

**A DECLARATORY RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as various addresses, Fort
Wayne, Indiana 46803 and 46806 (BW At Renaissance
Pointe, LLC)**

WHEREAS, Petitioner has duly filed its petition dated October 12, 2017 to have the following described property designated and declared an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

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

WHEREAS, said project will create two part-time jobs for a total current annual payroll of \$60,950, with the average current, annual job salary being \$30,475; and

WHEREAS, the total estimated project cost is \$4,045,554; and

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

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

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on December 31, 2021, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 2. That, upon adoption of the Resolution:

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

1 **SECTION 3.** That, said designation of the hereinabove described property as an
2 "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate
3 improvements to be made between September 27, 2017 and June 1, 2018.

4 **SECTION 4.** That, the estimate of the number of individuals that will be employed
5 or whose employment will be retained and the estimate of the annual salaries of those
6 individuals and the estimate of the value of redevelopment or rehabilitation, all contained in
7 Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably
8 expected to result from the proposed described redevelopment or rehabilitation.

9 **SECTION 5.** That, the current year approximate tax rates for taxing units within
10 the City would be:

- 11 (a) If the proposed development does not occur, the approximate current year tax
12 rates for this site would be \$3.5721/\$100.
13 (b) If the proposed development does occur and no deduction is granted, the
14 approximate current year tax rate for the site would be \$3.5721/\$100 (the
15 change would be negligible).
16 (c) If the proposed development occurs and a deduction percentage of fifty percent
17 (50%) is assumed, the approximate current year tax rate for the site would be
18 \$3.5721/\$100 (the change would be negligible).

19 **SECTION 6.** That, this Resolution shall be subject to being confirmed, modified
20 and confirmed, or rescinded after public hearing and receipt by Common Council of the
21 above described recommendations and resolution, if applicable.

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

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

26

Year of Deduction	Percentage
1	100%
2	80%
3	60%
4	40%
5	20%
6	0%

27

28 **SECTION 9.** That, the benefits described in the Petitioner's Statement of Benefits
29 can be reasonably expected to result from the project and are sufficient to justify the
30 applicable deductions.

1 **SECTION 10.** That, the taxpayer is non-delinquent on any and all property tax due
2 to jurisdictions within Allen County, Indiana.

3 **SECTION 11.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that
4 has received a deduction under section 3 or 4.5 of this chapter may be required to repay the
5 deduction amount as determined by the county auditor in accordance with section 12 of said
6 chapter if the property owner ceases operations at the facility for which the deduction was
7 granted and if the Common Council finds that the property owner obtained the deduction by
8 intentionally providing false information concerning the property owner's plans to continue
9 operation at the facility.

10 **SECTION 12.** That, this Resolution shall be in full force and effect from and after
11 its passage and any and all necessary approval by the Mayor.

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Member of Council

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney



CITY OF FT WAYNE
OCT 12 2017

03/2013

COMMUNITY DEVL.
ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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



Real Estate Improvements



Personal Property Improvements



Vacant Commercial or Industrial Building

Total cost of real estate improvements:

\$ 4,045,554

Total cost of manufacturing equipment improvements:

Total cost of research and development equipment improvements:

Total cost of logistical distribution equipment improvements:

Total cost of information technology equipment improvements:

TOTAL OF ABOVE IMPROVEMENTS:

\$ 4,045,554

GENERAL INFORMATION

Real property taxpayer's name: BW at Renaissance Pointe, LLC

Personal property taxpayer's name: N/A

Telephone number: (513) 774-8400

Address listed on tax bill: See Attached List

Name of company to be designated, if applicable: _____

Year company was established: 2014

Address of property to be designated: See Attached List

Real estate property identification number: See Attached List

Contact person name: Brian McGeary

Contact person telephone number: (513) 774-8400

Contact person Email: brian.mcgeary@mvg.com

Contact person address: 9349 Waterstone Blvd Cincinnati OH, 45249

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Brian McGeary	Partner, President	9349 Waterstone Blvd Cincinnati OH, 45249	(513) 774-8400

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

NAME	PERCENTAGE
MV BW at Renaissance Pointe, LLC (Co-Managing Member)	.0049
Vincent Village, Inc. (Co-Managing Member)	.0051
PNC Bank, National Association (Investor Member)	99.99

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

What is the percentage of clients/customers served that are located outside of Allen County? 99.9%

What is the company's primary North American Industrial Classification Code (NAICs)? 15220000

Describe the nature of the company's business, product, and/or service:

BW at Renaissance Pointe, LLC is the Ownership entity of the planned housing development that will be located on the real property. Vincent Village and Miller-Valentine will be partners in the development.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2016	\$ 195,517,589.00
2015	\$ 150,448,259
2014	\$ 152,424,546

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

Customer Name	City/State	Annual Gross Sales
Waterstone at Hamburg Place LLC	Lexington, KY	\$ 14,295,045
Waterstone at Carriage Trails LLC	Huber Heights, OH	\$ 10,642,658
Jasper Lofts, LLC	Jasper, IN	\$ 7,378,217

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

Supplier Name	City/State	Annual Gross Purchases
Pro Build	Vandalia, OH	\$ 3,938,660
KI Lumber & Building Materials	Lexington, KY	\$ 2,095,114
Doody Door & Hardware Inc	Dayton, OH	\$ 676,067

List the company's top three competitors:

Competitor Name	City/State
The NRP Group	Cleveland OH
The Woda Group	Westerville OH
Pirhl	Cleveland OH

Describe the product or service to be produced or offered at the project site:

4 Bedroom Single Family Homes to be rented to persons at or below 60% of the Area Median Income (AMI)

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

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

The Renaissance Pointe neighborhood which resides in the corporate limits of Fort Wayne, has seen decay in the economic conditions and housing stock. It suffers from considerable blight and disinvestment which has attracted crime and vandalism. This neighborhood is a target of the city for redevelopment efforts.

REAL PROPERTY INFORMATION

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

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

See Attached List

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

See Attached List

Describe the improvements to be made to the property to be designated for tax phase-in purposes:

New construction of 19 4 Bedroom Single Family Homes

Projected construction start (month/year): 09/2017

Projected construction completion (month/year): 02/2019

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

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

PERSONAL PROPERTY INFORMATION

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

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

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

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

☐ Yes ☐ No Will the equipment be leased?

Date first piece of equipment will be purchased (month/year): _____

Date last piece of equipment will be installed (month/year): _____

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

ELIGIBLE VACANT BUILDING INFORMATION

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

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

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

Describe the condition of the structure(s) listed above: _____

Projected occupancy date (month/year): _____

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

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

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

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne http://www.bls.gov/oes/current/oes_23060.htm

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

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Community Manager	11-9141	1	\$ 30,475
Service Technician	47-2141	1	\$ 30,475

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

- | | | |
|--|--|---|
| ☐ Pension Plan | ☒ Major Medical Plan | ☐ Disability Insurance |
| ☐ Tuition Reimbursement | ☐ Life Insurance | ☐ Dental Insurance |

List any benefits not mentioned above:

Employee Assistance Program and a Wellness Program.

When will you reach the levels of employment shown above? (month/year): 05/2018

REQUIRED ATTACHMENTS

The following must be attached to the application.

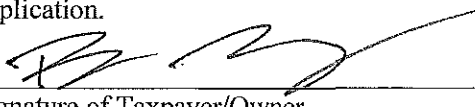
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$100
Amendment to extend designation period	\$300
Waiver of non compliance with ERA filing	\$500 + ERA filing fee
4. **Owner's Certificate (if applicant is not the owner of property to be designated)
Should be marked as Exhibit B if applicable.**

CERTIFICATION

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

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


Signature of Taxpayer/Owner

Brian McGeady, Partner President

Printed Name and Title of Applicant

Date

9/28/17



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

OCT 12 2017

COMMUNITY DEVL.

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

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

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

INSTRUCTIONS:

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

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer BW at Renaissance Pointe, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 9349 Waterstone Blvd Cincinnati OH 45249					
Name of contact person Brian McGeady		Telephone number (513) 774-8400		E-mail address brian.mcgeady@mvg.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Fort Wayne Common Council		Resolution number			
Location of property See Attached List		County Allen		DLGF taxing district number 074	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) New construction of 19 single family homes		Estimated start date (month, day, year) 05/01/17		Estimated completion date (month, day, year) 06/01/18	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 2.00	Salaries \$60,950.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		48,600.00		48,600.00	
Plus estimated values of proposed project		4,045,554.00		1,800,202.00	
Less values of any property being replaced		0.00		0.00	
Net estimated values upon completion of project		4,045,554.00		1,800,202.00	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) 0.00		Estimated hazardous waste converted (pounds) 0.00			
Other benefits Community benefits to offer: additional affordable housing options for families/ upgrades to distressed building.					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 9/28/17	
Printed name of authorized representative Brian McGeady				Title Partner, President	

**EXHIBIT A
LEGAL DESCRIPTION**

CITY OF FORT WAYNE PROPERTY

Bottle Works Lofts:

TRACT 1

LOT NUMBER 42 LILLIE'S OUT LOTS TO THE CITY OF FORT WAYNE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 52, PAGE 368, EXCEPTING THEREFROM THE PART THEREOF APPROPRIATED FOR THE WIDENING OF WINTER STREET.

ALSO:

PART OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 12, IN TOWNSHIP 30 NORTH, RANGE 12 EAST, CONTAINING 2 ACRES, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12, TOWNSHIP AND RANGE AFORESAID AND RUNNING THENCE EAST 20 RODS; THENCE NORTH 16 RODS; THENCE WEST 20 RODS; THENCE SOUTH 16 RODS TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE STRIP APPROPRIATED FOR THE WIDENING OF WINTER STREET AND THE STRIP APPROPRIATED OF THE WIDENING OF PONTIAC STREET EXCEPTING THEREFROM THE SOUTH 67 FEET OF THE WEST 92.5 FEET THEREOF, IN ALLEN COUNTY, INDIANA.

1631 E. Pontiac St.

TRACT 2

PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 12 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE INTERSECTION OF PONTIAC AND WINTER STREETS IN THE CITY OF FORT WAYNE, AS THE SAME ARE NOW LOCATED; THENCE EAST ON THE NORTH LINE OF PONTIAC STREET, 92 FEET AND 6 INCHES THENCE NORTH 67 FEET; THENCE WEST 92 FEET AND 6 INCHES TO THE EAST LINE OF WINTER STREET; THENCE SOUTH ON THE EAST LINE OF WINTER STREET TO THE PLAT OF BEGINNING, BEING LOCATED IN NORTHEAST CORNER OF WINTER AND PONTIAC STREET, FORTY WAYNE, ALLEN COUNTY, INDIANA.

1601 E. Pontiac Street

VACATED ALLEY [PER GENERAL ORDINANCE NO. G-19-16, RECORDED AS DOC NO. 2017011989] THE EAST PORTION OF THE 12 FEET WIDE EAST-WEST ALLEY SOUTH OF AND ADJACENT TO LOT 38 OF RAU'S SUBDIVISION OF LILLIE'S OUT LOTS NO. 38 & 40, RECORDED IN DEED BOOK 68, PAGE 466 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, AS SHOWN ON THE ATTACHED EXHIBIT B, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 38 OF SAID RAU'S SUBDIVISION; THENCE SOUTH 1 DEGREE 56 MINUTES 21 SECONDS EAST (BEARING BASED ON THE GLOBAL NAVIGATION SATELLITE SYSTEM VIA THE INDIANA DEPARTMENT OF TRANSPORTATION'S CONTINUOUS OPERATING REFERENCE STATIONS NETWORK AND BASIS OF BEARINGS TO FOLLOW), 12.00 FEET TO THE SOUTH LINE OF SAID ALLEY AND THE NORTHEAST CORNER OF LOT 42 IN LILLIE'S OUT LOTS AS RECORDED IN DEED BOOK 52, PAGE 368 WITHIN SAID RECORDER'S OFFICE; THENCE SOUTH 88 DEGREES 23 MINUTES 36 SECONDS WEST, 150.01 FEET ALONG THE SOUTH LINE OF SAID ALLEY AND NORTH LINE OF SAID LOT 42; THENCE NORTH 43 DEGREES 13 MINUTES 23 SECONDS EAST, 16.92 FEET TO THE SOUTHWEST CORNER OF LOT 38 OF SAID RAU'S SUBDIVISION; THENCE NORTH 1 DEGREE 56 MINUTES 50 SECONDS WEST, 8.00 FEET ALONG THE WEST LINE OF LOT 38 OF SAID RAU'S SUBDIVISION, THENCE SOUTH 46 DEGREES 46 MINUTES 37 SECONDS EAST, 11.35 FEET

TO THE SOUTH LINE OF LOT 38 OF SAID RAU'S SUBDIVISION AND NORTH LINE OF SAID ALLEY;
THENCE NORTH 88 DEGREES 23 MINUTES 36 SECONDS EAST, 130.01 FEET ALONG SAID ALLEY LINE
AND LOT LINE TO THE POINT OF BEGINNING, CONTAINING 1,760.14 SQUARE FEET, MORE OR LESS

Site A-2:

TRACT 6

LOT 56 AND THE SOUTH 6 FEET OF LOT 53 IN ELIZA HANNA SRS., SUBDIVISION OF LOT 13 HANNA'S
PLAT "A" IN THE CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA.

2622 Bowser St.

TRACT 7

Lot Number 57 Fifty Seven in Eliza Hanna Seniors Subdivision to the City of Fort Wayne, Indiana.

2626 Bowser St.

Site C-1:

TRACT 23

LOT 8 WINTER ADD IN FORT WAYNE, INDIANA.

2528 Winter St.

TRACT 24

Lot Number (9) Nine in Winter Addition to the City of Fort Wayne, Allen County, Indiana.

2530 Winter St.

TRACT 25

Lot Number 10 in Winter Addition to the City of Fort Wayne, Allen County, Indiana, according to the recorded Plat thereof.

2536 Winter St.

TRACT 26

Lot 12 Winters Addition to the City of Fort Wayne, Indiana.

2540 Winter St.

Site C-2:

TRACT 28

Lot Number Three (3) in Winter's Addition to the City of Fort Wayne, according to the plat thereof, recorded in the Office of the Recorder of Allen County, Indiana, except the South 10 feet.

2529 Winter St.

TRACT 29

THE SOUTH 10 FEET OF LOT NUMBER 3 IN WINTERS ADDITION, AS RECORDED IN PLAT RECORD 5, PAGE 19. TOGETHER WITH THE NORTH 32 FEET OF LOT NUMBER 35 IN RAU'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 68, PAGE 466.

2529 Winter St.

TRACT 30

LOT NUMBER 37 AND THE SOUTH 15-1/2 FEET OF LOT NUMBER 35 IN RAU'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 68, PAGE 466.

2535 Winter St.

Site C-3:

TRACT 33

THE NORTH 33 FEET 8 INCHES OF LOT NUMBER 36 RAU'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 68, PAGE 466.

2516 Lillie St.

TRACT 34

THE SOUTH 14 FEET OF LOT NUMBER 36 AND THE NORTH 18 FEET OF LOT NUMBER 38 IN RAU'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 68, PAGE 466.

2518 Lillie St.

TRACT 35

THE SOUTH 30 FEET OF LOT NUMBER 38 IN RAU'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 68, PAGE 466.

2520 Lillie St.

HOUSING & NEIGHBORHOOD DEVELOPMENT SERVICES, INC. PROPERTY

Site A-1:

TRACT 3

The West 40 feet of Lot numbered 54, 55 and 58 in Eliza Hanna Senior's Subdivision of Out Lot 13 of Hanna's Plat "A", in the City of Fort Wayne, except the North 10 feet reserved as an alley of said Lot 54.

EXCEPTING THEREFROM, all of Lot numbered 54 in Eliza Hanna Senior's subdivision of Out Lot 13 of Hanna's Plat "A"

1201 E. Pontiac Street.

TRACT 4

The East 74 feet of the West 114 feet of Lots Numbered 54, 55 and 58 North of Pontiac St. as now established of Eliza Hanna Sr.'s Subdivision of Lot Number 13 in Hanna's Plat "A" to the City of Fort Wayne, according to the recorded plat thereof, except the East 8 inches thereof lying South of the North 12 feet of said Lot Number 54. ALSO the East 36 feet of Lot Number 54 in Eliza Hanna Sr.'s Subdivision of Lot Number 13 in Hanna's Plat "A" to the City of Fort Wayne, according to the recorded plat thereof, except the South 36 feet thereof.

EXCEPTING THEREFROM, all of Lot numbered 54 in Eliza Hanna Senior's subdivision of Out Lot 13 of Hanna's Plat "A"

1207 E. Pontiac St.

TRACT 5

The East 36 ft. of Lot Numbered 58 and the East 36 ft. of the South 36 ft. of Lot 54 in Eliza Hanna Seniors Subdivision of Lot 13 Hanna's Partition Plat "A" in the City of Fort Wayne, except the South 5 ft. to Lot 58 appropriated for widening Pontiac St. Also the East 36 ft. of Lot 55 in Eliza Hanna Seniors Subdivision of Lot 13 Hanna's Partition Plat "A" in the City of Fort Wayne; Also the East 8 in. of the West 114.0 ft. of Lots Numbered 54, 55 and 58 of Eliza Hanna Seniors Subdivision of Lot 13 Hanna's Plat "A" located in the City of Fort Wayne, except the North 12 ft. of the parcel above described lying within the aforesaid Lot Number 54, and also except the South 5 ft. to Lot 58 appropriated for widening Pontiac Street.

EXCEPTING THEREFROM, all of Lot numbered 54 in Eliza Hanna Senior's subdivision of Out Lot 13 of Hanna's Plat "A"

1217 E. Pontiac St.

Site A-3:

TRACT 8

Lot numbered 71 in Hanna and Fisher's Addition to the City of Fort Wayne, according to the plat thereof, recorded in Deed Record 58, page 307, in the Office of the Recorder of Allen County, Indiana.

1305 E. Pontiac St.

Site A-4:

TRACT 10

The West 15 feet of Lot Number 69 and the East 14 feet of Lot Number 70 in Hanna and Fisher's Addition to the City of Fort Wayne, Allen County, Indiana.

1315 E. Pontiac St.

TRACT 11

The East 29 feet of Lot 69 in Hanna and Fisher's Addition to the City of Fort Wayne, according to the recorded plat thereof.

1319 E. Pontiac St.

TRACT 12

The West 29 feet of Lot #68 in Hanna & Fisher's Addition to the City of Fort Wayne, according to the plat thereof recorded in Deed Record 58, pages 306-307, in the Office of the Recorder of Allen County, Indiana.

1321 E. Pontiac St.

TRACT 13

West 17 feet of Lot Number 67 and the East 15 feet of Lot Number 68 in Hanna and Fisher's Addition to the City of Fort Wayne, according to the plat thereof recorded in Deed Record 58, page 306, of the records in the Office of the Recorder of Allen County, Indiana

1323 E. Pontiac St.

Site B:

TRACT 18

The South 55 feet of Lot numbered 7 in Frank and Nirdlinger's Subdivision of Hough's Out Lot 2 in the East one half of the Northeast quarter of Section 13, in Township 30 North, of Range 12 East, according to the recorded plat of said subdivision.

2711 Reed St.

TRACT 19

N 80 Ft. Lot 7 F & C F Nirdlingers Subdivision Addition to the City of Fort Wayne, Allen County, Indiana.

1502 E. Pontiac St.

TRACT 20

Lot numbered 6 in Frank and C.F. Nirdlinger's Subdivision of Hough's Outlot Numbered 2 in the East 1/2 of the Northeast 1/4 of Section 13, in Township 30 North of Range 12 East, now in the City of Fort Wayne, according to the recorded Plat thereof.

1506 E. Pontiac St.

TRACT 21

Lot numbered 5 in Frank and C. F. Nirdlingers Subdivision to the City of Fort Wayne, Allen County, Indiana.

1512 E. Pontiac St.

TRACT 22

The Lot 4 F and C F Nirdlingers Subdivision in the City of Fort Wayne, Allen County, Indiana.

1516 E. Pontiac St.

Site C-1:

TRACT 27

Lot 11 Winters Addition, according to the recorded plat thereof.

2538 *Winter St.*

Site A-5

TRACT 14

The East 34 feet of Lot 66 Hanna and Fisher's Addition to the city of Fort Wayne, according to the plat thereof, recorded in the Office of the Recorder of Allen County, Indiana.

1327 E. Pontiac St.

TRACT 15

The West 17 2/3 feet of Lot Numbered 65 in Hanna & Fisher's Addition to the City of Fort Wayne, Indiana, according to the plat thereof, recorded in Deed Record 58, pages 306-307 in the Office of the Recorder of Allen County, Indiana.

1329 E. Pontiac St.

TRACT 16

East 26 1/3 feet of Lot 65 in Hanna and Fisher's Addition to the City of Fort Wayne, according to the Plat thereof, recorded in Deed Record 58, page 306, in the Office of the Recorder of said County.

1331 E. Pontiac St.

TRACT 17

Lot Number 64 in Hanna and Fisher's Addition to the City of Fort Wayne, except the Soh 5 feet thereof, appropriated for widening of Pontiac Street.

1333 E. Pontiac St.

THE AFOREMENTIONED LAND ALSO BEING DESCRIBED AS:

Bottle Works Lofts Site:

Lot 42 in Lillie's Out Lots according to the Plat thereof, as recorded in Deed Record 52, Page 368 and part of the 12 feet wide East-West alley South of and adjacent to Lot 38 of Rau's Subdivision of Lillie's Out Lots No. 38 & 40 recorded in Deed Record 68, Page 466, together with those parts of the East half of the East half of the Southeast Quarter of Section 12, Township 30 North, Range 12 East of the Second Principal Meridian as described in Document Number 201325683 within the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

BEGINNING at a 5/8 inch diameter rebar found marking the intersection of the North right-of-way line of Pontiac Street with the West right-of-way line of Lillie Street, thence South 89 degrees 35 minutes 22 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow), 285.05 feet along said North right-of-way line to a Mag Nail set on the East right-of-way line of Winter Street; thence North 2 degrees 0 minutes 32 seconds West, 375.34 feet along said East right-of-way line to the northwest corner of said Lot 42 referenced by a 1 and 1/2 inch outside diameter pipe found 0.12 feet West of the calculated point; thence North 88 degrees 23 minutes 36 seconds East, 135.40 feet along the North line of said Lot 42 to a chiseled "X" set in an existing concrete curb; thence North 43 degrees 13 minutes 23 seconds East, 8.46 feet to the centerline of said 12' wide East-West alley (now vacated); thence North 88 degrees 23 minutes 36 seconds East 144.01 feet along said centerline, to the West right-of-way line of Lillie Street; thence South 1 degree 56 minutes 21 seconds East 387.29 feet along said West right-of-way line to the POINT OF BEGINNING, containing 108,766 square feet [2.50 acres], more or less.

Subject to rights-of-way and easements of record.

Subject to an Environmental Restrictive Covenant recorded 18 September 2014 in Document Number 2014045138.

Site A-1 "Tract 1"
(Proposed Address 2635 Oliver Street)

Lot 58 and part of Lot 55 in Eliza Hanna Senior's Subdivision of Lot No. 13 of Hanna's Plat "A", as recorded in Deed Book 60, page 266, within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

BEGINNING at a 1/2 inch outside diameter pipe marking the apparent Southwest corner of said Lot 58, being at the intersection of the North right-of-way line of Pontiac Street with the East right-of-way line of Oliver Street in said Eliza Hanna Senior's Subdivision; thence North 02 degrees 20 minutes 44 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 45.37 feet, along the West line of said Lot 58 and Lot 55, coincident with said East right-of-way line; thence North 87 degrees 33 minutes 15 seconds East 151.00 feet, to the West line of a North-South alley in said Eliza Hanna Senior's Subdivision; thence South 02 degrees 13 minutes 58 seconds East 51.52 feet, along the East line of said Lots 55 and 58, coincident with said West line of a North-South alley, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Southeast corner of said Lot 58, being on the North right-of-way line of Pontiac Street; thence South 89 degrees 53 minutes 14 seconds West 151.01 feet, along the South line of said Lot 58, coincident with said North right-of-way line, to the POINT OF BEGINNING, containing 7,313 square feet [0.17 acre], more or less.

Site A-1 "Tract 2"
(Proposed Address 2631 Oliver Street)

A part of Lot 55 in Eliza Hanna Senior's Subdivision of Lot No. 13 of Hanna's Plat "A", as recorded in Deed Book 60, page 266, within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

COMMENCING at a 1/2 inch outside diameter pipe marking the apparent Southwest corner of Lot 58 in said Eliza Hanna Senior's Subdivision, being at the intersection of the North right-of-way line of Pontiac Street with the East right-of-way line of Oliver Street; thence North 02 degrees 20 minutes 44 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 45.37 feet, along the West line of Lots 58 and 55 in said Eliza Hanna Senior's Subdivision, coincident with said East right-of-way line to the **POINT OF BEGINNING**; thence continuing North 02 degrees 20 minutes 44 seconds West 42.75 feet, along the West line of said Lot 55, coincident with said East right-of-way line, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northwest corner of said Lot 55; thence North 87 degrees 33 minutes 15 seconds East 151.08 feet, along the North line of said Lot 55, to the Northeast corner thereof, on the West line of a North-South alley in said Eliza Hanna Senior's Subdivision marked by a 5/8 inch diameter rebar with GAI/0007 identification cap; thence South 02 degrees 13 minutes 58 seconds East 42.75 feet, along the East line of said Lot 55, coincident with the West line of said North-South alley; thence South 87 degrees 33 minutes 15 seconds West 151.00 feet to the POINT OF BEGINNING, containing 6,457 square feet [0.15 acre], more or less.

Site A-2 "Tract 4"
(Proposed address 2622 Bowser Street)

Lot 56 and the South 6.00 feet of Lot 53 in Eliza Hanna Senior's Subdivision of Lot No. 13 of Hanna's Plat "A", as recorded in Deed Book 60, page 266, within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

COMMENCING at the Southeast corner of Lot 57 in said Eliza Hanna Senior's Subdivision, referenced by a 1 and 1/2 inch outside diameter pipe found, being at the intersection of the North right-of-way line of Pontiac Street and the West right-of-way line of Bowser Avenue in said Eliza Hanna Senior's Subdivision; thence North 02 degrees 07 minutes 13 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department

of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 52.99 feet, along the East line of said Lot 57 in said Eliza Hanna Senior's Subdivision, coincident with said West right-of-way line of Bowser Street, to the Southeast corner of said Lot 56 and the **POINT OF BEGINNING**; thence South 87 degrees 33 minutes 15 seconds West 150.99 feet, along the South line of said Lot 56 to the Southwest corner thereof, being on the East line of a North – South alley in said Eliza Hanna Senior's Subdivision; thence North 02 degrees 13 minutes 58 seconds West 54.00 feet, along the West line of said Lots 56 and 53, coincident with the East line of said North – South alley, to a 3/8 inch diameter rebar found at the Northwest corner of the South 6.00 feet of said Lot 53; thence North 87 degrees 33 minutes 15 seconds East 151.09 feet, along the North line of the South 6.00 feet of said Lot 53, to a 1 and 1/4 inch outside diameter pipe found at the Northeast corner of the South 6.00 feet of said Lot 53, being on said West right-of-way line of Bowser Avenue; thence South 02 degrees 07 minutes 13 seconds East 54.00 feet, along the East line of said Lots 53 and 56, coincident with said West right-of-way line of Bowser Avenue, to the **POINT OF BEGINNING**, containing 8,156 square feet [0.19 acre], more or less.

Site A-2 "Tract 5"

(Proposed address 2626 Bowser Street)

Lot 57 in Eliza Hanna Senior's Subdivision of Lot No. 13 of Hanna's Plat "A", as recorded in Deed Book 60, page 266, within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

BEGINNING at the Southeast corner of said Lot 57 in said Eliza Hanna Senior's Subdivision, referenced by a 1 and 1/2 inch outside diameter pipe, being at the intersection of the North right-of-way line of Pontiac Street and the West right-of-way line of Bowser Avenue in said Eliza Hanna Senior's Subdivision; thence South 89 degrees 53 minutes 14 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 150.98 feet, along the South line of said Lot 57, coincident with the North right-of-way line of Pontiac Street, to the Southwest corner of said Lot 57, marked by a 5/8 inch diameter rebar with GAI/0007 identification cap, on the East line of an North – South alley in said Eliza Hanna Senior's Subdivision; thence North 02 degrees 13 minutes 58 seconds West 46.84 feet, along the West line of said Lot 57, coincident with the East line of said North – South alley, to the Northwest corner of said Lot 57; thence North 87 degrees 33 minutes 15 seconds East 150.99 feet, along the North line of said Lot 57, to the Northeast corner thereof, being on said West right-of-way line of Bowser Street; thence South 02 degrees 07 minutes 13 seconds East 52.99 feet, along the East line of said Lot 57, coincident with said West right-of-way line, to the **POINT OF BEGINNING**, containing 7,534 square feet [0.17 acre], more or less.

Site A-3 "Tract 7"

(Proposed address 1305 E. Pontiac Street)

Lot 71 in Hanna and Fishers Addition to the City of Fort Wayne as recorded in Deed Book 58, page 306 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

COMMENCING at the Southwest corner of Lot 72 in said Hanna and Fishers Addition, marked by a 5/8 inch rebar with GAI/0007 identification cap, being at the intersection of the North right-of-way line of Pontiac Street and the East right-of-way line of Bowser Avenue in said Hanna and Fishers Addition; thence North 89 degrees 42 minutes 55 seconds East 44.02 feet, along the South line of said Lot 72, coincident with said North right-of-way line of Pontiac Street, to the Southwest corner of said Lot 71 and the **POINT OF BEGINNING**; thence North 02 degrees 07 minutes 13 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 136.49 feet, along the West line of said Lot 71, to the Northwest corner thereof, being on the South line of an East – West alley in said Hanna and Fishers Addition; thence North 87 degrees 24 minutes 14 seconds East 44.00 feet, along the North line of said Lot 71, coincident with the South line of said East – West alley, to the Northeast corner of said Lot 71, referenced by a 1 and 1/2 inch outside diameter pipe 0.27 feet South and 0.04 feet West of the calculated corner; thence South 02 degrees 07 minutes 13 seconds East 138.27 feet, along the East line of said Lot 71, to the Southeast corner thereof, referenced by a 5/8 inch diameter rebar 0.03 feet North and 0.41 feet East of the calculated corner, being on the North right-of-way line of Pontiac Street; thence South 89 degrees 42 minutes 55 seconds West 44.02 feet, along the South line of said Lot 71, coincident with said North right-of-way line, to the **POINT OF BEGINNING**, containing 6,045 square feet [0.14 acre], more or less.

Site A-4 "Tract 8"
(Proposed Address 1319 E. Pontiac Street)

Lots 69 and parts of Lots 68 and 70 in Hanna and Fishers Addition to the City of Fort Wayne as recorded in Deed Book 58, page 306 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

COMMENCING at a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northeast corner of Lot 64 in said Hannah and Fishers Addition and the intersection of the South line of an East-West alley with the West right-of-way line of Holton Avenue; thence South 87 degrees 24 minutes 14 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 156.75 feet, along said South line, to a point referenced by a 1 and 1/4 inch outside diameter pipe 0.29 feet South and 0.01 feet East of the calculated corner; thence South 01 degree 37 minutes 26 seconds East 144.29 feet, to a 5/8 inch diameter rebar with GAI/0007 identification cap on the North right-of-way line of Pontiac Street; thence South 89 degrees 42 minutes 55 seconds West 59.53 feet, along said North right-of-way line to the **POINT OF BEGINNING**; thence continuing South 89 degrees 42 minutes 55 seconds West 59.53 feet, along said North right-of-way line, to a 5/8 inch diameter rebar with GAI/0007 identification cap; thence North 02 degrees 09 minutes 06 seconds West 139.48 feet, to the North line of said Lot 70 and the South line of said East-West alley, referenced by a 5/8 inch diameter rebar found 0.18 feet South and 0.01 feet East of the calculated corner; thence North 87 degrees 24 minutes 14 seconds East 60.17 feet, along the North line of said Lots 68, 69 and 70, coincident with said South line; thence North 01 degrees 53 minutes 00 minutes West 141.88 feet, to the **POINT OF BEGINNING**, containing 8,417 square feet [0.19 acre], more or less.

Site A-4 "Tract 9"
(Proposed Address 1323 E. Pontiac Street)

A part of Lots 67 and 68 in Hanna and Fishers Addition to the City of Fort Wayne as recorded in Deed Book 58, page 306 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

COMMENCING at a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northeast corner of Lot 64 in said Hannah and Fishers Addition and the intersection of the South line of an East-West alley with the West right-of-way line of Holton Avenue; thence South 87 degrees 24 minutes 14 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 156.75 feet, along said South line to the **POINT OF BEGINNING**, referenced by a 1 and 1/4 inch outside diameter pipe 0.29 feet South and 0.01 feet East of the calculated corner; thence South 01 degree 37 minutes 26 seconds East 144.29 feet, to a 5/8 inch diameter rebar with GAI/0007 identification cap on the North right-of-way line of Pontiac Street; thence South 89 degrees 42 minutes 55 seconds West 59.53 feet, along said North right-of-way line; thence North 01 degrees 53 minutes 00 seconds West 141.88 feet, to the North line of said Lot 68 and the South line of said East-West alley; thence North 87 degrees 24 minutes 14 seconds East 60.17 feet, along the North line of said Lots 67 and 68, coincident with said South line, to the **POINT OF BEGINNING**, containing 8,562 square feet [0.20 acre], more or less.

Site B-1 "Tract 12"
(Proposed Address 1502 E. Pontiac Street)

Lot 7 and part of Lot 6 in Frank and C.F. Nirdlinger's Subdivision of Houghs Out Lot Number 2 as recorded in Plat Book 4, page 21 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

BEGINNING at a Mag Nail marking the Southwest corner of said Lot 7 and the intersection of the North line of an East-West alley with the East right-of-way line of Reed Street; thence North 02 degrees 17 minutes 26 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 135.00 feet, along the West line of said Lot 7, coincident with said East right-of-way line, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northwest corner of said Lot 7 on the South right-of-way line of Pontiac Street; thence North 89 degrees 41 minutes 58 seconds East 46.20 feet, along the North line of said Lots 6 and 7, coincident with said South

right-of-way line; thence South 02 degrees 18 minutes 03 seconds East 134.96 feet, to the South line of said Lot 6 being the North line of said East-West alley; thence South 89 degrees 38 minutes 49 seconds West 46.22 feet, along the South line of said Lots 6 and 7, coincident with said North line, to the POINT OF BEGINNING, containing 6,234 square feet [0.14 acre], more or less.

Site B-1 "Tract 13"

(Proposed Address 1512 E. Pontiac Street)

A part of Lots 5 and 6 in Frank and C.F. Nirdlinger's Subdivision of Houghs Out Lot Number 2 as recorded in Plat Book 4, page 21 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

COMMENCING at a Mag Nail marking the Southwest corner of Lot 7 in said Frank and C.F. Nirdlinger's Subdivision and the intersection of the North line of an East-West alley with the East right-of-way line of Reed Street; thence North 02 degrees 17 minutes 26 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 135.00 feet, along the West line of said Lot 7, coincident with said East right-of-way line, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northwest corner of said Lot 7 on the South right-of-way line of Pontiac Street; thence North 89 degrees 41 minutes 58 seconds East 46.20 feet, along the North line of said Lots 6 and 7, coincident with said South right-of-way line to the **POINT OF BEGINNING**; thence continuing North 89 degrees 41 minutes 58 seconds East 46.20 feet, along the North line of said Lots 5 and 6, coincident with said South right-of-way line; thence South 02 degrees 18 minutes 41 seconds East 134.92 feet, to the South line of said Lot 5 being the North line of said East-West alley; thence South 89 degrees 38 minutes 49 seconds West 46.22 feet, along the South line of said Lots 5 and 6, coincident with said North line; thence North 02 degrees 18 minutes 03 seconds West 134.96 feet, to the POINT OF BEGINNING, containing 6,232 square feet [0.14 acre], more or less.

Site B-1 "Tract 14"

(Proposed Address 1516 E. Pontiac Street)

Lot 4 and part of Lot 5 in Frank and C.F. Nirdlinger's Subdivision of Houghs Out Lot Number 2 as recorded in Plat Book 4, page 21 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

COMMENCING at a Mag Nail marking the Southwest corner of Lot 7 in said Frank and C.F. Nirdlinger's Subdivision and the intersection of the North line of an East-West alley Subdivision with the East right-of-way line of Reed Street; thence North 02 degrees 17 minutes 26 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 135.00 feet, along the West line of said Lot 7, coincident with said East right-of-way line, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northwest corner of said Lot 7 on the South right-of-way line of Pontiac Street; thence North 89 degrees 41 minutes 58 seconds East 92.40 feet, along the North line of said Lots 5, 6 and 7, coincident with said North right-of-way line to the **POINT OF BEGINNING**; thence continuing North 89 degrees 41 minutes 58 seconds East 61.60 feet, along the North line of said Lots 4 and 5, coincident with said South right-of-way line to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northeast corner of said Lot 4; thence South 02 degrees 20 minutes 34 seconds East 134.86 feet, along the East Line of said Lot 4, to a Mag Spike with GAI/0007 Identification tag marking the Southeast corner of said Lot 5 on the North line of said East-West alley; thence South 89 degrees 38 minutes 49 seconds West 61.67 feet, along the South line of said Lots 4 and 5, coincident with said North line; thence North 02 degrees 18 minutes 41 seconds West 134.92 feet to the POINT OF BEGINNING, containing 8,309 square feet [0.19 acre], more or less.

Site C-1 "Tract 15"

(Proposed address 2540 Winter Street)

Lot 12 and a part of Lot 11 in Winter Addition as recorded in Plat Book 5, page 19 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

BEGINNING at a 1 inch outside diameter pipe marking the Southeast corner of said Lot 12, on the West right-of-way line of Winter Street; thence South 87 degrees 55 minutes 53 seconds West (bearing derived from the Global

Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 127.80 feet, along the South line of said Lot 12, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Southwest corner of said Lot 12, on the East line of a North-South alley in said Winter Addition; thence North 02 degrees 09 minutes 23 seconds West 52.30 feet, along the West line of said Lots 11 and 12, coincident with said East line; thence North 88 degrees 10 minutes 27 seconds East 127.93 feet, to the East line of said Lot 11 on said West right-of-way line of Winter Street; thence South 02 degrees 00 minutes 32 seconds East 51.76 feet, along the East line of said Lots 11 and 12, coincident with said West right-of-way line to the POINT OF BEGINNING, containing 6,653 square feet [0.15 acre], more or less.

Site C-1 "Tract 16"

(Proposed address 2534 Winter Street)

Lot 10 and parts of Lot 9 and Lot 11 in Winter Addition as recorded in Plat Book 5, page 19 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

COMMENCING at a 1 inch outside diameter pipe marking the Southeast corner of said Lot 12, on the West right-of-way line of Winter Street; thence North 02 degrees 00 minutes 32 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 51.76 feet to the **POINT OF BEGINNING**, thence South 88 degrees 10 minutes 27 seconds West 127.93 feet, to the West line of said Lot 11 and the East line of a North-South alley in said Winter Addition; thence North 02 degrees 09 minutes 23 seconds West 52.30 feet, along the West line of said Lots 9, 10 and 11, coincident with said East line; thence North 88 degrees 25 minutes 01 seconds East 128.07 feet, to the East line of said Lot 9 on said West right-of-way line of Winter Street; thence South 02 degrees 00 minutes 32 seconds East 51.76 feet, along the East line of said Lots 9, 10 and 11, coincident with said West right-of-way line to the POINT OF BEGINNING, containing 6,660 square feet [0.15 acre], more or less.

Site C-1 "Tract 17"

(Proposed address 2528 Winter Street)

Lot 8 and part of Lot 9 in Winter Addition as recorded in Plat Book 5, page 19 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

COMMENCING at a 1 inch outside diameter pipe marking the Southeast corner of Lot 12 in said Winter Addition, on the West right-of-way line of Winter Street; thence North 02 degrees 00 minutes 32 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 103.52 feet to the **POINT OF BEGINNING**; thence South 88 degrees 25 minutes 01 seconds West 128.07 feet, to the West line of said Lot 9 and the East line of a North-South alley in said Winter Addition; thence North 02 degrees 09 minutes 23 seconds West 52.30 feet, along the West line of said Lots 8 and 9, coincident with said East line, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northwest corner of said Lot 8; thence North 88 degrees 39 minutes 33 seconds East 128.21 feet, along the North line of said Lot 8, to a 5/8 inch diameter rebar marking the Northeast corner of said Lot 8 and said West right-of-way line of Winter Street; thence South 02 degrees 00 minutes 32 seconds East 51.76 feet, along the East line of said Lots 8 and 9, coincident with said West right-of-way line, to the POINT OF BEGINNING, containing 6,667 square feet [0.15 acre], more or less.

Site C-2 "Tract 18"

(Proposed Address 2535 Winter Street)

Lot 37 and part of Lot 35 in Rau's Subdivision of Lillies Out Lots Numbered 38 and 40, as recorded in Deed Book 68, page 466, within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

BEGINNING at a 5/8 inch rebar with GAI/0007 identification cap marking the Southwest corner of said Lot 37, being at the intersection of the East right-of-way line of Winter Street with the North line of an East-West alley in said Rau's Subdivision; thence North 02 degrees 00 minutes 32 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 63.58 feet, along the West line of said Lots 35 and 37, coincident with said East

right-of-way line; thence North 87 degrees 42 minutes 44 seconds East 135.48 feet, to the East line of said Lot 35 and the West line of a North-South alley in said Rau's Subdivision; thence South 01 degrees 56 minutes 51 seconds East 65.19 feet, along the East line of said Lots 35 and 37, coincident with the West line of said North-South alley, to a 5/8 inch rebar with GAI/0007 identification cap marking the Southeast corner of said Lot 37 on the North line of said East-West alley; thence South 88 degrees 23 minutes 36 seconds West 135.41 feet, along the South line of said Lot 37 coincident with the North line of said East-West alley with to the POINT OF BEGINNING, containing 8,720 square feet [0.20 acre], more or less.

Site C-2 "Tract 19"
(Proposed Address 2529 Winter Street)

Lot 3 in Winter Addition as recorded in Plat Book 5, page 19, and part of Lot 35 of Rau's Subdivision of Lillies Out Lots Numbered 38 and 40, as recorded in Deed Book 68, page 466, within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

COMMENCING at a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Southwest corner of said Lot 37, being at the intersection of the East right-of-way line of Winter Street with the North line of an East-West alley in said Rau's Subdivision; thence North 02 degrees 00 minutes 32 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 63.58 feet, along said East right-of-way line of Winter Street, the **POINT OF BEGINNING**; thence continuing North 02 degrees 00 minutes 32 seconds West 64.08 feet, along said East right-of-way line of Winter Street, to the Northwest corner of said Lot 3, referenced by a 2 inch angle iron 0.10 feet North and 0.36 East of the calculated corner; thence North 87 degrees 42 minutes 14 seconds East 135.54 feet, along the North line of said Lot 3 to the Northeast corner thereof on the West line of a North-South alley in said Rau's Subdivision, marked by a 5/8 inch rebar with GAI/0007 identification cap; thence South 01 degrees 56 minutes 51 seconds East 64.10 feet, along the West line of said North-South alley; thence South 87 degrees 42 minutes 44 seconds West 135.48 feet to the POINT OF BEGINNING, containing 8,685 square feet [0.20 acre], more or less.

Site C-3 "Tract 20"
(Proposed address 2520 Lillie Street)

Lot 38 in Rau's Subdivision of Lillie's Out Lots Numbered 38 and 40, as recorded in Deed Book 68, page 466 together with the North Half of an East-West alley South of and adjacent to said Lot 38, as described in General Ordinance No. G-19-16 recorded March 2, 2017 as Document Number 2017011989, all within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

COMMENCING at the Northeast corner of Lot 32 in said Rau's Subdivision, referenced by a 3/8 inch diameter rebar 0.07 feet West of the calculated corner; thence South 01 degrees 56 minutes 21 seconds East (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 143.40 feet, along the East line of said Lot 32 and Lots 34 and 36 in said Rau's Subdivision, coincident with the West right of way line of Lillie Street, to the Northeast corner of said Lot 38 and the **POINT OF BEGINNING**; thence South 01 degrees 56 minutes 21 seconds East 54.12 feet, along the East line of said Lot 38, coincident with the West right of way line of Lillie Street, to the centerline of an East-West alley (now vacated) in said Rau's Subdivision; thence South 88 degrees 23 minutes 36 seconds West 144.01 feet, along said centerline; thence North 43 degrees 13 minutes 23 seconds East 8.46 feet, to the Southwest corner of said Lot 38, marked by a 5/8-inch diameter rebar with GAI/0007 identification cap on the East line of a North - South alley in said Rau's Subdivision; thence North 01 degrees 56 minutes 51 seconds West 45.83 feet, along the West line of said Lot 38, coincident with the East line of said North - South alley, to the Northwest corner of said Lot 38; thence North 87 degrees 26 minutes 30 seconds East 138.03 feet, along the North line of said Lot 38, to the POINT OF BEGINNING, containing 7,329 square feet [0.17 acre], more or less.

Site C-3 "Tract 21"
(Proposed address 2516 Lillie Street)

Lot 36 in Rau's Subdivision of Lillie's Out Lots Numbered 38 and 40, as recorded in Deed Book 68, page 466 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

COMMENCING at the Northeast corner of Lot 32 in said Rau's Subdivision, referenced by a 3/8 inch diameter rebar 0.07 feet West of the calculated corner; thence South 01 degrees 56 minutes 21 seconds East (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 95.60 feet, along the East line of Lot 32 and Lot 34 in said Rau's Subdivision, coincident with the West right of way line of Lillie Street, to the Northeast corner of said Lot 36 and the **POINT OF BEGINNING**; thence continuing South 01 degrees 56 minutes 21 seconds East 47.80 feet, along the East line of said Lot 36, coincident with the West right of way line of Lillie Street, to the Southeast corner of said Lot 36; thence South 87 degrees 26 minutes 30 seconds West 138.03 feet, along the South line of said Lot 36, to the Southwest corner thereof, being on the East line of a North – South alley in said Rau's Subdivision; thence North 01 degrees 56 minutes 51 seconds West 47.80 feet, along the West line of said Lot 36, coincident with the East line of said North – South alley, to the Northwest corner of said Lot 36; thence North 87 degrees 26 minutes 30 seconds East 138.03 feet, along the North line of said Lot 36 to the **POINT OF BEGINNING**, containing 6,608 square feet [0.15 acre], more or less.

Site A-5 "Tract 10"

(Proposed Address 1329 E. Pontiac Street)

A part of Lots 65 and 66 in Hanna and Fishers Addition to the City of Fort Wayne as recorded in Deed Book 58, page 306 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

COMMENCING at a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northeast corner of Lot 64 in said Hannah and Fishers Addition and the intersection of the South line of an East-West alley with the West right-of-way line of Holton Avenue; thence South 02 degrees 07 minutes 13 seconds East (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 150.65 feet, along the East line of said Lot 64, coincident with said West right-of-way line, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Southeast corner of Lot 64 on the North right-of-way line of Pontiac Street; thence South 89 degrees 42 minutes 55 seconds West 60.49 feet, along said North right-of-way line to the **POINT OF BEGINNING**; thence continuing South 89 degrees 42 minutes 55 seconds West 60.50 feet, along said North right-of-way line, to a point referenced by a 1/2 inch diameter rebar 0.08 feet North of the calculated corner; thence North 01 degrees 36 minutes 03 seconds West 145.79 feet, to the North line of said Lot 66 and the South line of said East-West alley, referenced by a 1 inch outside diameter pipe 0.69 feet North and 0.02 feet West of calculated corner; thence North 87 degrees 24 minutes 14 seconds East 59.81 feet, along the North line of said Lots 65 and 66, coincident with said South line; thence South 01 degrees 51 minutes 53 seconds East 148.22 feet, to the **POINT OF BEGINNING**, containing 8,840 square feet [0.20 acre], more or less.

Site A-5 "Tract 11"

(Proposed Address 1333 E. Pontiac Street)

Lot 64 and a part of Lot 65 in Hanna and Fishers Addition to the City of Fort Wayne as recorded in Deed Book 58, page 306 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

BEGINNING at a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northeast corner of Lot 64 in said Hannah and Fishers Addition and the intersection of the South line of an East-West alley with the West right-of-way line of Holton Avenue; thence South 02 degrees 07 minutes 13 seconds East (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 150.65 feet, along the East line of said Lot 64, coincident with said West right-of-way line, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Southeast corner of said Lot 64, on the North right-of-way line of Pontiac Street; thence South 89 degrees 42 minutes 55 seconds West 60.49 feet, along the South line of said Lots 64 and 65, coincident with said North right-of-way line; thence North 01 degrees 51 minutes 53 seconds West 148.22 feet, to the North line of said Lot 65 being on the South line of said East-West alley; thence North 87 degrees 24 minutes 14 seconds East 59.80 feet, along the North line of said Lots 64 and 65, coincident with the South line of said East-West alley, to the **POINT OF BEGINNING**, containing 8,986 square feet [0.21 acre], more or less.

Project Key Plan

CONSTRUCTION SET: 06-07-17		ON FILE NUMBER:	
DRAWING TITLE		PROJECT KEY PLAN	
PROJECT		CLIENT	
BOTTLE WORKS LOFTS FORT WAYNE, INDIANA ALLEN COUNTY		MY AFFORDABLE HOUSING, LLC 9438 WATERSTONE BLVD CINCINNATI, OHIO 45248	
DRAWING NUMBER		SHEET NO.	
C-008 3/F#		1 OF 18	
© 2017 GAI CONSULTANTS		02-23-2017	



Matthew B. Boring
Professional Engineer
State of Indiana
License No. 12543
Mechanical Engineering

NO.	DATE	BY	CHKD.	APPD.	DESCRIPTION
1	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
2	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
3	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
4	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
5	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
6	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
7	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
8	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
9	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
10	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
11	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
12	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
13	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
14	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
15	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
16	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
17	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
18	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
19	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
20	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
21	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
22	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
23	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
24	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
25	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
26	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
27	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
28	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
29	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
30	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
31	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
32	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
33	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
34	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
35	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
36	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
37	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
38	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
39	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
40	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
41	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
42	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
43	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
44	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
45	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
46	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
47	03/17/17	MM			JOINT PROJECT 125 FPM 3 1/2 STORY PROJECT 200K APPROXIMATE
48					

MEMORANDUM



TO: City Council

FROM: Carman Young, Economic Development Specialist

DATE: November 7, 2017

RE: Request for designation by BW at Renaissance Pointe, LLC as an ERA for real property improvements.

BACKGROUND

PROJECT ADDRESS:	Various Addresses	PROJECT LOCATED WITHIN:	Residentially Distressed Area
PROJECT COST:	\$4,045,554	COUNCILMANIC DISTRICT:	6

COMPANY PRODUCT OR SERVICE:	BW at Renaissance Pointe, LLC will provide quality affordable housing targeting those between 30-60% of area median income.
PROJECT DESCRIPTION:	BW at Renaissance Pointe, LLC will construct 19 four bedroom single family homes that will be leased to those at 60% of the area median income or below.

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	0	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	2	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$60,950	TOTAL RETAINED PAYROLL:	0
AVERAGE SALARY (FULL-TIME NEW):	\$30,475	AVERAGE SALARY (FULL-TIME RETAINED):	0

COMMUNITY BENEFIT REVIEW

Yes ☒ No ☐ N/A ☐

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

Explain: Some of the lots on which new homes will be built have been vacant for several years.

Yes ☒ No ☐ N/A ☐

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

Explain: Property to be designated is zoned R2-Two Family Residential, R-3 Multiple Family Residential and UC- Urban Corridor. Use of property is consistent with the land use policies of the City of Fort Wayne.

Yes ☒ No ☐ N/A ☐

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

Explain: The Renaissance Pointe Neighborhood has seen decay in economic conditions and housing stock. It has experienced considerable blight and disinvestment and is a target for City redevelopment efforts. Some of the lots on which new homes will be built previously contained blighted or condemned homes.

Yes ☐ No ☐ N/A ☒

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

Yes ☐ No ☐ N/A ☒

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

Yes ☐ No ☐ N/A ☒

Project encourages preservation of a historically or architecturally significant structure?

Yes ☐ No ☐ N/A ☒

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

Yes ☒ No ☐ N/A ☐

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

Yes ☒ No ☐ N/A ☐

ERA designation induces employment opportunities for Fort Wayne area residents?
Explain: Two part-time jobs will be created as a result of the project.

Yes ☒ No ☐ N/A ☐

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

POLICY

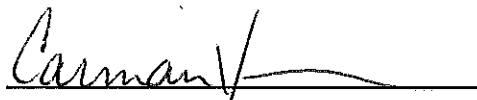
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. The period of deduction for real property is five years.

Under Fort Wayne Common Council's tax abatement policies and procedures this project is located within a Residentially Distressed Area, BW at Renaissance Pointe, LLC is eligible for a five year deduction on real property improvements. Attached is a calculation of property taxes saved/paid with the deduction.

COMMENTS

Signed and Reviewed:


Economic Development Specialist

FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX PHASE-IN ESTIMATE OF SAVINGS

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

REAL PROPERTY TAX PHASE-IN 5 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax		Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
				Abatement %	Tax Paid %					
1	\$212,923	\$212,923	\$212,923	100%	0%	\$212,923	\$0	0.035721	\$0	\$7,606
2	\$212,923	\$212,923	\$212,923	80%	20%	\$170,338	\$42,585	0.035721	\$1,521	\$6,085
3	\$212,923	\$212,923	\$212,923	60%	40%	\$127,754	\$85,169	0.035721	\$3,042	\$4,563
4	\$212,923	\$212,923	\$212,923	40%	60%	\$85,169	\$127,754	0.035721	\$4,563	\$3,042
5	\$212,923	\$212,923	\$212,923	20%	80%	\$42,585	\$170,338	0.035721	\$6,085	\$1,521
6	\$212,923	\$212,923	\$212,923	0%	100%	\$0	\$212,923	0.035721	\$7,606	\$0
TOTAL TAX SAVED REAL PROPERTY (5 yrs on 5 yr deduction)										<u>\$22,817</u>
TOTAL TAX PAID REAL PROPERTY (5 yrs on 5 yr deduction)										<u>\$22,817</u>

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

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **BW Renaissance Pointe, LLC is requesting the designation of an Economic Revitalization Area for eligible real property improvements in the amount of \$4,045,554. BW Renaissance Pointe, LLC will construct 19 four bedroom homes to lease to those at or below 60% of area median income and create two new part-time jobs.**

EFFECT OF PASSAGE: **Investment of \$4,045,554 and two new part-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and two new part-time jobs.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Geoff Paddock and Jason Arp**