BILL NO. R-18-02-12

RESOLUTION NO. R-_____

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2677 Persistence Drive, Fort Wayne, Indiana 46808 (ElringKlinger)

WHEREAS, Petitioner has duly filed its petition dated February 2, 2018 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 120 full-time, permanent jobs for a total new, annual payroll of $5,179,697, with the average new annual job salary being $43,164; and

WHEREAS, the total estimated project cost is $20,600,000; 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.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal property for new manufacturing, logistical distribution, and information technology equipment improvements to be made between April 1, 2018 and April 30, 2022.

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

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

(a) If the proposed new manufacturing, logistical distribution, and information technology equipment is not installed, the approximate current year tax rates for this site would be $3.4347/$100.

(b) If the proposed new manufacturing, logistical distribution, and information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be $3.4347/$100 (the change would be negligible).

(c) If the proposed new manufacturing, logistical distribution, and information technology equipment is installed and a deduction percentage of eighty percent

(80%) is assumed, the approximate current year tax rate for the site would be $3.4347/$100 (the change would be negligible).

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 That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 7. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the new manufacturing, logistical distribution, and information technology equipment shall be for a period of ten years.

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

Year of Deduction	Percentage
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%
11	0%

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

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

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

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

_____
Member of Council

APPROVED AS TO FORM AND LEGALITY

_____
Carol Helton, City Attorney

MEMORANDUM

TO: City Council

FROM: Carman Young, Economic Development Specialist

DATE: February 6, 2018

RE: Request for designation by ElringKlinger as an ERA for personal property improvements.

BACKGROUND

PROJECT ADDRESS:	**2677 Persistence Drive**	PROJECT LOCATED WITHIN:	**N/A**
PROJECT COST:	**$20,600,000**	COUNCILMANIC DISTRICT:	**3**

COMPANY PRODUCT OR SERVICE:	**ElringKlinger designs, manufactures, and distributes innovative aluminum and plastic automotive parts.**
PROJECT DESCRIPTION:	**ElringKlinger will make $20,600,00 in new personal property improvements.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**120**	JOBS RETAINED (FULL-TIME):	**0**
JOBS CREATED (PART-TIME):	**0**	JOBS RETAINED (PART-TIME):	**0**
TOTAL NEW PAYROLL:	**$5,179,697**	TOTAL RETAINED PAYROLL:	**0**
AVERAGE SALARY (FULL-TIME NEW):	**$43,164**	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:

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 I-2, General Industrial. 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?

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?
Explain: ElringKlinger will invest in manufacturing, logistical distribution, and information technology equipment improvements.

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: 120 full-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 personal proerty is ten years.

Under Fort Wayne Common Council's tax abatement policies and procedures, ElringKlinger is eligible for a ten year deduction on personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is a calculation of property taxes saved/paid with the deduction.

COMMENTS

Signed and Reviewed:

Economic Development Specialist

POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX ABATEMENT - ESTIMATE OF SAVINGS

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

ElringKlinger

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	$20,600,000	40%	$8,240,000	$8,240,000	100%	0%	$8,240,000	$0	0.034347	$0	$283,019
2	$20,600,000	56%	$11,536,000	$11,536,000	90%	10%	$10,382,400	$1,153,600	0.034347	$39,623	$356,604
3	$20,600,000	42%	$8,652,000	$8,652,000	80%	20%	$6,921,600	$1,730,400	0.034347	$59,434	$237,736
4	$20,600,000	32%	$6,592,000	$6,592,000	70%	30%	$4,614,400	$1,977,600	0.034347	$67,925	$158,491
5	$20,600,000	30%	$6,180,000	$6,180,000	60%	40%	$3,708,000	$2,472,000	0.034347	$84,906	$127,359
6	$20,600,000	30%	$6,180,000	$6,180,000	50%	50%	$3,090,000	$3,090,000	0.034347	$106,132	$106,132
7	$20,600,000	30%	$6,180,000	$6,180,000	40%	60%	$2,472,000	$3,708,000	0.034347	$127,359	$84,906
8	$20,600,000	30%	$6,180,000	$6,180,000	30%	70%	$1,854,000	$4,326,000	0.034347	$148,585	$63,679
9	$20,600,000	30%	$6,180,000	$6,180,000	20%	80%	$1,236,000	$4,944,000	0.034347	$169,812	$42,453
10	$20,600,000	30%	$6,180,000	$6,180,000	10%	90%	$618,000	$5,562,000	0.034347	$191,038	$21,226
11	$20,600,000	30%	$6,180,000	$6,180,000	0%	100%	$0	$6,180,000	0.034347	$212,264	$0
							TOTAL TAX SAVED		(10 yr deduction)		**$1,481,606**
							TOTAL TAX PAID		(10 yr deduction)		**$1,207,077**

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

Personal Property Abatements

Tax Abatement Review System

ElringKlinger

		Points Possible	Points Awarded
INVESTMENT (30 points possible)			
Total new investment in equipment			
Over $5,000,000	$20,600,000	10	10
$1,000,000 to $4,999,999		8	
$500,000 to $999,999		6	
$0 to $499,999		4	
Investment per employee (both jobs created and retained)			
$35,000 or more	$137,333	10	10
$18,500 to $34,999		8	
$6,250 to $18,499		6	
$1,250 to $6,249		4	
less than $1,249		2	
Estimated local income taxes generated from jobs retained			
$80,000 or more		5	
$30,000 to $79,999		4	
$10,000 to $29,999		3	
$5,000 to $9,999		2	
less than $5,000		1	
Estimated local income taxes generated from jobs created (Double points for start-up)			
$30,000 or more	$69,925	5	10
$10,000 to $29,999		4	
$5,000 to $9,999		3	
$3,000 to $4,999		2	
less than $3,000		1	
ECONOMIC BASE (20 points possible)			
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)			
Greater than 1.0		5	5
Estimated Percent of Business done outside Allen County			
Greater than 75%		15	15
50% to 74%		10	
25% to 49%		5	
JOBS (20 points possible)			
Total number of permanent jobs retained			
Over 250		10	
100 to 249		8	
50 to 99		6	
25 to 49		4	
10 to 24		2	
1 to 9		1	
Total number of permanent jobs created (Double for start-up)			
Over 100	120	10	20
50-99		8	
25-49		6	
10-24		4	
1 to 9		2	
WAGES (20 points possible)			
Median salary of the jobs created and/or retained			
Over $47,999		20	
$43,000 to $47,999	$45,228	16	16
$38,000 to $42,999		12	
$33,000 to 37,999		8	
$28,000 to $32,999		4	
under $28,000		0	

BENEFITS (10 points possible)		
Major Medical Plan	7	7
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance, Disability Insurance,	3	3

SUSTAINABILITY		
Construction uses green building techniques (ie LEED Certification)	5	
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5	5

Total	101

Length of Abatement
20 to 39 points - 3 year abatement
40 to 59 points - 5 year abatement
60 to 69 points - 7 year abatement
70 to 100 points - 10 year abatement

*** If Average annual salary of the full-time jobs created by listed occupation is 10% or greater than the average salary for Allen County using current occupational employment statistics, then the applicant is eligible for an alternate deduction schedule.**

Personal Property Deduction Schedules
10 year
Year 1: 100%
Year 2: 90%
Year 3: 80%
Year 4: 70%
Year 5: 60%
Year 6: 50%
Year 7: 40%
Year 8: 30%
Year 9: 20%
Year 10: 10%
Year 11: 0%
7 year
Year 1: 100%
Year 2: 85%
Year 3: 71%
Year 4: 57%
Year 5: 43%
Year 6: 29%
Year 7: 14%
Year 8: 0%
5 year
Year 1: 100%
Year 2: 80%
Year 3: 60%
Year 4: 40%
Year 5: 20%
Year 6; 0%
3 year
Year 1: 100%
Year 2: 66%
Year 3: 33%
Year 4: 0%

Alternative Deduction Personal Property Schedules
10 Year
Year 1: 100%
Year 2: 100%
Year 3: 100%
Year 4: 100%
Year 5: 100%
Year 6: 90%
Year 7: 80%
Year 8: 65%
Year 9: 50%
Year 10: 40%
7 Year
Year 1: 100%
Year 2: 100%
Year 3: 100%
Year 4: 100%
Year 5: 100%
Year 6: 71%
Year 7: 43%

Admn. Appr._____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **ElringKlinger is requesting the designation of an Economic Revitalization Area for eligible personal property improvements in the amount of $20,600,000. 120 new full-time jobs with an annual payroll of $5,179,697 will be created.**

EFFECT OF PASSAGE: **Investment of $20,600,000 and 120 new full-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and 120 full-time jobs.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Jason Arp and John Crawford**

CITY OF FT WAYNE
Feb 2 2018
FEB 20 2018
CRY
COMMUNITY DEVL.

03/2013

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:	$ 0
Total cost of manufacturing equipment improvements:	$ 20,000,000
Total cost of research and development equipment improvements:	$ 0
Total cost of logistical distribution equipment improvements:	$ 500,000
Total cost of information technology equipment improvements:	$ 100,000
TOTAL OF ABOVE IMPROVEMENTS:	$ 20,600,000

GENERAL INFORMATION

Real property taxpayer's name: ElringKlinger

Personal property taxpayer's name: ElringKlinger

Telephone number: 01149-7123-724-9970

Address listed on tax bill: 2677 Persistence Dr / Fort Wayne IN 46808

Name of company to be designated, if applicable: ElringKlinger

Year company was established: 2018

Address of property to be designated: 2677 Persistence Dr / Fort Wayne IN 46808

Real estate property identification number: Parcel # 2015062088

Contact person name: Mr. Markus Boeni (Chief Financial Officer)

Contact person telephone number: (678) 730-8116 Contact person Email: markus.boeni@elringklinger.cc

Contact person address: 4961 Golden Parkway / Buford GA 30518

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Juergen Weingaertner	General Manager	4961 Golden Parkway, Buford GA 30518	(770) 840-8340
Markus Boeni	Finance Manager	4961 Golden Parkway, Buford GA 30518	(678) 730-8116

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

NAME	PERCENTAGE
ElringKlinger AG (Germany)	100%

☐ 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? _____

What is the company's primary North American Industrial Classification Code (NAICs)? 336370

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

Design, manufacture and distribution of innovative lightweight aluminum & plastic parts to the automotive industry. Products include specialty gaskets, housings, sealing systems; fuel cells & heat shielding systems.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2017	$ 1,750,000,000.00
2016	$ 1,560,000,000
2015	$ 1,500,000,000

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

Customer Name	City/State	Annual Gross Sales
GM	various (sales data confidential--->)	
Ford	various (sales data confidential--->)	
Tenneco	various (sales data confidential--->)	

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

Supplier Name	City/State	Annual Gross Purchases
Albert GmbH	Bremen, Germany (data confidential--->)	
Assan	Istanbul, Turkey (data confidential--->)	
Graenges	TN Huntingdon (data confidential --->)	

List the company's top three competitors:

Competitor Name	City/State
Carcoustics	Michigan; Georgia
Dana Corp.	Michigan; Ohio; Kentucky
Lydall Automotive	Michigan, North Carolina

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

aluminum heat shielding systems; composite & glass shielding systems

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?

This area of the city has an under-served population with above-average unemployment. Housing and retail development in this area has not been sustainable, complicated by the fact that the neighborhoods are crisscrossed by rail lines, major highways and the interstate ring road circling Fort Wayne.

The area is better qualified for industrial development and has a number of warehouses and industrial buildings. This was perhaps the reason it was chosen for the construction and development of the spec building that ElringKlinger is considering, and which will serve as a possible source of attracting jobs and investment to the area.

The spec building will thus be completed and utilized, successfully bringing economic value to the area.

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:

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

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

Projected construction start (month/year): _____

Projected construction completion (month/year): _____

☐ 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)

CNC machinery; lathes; milling machines; riveting machines, press machines; extruding machines; air compressors; chillers; automation equipment; coil winding equipment

conveyors; cranes; forklifts; packing equipment

logistics and manufacturing software to control processes; network administration systems; IT servers; telecom and internet facilities

☐ 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): 04/2018

Date last piece of equipment will be installed (month/year): 04/2022

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

Manufacturing machinery & equipment: 7 years

Logistics machinery & equipment: 5 years

Information technology hardware: 3 years

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
SEE ATTACHMENT			
ON NEXT PAGE			
TOTAL ANNUAL	PAYROLL 2020	---------->>>>	$ 5,179,697

elringklinger: PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR ADDITIONAL FULL-TIME EMPLOYMENT

Annual Median Wage per SOC on State and MSA Level (without benefits)

ElringKlinger Job Titles	SOC Code	Total Employees in Fort Wayne in 2020	Total Payroll per SOC Position	Average Annual Wages 2020
General Manager	11-1011	1	[redacted]	[redacted]
HR Manager	11-3121	1	[redacted]	[redacted]
Logistics Manager	11-3071	1	[redacted]	[redacted]
Production Manager	11-3051	1	[redacted]	[redacted]
Program Manager Plant	11-3061	1	[redacted]	[redacted]
Quality & Environment Manager	11-3051	2	$184,938	$92,469
Production - Shift lead	51-1011	4	$234,321	$58,580
Production - Assembly operators	51-2092	45	$2,035,272	$45,228
Production - Press operators	51-4031	36	$1,096,125	$30,448
Maintenance	49-9041	5	$224,518	$44,904
Tool Shop	51-4111	5	$248,972	$49,794
Industrial Engineer	17-2112	1	[redacted]	[redacted]
Production Control	17-3029	1	[redacted]	[redacted]
Production Engineer	17-2112	1	[redacted]	[redacted]
Warehouse Logistics	43-5081	5	$117,940	$23,588
Dispatch Logistics	43-5071	1	[redacted]	[redacted]
Material Handling	53-7062	6	$154,901	$25,817
MRP Handling	43-5061	3	$146,527	$48,842
		120	**$5,179,697**	
Weighted Average Annual Wage (in 2020 = 120 employees)			(annual payroll)	$43,164
			2020	**2020**

Source: BLS 2017 (2% wage increase 2019 + 2020)

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
N.A.			

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

- [x] Pension Plan
- [x] Major Medical Plan
- [x] Disability Insurance
- [ ] Tuition Reimbursement
- [ ] Life Insurance
- [x] Dental Insurance

List any benefits not mentioned above:

401 (k)

When will you reach the levels of employment shown above? (month/year): 05/2020

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.

M Boni

Signature of Taxpayer/~~Owner~~

Markus Boeni, Head of Finance, CFO

Printed Name and Title of Applicant

1/25/2018

Date

STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE
Feb 2, 2018
FEB 20 2018
COMMUNITY DEVL.

FORM SB-1 / PP

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.

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** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment 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 installation of qualifying abatable equipment for which the person desires to claim a deduction.*
3. *To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.*
4. *Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
5. *For a Form SB-1/PP 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/PP 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	Name of contact person
ElringKlinger	Markus Boeni

Address of taxpayer *(number and street, city, state, and ZIP code)*	Telephone number
4961 Golden Parkway / Buford GA 30518	(678) 730 8116

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body	Resolution number (s)
Fort Wayne City Council	TBD

Location of property	County	DLGF taxing district number
2677 Persistence Dr / Fort Wayne IN 46808	Allen	073

Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. *(Use additional sheets if necessary.)*

CNC machinery; lathes; milling machines; riveting machines, press machines; extruding machines; air compressors; chillers; automation equipment; coil winding equipment; conveyors; cranes; forklifts; packing equipment logistics and manufacturing software to control processes; network administration systems; IT servers; telecom and internet facilities

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	04/01/2018	04/01/2022
R & D Equipment		
Logist Dist Equipment	04/01/2018	04/01/2022
IT Equipment	04/01/2018	04/01/2022

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0	$0	$0	$0	120	$5179697

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the **COST** of the property is confidential.

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values	0	0	0	0	0	0	0	0
Plus estimated values of proposed project	20,000,000	20,000,000	0	0	500,000	500,000	100,000	100,000
Less values of any property being replaced	0	0	0	0	0	0	0	0
Net estimated values upon completion of project	20,000,000	20,000,000	0	0	500,000	500,000	100,000	100,000

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) 0

Estimated hazardous waste converted (*pounds*) 0

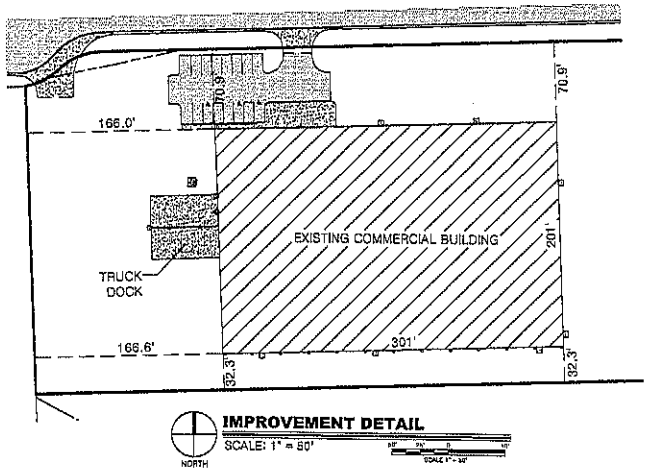
Other benefits:

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized ~~representative~~	Date signed *(month, day, year)*
M. Boeni	24 January 2018

Printed name of authorized representative	Title
Markus Boeni	Chief Financial Officer



IMPROVEMENT DETAIL
SCALE: 1" = 80'

NORTH

SYMBOLS LEGEND

- COMMUNICATION UTILITIES VAULT
- COMMUNICATION BOX
- COMMUNICATION UTILITIES PEDESTAL
- COMMUNICATION UTILITIES MANHOLE
- GAS METER
- GAS VALVE (TYP.)
- WATER METER
- WATER VALVE (TYP.)
- WATER CURB STOP
- FIRE HYDRANT
- POST INDICATOR VALVE
- IRRIGATION CONTROL VALVE
- YARD HYDRANT
- WATER UTILITIES MANHOLE
- POWER POLE/UTILITY POLE
- LIGHT POLE
- TRANSFORMER PAD
- ELECTRICAL BOX
- ELECTRICAL METER
- GUY ANCHOR
- ELECTRICAL UTILITIES MANHOLE
- AIR CONDITIONING UNIT
- ELECTRIC UTILITIES VAULT
- YARD LIGHT
- HANDICAP SYMBOL
- FLUSH GRATE/SLAB DRAIN
- STORM DRAINAGE MANHOLE
- ROUND STORM DRAINAGE INLET
- SQUARE/RECTANGULAR STORM INLET
- SANITARY SEWER MANHOLE
- CLEANOUT
- BURIED LINE + WARNING TAPE
- TRAFFIC UTILITIES MANHOLE/ HAND HOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SIGN (DECIDUOUS)
- SIGN (CONIFEROUS)
- BOULDER
- HORIZONTAL CONTROL POINT
- BENCHMARK
- BOUNDARY MONUMENT
- POST
- MANHOLE
- CONVEYOUT
- FINISH FLOOR ELEVATION
- BOLLARD
- MAILBOX
- SIGN/ POST SIGN
- RIGHT-OF-WAY MARKER
- CONCRETE MATERIAL
- PAVEMENT MATERIAL
- GRAVEL/ STONE MATERIAL
- RIP RAP
- SANITARY SEWER (EXISTING)
- STORM SEWER (EXISTING)
- OVERHEAD ELECTRIC LINE (EXISTING)
- UNDERGROUND ELECTRIC LINE (EXISTING)
- OVERHEAD UTILITY - HOSTING (COX, COMC.)
- OVERHEAD TELECOMMUNICATIONS LINE (AT&T)
- UNDERGROUND TELECOMMUNICATIONS LINE (EXIST.)
- GAS LINE (EXISTING)
- WATER LINE (EXISTING)
- HAND RAIL
- FENCE LINE (TYP.)
- CHAIN-LINK FENCE LINE

MONUMENT LEGEND

"A" = 5/8" x 24" REBAR WITH ORANGE CAP "BERTSCH-FRANK & ASSOCIATES FIRM #0061" DESCRIPTION CAP SET FLUSH.

"B" = NAIL SET, WITH WASHER "BERTSCH-FRANK & ASSOCIATES FIRM #0061" IDENTIFICATION WASHER SET FLUSH.

"C" = 5/8" REBAR FOUND 0.2' BELOW GRADE, NO CAP/ NO IDENTIFICATION.

"D" = 5/8" REBAR WITH "SEMCO" IDENTIFICATION CAP FOUND 0.3' BELOW GRADE.

"E" = 5/8" REBAR WITH "BANGERTER & ASSOCIATES, LLC" IDENTIFICATION CAP FOUND FLUSH.

"F" = 5/8" REBAR FOUND 0.2' ABOVE GRADE, NO CAP/ NO IDENTIFICATION.

"G" = 5/8" REBAR WITH "BANGERTER & ASSOCIATES, LLC" IDENTIFICATION CAP FOUND FLUSH.

"H" = 5/8" REBAR WITH "BANGERTER & ASSOCIATES, LLC" IDENTIFICATION CAP FOUND 0.2' BELOW GRADE.

"I" = MAG NAIL FOUND FLUSH, GREEN UNKNOWN.

"J" = 5/8" REBAR FOUND 0.2' ABOVE GRADE, NO CAP/ NO IDENTIFICATION.

"K" = 5/8" REBAR WITH "BANGERTER & ASSOCIATES, LLC" IDENTIFICATION CAP FOUND FLUSH.

LAND SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12, SECTIONS 1 THROUGH 20 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING REPORT IS SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED OR RE-ESTABLISHED AS A RESULT OF:

(A) DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS
(B) DISCREPANCIES IN LINES OF OCCUPATION AND/OR POSSESSION
(C) RELATIVE POSITIONAL ACCURACY

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO CREATE A NEW PARCEL FROM A PORTION OF THE LANDS OF WC HOLDINGS II, LLC AS DESCRIBED IN DOCUMENT DESIGNATION RECORDED DECEMBER 7, 2018 AND DESIGNATED AS DOC. NO. 2018061798 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY IS BASED INDIANA STATE PLANE ZONE EAST (FIPS 1301).

REFERENCE DOCUMENTS

IN ADDITION TO THE RECORDED DEED AS SHOWN IN THE ENTERPRISE LEGEND ON THE FACE OF THIS SURVEY, THE FOLLOWING RECORD DOCUMENTS WERE UTILIZED DURING THE COURSE OF THIS SURVEY:

1. PLAT OF UNSUBDIVIDED, DATED MARCH 9, 1959 AND RECORDED IN PLAT BOOK 18A, PAGE 39 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.
2. AN ORIGINAL BOUNDARY SURVEY WHICH CREATED THE 6.30 ACRE ADJOINING PARCEL TO THE WEST OF THE SUBJECT PARCEL PROVIDED BY THE CLIENT COMPLETED BY PERSISTE CONSULTING, LLC, DOMICILED HEREIN 1/3/2018, DATED MAY 21, 2018.

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

"C" - *SOUTHWEST CORNER, NORTHEAST 1/4, SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST*
A RAILROAD SPIKE WAS FOUND 0.4' PAST BELOW THE PAVEMENT SURFACE AT THIS LOCATION. THIS CORNER IS NOT CURRENTLY WITNESSED BY THE ALLEN COUNTY SURVEYOR'S OFFICE. THIS MONUMENT IS CALLED FOR BY THE RECORD DESCRIPTIONS OF THE PARENT PARCELS OF THE SUBJECT LANDS, AS WELL AS THE ABOVE REFERENCED FORESITE CONSULTING SURVEY, IT WAS THEREFORE HELD BY COMMON REPORT FOR THIS SURVEY.

"D" - *SOUTHEAST CORNER, NORTHEAST 1/4, SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST*
A 5/8" REBAR WAS FOUND 0.4' ABOVE THE SURFACE OF THE GROUND AT THIS LOCATION. THIS CORNER IS NOT CURRENT, WITNESSED BY THE ALLEN COUNTY SURVEYOR'S OFFICE. THIS MONUMENT IS CALLED FOR BY THE RECORD DESCRIPTIONS OF THE PARENT PARCELS OF THE SUBJECT LANDS, AS WELL AS THE ABOVE REFERENCED FORESITE CONSULTING SURVEY, IT WAS THEREFORE HELD BY COMMON REPORT FOR THIS SURVEY.

ADDITIONAL MONUMENTATION WAS FOUND AS SHOWN ON THE FACE OF THIS SURVEY.

DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS

MINOR DISCREPANCIES EXIST AS SHOWN BETWEEN THE RECORD DOCUMENT'S AND MEASURED DIMENSIONS.

DISCREPANCIES IN LINES OF OCCUPATION AND/OR POSSESSION

NO EVIDENCE OF DISCREPANCIES IN LINES OF OCCUPATION AND/OR POSSESSION WERE OBSERVED AT THE TIME OF THIS SURVEY. DISCREPANCIES MAY EXIST, HOWEVER, WHERE EVIDENCE OF THE DISCREPANCY WAS NOT READILY VISIBLE AT THE DATE OF THIS SURVEY.

THEORY OF LOCATION

THE SOUTH LINE OF THE SUBJECT PARCEL WAS ESTABLISHED BASED ON RECORD DIMENSIONS AND EXISTING MONUMENTATION, AS SHOWN.

THE LOCATION OF PERSISTENCE DRIVE WAS ESTABLISHED BASED ON RECORD DIMENSIONS AND EXISTING MONUMENTATION, AS SHOWN.

THE SOUTH LINE OF THE SUBJECT PARCEL WAS ESTABLISHED PARALLEL WITH AND HOLDING FIRST NORTHERLY DISTANCE FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21.

RELATIVE POSITIONAL ACCURACY

THE RELATIVE POSITIONAL ACCURACY, DUE TO RANDOM ERRORS IN MEASUREMENT, OF THE CORNERS OF THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A SPECIAL SURVEY (0.07 FEET PLUS 50 PARTS PER MILLION) AS DEFINED BY 865 IAC 1, RULE 12, SECTION 7 OF THE INDIANA ADMINISTRATIVE CODE.

NEW ORIGINAL LEGAL DESCRIPTION

A part of the Northeast Quarter of Section 21, Township 31 North, Range 12 East, Washington Township, Allen County, Indiana, being more particularly described as follows:

Commencing at a railroad spike marking the Southeast corner of the Northeast Quarter of said Section 21; thence North 88 degrees 59 minutes 38 seconds East (Grid Bearing North, Indiana State Plane Coordinate System, East Zone, NAD 83 (2011)) along the South line of the Northeast Quarter of said Section 21, a distance of 1,128.28 feet to the Southeast corner of a 6.79 acre parcel as described in Document number 2015026002 in the Office of the Allen County Recorder; thence North 01 degrees, 24 minutes, 24 seconds West, along the East line of said 6.79 acre parcel, a distance of 116.00 feet to the Point of Beginning of the transaction, said point being marked by a 5/8" x 24" rebar set flush with "Bertsch-Frank & Associates, LLC Firm #0061" identification cap; thence North 01 degrees 24 minutes 24 seconds West, continuing along the East line of said 6.79 acre parcel, a distance of 315.34 feet to the South Right-of-way of Persistence Drive as established in document number 2020002011 in the Office of the Allen County Recorder, said point monumented by a 5/8" x 24" rebar set flush with "Bertsch-Frank & Associates, LLC Firm #0061" identification cap; thence Northeasterly, along a non-tangent curve to the right, an arc length of 54.65 feet, said curve having a radius of 50.00 feet, a central angle of 23 degrees 03 minutes 31 seconds, a chord bearing North 69 degrees 50 minutes 50 seconds East, and a chord length of 54.27 feet to a point of reverse curvature, said point monumented by a 5/8" x 24" rebar set flush with "Bertsch-Frank & Associates, LLC Firm #0061" identification cap; thence Northeasterly, along a curve to the right, an arc length of 75.35 feet, said curve having a radius of 50.00 feet, a central angle of 86 degrees 20 minutes 00 seconds, a chord bearing North 86 degrees 24 minutes 22 seconds East, and a chord length of 68.46 feet to a point of tangency, said point monumented by a 5/8" x 24" rebar set flush with "Bertsch-Frank & Associates, LLC Firm #0061" identification cap; thence South 51 degrees 27 minutes 38 seconds East, a distance of 201.00 feet to a point of curvature, said point monumented by a 5/8" x 24" rebar set flush with "Bertsch-Frank & Associates, LLC Firm #0061" identification cap; thence Southeasterly, along a curve to the left, concave to the Northeast, a distance of 34.45 feet, said curve having a radius of 50.00 feet, a central angle of 39 degrees 28 minutes 31 seconds, a chord bearing South 71 degrees 41 minutes 53 seconds East, and a chord length of 33.77 feet to a point of reverse curvature, said point monumented by a 5/8" x 24" rebar set flush with "Bertsch-Frank & Associates, LLC Firm #0061" identification cap; thence Northeasterly, along a curve to the right, an arc length of 188.91 feet, said curve having a radius of 120.00 feet, a central angle of 90 degrees 11 minutes 56 seconds, a chord bearing North 46 degrees 06 minutes 22 seconds East, and a chord length of 170.00 feet to a point of tangency, said point monumented by a 5/8" x 24" rebar set flush with "Bertsch-Frank & Associates, LLC Firm #0061" identification cap; thence South 88 degrees 48 minutes 41 seconds East, 175.00 feet to a point of tangency, said point monumented by a 5/8" x 24" rebar set flush with "Bertsch-Frank & Associates, LLC Firm #0061" identification cap; thence South 01 degrees 47 minutes 25 seconds East a distance of 0.427 feet to a point of curvature, said point monumented by a 5/8" x 24" rebar set flush with "Bertsch-Frank & Associates, LLC Firm #0061" identification cap; thence Southeasterly, along a curve to the left, concave to the Northeast, a distance of 130.25 feet, said curve having a radius of 75.00 feet, a central angle of 99 degrees 30 minutes 00 seconds, a chord bearing South 23 degrees 45 minutes 00 seconds East, a distance of 130.16 feet to a point of tangency, said point monumented by a 5/8" x 24" rebar set flush with "Bertsch-Frank & Associates, LLC Firm #0061" identification cap; thence South 73 degrees 30 minutes 00 seconds West, a distance of 175.00 feet to a point of curvature, said point monumented by a 5/8" x 24" rebar set flush with "Bertsch-Frank & Associates, LLC Firm #0061" identification cap; thence Southwesterly, along a curve to the right, an arc length of 169.91 feet, said curve having a radius of 120.00 feet, a central angle of 81 degrees 06 minutes 56 seconds, a chord bearing South 32 degrees 56 minutes 32 seconds West, and a chord length of 156.00 feet to a point of tangency, said point monumented by a 5/8" x 24" rebar set flush with "Bertsch-Frank & Associates, LLC Firm #0061" identification cap; thence South 01 degrees 36 minutes 56 seconds East, 315.34 feet to a point on the South line of the Northeast Quarter of said Section 21, said point monumented by a 5/8" x 24" rebar set flush with "Bertsch-Frank & Associates, LLC Firm #0061" identification cap; thence South 88 degrees 59 minutes 38 seconds West, along the South line of the Northeast Quarter of said Section 21, a distance of 1,014.28 feet to the Point of Beginning, containing 6.903 acres, more or less.

As as shown on Plat of Survey 19362.000, completed by Bertsch-Frank & Associates, LLC, dated January 17, 2019.

GENERAL NOTES:

1. A FULL AND COMPLETE EXAMINATION OF TITLE FOR THE SUBJECT PARCEL MAY PRECLUDE ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY DOCUMENTATION NOT PRESENTED TO BERTSCH-FRANK & ASSOCIATES, LLC AT THE TIME OF THIS SURVEY.
2. THE DELINEATION OF WETLANDS OR OTHER ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED AS A PART OF THIS SURVEY.

LAND SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, CERTIFIED THAT HE HAS MADE A SURVEY OF THE REAL ESTATE AS DESCRIBED AND DEPICTED HEREON, MONUMENTATION AND IMPROVEMENTS WERE FOUND OR SET AS SHOWN, IN CONFORMITY WITH THE RECORD THEREOF IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. NO VISIBLE ENCROACHMENTS EXIST, EXCEPT AS NOTED. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12, SECTIONS 1 THROUGH 20 OF THE INDIANA ADMINISTRATIVE CODE.

COMMISSION NO.: 19020.000
PREPARED FOR: WC HOLDINGS II, LLC / CME CORPORATION
DATE OF FIELDWORK: JANUARY 12, 2019

IN WITNESS THEREOF, I HEREUNTO PLACE MY HAND AND SEAL THIS 17TH DAY OF JANUARY, 2019.

STATE OF INDIANA — REGISTERED LAND SURVEYOR — No. 20200007

MATTHEW S. BERTSCH, P.L.S.
INDIANA REGISTERED LAND SURVEYOR NO. 20200007

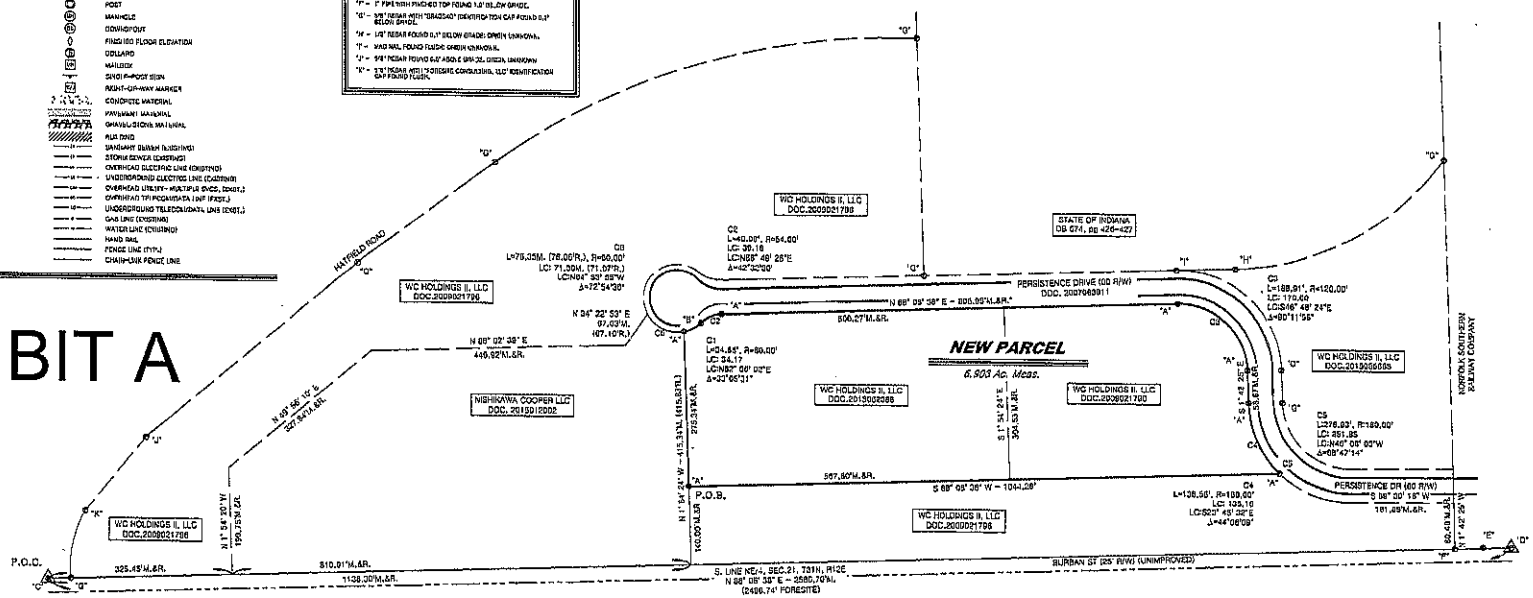


EXHIBIT A

BF BERTSCH-FRANK & ASSOCIATES
LAND PLANNING | LAND SURVEYING
811 LAWRENCE DRIVE, FORT WAYNE, IN 46805
TELEPHONE: (260) 456-9293
FACSIMILE: (260) 459-9303

CME CORPORATION — Build it Right! — DESIGN/BUILD - GENERAL CONTRACTOR
7241 Engle Road, Suite 300, Fort Wayne, IN 46804
Phone: 260.436.2000 Fax: 260.436.2001
www.cmecorporation.com

Original Boundary Survey for:
WC Holdings II, LLC
2677 Persistence Drive
Fort Wayne, Indiana

REVISIONS		
MARK	DATE	DESCRIPTION

CAD FILE: 19020.0_Boundary.dwg
DRAWN BY: MJB
CHECKED BY: MSB
DATE: 1/16/2019
PROJ. NO.: 17008.000

S0.1
SHEET 1 OF 1

EXHIBIT B

W.C. HOLDINGS II, LLC

Carman Young
City of Fort Wayne
Division of Community Development
200 East Berry Street, Suite 320
Fort Wayne, IN 46802

January 25, 2018

Dear Ms. Young,

We are writing this letter as owners of a spec building in Persistence Industrial Park, Fort Wayne. The building's address is 2677 Persistence Drive. W.C. Holdings II, LLC is a company owned by myself, Wayne Klink, and my wife, Carol.

We are in negotiations with ElringKlinger AG, who has expressed an interested in leasing this building. We understand that ElringKlinger has applied to The City of Fort Wayne for economic incentives, including a tax abatement on improvements they will want constructed at the site. We do not oppose this company's efforts to obtain such economic incentives, including tax abatement, and will do what we can to support their efforts.

Sincerely,

Wayne Klink

Wayne Klink, Managing Member
W.C. Holdings II, LLC

P.O, Box 428
3320 W. 800 S.
Ashley, IN
46705

PHONE 260.587.9113
FAX 260.587.3237
EMAIL klink@klinktrucking.com
WEBSITE www.klinkgroup.com