

1 **#REZ-2023-0068**

2 **BILL NO. Z-24-01-16**

3
4 **ZONING MAP ORDINANCE NO. Z-_____**

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. I-02 (Sec. 09 of Wayne Township)**

7
8 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

9 SECTION 1. That the area described as follows is hereby designated a C1
10 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
11 of the Code of the City of Fort Wayne, Indiana:

12 The parent tract is described as follows:

13 Lots Numbered 426 through 433 and the South 50 feet of Lots Numbered 448 through 455
14 in Third Commercial Addition to the City of Fort Wayne, as recorded in Plat Record 4, Page
15 48, together with the vacated alley lying North of Lots Numbered 426 through 433 and
16 South Lots Numbered 448 through 455 as vacated by General Ordinance No. G-11-79.

Parcel ID: 02-12-09-277-002.000-074

17 This being a portion of the property conveyed to PEK Holdings, LLC, an Indiana limited
18 liability company from ND30 Holdings, LLC, an Indiana limited liability company in a deed
19 dated January 13, 2021 and recorded January 15, 2021 as Instrument No. 2021003597

20 and the symbols of the City of Fort Wayne Zoning Map No. I-02 (Sec. 09 of Wayne
21 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
22 Wayne, Indiana is hereby changed accordingly.

23
24 SECTION 2. If a written commitment is a condition of the Plan Commission's
25 recommendation for the adoption of the rezoning, or if a written commitment is modified and
26 approved by the Common Council as part of the zone map amendment, that written
27 commitment is hereby approved and is hereby incorporated by reference.
28
29
30

SECTION 3. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

Council Member

APPROVED AS TO FORM AND LEGALITY:

Malak Heiny, City Attorney

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0068
Bill Number: Z-24-01-16
Council District: 5-Geoff Paddock

Introduction Date: January 23, 2024

Plan Commission
Public Hearing Date: February 12, 2024 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 1.48 acres from R3/Multiple Family Residential to C1/Professional Office and Personal Services

Location: 2720 Culbertson Street, northwest corner of its intersection with Bright Street (Section 9 of Wayne Township)

Reason for Request: To allow existing and future professional office and personal service uses.

Applicant: PEK Holdings, LLC

Property Owner: PEK Holdings, LLC

Related Petitions: None

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services zoning district, which will allow existing and future professional office and personal service uses.

Effect of Non-Passage: The property will remain zoned R3/Multiple Family Residential, which does not permit professional office and personal services. The site may be redeveloped with multiple family housing and similar uses.

**Department of Planning Services
Rezoning Petition Application**

Applicant

Applicant PEK Holdings, LLC - Paul Keebler
Address 2410 W. Jefferson Blvd
City Fort Wayne State IN Zip 46802
Telephone 260-609-7392 E-mail Paul.Keebler@comcast.net

Property Ownership

Property Owner PEK Holdings, LLC - Paul Keebler
Address 2410 W. Jefferson Blvd
City Fort Wayne State IN Zip 46802
Telephone 260-609-7392 E-mail _____

Contact Person

Contact Person Christopher Coughlin
Address 1037 Turnpike Rd
City Norwich State VT Zip 05055
Telephone 602-220-6470 E-mail christophercoughlin15@gmail.com

All staff correspondence will be sent only to the designated contact person.

Request

☐ Allen County Planning Jurisdiction ☐ City of Fort Wayne Planning Jurisdiction
Address of the property 2720 Culbertson St. Ft Wayne Township and Section WAYNE SEC009
Present Zoning R3 Proposed Zoning C-1 Acreage to be rezoned 1.48
Purpose of rezoning (attach additional page if necessary) See attachment
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

Filing Checklist

Applications will not be accepted unless the following filing requirements are submitted with this application.
☒ Filing fee \$1000.00
☒ Surveys showing area to be rezoned
☒ Legal Description of parcel to be rezoned
☒ Rezoning Criteria (see attached checklist)

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Fort Wayne and Allen County Plan Commissions as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that

Paul Keebler

(printed name of applicant)

Paul Keebler

(signature of applicant)

12-22-23

(date)

Paul Keebler

(printed name of property owner)

Paul Keebler

(signature of property owner)

12-22-23

(date)



Received	Receipt No.	Hearing Date	Petition No.
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Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org



December 21, 2023

Department of Planning Services
Attn: Nathan Schall
200 E Berry Street – Suite 150
Fort Wayne, IN 466802

RE: Rezoning application 2720 Culbertson Street, Fort Wayne

Mr. Schall,

Please accept the attached information in support of the application to change the zoning district classification from R3 Residential to C1 Commercial for the property located at 2720 Culbertson Street. The current use of this property is a commercial office building. The former names of some of the businesses at this address are “Washington House” and “Hobson House”, places for faith based mentoring. There are no residential dwellings on this property. Because this property is currently being used consistent with standards for a C1 Commercial district, changing the classification will have no adverse effect on the conservation of property values throughout the neighborhood or to the jurisdiction in general. The proposed change will not add any burden to public utilities.

I am happy to add any further supporting narrative as may be requested. Information can be provided in writing or during presentation at the forthcoming hearing. Please confirm the application submitted to date is sufficient to have the application considered on February 12, 2024, and February 19, 2024.

Thank you,

Christopher A. Coughlin
On behalf of owner PEK Holdings, LLC
1037 Turnpike Rd.
Norwich, VT 05055
612-220-6470
Christophercoughlin15@gmail.com



1 inch = 200 feet

Although strict accuracy standards have

been employed in the compilation of this map.

Allen County does not warrant or guarantee

the accuracy of the information contained herein

and declines are and all liability resulting from

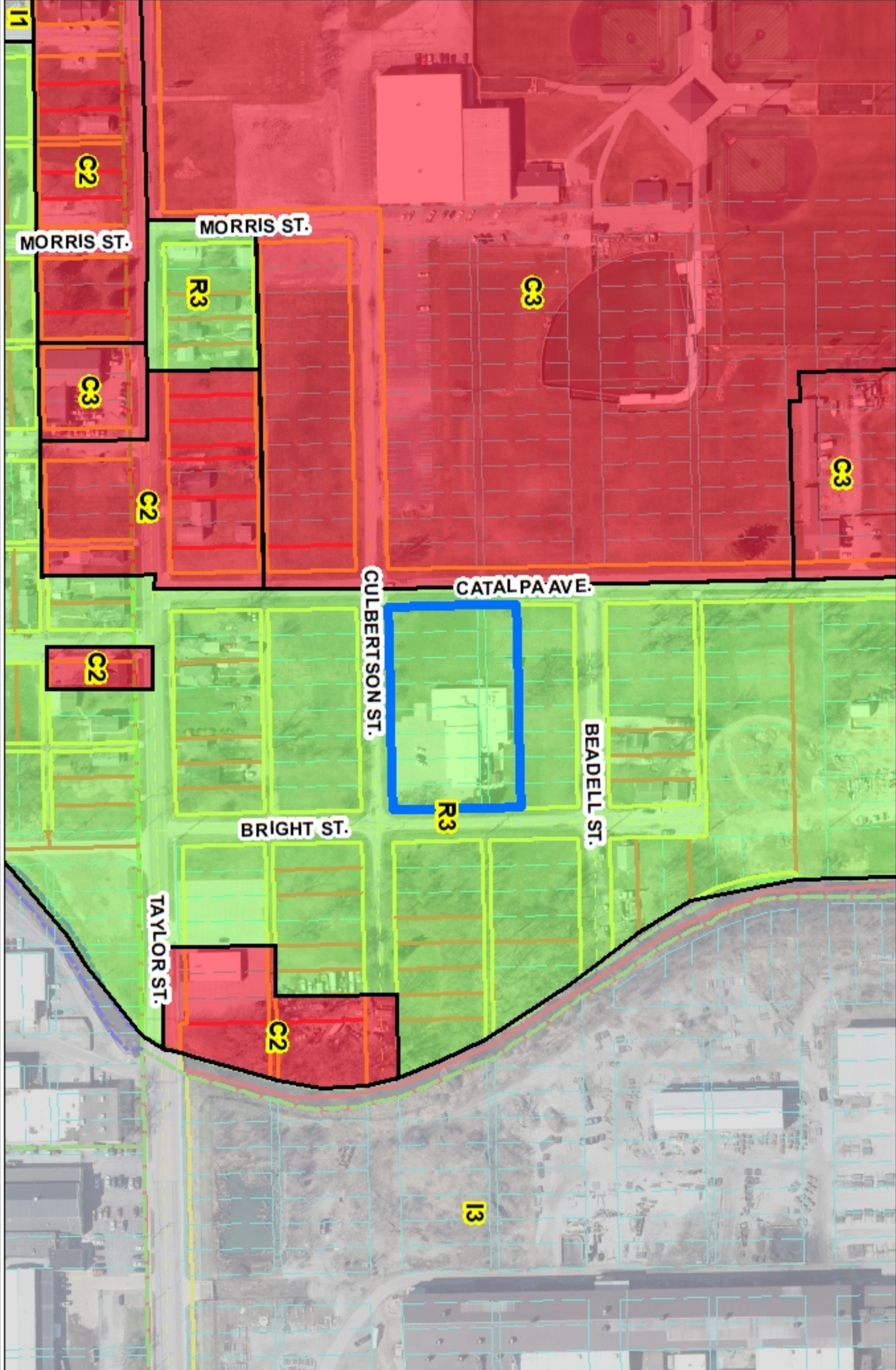
Any error or omission in this map.

1004 Howard St., Ottawa, Ontario, Canada

North American China in 1985

State-Action Coordination Systems and the Role of the Cerebellum: Theories

Phone: 1/10/2024



Although not a guarantee, the City of Atlanta does not warrant the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

C 2084 Board of City Commissioners of the County of Alcon

North American Union 1985

State Plane Coordinate System, Indiana East

Version and Content: Spring 2019

Date: 1/10/2024

0 125 250 Feet

1 inch = 200 feet

N

PREPARED FOR:



604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
aie@westchester-services.com

PREPARED FOR:



SURVEYED BY:



XCEL PROJECT NUMBER: 234549

SITE SURVEY

REV.	DATE	DESCRIPTION

SITE INFORMATION:

2720 CULBERTSON STREET
FORT WAYNE, IN 46802
ALLEN COUNTY
TAX PARCEL NUMBER:
021209277002000074
PROPERTY OWNER:
PEK HOLDINGS LLC
1321 BIG HORN PL
FORT WAYNE, IN 46825

SITE NUMBER:
TI-OP-P-21164

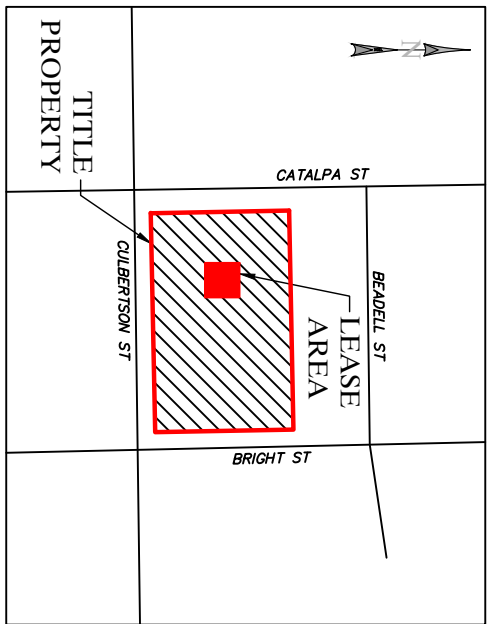
DRAWN BY: KIM
CHECKED BY: BCH
SURVEY DATE: 2/17/2023
PLAT DATE: XX

SITE SURVEY

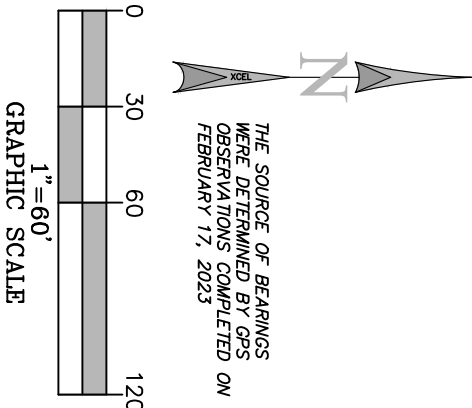
THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

SHEET NUMBER:

B-1



VICINITY MAP NOT TO SCALE



* FAA COORDINATE POINT

NAD 83
LATITUDE: 41°04'08.1600" (41.06893333)
LONGITUDE: -85°10'33.1884" (-85.17588566)
NAVD88
ELEVATIONS: 755.0'± AMSL

TEMPORARY BENCHMARK
LATITUDE: 41°04'07.0312" (41.06861979)
LONGITUDE: -85°10'34.6401" (-85.17628891)
ELEVATION: 753.7'
LOCATION: FOUND IRON PIPE

GLOBAL POSITIONING SYSTEMS NOTE

- RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TOPOGRAPHY AND FOUND BOUNDARY MONUMENTS WERE ALSO LOCATED USING GPS METHODS.
- THE TYPE OF GPS UTILIZES AS NETWORK ADJUSTED REAL TIME KINEMATIC (TOPCON VRS NETWORK), NAD 83 INDIANA STATE PLANE (EAST).
- TOPCON HIPER SR RECEIVERS WERE USED TO PERFORM THE SURVEY.

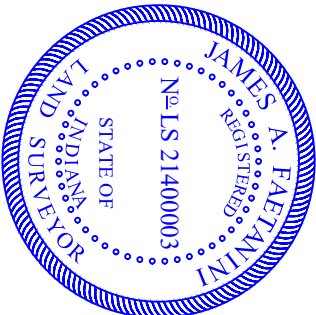
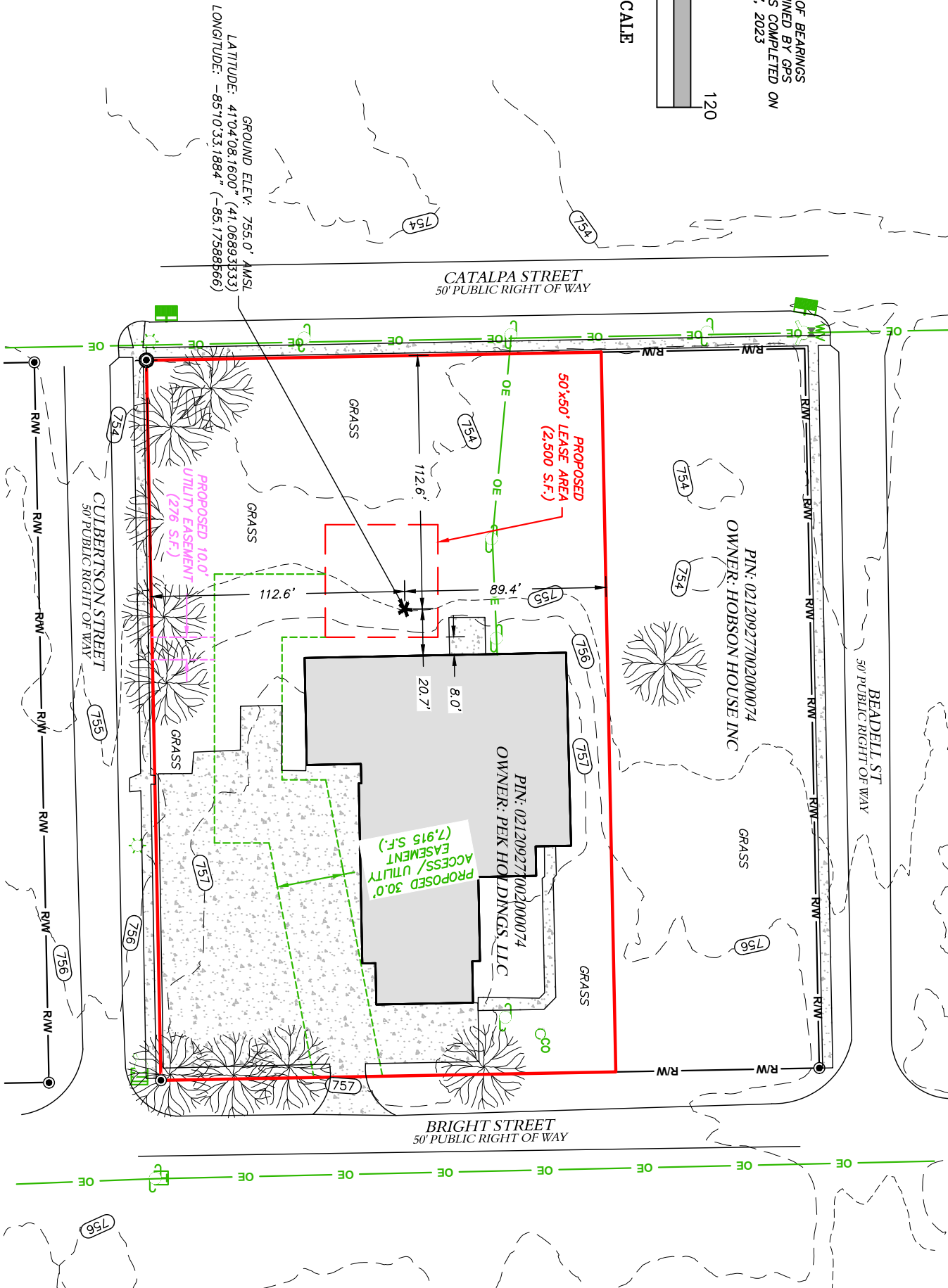
LEGEND

- PROPERTY LINE
- LEASE LINE
- ACCESS EASEMENT
- UTILITY EASEMENT
- RIGHT OF WAY LINE
- BUILDING
- CONTOURS
- OVERHEAD ELECTRIC LINE
- BENCHMARK
- FOUND MONUMENT (AS NOTED)
- FIRE HYDRANT
- WATER VALVE
- CLEAN OUT
- DRAINAGE INLETS
- UTILITY POLE
- TELEPHONE PEDESTAL
- AREA LIGHT
- TREE
- IRON ROD
- IRON PIPE
- POB
- POC
- (M&R)
S.F.
- MEASURED & RECORD
SQUARE FEET

GENERAL NOTES

- NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY XCEL CONSULTANTS TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL.
- THIS SURVEY IS FOR THE PROPOSED LEASE AREA AND THE PROPOSED EASEMENTS ONLY, AND ONLY A PARTIAL BOUNDARY SURVEY OF THE PARENT PARCEL HAS BEEN PERFORMED.
- THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.
- THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.
- XCEL CONSULTANTS HAS RECEIVED AND REVIEWED THE TITLE REPORT PREPARED BY WESTCOT LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER TIL-145466-C, DATED JANUARY 9, 2023, PREPARED FOR THE PARENT PROPERTY.

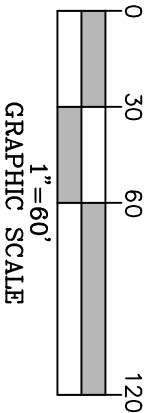
SITE SURVEY



James A. Faetanini
MAY 24, 2023
JAMES A. FAETANINI
LICENSE NUMBER LS21400003
MY LICENSE RENEWAL DATE IS JULY 31, 2024
SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2

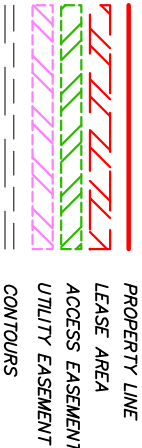


THE SOURCE OF BEARINGS
WERE DETERMINED BY GPS
OBSERVATIONS COMPLETED ON
FEBRUARY 17, 2023



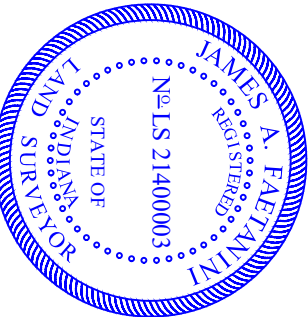
AERIAL PER XCEL FLOWN DRONE
ON FEBRUARY 17, 2023

LEGEND



I, JAMES A. FAETANINI, AN INDIANA PROFESSIONAL LAND SURVEYOR, CERTIFY
THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM
AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT
THE FIELD SURVEY AND THE COMPILOATION OF INFORMATION SHOWN HEREIN
WERE CONDUCTED IN ACCORDANCE WITH THE INDIANA MINIMUM STANDARDS
OF PRACTICE.

James A. Faetanini MAY 24, 2023



JAMES A. FAETANINI
LICENSE NUMBER LS21400003
MY LICENSE RENEWAL DATE IS JULY 31, 2024
SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2



AERIAL SURVEY

PREPARED FOR:



604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
aet@westchesterservices.com

PREPARED FOR:

TILLMAN
INFRASTRUCTURE

SURVEYED BY:



XCEL PROJECT NUMBER: 234549

SITE SURVEY

REV.	DATE	DESCRIPTION

SITE INFORMATION:

GN2ROCKHILLPARK_REIHR

2720 CULBERTSON STREET
FORT WAYNE, IN 46802
ALLEN COUNTY

TAX PARCEL NUMBER:
021209277002000074

PROPERTY OWNER:
PEK HOLDINGS LLC
1321 BIG HORN PL
FORT WAYNE, IN 46825

SITE NUMBER:
TI-OP-21164

DRAWN BY: KIM
CHECKED BY: BCH
SURVEY DATE: 2/17/2023
PLAT DATE: XX

SHEET TITLE:

SITE SURVEY

THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

SHEET NUMBER:

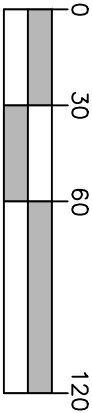
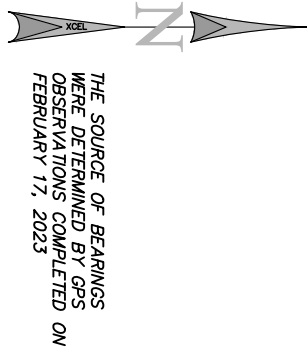
B-1.1

REPORT OF TITLE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY XCEL CONSULTANTS, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENT, AUGMENTING EASEMENT, IMPLIES OR PRESUPRIIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. INFORMATION REGARDING THESE MATTERS WERE GAINED FROM WESTCOOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER TL-145466-C, DATED JANUARY 9, 2023, PREPARED FOR THE PARENT PROPERTY.

SURVEY MATTERS OR EASEMENTS LISTED IN SCHEDULE 'B':

10. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "3RD COMMERCIAL ADDITION" DATED JANUARY 29, 1906 AND RECORDED FEBRUARY 20, 1906 IN . IN ALLEN COUNTY, INDIANA, DOCUMENT REFERENCES PARENT PROPERTY – NOTHING TO PLOT



PARENT PARCEL, LEGAL DESCRIPTION
(NOT FIELD SURVEYED) PER TITLE

THE FOLLOWING DESCRIBED REAL ESTATE IN ALLEN COUNTY, IN THE STATE OF INDIANA:

LOTS NUMBERED 426 THROUGH 433 AND THE SOUTH 50 FEET OF LOTS NUMBERED 448 THROUGH 455 IN THIRD COMMERCIAL ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 4, PAGE 48, TOGETHER WITH THE VACATED ALLEY LYING NORTH OF LOTS NUMBERED 426 THROUGH 433 AND SOUTH OF LOTS NUMBERED 448 THROUGH 455 AS VACATED BY GENERAL ORDINANCE NO. 6-11-79.

PARCEL ID: 02-12-09-277-002.000-074

THIS BEING A PORTION OF THE PROPERTY CONVEYED TO PEK HOLDINGS, LLC, AN INDIANA LIMITED LIABILITY COMPANY FROM ND 30 HOLDINGS, LLC, AN INDIANA LIMITED LIABILITY COMPANY IN A DEED DATED JANUARY 13, 2021 AND RECORDED JANUARY 13, 2021 AS INSTRUMENT NO, 2021003597.

PROPOSED LEASE AREA:

PART OF LOTS 427 THROUGH 429 IN THIRD COMMERCIAL ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 4, PAGE 48, ALLEN COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 433 IN THIRD COMMERCIAL ADDITION, THENCE N01°03'46"W, ALONG EAST LINE OF SAID LOT 433 AND BEING THE WESTERLY RIGHT OF WAY LINE OF BRIGHT STREET, A DISTANCE OF 67.93 FEET TO THE POINT OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED, THENCE S79°10'10"W, A DISTANCE OF 106.06 FEET, THENCE S79°10'10"W, A DISTANCE OF 106.06 FEET, THENCE S90°00'00"W, A DISTANCE OF 119.46 FEET, THENCE N00°00'00"E, A DISTANCE OF 49.24 FEET, THENCE N90°00'00"E, A DISTANCE OF 28.03 FEET TO THE POINT OF BEGINNING FOR THE LEASE AREA HEREIN INTENDED TO BE DESCRIBED, THENCE N00°00'00"E, A DISTANCE OF 50.00 FEET, THENCE S90°00'00"W, A DISTANCE OF 50.00 FEET, THENCE N90°00'00"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,500 SQUARE FEET.

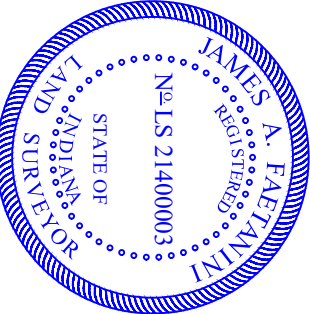
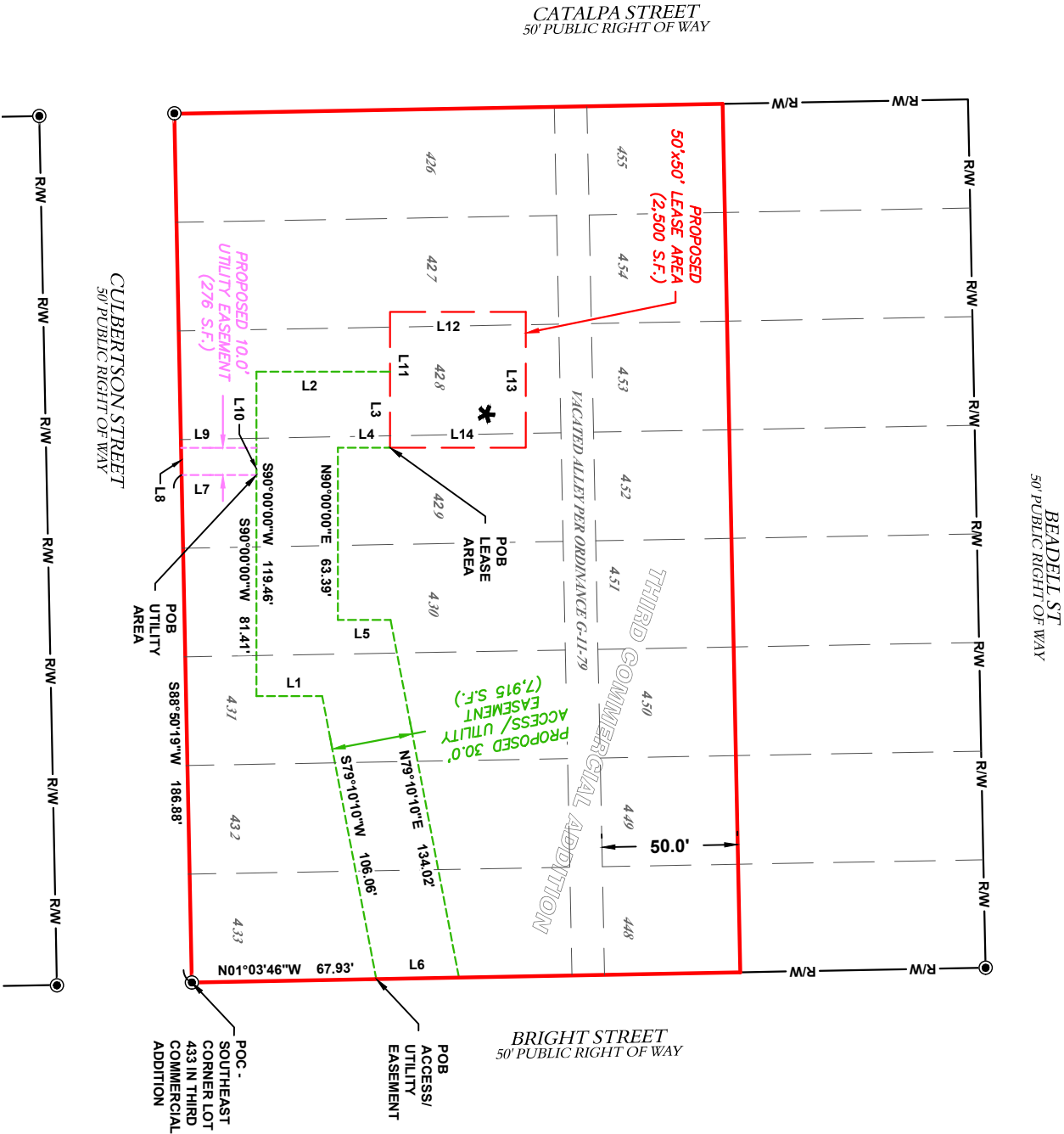
PROPOSED ACCESS/UTILITY EASEMENT:

PART OF LOTS 428 THROUGH 433 IN THIRD COMMERCIAL ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 4, PAGE 48, ALLEN COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 433 IN THIRD COMMERCIAL ADDITION, THENCE N01°03'46"W, ALONG EAST LINE OF SAID LOT 433 AND BEING THE WESTERLY RIGHT OF WAY LINE OF BRIGHT STREET, A DISTANCE OF 67.93 FEET TO THE POINT OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED, THENCE S79°10'10"W, A DISTANCE OF 106.06 FEET, THENCE S79°10'10"W, A DISTANCE OF 106.06 FEET, THENCE S90°00'00"W, A DISTANCE OF 119.46 FEET, THENCE N00°00'00"E, A DISTANCE OF 49.24 FEET, THENCE N90°00'00"E, A DISTANCE OF 28.03 FEET, THENCE S00°00'00"W, A DISTANCE OF 19.24 FEET, THENCE N90°00'00"E, A DISTANCE OF 63.39 FEET, THENCE N00°00'00"E, A DISTANCE OF 19.41 FEET, THENCE N79°10'10"E, A DISTANCE OF 134.02 FEET TO THE SAID EAST LINE OF LOT 433 AND THE WESTERLY RIGHT OF WAY OF BRIGHT STREET, THENCE S07°03'46"E, ALONG THE SAID EAST LINE OF LOT 433 AND THE WESTERLY RIGHT OF WAY LINE OF BRIGHT STREET, A DISTANCE OF 30.44 FEET TO THE POINT OF BEGINNING, CONTAINING 7,915 SQUARE FEET.

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.23'	S00°00'00"W
L2	49.24'	N00°00'00"E
L3	28.03'	N90°00'00"E
L4	19.24'	S00°00'00"W
L5	19.41'	N00°00'00"E
L6	30.44'	S01°03'46"E
L7	27.54'	S00°00'00"W
L8	10.00'	S88°50'19"W
L9	27.75'	N00°00'00"E
L10	10.00'	N90°00'00"E
L11	50.00'	N90°00'00"E
L12	50.00'	S00°00'00"W
L13	50.00'	S90°00'00"W
L14	50.00'	N00°00'00"E

PROPOSED UTILITY EASEMENT:

PART OF LOT 429 IN THIRD COMMERCIAL ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 4, PAGE 48, ALLEN COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 433 IN THIRD COMMERCIAL ADDITION, THENCE N01°03'46"W, ALONG EAST LINE OF SAID LOT 433 AND BEING THE WESTERLY RIGHT OF WAY LINE OF BRIGHT STREET, A DISTANCE OF 67.93 FEET, THENCE S79°10'10"W, A DISTANCE OF 106.06, THENCE S00°00'00"W, A DISTANCE OF 24.43 FEET, THENCE S90°00'00"W, A DISTANCE OF 81.41 FEET TO THE POINT OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED, THENCE S00°00'00"W, A DISTANCE OF 27.54 FEET TO THE SOUTH LINE OF LOT SAID 429 AND BEING THE NORTHERLY RIGHT OF WAY LINE OF CULBERTSON STREET, THENCE S88°50'19"W, ALONG THE SOUTH LINE OF LOT SAID 429 AND NORTHERLY RIGHT OF WAY LINE OF CULBERTSON STREET, A DISTANCE OF 10.00 FEET, THENCE N00°00'00"E, A DISTANCE OF 27.75, THENCE N90°00'00"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 276 SQUARE FEET.



I, JAMES A. FAETANINI, AN INDIANA PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE INDIANA MINIMUM STANDARDS OF PRACTICE.

James A. Faetanini MAY 24, 2023

JAMES A. FAETANINI
LICENSE NUMBER LS21400003
MY LICENSE RENEWAL DATE IS JULY 31, 2024
SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2

PREPARED FOR:		WESTCHESTER SERVICES LLC 604 FOX GLEN BARRINGTON, IL 60010 TELEPHONE: 847.277.0070 FAX : 847.277.0080 aet@westchesterstvc.com	
PREPARED FOR:		TILLMAN INFRASTRUCTURE	
SURVEYED BY:		XCEL Consultants 8300 42ND STREET WEST ROCK HAVEN, IL 61201 (P) 308-756-8540 (F) 308-756-8540 (E) XCEL@XCELCONSULTANTSINC.COM	
XCEL PROJECT NUMBER: 234549			
SITE SURVEY			
REV.	DATE	DESCRIPTION	
SITE INFORMATION: G2ROCKHILLPARK_REIHR 2720 CULBERTSON STREET FORT WAYNE, IN 46802 ALLEN COUNTY TAX PARCEL NUMBER: 021209277002000074 PROPERTY OWNER: PEK HOLDINGS LLC 1321 BIG HORN PL FORT WAYNE, IN 46825			
SITE NUMBER: TI-OP-P-21164			
DRAWN BY: KIM CHECKED BY: BCH SURVEY DATE: 2/17/2023 PLAT DATE: XX			
SHEET TITLE: SITE SURVEY THIS DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL			
SHEET NUMBER: B-1.2			

The parent tract is described as follows:

Lots Numbered 426 through 433 and the South 50 feet of Lots Numbered 448 through 455 in Third Commercial Addition to the City of Fort Wayne, as recorded in Plat Record 4, Page 48, together with the vacated alley lying North of Lots Numbered 426 through 433 and South Lots Numbered 448 through 455 as vacated by General Ordinance No. G-11-79.

Parcel ID: 02-12-09-277-002.000-074

This being a portion of the property conveyed to PEK Holdings, LLC, an Indiana limited liability company from ND30 Holdings, LLC, an Indiana limited liability company in a deed dated January 13, 2021 and recorded January 15, 2021 as Instrument No. 2021003597