party in any legal or equitable proceeding against any other party brought under or with relation to the Agreement or transaction shall be additionally entitled to recover court costs and reasonable attorney's fees from the non-prevailing party.

V. **ADDITIONAL PROVISIONS:**

1. Unless otherwise provided, any prorations for rent, taxes, insurance, damage deposits, association dues/assessments, or any other items shall be computed as of the day immediately prior to the Closing Date.

2. Underground mining has occurred in Indiana, and Buyers are advised of the availability of subsidence insurance.

3. The Indiana State Police has created a registry of known meth contaminated properties which can be found at www.in.gov/meth. Click on "Clan Lab Addresses." Broker is not responsible for providing or verifying this information.

3012 Broadripple Dr
(Property Address)

4. The Indiana Sheriff's Sex Offender Registry (www.indianasheriffs.org) exists to inform the public about the identity, location and appearance of sex offenders residing within Indiana. Broker is not responsible for providing or verifying this information.

5. Conveyance of this Property shall be by general Warranty Deed, or by ______________________________, subject to taxes, easements, restrictive covenants and encumbrances of record, unless otherwise agreed.

6. If it is determined Seller is a "foreign person" subject to the Foreign Investment in Real Property Tax Act, Seller will pay applicable tax obligation.

7. Any notice required or permitted to be delivered shall be deemed received when personally delivered, transmitted electronically or digitally or sent by express courier or United States mail, postage prepaid, certified and return receipt requested, addressed to Seller or Buyer or the designated agent of either party.

8. This Agreement shall be construed under and in accordance with the laws of the State of Indiana and is binding upon the parties' respective heirs, executors, administrators, legal representatives, successors, and assigns.

9. In case any provision contained in this Agreement is held invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement.

10. This Agreement constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties' respecting the transaction and cannot be changed except by their written consent.

11. All rights, duties and obligations of the parties shall survive the passing of title to, or an interest in, the Property.

12. Broker(s) may refer Buyer or Seller to other professionals, service providers or product vendors, including lenders, loan brokers, title insurers, escrow companies, inspectors, pest control companies, contractors and home warranty companies. Broker(s) does not guarantee the performance of any service provider. Buyer and Seller are free to select providers other than those referred or recommended to them by Broker(s). The Parties agree that Brokers and their companies shall be released and held harmless in the event of claims disputes with any service provider.

13. By signing below, the parties to this transaction acknowledge: 1) receipt of a copy of this Agreement; and 2) information regarding this transaction may be published in a multiple listing service, Internet or other advertising media.

14. Any amounts payable by one party to the other, or by one party on behalf of the other party, shall not be owed until this transaction is closed.

15. Buyer and Seller consent to receive communications from Broker(s) via telephone, U.S. mail, email and facsimile at the numbers/addresses provided to Broker(s) unless Buyer and Seller notify Broker(s) in writing to the contrary.

16. Buyer discloses to Seller that Buyer holds Indiana Real Estate License # ______________________________.

17. Where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.

W. FURTHER CONDITIONS (List and attach any addenda): See attached Exhibit A

X. CONSULT YOUR ADVISORS: Buyer and Seller acknowledge they have been advised that, prior to signing this document, they may seek the advice of an attorney for the legal or tax consequences of this document and the transaction to which it relates. In any real estate transaction, it is recommended that you consult with a professional, such as a civil engineer, environmental engineer, or other person, with experience in evaluating the condition of the Property.

Y. ACKNOWLEDGEMENTS: This ☐ is ☒ is not a limited agency transaction. Buyer and Seller acknowledge that each has received agency office policy disclosures, has had agency explained, and now confirms all agency relationships. Buyer and Seller further acknowledge that they understand and accept agency relationships involved in this transaction. By signature below, the parties verify that they understand and approve this Purchase Agreement and acknowledge receipt of a signed copy.

Z. EXPIRATION OF OFFER: Unless accepted by Seller and delivered to Buyer by 5:00 ☐ A.M. ☒ P.M. ☐ Noon, the 21 day of January, 2016, this Purchase Agreement shall be null and void and all parties shall be relieved of any and all liability or obligations.

This Agreement may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. The parties agree that this Agreement may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly delivered, if requested.

City of Fort Wayne

Daniel A. Brenner 1-14-16

BUYER'S SIGNATURE DATE	BUYER'S SIGNATURE DATE
Daniel A. Brenner	
PRINTED	PRINTED

AA. SELLER'S RESPONSE: (Check appropriate paragraph number):

This 15 day of January, at 10 ☒ A.M. ☐ P.M. ☐ Noon

☒ 1. The above offer is Accepted.

☐ 2. The above offer is Rejected.

☐ 3. The above offer is Countered. See Counter Offer. Seller should sign both the Purchase Agreement and the Counter Offer.

SW M Edwards 01/15/16

SELLER'S SIGNATURE DATE	SELLER'S SIGNATURE DATE
Shad Edwards Midwest	
PRINTED America Federal Credit Union	PRINTED

3012 Broadripple DR
(Property Address)

EXHIBIT A

This offer is subject to the Buyer having 90 days to obtain the following:

1. Buyer obtaining two (2) appraisals and the average of the two (2) appraisals being greater than or equal to the purchase price.
2. Buyer obtaining approval of the City of Fort Wayne Board of Public Works.
3. Buyer obtaining approval of the Common Council of the City of Fort Wayne.

If any of the above contingencies are not met, the Buyer shall have the right to terminate and cancel this agreement

INDIANA ASSOCIATION OF REALTORS, INC.

LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

PROPERTY ADDRESS: [illegible] Drive, Fort Wayne, [illegible]

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a.) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below)

(i) ______ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): ____________

(ii) ______ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b.) Records and reports available to the seller (check (i) or (ii) below)

(i) ______ Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): ____________

(ii) ______ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT (initial)

(c.) ______ Buyer has received copies of all information listed above.

(d.) ______ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

(e.) ______ Buyer has (check (i) or (ii) below):

(i) ______ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;

OR

(ii) ______ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

(f.) ______ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in IC 25-34.1-10-6.8.)

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

This Certification and Acknowledgment may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this Certification and Acknowledgment may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly delivered, if requested.

x · [signature] 11/27/2015		City of Fort Wayne [signature] 1-14-16	
SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
Mid Federal Credit Union		Daniel A. Brenner	
PRINTED		PRINTED	
SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
PRINTED		PRINTED	
[signature] 11/27/2015		[signature] 1-14-16	
LISTING BROKER Randy Harvey	DATE	SELLING BROKER	DATE

8012 Brandywine Drive, Fort Wayne, 46000
(Property Address)

Client File #:	Appraisal File #:

AI Reports™ Form 100.04

Summary Appraisal Report • Residential

Appraisal Company: Wierks Real Estate Appraisals
Address: 9334 Comfort Ct, Fort Wayne, IN 46825
Phone: (260) 489-5751 | Fax: | Website:

Appraiser: Kenton Wierks	Co-Appraiser:
AI Membership (if any): ☐ SRA ☐ MAI ☐ SRPA	AI Membership (if any): ☐ SRA ☐ MAI ☐ SRPA
AI Status (if any): ☐ Candidate for Designation ☐ Practicing Affiliate	AI Status (if any): ☐ Candidate for Designation ☐ Practicing Affiliate
Other Professional Affiliation: NAIFA Associate Member	Other Professional Affiliation:
E-mail: kwapprasier@msn.com	E-mail:

Client: City of Fort Wayne | Contact:
Address: 200 E Berry St, Suite 250, Fort Wayne, IN 46802
Phone: | Fax: | E-mail:

SUBJECT PROPERTY IDENTIFICATION

Address: 3012 Broadripple Dr
City: Fort Wayne | County: Allen | State: IN | ZIP: 46809
Legal Description: Lot 336 Waynedale Gardens 2nd Ext Add. Partial legal, as full legal is unavailable.

Tax Parcel #: 02-12-28-252-010.000-074 | RE Taxes: 2,047.06 | Tax Year: 2014
Use of the Real Estate As of the Date of Value: Improved
Use of the Real Estate Reflected in the Appraisal: Improved
Opinion of highest and best use (if required): Improved - Residential

SUBJECT PROPERTY HISTORY

Owner of Record: Midwest America Federal Credit Union

Description and analysis of sales within 3 years (minimum) prior to effective date of value: Subject transferred ownership within the past 36 months of the effective appraisal date. Subject transferred ownership on 10/15/2015 for $0 through Deed In Lieu of Forclosure.

Description and analysis of agreements of sale (contracts), listings, and options: REO sale; Subject was listed on 12/24/2015 for $27,900, and went pending on 01/15/2016. A copy of the offer to purchase was not provided to the appraiser by the client.

RECONCILIATIONS AND CONCLUSIONS

Indication of Value by Sales Comparison Approach	$ 37,000
Indication of Value by Cost Approach	$
Indication of Value by Income Approach	$

Final Reconciliation of the Methods and Approaches to Value: The Sales Comparison Approach was given the greatest consideration as it best reflects typical Buyer/Seller attitudes in this market. The Cost Approach was not developed based on the age of the subject property, making it difficult to properly calculate depreciation. The Income Approach was not developed, as single family homes are not typically income producing properties, resulting in little or no available rental data.

The appraiser has not performed a service for the subject property within the past three years.

Opinion of Value as of: 01/21/2016 | **$ 37,000**

Exposure Time: 30 to 90 days

The above opinion is subject to: ☐ Hypothetical Conditions and/or ☒ Extraordinary Assumptions cited on the following page.

RESTRICTED APPRAISAL REPORT

File No.:

SUBJECT

Property Address: 3012 Broadripple Dr City: FORT WAYNE State: IN. Zip Code: 46809-2212
County: ALLEN Legal Description: LOT 336 WAYNEDALE GARDENS 2ND EXT ADD
Assessor's Parcel #: 02-12-28-252-010.000-074
Tax Year: 2008 R.E. Taxes: $ 2,047 Special Assessments: $ 0 Borrower (if applicable): CITY OF FORT WAYNE
Current Owner of Record: AMERICA FEDERAL CREDIT UNION Occupant: ☐ Owner ☐ Tenant ☒ Vacant ☐ Manufactured Housing
Property Type: ☒ SFR ☐ 2-4 Family ☐ # of Units: 1 Ownership Restriction: ☒ None ☐ PUD ☐ Condo ☐ Coop
Market Area Name: N/A Map Reference: 3000/6200 Census Tract: 0038.00 ☒ Flood Hazard

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☐ Market Value (as defined), or ☒ other type of value (describe) AS IS MARKET VALUE
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach ☐ Other:
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: CLIENT FOR MARKET VALUE
Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.
Client: CITY OF FORT WAYNE Address: 200 EAST BERRY STREET, FORT WAYNE , IN 46802
Appraiser: LARRY L. McCHESSNEY IFA Address: 4210 WILLAPA WAY, FORT WAYNE, IN 46845

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	3012 Broadripple Dr FORT WAYNE, IN. 46809-2212	2524 CLE ELUM DRIVE FORT WAYNE,IN.46809		2813 ALLEGANY AVENUE FORT WAYNE,IN. 46809		2610 WILLOW OAKS FORT WAYNE,IN. 46809	
Proximity to Subject		0.62 miles NE		0.93 miles N		0.74 miles NE	
Sale Price	$ 27,900		$ 39,000		$ 28,570		$ 56,000
Sale Price/GLA	$ 24.22 /sq.ft.	$ 40.00 /sq.ft.		$ 27.47 /sq.ft.		$ 53.85 /sq.ft.	
Data Source(s)	INSPECTION	UPSTAR MLS # 201445513		UPSTAR MLS # 201445862		UPSTAR MLS # 201501411	
Verification Source(s)	ASSESSOR	UPSTAR MLS/ASSESSOR		UPSTAR MLS/ASSESSOR		UPSTAR MLS/ASSESSOR	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions	CASH NONE	CASH/DOM-268 NONE		CASH/DOM-106 NONE		CONV/DOM-30 SELLER PAID	-1,000
Date of Sale/Time	N/A	8/14/2015		2/15/2015		3/13/2015	
Rights Appraised	Fee Simple	FEE SIMPLE		Fee Simple		Fee Simple	
Location	SW FT. WAYNE	SW FT. WAYNE		SW FT. WAYNE		SW FT. WAYNE	
Site	5,100 Sq.Ft.	9,683 sq.ft.	-897	10,400 SQ.FT.	-1,060	20,880 SQ.FT.	-3,156
View	SIMILAR HOMES/AVG	SIMILAR HOMES/AVG		SIMILAR HOMES/AVG		SIMILAR HOMES/AVG	
Design (Style)	RANCH	RANCH		RANCH		RANCH	
Quality of Construction	WOOD/AVG	VYL/AVG	-3,000	VYL/AVG	-3,000	ALM/BRK/AVG	-1,000
Age	36	59	+4,200	58	+4,100	51	+2,600
Condition	AVERAGE	SUPERIOR	-8,000	AVERAGE		AVERAGE	
Above Grade	Total / Bdrms / Baths	Total / Bdrms / Baths		Total / Bdrms / Baths		Total / Bdrms / Baths	+2,000
Room Count	5 / 3 / 1.1	5 / 3 / 1	+800	5 / 3 / 1	+800	5 / 2 / 1	+800
Gross Living Area	1,152 sq.ft.	975 sq.ft.	+1,770	1,040 sq.ft.	+1,120	1,040 sq.ft.	+1,120
Basement & Finished Rooms Below Grade	1,152 Sq.Ft. UNFINISHED	0	+6,912	0	+6,912	0	+6,912
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	GAS/F/A/CA	GAS/F/A/NONE	+4,000	GAS/F/A/CA		ELE/BB/NONE	+4,000
Energy Efficient Items	STORMS	STORMS		STORMS		STORMS	
Garage/Carport	NONE	1 CAR ATT	-2,000	1 CAR ATT	-2,000	2 CAR ATT.	-4,000
Porch/Patio/Deck	PORCH/DECK	PORCH/PATIO	0	PORCH/PATIO		PORCH/PATIO	
FEMA FLOOD AREA	FEMA FLOOD	NON FEMA	-6,000	NON FEMA	-6,000	NON-FEMA	-6,000
Net Adjustment (Total)		☐ + ☒ -	$ -2,215	☒ + ☐ -	$ 872	☒ + ☐ -	$ 2,276
Adjusted Sale Price of Comparables			$ 36,785		$ 29,442		$ 58,276

Summary of Sales Comparison Approach ALL OF THE COMPS, LIKE THE SUBJECT PROPERTY ARE LOCATED IN THE SOUTHWEST SECTION OF FORT WAYNE, ALL OF THE COMPS WERE GIVEN CONSIDERATION BUT MOST WEIGHT GIVEN COMP # 1 SIMILAR SETTING AS SUBJECT PROPERTY.

RESTRICTED APPRAISAL REPORT

File No.:

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): MLS/ASSESSOR

1st Prior Subject Sale/Transfer	
Date:	NONE
Price:	N/A
Source(s):	ASSESSOR
2nd Prior Subject Sale/Transfer	
Date:	N/A
Price:	N/A
Source(s):	N/A

Analysis of sale/transfer history and/or any current agreement of sale/listing: THIS APPRAISER IS AWARE OF THE LISTING AND PENDING SALE OF THE SUBJECT PROPERTY AT THE TIME OF THIS REPORT AS PER MLS # 201556857. THE SUBJECT'S PROPERTY HAS NOT SOLD WITHIN THE LAST 3 YEARS. THE COMPARABLES PROPERTIES HAVE NOT TRANSFER WITHIN THE LAST 3 YEARS AS PER UPSTAR MLS DATA.

MARKET

Subject Market Area and Marketability: THE SUBJECT IS LOCATED IN AN SUBURBAN TYPE SETTING IN THE SOUTHWEST SECTION OF FORT WAYNE. PROPERTIES IN THE SUBJECT IMMEDIATE MARKETING AREA DISPLAY FAIR/AVERAGE EXTERIOR MAINTENANCE. SUBJECT IN CLOSE PROXIMITY TO ALL SCHOOL AMENITIES,SHOPPING,CITY PARKS AND MEDICAL AND DENTAL FACILITIES. ALSO SUBJECT LOCATED IN AN FEMA FLOOD ZONE AND HAS LIMITATION ON REBUILDING AFTER FLOOD DAMAGE.

SITE

Site Area: 5,100 Sq.Ft. Site View: SIMILAR HOMES/AVG Topography: LEVEL/AVG Drainage: ADEQUATE/AVG

Zoning Classification: RS-1 Description: SINGLE FAMILY RESIDENTIAL

Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning

Highest & Best Use: ☒ Present use, or ☐ Other use (explain)

Actual Use as of Effective Date: RESIDENTIAL Use as appraised in this report: RESIDENTIAL

Opinion of Highest & Best Use: RESIDENTIAL

FEMA Spec'l Flood Hazard Area ☒ Yes ☐ No FEMA Flood Zone AE FEMA Map # 18003C0293G FEMA Map Date 8/3/2009

Site Comments: LEGAL DESCRIPTION, LOT DIMENSIONS AND AGE FURNISHED BY ASSESSOR'S OFFICE. SEE ADDM. NO APPARENT ADVERSE EASEMENTS OR ENCROACHMENTS NOTED. SUBJECT'S SITE IS TYPICAL OF MANY SITES IN THIS AREA.

IMPROVEMENTS

Improvements Comments: SUBJECT IN OVERALL AVERAGE CONDITION, NO MAJOR REPAIRS APPEAR NEEDED, AVERAGE QUALITY ORIGINAL CONSTRUCTION, NO SIGNIFICANT FUNCTIONAL OBSOLESCENCE NOTED. EXTERNAL OBSOLESCENCE NOTED FLOOD ZONE WITH REBUILDING LIMITATION.

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 35,000

Indicated Value by: Cost Approach (if developed) $ **Indicated Value by: Income Approach (if developed) $** N/A

Final Reconciliation THE SALES COMPARISON APPROACH WAS GIVEN THE GREATEST CONSIDERATION AS IT BEST REFLECTS TYPICAL BUYER/SELLER ATTITUDES IN THIS MARKET. THE COST APPROACH WAS NOT DEVELOPED BASED ON THE AGE OF THE SUBJECT PROPERTY MAKING IT DIFFICULT TO PROPERLY CALCULATE DEPRECIATION. THE INCOME APPROACH WAS NOT DEVELOPED, AS SINGLE FAMILY HOMES ARE NOT TYPICALLY INCOME PRODUCING PROPERTIES, RESULTING IN A LITTLE OR NO AVAILABLE RENTAL DATA.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: NO LIABILITY IS ASSUMED FOR ANY STRUCTURAL OR MECHANICAL DEFICIENCIES, IF ANY.

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 35,000 , as of: 1/22/2016 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains 30 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☐ Scope of Work	☒ Limiting Cond./Certifications	☐ Narrative Addendum	☒ Photograph Addenda	☒ Sketch Addendum
☒ Map Addenda	☐ Additional Sales	☐ Cost Addendum	☒ Flood Addendum	☐ Manuf. House Addendum
☐ Hypothetical Conditions	☐ Extraordinary Assumptions	☒ UNEMPLOYMENT	☒ NEIGHBORHOOD TRENDS	☒ CMA

Client Contact: CITY OF FORT WAYNE/DAN BRENNER Client Name: CITY OF FORT WAYNE

E-Mail: DAN.BRENNER@CITYOFFORTWAYNE.ORG Address: 200 EAST BERRY STREET, FORT WAYNE , IN 46802

SIGNATURES

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: LARRY L. McCHESSNEY IFA	Supervisory or Co-Appraiser Name:
Company: McCHESSNEY APPRAISAL SERVICES	Company:
Phone: 260-482-6463 Fax: 260-482-6463	Phone: Fax:
E-Mail: lmc275@comcast.net	E-Mail:
Date of Report (Signature): January 23, 2016	Date of Report (Signature):
License or Certification #: CR60400324 State: IN	License or Certification #: State:
Designation: IFA	Designation:
Expiration Date of License or Certification: 6/30/2016	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 1/22/2016	Date of Inspection: