

## RESOLUTION No. 03-2020

### RESOLUTION OF THE CITY OF AUBURN REDEVELOPMENT COMMISSION DETERMINING TO DECLARE AN AREA IN THE CITY OF AUBURN, INDIANA, AS AN ECONOMIC DEVELOPMENT AREA TO EXPAND THE NORTHWEST ECONOMIC DEVELOPMENT AREA, APPROVING CERTAIN AMENDMENTS TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE NORTHWEST ECONOMIC DEVELOPMENT AREA, AND OTHER RELATED MATTERS

WHEREAS, the City of Auburn Redevelopment Commission (the "Commission"), the governing body of the City of Auburn Department of Redevelopment and City of Auburn Redevelopment District (the "District") exists and operates under the provisions of Indiana Code 36-7-14, as amended from time to time (the "Act"); and

WHEREAS, the Commission has heretofore adopted Resolution No. 02-2001 on December 10, 2001, which the Commission confirmed on February 11, 2002 (Resolution No. 02-2001 as so confirmed, the "2001 Declaratory Resolution") designating an area known as the Northwest Economic Development Area (the "Original Area") as an economic development area, designating the Area as an allocation area (the "Original Allocation Area") pursuant to Section 39 of the Act, and approving an Economic Development Plan for the Area (the "Original Plan"); and

WHEREAS, the Commission adopted Resolution No. 01-2006 in 2006, for the purpose of amending the 2001 Declaratory Resolution for the purpose of removing certain residential parcels from the Original Allocation Area; and

WHEREAS, the Commission adopted Resolution No. 01-2008 on June 26, 2008, for the purpose of further amending the 2001 Declaratory Resolution for the purpose of expanding the Original Area and the Original Allocation Area to add certain additional territory (the "2008 Expansion Area") (the Original Area, as so expanded, being sometimes referred to herein as the "Area" and the Original Allocation Area, as so expanded, being sometimes referred to herein as the "Allocation Area") and amending the Original Plan; and

WHEREAS, the expiration date established by the Commission for the Allocation Area is the February 10, 2022, which date is earlier than that permitted by the provisions of the Act in effect at the time of the designation of the Original Allocation Area and the 2008 Expansion Area; and

WHEREAS, pursuant to Sections 15-17.5 of the Act, the Commission desires to amend the 2001 Declaratory Resolution and the Original Plan by (i) expanding the Area to include certain additional territory described at Exhibit A attached hereto and incorporated herein (the "2020 Expansion Area"); (ii) designate the 2020 Expansion Area as an allocation area for purposes of Section 39 of the Act (the "2020 Expansion Allocation Area"); (iii) remove certain territory from the Original Allocation Area and the 2008 Expansion Area, such territory being described at Exhibit B attached hereto and incorporated herein and include such territory in the 2020 Expansion Allocation Area (the "2020 Transferred Territory"); (iv) remove certain territory consisting of

certain residential parcels from the Original Allocation Area as described at Exhibit C attached hereto and incorporated herein (the “2020 Removed Territory”) (the Original Allocation Area and the 2008 Expansion Area as so modified and reduced in size are as described at Exhibit D and Exhibit E attached hereto and incorporated herein, respectively) ; (v) modify the expiration date for the Allocation Area to a date as permitted by the provisions of the Act in effect at the time of the designation of the Original Allocation Area and the 2008 Expansion Area; (vi) and amend the Original Plan (the “2020 Plan Amendment”) a copy of which 2020 Plan Amendment is set forth at Exhibit F attached hereto and incorporated herein; and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the Economic Development Area and the 2020 Expansion Area, the location of various parcels of property, streets, alleys, and other features affecting the replatting, replanning, rezoning, redevelopment or economic development of the Economic Development Area and the 2020 Expansion Area and the parts of the Economic Development Area and the 2020 Expansion Area that are to be devoted to public ways, sewerage and other public purposes under the Original Plan, as amended by the 2020 Plan Amendment; and

WHEREAS, the Commission has caused to be prepared a list of the parcels of property located in the Economic Development Area and in the 2020 Expansion Area and the owners thereof; and

WHEREAS, the proposed 2020 Plan Amendment and supporting data were reviewed and considered at this meeting;

NOW, THEREFORE, BE IT RESOLVED by the City of Auburn Redevelopment Commission as follows:

1. The recitals set forth above are incorporated herein and are approved as if set forth herein.
2. The transfer of the 2020 Transferred Territory to become part of the 2020 Expansion Area and the addition of the 2020 Expansion Area to the Area will provide significant opportunities for the gainful employment of the citizens of the City, will assist in attracting major new business enterprises to the City, may result in the retention or expansion of significant business enterprises existing in the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting the public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the “State”), and serving to protect and increase property values in the City and the State.
3. The Original Plan and the 2020 Plan Amendment cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of existing local public improvements and a lack of funding for the needed improvements.
4. The public health and welfare will be benefited by accomplishment of the Original Plan as amended by the 2020 Amendment.
5. It will be of public utility and benefit to amend the Declaratory Resolution and the Original Plan (as previously amended as described herein) by (i) expanding the Area to include the “2020 Expansion Area”; (ii) designate the 2020 Expansion Allocation Area as an allocation

area for purposes of Section 39 of the Act; (iii) remove the 2020 Transferred Territory from the Allocation Area and include such territory in the 2020 Expansion Allocation Area; (iv) remove the 2020 Removed Territory from the Allocation Area; (v) modify the expiration date for the Original Allocation Area; (vi) and amend the Original Plan with the 2020 Plan Amendment (as so amended, the “Plan”).

6. The accomplishment of the Plan for the Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

7. The Plan conforms to the comprehensive plan of development for the City of Auburn, Indiana (the “City”).

8. The 2020 Plan Amendment as described herein is reasonable and appropriate when considered in relation to the 2001 Declaratory Resolution, the Original Plan, this resolution and the purposes of the Act.

9. The findings and determinations set forth in the 2001 Resolution and the Plan are hereby reaffirmed.

10. The 2020 Transferred Territory is hereby removed from the Original Allocation Area so that it may be included in the 2020 Expansion Area. The 2020 Expansion Area is hereby designated as an “economic development area” under Section of 41 of the Act.

11. The 2020 Expansion Area is hereby designated as an “allocation area” pursuant to Section 39 of the Act be known as the “2020 Expansion Area Allocation Area” for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section, with the related allocation fund to be known as the “2020 Expansion Area Allocation Area Allocation Fund.” The base assessment date for the 2020 Expansion Area Allocation Area shall be January 1, 2020. The Commission hereby specifically finds and determines, based upon its review of the proposed 2020 Expansion Area and its reasonable expectations relating to expected growth of assessed value in the 2020 Expansion Area following the completion of local public improvements as set forth in the Original Plan as amended by the 2020 Plan Amendment, that the adoption of the allocation provision as provided herein will result in new property taxes in the 2020 Expansion Area that would not have been generated but for the adoption of the allocation provision. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the District and when collected paid into an allocation fund for said allocation area that may be used by the District to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. This allocation provision shall expire on the later of twenty-five (25) years from the date of issuance of debt secured by the allocated property taxes, or at such time as no bonds payable from allocated property taxes are outstanding.

12. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

13. The 2020 Removed Territory is hereby removed from the Allocation Area effective as of the date of the resolution adopted by the Commission confirming this declaratory resolution. The boundary of the Allocation Area as previously amended and as further amended by this declaratory resolution is as set forth at Exhibit G attached hereto and incorporated herein. The 2020 Removed Territory will remain as part of the Area. The boundary of the Area as previously amended and as further amended by this declaratory resolution is as set forth at Exhibit H attached hereto and incorporated herein.

14. The expiration date of the Original Allocation Area is amended to be December 1, 2031, and the expiration date of the 2008 Expansion Area is amended to be June 1, 2038.

15. The officers of the Commission are hereby directed to make any and all required filings with the State Department of Local Government Finance and the DeKalb County Auditor in connection with the amendments described herein.

16. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

17. The Commission hereby finds that it will be of public utility and benefit to adopt the 2020 Plan Amendment, and that the public health and welfare will be benefited by the 2020 Plan Amendment. The Commission further finds and determines that the 2020 Plan Amendment is reasonable and appropriate when considered in relation to the Original Plan and the purposes of the Act, and that the Original Plan, as amended by the 2020 Plan Amendment, conforms to the comprehensive plan for the City. The Commission hereby reconfirms the findings and determinations set forth in the 2001 Declaratory Resolution, as modified hereby.

18. The 2020 Plan Amendment is hereby approved in all respects. The Original Plan, as amended by the 2020 Plan Amendment, is hereby confirmed in all respects.

19. Any member of the Commission is hereby authorized to take such actions as are necessary to implement the purposes of this resolution, and any such action taken prior to the date hereof is hereby ratified and approved.

20. This Resolution, together with any supporting data, shall be submitted to the City Plan Commission (the "Plan Commission") and the Common Council of the City (the "Common Council"), and, if approved by the Plan Commission and the Common Council, shall be submitted to a public hearing and remonstrance as provided in the Act, after public notice all as required by the Act.


21. This resolution shall take effect immediately upon its adoption by the Commission.

Adopted the 27 day of October, 2020.

AUBURN REDEVELOPMENT COMMISSION

  
President

  
Vice President

  
Secretary

  
Member

Member

## EXHIBIT A

### **Description of the 2020 Expansion Area and 2020 Expansion Area Allocation Area**

#### **1\_New Areas Plus Parcel Resets**

It is the intent of this description that the following described boundary be located on or within the corporate limits of the City of Auburn, and that the boundary enclose only lands located within the corporate limits of the City of Auburn. Where a conflict occurs between this intent and any part of this description, this intent shall prevail.

**All county tax parcel I.D. numbers referred to in the following description are those on file in the offices of the Recorder and Auditor of DeKalb County, Indiana, respectively.**

Boundary description.

Part of Sections 25 and 36, Township 34 North, Range 12 East, Keyser Township, and part of Sections 29, 30, 31 and 32, Township 34 North, Range 13 East, Union Township, all in the City of Auburn, DeKalb County, Indiana, and more particularly described by the following approximate courses and distances:

Beginning at the southeast corner of the northwest quarter of Section 36 in Keyser Township; thence westerly along the south line of said northwest quarter a distance of 990 feet to the southwest corner of that real estate per county tax parcel I.D. number 19-05-36-100-020; thence northerly along the westerly line said real estate per county tax parcel I.D. number 19-05-36-100-020 and the westerly line of Astral of Auburn subdivision a distance of 2370 feet to the northwest corner of said Astral of Auburn subdivision; thence easterly along the northerly line of said Astral of Auburn subdivision a distance of 225 feet to a corner thereof; thence northerly along the westerly line of said Astral of Auburn subdivision and the northerly extension thereof a distance of 300 feet to the intersection with the south line of said Section 25 in Keyser Township, said point also being a point in Seventh Street (State Road 8); thence westerly along said south line of Section 25 a distance of 226 feet to the southwest corner of State Road 8 Business Park subdivision; thence northerly along the westerly line of said State Road 8 Business Park subdivision and the westerly line of Amended Lots 8, 9 and 10 in the Secondary Plat of State Road 8 Business Park subdivision a distance of 1548 feet to the northwest corner of said State Road 8 Business Park subdivision; thence southeasterly and southerly along the easterly line of said State Road 8 Business Park subdivision a distance of 1788 feet to the intersection with aforesaid south line of Section 25, said point also being a point in Seventh Street (State Road 8); thence easterly along said south line of Section 25 a distance of 2937 feet to the southeast corner of said Section 25; thence northerly along the east line of said Section 25 a distance of 96 feet to the intersection with the north right-of-way line of Seventh Street (State Road 8); thence easterly along said north right-of-way line of Seventh Street (State Road 8) a distance of 4040 feet to the intersection with the westerly line of that

real estate per county tax parcel I.D. number 18-06-30-503-010; thence northeasterly along said westerly line of that real estate per county tax parcel I.D. number 18-06-30-503-010 a distance of 373 feet to the intersection with the south right-of-way line of Fifth Street; thence easterly along said south right-of-way line of Fifth Street a distance of 145 feet to the intersection with the east right-of-way of Depot Street; thence southwesterly along said east right-of-way line of Depot Street a distance of 355 feet to the intersection with the north right-of-way line of Seventh Street (State Road 8); thence easterly along said north right-of-way line of Seventh Street (State Road 8) a distance of 1311 feet to the intersection with the centerline of Van Buren Street; thence northerly along said centerline of Van Buren Street a distance of 361 feet to the intersection with the centerline of Sixth Street; thence easterly along said centerline of Sixth Street a distance of 554 feet to the intersection with the southerly extended westerly line of that real estate per county tax parcel I.D. number 18-06-29-379-010; thence northerly along the westerly line of that real estate per county tax parcel I.D. number 18-06-29-379-010 and the southerly extension thereof a distance of 100 feet to the northwest corner of said real estate per county tax parcel I.D. number 18-06-29-379-010; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-29-379-010 a distance of 37 feet to the intersection with the westerly line of that real estate per county tax parcel I.D. number 18-06-29-379-006; thence northerly along said westerly line of that real estate per county tax parcel I.D. number 18-06-29-379-006 and the northerly extension thereof a distance of 99 feet to the intersection with the centerline of Fourth Street; thence easterly along said centerline of Fourth Street a distance of 466 feet to the intersection with the centerline of Cedar Street; thence southerly along said centerline of Cedar Street a distance of 398 feet to the intersection with the centerline of Sixth Street; thence easterly along said centerline of Sixth Street a distance of 350 feet to the intersection with the centerline of Union Street; thence southerly along said centerline of Union Street a distance of 16 feet to the intersection with the westerly extended northerly line of that real estate per county tax parcel I.D. number 18-06-29-396-023; thence easterly along the northerly line of that real estate per county tax parcel I.D. number 18-06-29-396-023 and the westerly extension thereof a distance of 60 feet to the northeast corner thereof; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-29-396-023, the easterly line of that real estate per county tax parcel I.D. number 18-06-29-396-019 and the easterly line of that real estate per county tax parcel I.D. number 18-06-32-145-001 and the southerly extension thereof a distance of 180 feet to the intersection with the centerline of Seventh Street (State Road 8); thence westerly along said centerline of Seventh Street (State Road 8) a distance of 60 feet to the intersection with the centerline of Union Street; thence southerly along said centerline of Union Street a distance of 396 feet to the intersection with the centerline of Ninth Street; thence westerly along said centerline of Ninth Street a distance of 352 feet to the intersection with the centerline of Cedar Street; thence southerly along said centerline of Cedar Street a distance of 400 feet to the intersection with the centerline of Eleventh Street; thence westerly along said centerline of Eleventh Street a distance of 346 feet to the intersection with the centerline of Main Street; thence northerly along said centerline of Main Street a distance of 198 feet to the intersection with the centerline of Tenth Street; thence westerly along said centerline of Tenth Street a distance of 346 feet to the

intersection with the centerline of Jackson Street; thence northerly along said centerline of Jackson Street a distance of 396 feet to the intersection with the centerline of Eighth Street; thence westerly along said centerline of Eighth Street a distance of 198 feet to the intersection with the northerly extended easterly line of that real estate per county tax parcel I.D. number 18-06-32-107-003; thence southerly along said easterly line of that real estate per county tax parcel I.D. number 18-06-32-107-003 and the northerly extension thereof, and along the easterly line of that real estate per county tax parcel I.D. number 18-06-32-107-009 and the southerly extension thereof a distance of 198 feet to the intersection with the centerline of Ninth Street; thence westerly along said centerline of Ninth Street a distance of 164 feet to the intersection with the centerline of Van Buren Street; thence northerly along said centerline of Van Buren Street a distance of 362 feet to the intersection with the south right-of-way line of Seventh Street (State Road 8); thence westerly along said south right-of-way line of Seventh Street (State Road 8) a distance of 1364 feet to the intersection with the westerly line of Fluke's 3<sup>rd</sup> Addition; thence southwestwardly along said westerly line of Fluke's 3<sup>rd</sup> Addition a distance of 362 feet to the intersection with the north right-of-way line of Ninth Street; thence westerly along said north right-of-way line of Ninth Street a distance of 622 feet to southwest corner of Lot numbered twelve (12) in West View Addition; thence northerly along the westerly line of said Lot numbered twelve (12) in West View Addition a distance of 155 feet to the northwest corner thereof, said point also being on the south right-of-way line of a public alleyway in said West View Addition; thence westerly along said south right-of-way line of a public alleyway and the westerly extension thereof a distance of 144 feet to the intersection with the west right-of-way line of West Street; thence northerly along said west right-of-way line of West Street a distance of 175 feet to the intersection with the south right-of-way line of Seventh Street (State Road 8); thence westerly along said south right-of-way line of Seventh Street (State Road 8) a distance of 2168 feet to the intersection with the easterly line of that real estate per county tax parcel I.D. number 18-06-31-100-026; thence southerly along said easterly line of that real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 307 feet to a corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 153 feet to a corner thereof; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 618 feet to the southeast corner thereof, said point also being the northwest corner of that real estate per county tax parcel I.D. number 18-06-31-100-014; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-014 a distance of 645 feet to the northeast thereof; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-31-100-014 a distance of 302 feet to the southeast corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-31-100-014 a distance of 866 feet to the intersection with the east right-of-way line of Fifteenth Street; thence northwestwardly along said east right-of-way line of Fifteenth Street a distance of 62 feet to the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-014; thence easterly along said northerly line of that real estate per county tax parcel I.D. number 18-06-31-100-014 a distance of 228 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-



06-31-100-014 a distance of 207 feet to aforesaid northwest corner thereof, said point also being aforesaid southeast corner of that real estate per county tax parcel I.D. number 18-06-31-100-026; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 394 feet to the intersection with aforesaid east right-of-way line of Fifteenth Street; thence northwesterly and westerly along said east right-of-way line of Fifteenth Street a distance of 295 feet to the intersection with the westerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026; thence northerly along said westerly line of that real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 350 feet to a corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 200 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 138 feet to a corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 345 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 30 feet to a corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 161 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 124 feet to a corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 150 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 248 feet to the intersection with aforesaid south right-of-way line of Seventh Street (State Road 8); thence westerly along said south right-of-way line of Seventh Street (State Road 8) a distance of 2882 feet to the intersection with the east right-of-way line of Smaltz Way; thence southerly along said east right-of-way line of Smaltz Way a distance of 823 feet to the intersection with the southerly line of 8 @ 69 Development Section 7 subdivision; thence easterly along said southerly line of 8 @ 69 Development Section 7 subdivision and the southerly line of 8 @ 69 Development Section 5 subdivision a distance of 454 feet to the intersection with the west right-of-way line of Interstate Highway 69; thence southwestwardly along said west right-of-way line of Interstate Highway 69 a distance of 1068 feet to the intersection with the northerly line of 8 @ 69 Development Section 4 subdivision; thence northwestwardly along said northerly line of 8 @ 69 Development Section 4 subdivision a distance of 245 feet to the intersection with aforesaid east right-of-way line of Smaltz Way; thence southerly along said east right-of-way line of Smaltz Way a distance of 235 feet to the intersection with the easterly extended northerly line of Lot numbered two (2) in 8 @ 69 Development Section 4 subdivision; thence westerly along the northerly line of Lot numbered two (2) in 8 @ 69 Development Section 4 subdivision and the easterly extension thereof and along the northerly line of Block "B" in said 8 @ 69 Development Section 4 subdivision a distance of 618 feet to the intersection with the east line of the northwest quarter of said Section 36; thence southerly along said east line of the northwest quarter of Section 36 a distance of 635 feet to the Point of Beginning.

**EXCEPTING THEREFROM:**

All of that real estate per county tax parcel I.D. number 22-05-25-300-018 located in part of Section 25, Township 34 North, Range 12 East, Union Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within the Common Area in the State Road 8 Business Park subdivision.

**ALSO EXCEPTING THEREFROM:**

All of that real estate per county tax parcel I.D. number 22-05-25-300-007 and 22-05-25-300-008 located in part of Section 25, Township 34 North, Range 12 East, Union Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within Lots numbered one (1), two (2), three (3), four (4) and five (5) in the State Road 8 Business Park subdivision.

**ALSO EXCEPTING THEREFROM:**

All of that real estate per county tax parcel I.D. number 22-05-36-100-019 located in part of Section 36, Township 34 North, Range 12 East, Keyser Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within Lot numbered one (1) in Amerilodge Place subdivision.

**ALSO EXCEPTING THEREFROM:**

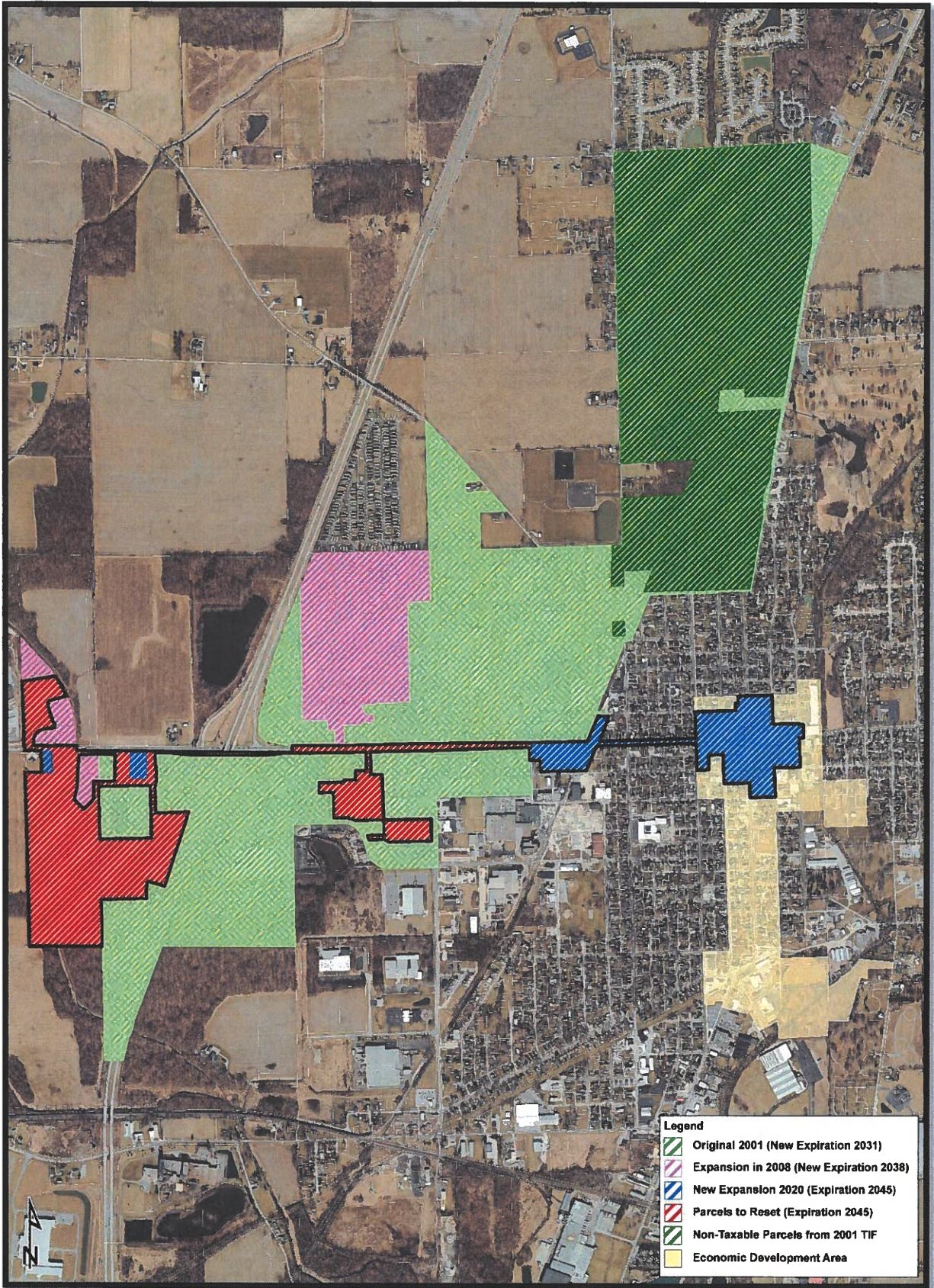
All of that real estate per county tax parcel I.D. number 22-05-36-200-030 and 22-05-36-200-033 located in part of Section 36, Township 34 North, Range 12 East, Keyser Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within Lots numbered three A (3A) and three B (3B) in 8 @ 69 Development Section 2 Replat of Lot 3 subdivision.

**ALSO EXCEPTING THEREFROM:**

All of that real estate per county tax parcel I.D. number 22-05-36-200-025 located in part of Section 36, Township 34 North, Range 12 East, Keyser Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within Lot numbered one (1) in 8 @ 69 Development Section 1 Amended subdivision.

**The above described boundary containing 157 acres, more or less.**







## EXHIBIT B

### Description of the 2020 Transferred Territory

#### A. Territory transferred from the Original Allocation Area.

##### **4\_Parcel from 2001 TIF That are Reset**

It is the intent of this description that the following described boundary be located on or within the corporate limits of the City of Auburn, and that the boundary enclose only lands located within the corporate limits of the City of Auburn. Where a conflict occurs between this intent and any part of this description, this intent shall prevail.

**All county tax parcel I.D. numbers referred to in the following description are those on file in the offices of the Recorder and Auditor of DeKalb County, Indiana, respectively.**

Boundary description.

Part of Section 36, Township 34 North, Range 12 East, Keyser Township, and part of Sections 30 and 31, Township 34 North, Range 13 East, Union Township, all in the City of Auburn, DeKalb County, Indiana, and more particularly described by the following approximate courses and distances:

Beginning at the northwest corner of the northeast quarter of Section 36 in Keyser Township; thence easterly along the north line of said northeast quarter a distance of 2650 feet to the northeast corner of said Section 36, said point also being a point on the township line between said Keyser Township and Union Township; thence northerly along said township line a distance of 96 feet to the intersection with the north right-of-way line of Seventh Street (State Road 8); thence easterly along said north right-of-way line of Seventh Street (State Road 8) a distance of 3254 feet to the intersection with the easterly line of that real estate per county tax parcel I.D. number 18-06-30-452-003; thence southerly along said easterly line of that real estate per county tax parcel I.D. number 18-06-30-452-003 a distance of 12 feet to the southeast corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-30-452-003 a distance of 10 feet to the intersection with the northerly extended west right-of-way line of West Street; thence southerly along said northerly extended west right-of-way line of West Street a distance of 55 feet to the intersection with the south right-of-way line of Seventh Street (State Road 8); thence westerly along said south right-of-way line of Seventh Street (State Road 8) a distance of 2168 feet to the intersection with the easterly line of that real estate per county tax parcel I.D. number 18-06-31-100-026; thence southerly along said easterly line of that real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 307 feet to a corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 153 feet to a corner thereof; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 618 feet to the southeast corner thereof, said point also being the northwest corner of that real estate per county tax parcel I.D. number 18-06-31-100-014; thence easterly along the northerly line of said real estate per county tax parcel I.D.

number 18-06-31-100-014 a distance of 645 feet to the northeast thereof; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-31-100-014 a distance of 302 feet to the southeast corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-31-100-014 a distance of 866 feet to the intersection with the east right-of-way line of Fifteenth Street; thence northwesterly along said east right-of-way line of Fifteenth Street a distance of 62 feet to the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-014; thence easterly along said northerly line of that real estate per county tax parcel I.D. number 18-06-31-100-014 a distance of 228 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-31-100-014 a distance of 207 feet to aforesaid northwest corner thereof, said point also be aforesaid southeast corner of that real estate per county tax parcel I.D. number 18-06-31-100-026; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 394 feet to the intersection with aforesaid east right-of-way line of Fifteenth Street; thence northwesterly and westerly along said east right-of-way line of Fifteenth Street a distance of 295 feet to the intersection with the westerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026; thence northerly along said westerly line of that real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 350 feet to a corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 200 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 138 feet to a corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 345 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 30 feet to a corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 161 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 124 feet to a corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 150 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 248 feet to the intersection with aforesaid south right-of-way line of Seventh Street (State Road 8); thence westerly along said south right-of-way line of Seventh Street (State Road 8) a distance of 2882 feet to the intersection with the east right-of-way line of Smaltz Way; thence southerly along said east right-of-way line of Smaltz Way a distance of 823 feet to the intersection with the southerly line of 8 @ 69 Development Section 7 subdivision; thence easterly along said southerly line of 8 @ 69 Development Section 7 subdivision and the southerly line of 8 @ 69 Development Section 5 subdivision a distance of 454 feet to the intersection with the west right-of-way line of Interstate Highway 69; thence southwestwesterly along said west right-of-way line of Interstate Highway 69 a distance of 1068 feet to the intersection with the northerly line of 8 @ 69 Development Section 4 subdivision; thence northwestwesterly along said northerly line of 8 @ 69 Development Section 4 subdivision a distance of 245 feet to the intersection with aforesaid east right-of-way line of Smaltz Way; thence southerly along said east right-of-way line of Smaltz Way a distance of 235 feet to the intersection with the easterly extended northerly line of Lot numbered two (2) in 8 @ 69 Development Section 4 subdivision; thence westerly along the northerly line of Lot numbered two (2) in 8 @ 69 Development Section 4 subdivision and the easterly extension thereof and along the northerly line of Block "B" in said 8 @ 69 Development Section 4 subdivision a distance of 618 feet to the intersection with the west line of the northeast quarter of said

Section 36; thence northerly along said east line of the northeast quarter of Section 36 a distance of 2033 feet to the Point of Beginning.

**EXCEPTING THEREFROM:**

All of that real estate per county tax parcel I.D. number 22-05-36-200-030 and 22-05-36-200-033 located in part of Section 36, Township 34 North, Range 12 East, Keyser Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within Lots numbered three A (3A) and three B (3B) in 8 @ 69 Development Section 2 Replat of Lot 3 subdivision.

**ALSO EXCEPTING THEREFROM:**

All of that real estate per county tax parcel I.D. number 22-05-36-200-025 located in part of Section 36, Township 34 North, Range 12 East, Keyser Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within Lot numbered one (1) in 8 @ 69 Development Section 1 Amended subdivision.

**ALSO EXCEPTING THEREFROM:**

All of that real estate located in part of Section 36, Township 34 North, Range 12 East, Keyser Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described by the following approximate courses and distances:

Beginning at the southeast corner of Lot numbered one (1) in Smaltz Addition; thence northerly along the easterly line of said Lot numbered one (1) and the northerly extension thereof a distance of 350 feet to the intersection with the northerly line of that real estate per county tax parcel I.D. number 19-05-36-200-051; thence westerly along the northerly line of said real estate per county tax parcel I.D. number 19-05-36-200-051 a distance of 214 feet to the northwest corner thereof; thence southerly along the westerly line of said real estate per county tax parcel I.D. number 19-05-36-200-051 and the southerly extension thereof a distance of 346 feet to the intersection with the southerly line of said Lot numbered one (1); thence easterly along said southerly line of said Lot numbered one (1) a distance of 228 feet to the Point of Beginning.

**The above described boundary containing 50 acres, more or less.**

## **B. Territory transferred from the 2008 Expansion Area.**

### **5\_ Parcels From 2008 That are Reset**

It is the intent of this description that the following described boundary be located on or within the corporate limits of the City of Auburn, and that the boundary enclose only lands located within the corporate limits of the City of Auburn. Where a conflict occurs between this intent and any part of this description, this intent shall prevail.

**All county tax parcel I.D. numbers referred to in the following description are those on file in the offices of the Recorder and Auditor of DeKalb County, Indiana, respectively.**

Boundary description.

Part of Sections 25 and 36, Township 34 North, Range 12 East, Keyser Township, all in the City of Auburn, DeKalb County, Indiana, and more particularly described by the following approximate courses and distances:

Beginning at the southeast corner of the northwest quarter of Section 36 in Keyser Township; thence westerly along the south line of said northwest quarter a distance of 990 feet to the southwest corner of that real estate per county tax parcel I.D. number 19-05-36-100-020; thence northerly along the westerly line said real estate per county tax parcel I.D. number 19-05-36-100-020 and the westerly line of Astral of Auburn subdivision a distance of 2370 feet to the northwest corner of said Astral of Auburn subdivision; thence easterly along the northerly line of said Astral of Auburn subdivision a distance of 225 feet to a corner thereof; thence northerly along the westerly line of said Astral of Auburn subdivision and the northerly extension thereof a distance of 300 feet to the intersection with the south line of said Section 25 in Keyser Township, said point also being a point in Seventh Street (State Road 8); thence westerly along said south line of Section 25 a distance of 226 feet to the southwest corner of State Road 8 Business Park subdivision; thence northerly along the westerly line of said State Road 8 Business Park subdivision and the westerly line of Amended Lots 8, 9 and 10 in the Secondary Plat of State Road 8 Business Park subdivision a distance of 1548 feet to the northwest corner of said State Road 8 Business Park subdivision; thence southeasterly and southerly along the easterly line of said State Road 8 Business Park subdivision a distance of 1788 feet to the intersection with aforesaid south line of Section 25, said point also being a point in Seventh Street (State Road 8); thence easterly along said south line of Section 25 a distance of 287 feet to the southeast corner of the southwest quarter of said Section 25, said point also being the northeast corner of the northwest quarter of said Section 36; thence southerly along the east line of said northwest quarter of Section 36 a distance of 2668 feet to the Point of Beginning.

#### **EXCEPTING THEREFROM:**

All of that real estate per county tax parcel I.D. number 22-05-25-300-018 located in part of Section 25, Township 34 North, Range 12 East, Union Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within the Common Area in the State Road 8 Business Park subdivision.

**ALSO EXCEPTING THEREFROM:**

All of that real estate per county tax parcel I.D. number 22-05-25-300-007 and 22-05-25-300-008 located in part of Section 25, Township 34 North, Range 12 East, Union Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within Lots numbered one (1), two (2), three (3), four (4) and five (5) in the State Road 8 Business Park subdivision.

**ALSO EXCEPTING THEREFROM:**

All of that real estate per county tax parcel I.D. number 22-05-36-100-019 located in part of Section 36, Township 34 North, Range 12 East, Keyser Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within Lot numbered one (1) in Amerilodge Place subdivision.

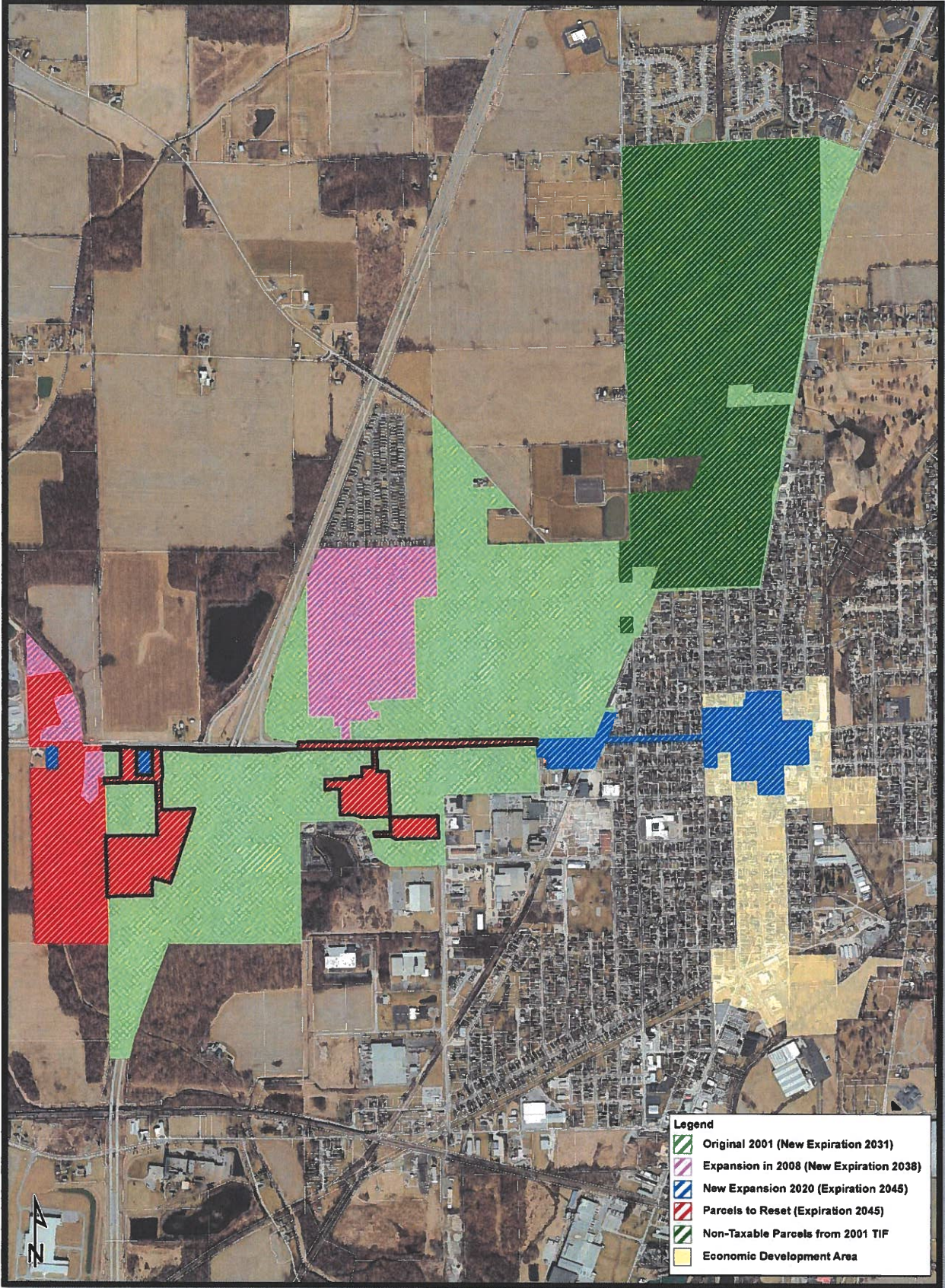
**ALSO EXCEPTING THEREFROM:**

All of that real estate located in part of Section 36, Township 34 North, Range 12 East, Keyser Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as follows:

Part of Sixty (60) acres off the east side of the Northwest Quarter of Section 36, Township 34 North, Range 12 East, more particularly described as follows: Beginning 627.20 feet west on the north section line from the north quarter (1/4) section corner of Section 36, Township 34 North, Range 12 East, Keyser Township, DeKalb County, Indiana; thence continuing west on the aforesaid north section line 145 feet; thence South 2 degrees 03 minutes East 300 feet; thence east and parallel to the north section line 145 feet; thence North 2 degrees 03 minutes West 300 feet to the point of beginning and containing 0.998 acres.

**The above described boundary containing 63 acres, more or less.**







## EXHIBIT C

### Description of the 2020 Removed Territory

#### 6\_Residential Parcels being Removed

It is the intent of this description that the following described boundary be located on or within the corporate limits of the City of Auburn, and that the boundary enclose only lands located within the corporate limits of the City of Auburn. Where a conflict occurs between this intent and any part of this description, this intent shall prevail.

**All county tax parcel I.D. numbers referred to in the following description are those on file in the offices of the Recorder and Auditor of DeKalb County, Indiana, respectively.**

Boundary description.

Part of Sections 20, 29 and 30, Township 34 North, Range 13 East, Union Township, all in the City of Auburn, DeKalb County, Indiana, and more particularly described by the following approximate courses and distances:

Beginning at the southwest corner of the northwest quarter of said Section 29 in Union Township; thence northerly along the west line of said northwest quarter of Section 29 a distance of 642 feet to the northwest corner of that real estate per county tax parcel I.D. number 18-06-29-151-003; thence easterly along the north line of said real estate per county tax parcel I.D. number 18-06-29-151-003 and the north line of that real estate per county tax parcel I.D. number 18-06-29-151-002 a distance of 833 feet to the northeast corner of said real estate per county tax parcel I.D. number 18-06-29-151-002 and being a point on the west right-of-way line of abandoned railroad; thence northerly along said west right-of-way line of abandoned railroad a distance of 524 feet to the southeast corner of that real estate per county tax parcel I.D. number 18-06-29-101-001; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-29-101-001 a distance of 1032 feet to the intersection of aforesaid west line of the northwest quarter of Section 29; thence northerly along said west line of the northwest quarter of Section 29 a distance of 1545 feet to the southwest corner of the southwest quarter of said Section 20 in Union Township; thence northerly along the west line of said Section 20 a distance of 2690 feet to the intersection with the north right-of-way line of Betz Road; thence easterly along said north right-of-way line of Betz Road a distance of 2670 feet to the intersection with the east line of the west half of said Section 20; thence southerly along said east line of the west half of Section 20 a distance of 1370 feet to the intersection with the west right-of-way line of Main Street; thence southeasterly along said west right-of-way line of Main Street a distance of 2140 feet to the intersection with the northerly line of that real estate per county tax parcel I.D. number 18-06-29-126-018; thence westerly along said northerly line of that real estate per county tax parcel

I.D. number 18-06-29-126-018 and the northerly line of that real estate per county tax parcel I.D. number 18-06-29-126-016 a distance of 514 feet to the intersection with the easterly line of that real estate per county tax parcel I.D. number 18-06-29-126-020; thence northerly along said easterly line of that real estate per county tax parcel I.D. number 18-06-29-126-020 a distance of 123 feet to the northeast corner thereof; thence westerly along the northerly line of said real estate per county tax parcel I.D. number 18-06-29-126-020 a distance of 350 feet to the northwest corner thereof; thence southerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-29-126-020 and the westerly line of that real estate per county tax parcel I.D. number 18-06-29-126-007 a distance of 318 feet to the intersection with the northerly line of Fairway Farm subdivision; thence easterly along said northerly line of Fairway Farm subdivision and the northerly line of that real estate per county tax parcel I.D. number 18-06-29-126-014 a distance of 866 feet to the intersection with aforesaid west right-of-way line of Main Street; thence southwestwardly along said west right-of-way line of Main Street a distance of 2490 feet to the intersection with the north right-of-way line of North Street; thence westerly along said north right-of-way line of North Street a distance of 1458 feet to the intersection with the west right-of-way line of abandoned railroad (formerly Fort Wayne, Jackson and Saginaw Railroad); thence northeasterly along said west right-of-way line of abandoned railroad a distance of 326 feet to the intersection with the southerly line of that real estate per county tax parcel I.D. number 18-06-29-301-003; thence westerly along said southerly line of that real estate per county tax parcel I.D. number 18-06-29-301-003 a distance of 395 feet to the intersection with the east line of the southeast quarter of said Section 30 in Union Township; thence southerly along said east line of the southeast quarter of Section 30 a distance of 210 feet to the intersection with the south line of that real estate per county tax parcel I.D. number 18-06-30-426-008; thence westerly along said south line of that real estate per county tax parcel I.D. number 18-06-30-426-008 a distance of 162 feet to the southwest corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-30-426-008 and the westerly line of that real estate per county tax parcel I.D. number 18-06-30-426-015 a distance of 327 feet to the northwest corner of said real estate per county tax parcel I.D. number 18-06-30-426-015; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-30-426-015 a distance of 18 feet to the intersection with the westerly line of that real estate per county tax parcel I.D. number 18-06-30-426-006; thence northerly along said westerly line of that real estate per county tax parcel I.D. number 18-06-30-426-006 a distance of 225 feet to the intersection with the north line of the south half of said Section 30 in Union Township; thence easterly along said north line of the south half of Section 30 a distance of 145 feet to the Point of Beginning.

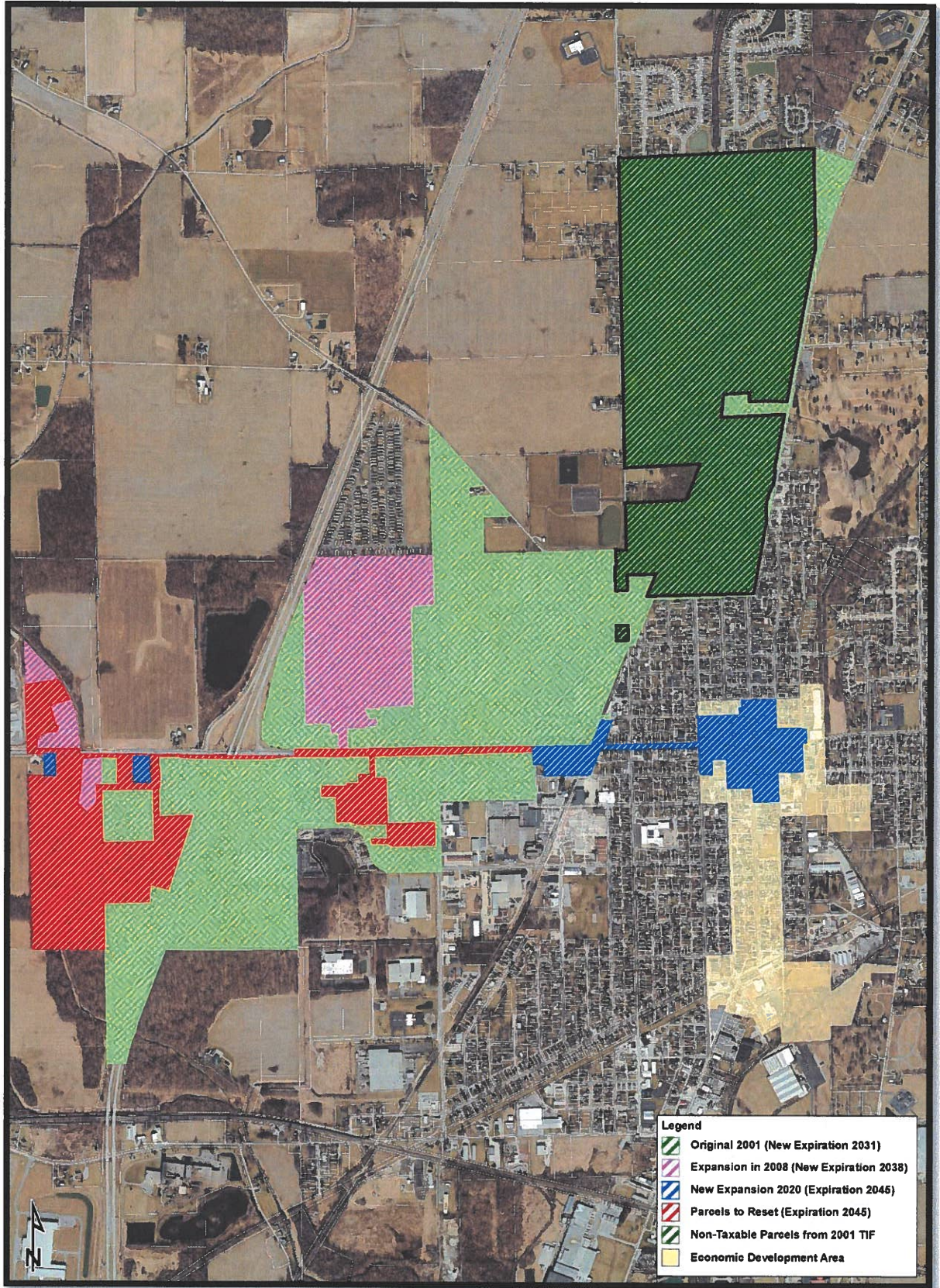
**TOGETHER WITH:**

All of that real estate per county tax parcel I.D. number 18-06-30-427-004 located in part of Section 30, Township 34 North, Range 13 East, Union Township, in the City of Auburn, DeKalb County, Indiana, and more particularly described by the following approximate courses and distances:

Commencing at the northeast corner of the southeast quarter of said Section 30; thence southerly along the east line of said southeast quarter of said Section 30 a distance of 1035 feet to the northeast corner of said real estate per county tax parcel I.D. number 18-06-30-427-004; thence southerly along said east line of said southeast quarter of said Section 30 a distance of 197 feet to the southeast corner thereof; thence westerly along the south line of said real estate per county tax parcel I.D. number 18-06-30-427-004 a distance of 160 feet to the southwest corner thereof; thence northerly along the west line of said real estate per county tax parcel I.D. number 18-06-30-427-004 a distance of 197 feet to the northwest corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-30-427-004 a distance of 160 feet to the Point of Beginning.

**The above described boundary containing in all 302 acres, more or less.**







## EXHIBIT D

### **Description of the Original Allocation Area as Reduced**

#### **2\_2001 TIF Minus Parcel Resets Minus Residential Parcels**

It is the intent of this description that the following described boundary be located on or within the corporate limits of the City of Auburn, and that the boundary enclose only lands located within the corporate limits of the City of Auburn. Where a conflict occurs between this intent and any part of this description, this intent shall prevail.

**All county tax parcel I.D. numbers referred to in the following description are those on file in the offices of the Recorder and Auditor of DeKalb County, Indiana, respectively.**

Boundary description.

Part of Sections 25 and 36, Township 34 North, Range 12 East, Keyser Township, and part of Sections 20, 29, 30 and 31, Township 34 North, Range 13 East, Union Township, all in the City of Auburn, DeKalb County, Indiana, and more particularly described by the following approximate courses and distances:

Beginning at the southeast corner of the northeast quarter of Section 36 in Keyser Township; thence westerly along the south line of said northeast quarter a distance of 1810 feet to the intersection with the east right-of-way line of Interstate Highway 69; thence southwesterly along said east right-of-way line a distance of 1642 feet to a point due east of the point of intersection of the west right-of-way line of Interstate highway 69 with the west line of the east half of said Section 36; thence westerly a distance of 250 feet to said point of intersection; thence northerly along said west line of the east half of Section 36 a distance of 4228 feet to the intersection with the south line of said Section 25 in Keyser Township, said point also being a point in Seventh Street (State Road 8); thence easterly along said south line of Section 25 a distance of 2650 feet to the southeast corner of said Section 25; thence northerly along the east line of said Section 25 a distance of 96 feet to the intersection with the north right-of-way line of Seventh Street (State Road 8); thence westerly along said north right-of-way line of Seventh Street (State Road 8) a distance of 55 feet to the intersection with the east right-of-way line of Interstate Highway 69; thence westerly, northwesterly and northeasterly along said east right-of-way line of Interstate Highway 69 a distance of 3036 feet to the intersection with the north line of the south half of said Section 30 in Union Township; thence easterly along said north line of the south half of Section 30 a distance of 1570 feet to the intersection with the west line of the east half of said Section 30; thence northerly along said west line of the east half of Section 30 a distance of 1768 feet to the intersection with the centerline of County Road 36A; thence southeasterly along said centerline a distance of 1103 feet to the northeast corner of that real estate per county tax parcel I.D. number 14-06-30-200-015; thence departing said centerline and running westerly along the northerly line of said real estate per county tax parcel I.D. number 14-06-30-200-015 a distance of 206 feet to the northwest corner thereof; thence

southerly along the westerly line of said real estate per county tax parcel I.D. number 14-06-30-200-015 a distance of 130 feet to the southwest corner thereof; thence easterly along the southerly line of said real estate per county tax parcel I.D. number 14-06-30-200-015 a distance of 324 feet to the intersection with aforesaid centerline of County Road 36A; thence southeasterly along said centerline a distance of 379 feet to the northeast corner of that real estate per county tax parcel I.D. number 14-06-30-200-004; thence departing said centerline and running westerly along the northerly line of said real estate per county tax parcel I.D. number 14-06-30-200-004 a distance of 386 feet to the northwest corner thereof; thence southerly along the westerly line of said real estate per county tax parcel I.D. number 14-06-30-200-004, the westerly line of that real estate per county tax parcel I.D. number 14-06-30-200-003 and the westerly line of that real estate per county tax parcel I.D. number 14-06-30-200-005 a distance of 500 feet to the intersection of aforesaid north line of the south half of Section 30; thence easterly along said north line of the south half of Section 30 a distance of 1950 feet to the southwest corner of the northwest quarter of said Section 29 in Union Township; thence northerly along the west line of said northwest quarter of Section 29 a distance of 642 feet to the northwest corner of that real estate per county tax parcel I.D. number 18-06-29-151-003; thence easterly along the north line of said real estate per county tax parcel I.D. number 18-06-29-151-003 and the north line of that real estate per county tax parcel I.D. number 18-06-29-151-002 a distance of 833 feet to the northeast corner of said real estate per county tax parcel I.D. number 18-06-29-151-002 and being a point on the west right-of-way line of abandoned railroad; thence northerly along said west right-of-way line of abandoned railroad a distance of 524 feet to the southeast corner of that real estate per county tax parcel I.D. number 18-06-29-101-001; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-29-101-001 a distance of 1032 feet to the intersection of aforesaid west line of the northwest quarter of Section 29; thence northerly along said west line of the northwest quarter of Section 29 a distance of 1545 feet to the southwest corner of the southwest quarter of said Section 20 in Union Township; thence northerly along the west line of said Section 20 a distance of 2690 feet to the intersection with the north right-of-way line of Betz Road; thence easterly and southeasterly along said north right-of-way line of Betz Road a distance of 3270 feet to the intersection with the centerline of Main Street; thence Southwesterly along said centerline of Main Street a distance of 6090 feet to the intersection with the south right-of-way line of North Street; thence westerly along said south right-of-way line of North Street a distance of 1390 feet to the intersection with the east right-of-way line of abandoned railroad (formerly Fort Wayne, Jackson and Saginaw Railroad); thence southwesterly along said east right-of-way line of abandoned railroad a distance of 670 feet to the intersection with the centerline of Michigan Avenue; thence westerly along said centerline of Michigan Avenue a distance of 107 feet to the intersection with the west right-of-way line of said abandoned railroad; thence southwesterly along said west right-of-way line of abandoned railroad a distance of 1032 feet to the intersection with the north right-of-way line of Fifth Street; thence easterly along said north right-of-way line of Fifth Street a distance of 183 feet to the intersection with the northerly extended east right-of-way line of Depot Street; thence southwesterly along said northerly extended east right-of-way line of Depot Street a distance of

70 feet to the intersection with the south right-of-way line of Fifth Street; thence westerly along said south right-of-way line of Fifth Street a distance of 146 feet to the intersection with the westerly line of that real estate per county tax parcel I.D. number 18-06-30-503-010; thence southwesterly along said westerly line of that real estate per county tax parcel I.D. number 18-06-30-503-010 a distance of 374 feet to the intersection with the north right-of-way line of Seventh Street (State Road 8); thence westerly along said north right-of-way line of Seventh Street (State Road 8) a distance of 785 feet to the intersection with the easterly line of that real estate per county tax parcel I.D. number 18-06-30-452-003; thence southerly along said easterly line of that real estate per county tax parcel I.D. number 18-06-30-452-003 a distance of 12 feet to the southeast corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-30-452-003 a distance of 10 feet to the intersection with the northerly extended west right-of-way line of West Street; thence southerly along the west right-of-way line of West Street and the northerly extension thereof a distance of 702 feet to the intersection with the northerly line of that real estate per county tax parcel I.D. number 18-06-31-201-028; thence westerly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-201-028, along the northerly line of that real estate per county tax parcel I.D. number 18-06-31-201-025, and along the northerly line of that real estate per county tax parcel I.D. number 18-06-31-201-018 a distance of 1286 feet to the intersection with the east right-of-way line of Grandstaff Drive; thence southerly along said east right-of-way line of Grandstaff Drive a distance of 958 feet to the intersection with the south right-of-way line of Fifteenth Street; thence westerly, northwesterly and westerly along said south right-of-way line of Fifteenth Street a distance of 2310 feet to the intersection with the east line of the northeast quarter of said Section 36 in Keyser Township; thence southerly along said east line of the northeast quarter of Section 36 a distance of 1656 feet to the Point of Beginning.

**EXCEPTING THEREFROM:**

Part of Sections 20, 29 and 30, Township 34 North, Range 13 East, Union Township, all in the City of Auburn, DeKalb County, Indiana, and more particularly described by the following approximate courses and distances:

Beginning at the southwest corner of the northwest quarter of said Section 29 in Union Township; thence northerly along the west line of said northwest quarter of Section 29 a distance of 642 feet to the northwest corner of that real estate per county tax parcel I.D. number 18-06-29-151-003; thence easterly along the north line of said real estate per county tax parcel I.D. number 18-06-29-151-003 and the north line of that real estate per county tax parcel I.D. number 18-06-29-151-002 a distance of 833 feet to the northeast corner of said real estate per county tax parcel I.D. number 18-06-29-151-002 and being a point on the west right-of-way line of abandoned railroad; thence northerly along said west right-of-way line of abandoned railroad a distance of 524 feet to the southeast corner of that real estate per county tax parcel I.D. number 18-06-29-101-001; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-29-101-001 a distance of 1032 feet to the intersection of aforesaid west line of the northwest quarter of Section 29; thence northerly



along said west line of the northwest quarter of Section 29 a distance of 1545 feet to the southwest corner of the southwest quarter of said Section 20 in Union Township; thence northerly along the west line of said Section 20 a distance of 2690 feet to the intersection with the north right-of-way line of Betz Road; thence easterly along said north right-of-way line of Betz Road a distance of 2670 feet to the intersection with the east line of the west half of said Section 20; thence southerly along said east line of the west half of Section 20 a distance of 1370 feet to the intersection with the west right-of-way line of Main Street; thence southeasterly along said west right-of-way line of Main Street a distance of 2140 feet to the intersection with the northerly line of that real estate per county tax parcel I.D. number 18-06-29-126-018; thence westerly along said northerly line of that real estate per county tax parcel I.D. number 18-06-29-126-018 and the northerly line of that real estate per county tax parcel I.D. number 18-06-29-126-016 a distance of 514 feet to the intersection with the easterly line of that real estate per county tax parcel I.D. number 18-06-29-126-020; thence northerly along said easterly line of that real estate per county tax parcel I.D. number 18-06-29-126-020 a distance of 123 feet to the northeast corner thereof; thence westerly along the northerly line of said real estate per county tax parcel I.D. number 18-06-29-126-020 a distance of 350 feet to the northwest corner thereof; thence southerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-29-126-020 and the westerly line of that real estate per county tax parcel I.D. number 18-06-29-126-007 a distance of 318 feet to the intersection with the northerly line of Fairway Farm subdivision; thence easterly along said northerly line of Fairway Farm subdivision and the northerly line of that real estate per county tax parcel I.D. number 18-06-29-126-014 a distance of 866 feet to the intersection with aforesaid west right-of-way line of Main Street; thence southwesterly along said west right-of-way line of Main Street a distance of 2490 feet to the intersection with the north right-of-way line of North Street; thence westerly along said north right-of-way line of North Street a distance of 1458 feet to the intersection with the west right-of-way line of abandoned railroad (formerly Fort Wayne, Jackson and Saginaw Railroad); thence northeasterly along said west right-of-way line of abandoned railroad a distance of 326 feet to the intersection with the southerly line of that real estate per county tax parcel I.D. number 18-06-29-301-003; thence westerly along said southerly line of that real estate per county tax parcel I.D. number 18-06-29-301-003 a distance of 395 feet to the intersection with the east line of the southeast quarter of said Section 30 in Union Township; thence southerly along said east line of the southeast quarter of Section 30 a distance of 210 feet to the intersection with the south line of that real estate per county tax parcel I.D. number 18-06-30-426-008; thence westerly along said south line of that real estate per county tax parcel I.D. number 18-06-30-426-008 a distance of 162 feet to the southwest corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-30-426-008 and the westerly line of that real estate per county tax parcel I.D. number 18-06-30-426-015 a distance of 327 feet to the northwest corner of said real estate per county tax parcel I.D. number 18-06-30-426-015; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-30-426-015 a distance of 18 feet to the intersection with the westerly line of that real estate per county tax parcel I.D. number 18-06-30-426-006; thence northerly along said westerly line of that real estate per county tax parcel I.D. number 18-06-30-

426-006 a distance of 225 feet to the intersection with the north line of the south half of said Section 30 in Union Township; thence easterly along said north line of the south half of Section 30 a distance of 145 feet to the Point of Beginning.

**ALSO EXCEPTING THEREFROM:**

All of that real estate per county tax parcel I.D. number 18-06-30-427-004 located in part of Section 30, Township 34 North, Range 13 East, Union Township, in the City of Auburn, DeKalb County, Indiana, and more particularly described by the following approximate courses and distances:

Commencing at the northeast corner of the southeast quarter of said Section 30; thence southerly along the east line of said southeast quarter of said Section 30 a distance of 1035 feet to the northeast corner of said real estate per county tax parcel I.D. number 18-06-30-427-004; thence southerly along said east line of said southeast quarter of said Section 30 a distance of 197 feet to the southeast corner thereof; thence westerly along the south line of said real estate per county tax parcel I.D. number 18-06-30-427-004 a distance of 160 feet to the southwest corner thereof; thence northerly along the west line of said real estate per county tax parcel I.D. number 18-06-30-427-004 a distance of 197 feet to the northwest corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-30-427-004 a distance of 160 feet to the Point of Beginning.

**ALSO EXCEPTING THEREFROM:**

Part of Section 30, Township 34 North, Range 13 East, Union Township, all in the City of Auburn, DeKalb County, Indiana, and more particularly described by the following approximate courses and distances:

Beginning at the northeast corner of the southwest quarter of Section 30 in Union Township; thence southerly along the east line of said southwest quarter a distance of 678 feet to the intersection with the centerline of North Street; thence westerly along said centerline of North Street a distance of 324 feet to the intersection with the easterly line of that real estate per county tax parcel I.D. number 18-06-30-326-002; thence southerly along said easterly line of that real estate per county tax parcel I.D. number 18-06-30-326-002 a distance of 1318 feet to the southeast corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-30-326-002 and along the southerly line of that real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 678 feet to a corner of said real estate per county tax parcel I.D. number 18-06-30-326-001; thence southeasterly along the easterly line of said real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 176 feet to a corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 98 feet to a corner thereof; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 84 feet to a corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 158 feet to

a corner thereof; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 27 feet to a corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 250 feet to a corner thereof; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 285 feet to the intersection with the north right-of-way line of Seventh Street (State Road 8); thence westerly along said north right-of-way line of Seventh Street (State Road 8) a distance of 106 feet to the intersection with the westerly line of aforesaid real estate per county tax parcel I.D. number 18-06-30-326-001; thence northerly along said real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 218 feet to the intersection with the southerly line of that real estate per county tax parcel I.D. number 18-06-30-351-007; thence westerly along said southerly line of that real estate per county tax parcel I.D. number 18-06-30-351-007 a distance of 96 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-30-351-007 a distance of 134 feet to a corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-30-351-007, the southerly line of that real estate per county tax parcel I.D. number 18-06-30-301-003 and the southerly line of that real estate per county tax parcel I.D. number 18-06-30-351-011 a distance of 343 feet to the southwest corner of said real estate per county tax parcel I.D. number 18-06-30-351-011; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-30-351-011 a distance of 1820 feet to the intersection with the east right-of-way line of Interstate Highway 69; thence northeasterly along said east right-of-way line of Interstate Highway 69 a distance of 486 feet to the intersection with the north line of said southwest quarter of Section 30 in Union Township; thence easterly along said north line of the southwest quarter of Section 30 a distance of 1570 feet to the Point of Beginning.

**ALSO EXCEPTING THEREFROM:**

Part of Section 36, Township 34 North, Range 12 East, Keyser Township, and part of Sections 30 and 31, Township 34 North, Range 13 East, Union Township, all in the City of Auburn, DeKalb County, Indiana, and more particularly described by the following approximate courses and distances:

Beginning at the northwest corner of the northeast quarter of Section 36 in Keyser Township; thence easterly along the north line of said northeast quarter a distance of 2650 feet to the northeast corner of said Section 36, said point also being a point on the township line between said Keyser Township and Union Township; thence northerly along said township line a distance of 96 feet to the intersection with the north right-of-way line of Seventh Street (State Road 8); thence easterly along said north right-of-way line of Seventh Street (State Road 8) a distance of 3254 feet to the intersection with the easterly line of that real estate per county tax parcel I.D. number 18-06-30-452-003; thence southerly along said easterly line of that real estate per county tax parcel I.D. number 18-06-30-452-003 a distance of 12 feet to the southeast corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-30-452-003 a distance of 10 feet to the intersection with the northerly extended

west right-of-way line of West Street; thence southerly along said northerly extended west right-of-way line of West Street a distance of 55 feet to the intersection with the south right-of-way line of Seventh Street (State Road 8); thence westerly along said south right-of-way line of Seventh Street (State Road 8) a distance of 2168 feet to the intersection with the easterly line of that real estate per county tax parcel I.D. number 18-06-31-100-026; thence southerly along said easterly line of that real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 307 feet to a corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 153 feet to a corner thereof; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 618 feet to the southeast corner thereof, said point also being the northwest corner of that real estate per county tax parcel I.D. number 18-06-31-100-014; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-014 a distance of 645 feet to the northeast thereof; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-31-100-014 a distance of 302 feet to the southeast corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-31-100-014 a distance of 866 feet to the intersection with the east right-of-way line of Fifteenth Street; thence northwesterly along said east right-of-way line of Fifteenth Street a distance of 62 feet to the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-014; thence easterly along said northerly line of that real estate per county tax parcel I.D. number 18-06-31-100-014 a distance of 228 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-31-100-014 a distance of 207 feet to aforesaid northwest corner thereof, said point also be aforesaid southeast corner of that real estate per county tax parcel I.D. number 18-06-31-100-026; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 394 feet to the intersection with aforesaid east right-of-way line of Fifteenth Street; thence northwesterly and westerly along said east right-of-way line of Fifteenth Street a distance of 295 feet to the intersection with the westerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026; thence northerly along said westerly line of that real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 350 feet to a corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 200 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 138 feet to a corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 345 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 30 feet to a corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 161 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 124 feet to a corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-100-026 a distance of 150 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-

06-31-100-026 a distance of 248 feet to the intersection with aforesaid south right-of-way line of Seventh Street (State Road 8); thence westerly along said south right-of-way line of Seventh Street (State Road 8) a distance of 2882 feet to the intersection with the east right-of-way line of Smaltz Way; thence southerly along said east right-of-way line of Smaltz Way a distance of 823 feet to the intersection with the southerly line of 8 @ 69 Development Section 7 subdivision; thence easterly along said southerly line of 8 @ 69 Development Section 7 subdivision and the southerly line of 8 @ 69 Development Section 5 subdivision a distance of 454 feet to the intersection with the west right-of-way line of Interstate Highway 69; thence southwestwardly along said west right-of-way line of Interstate Highway 69 a distance of 1068 feet to the intersection with the northerly line of 8 @ 69 Development Section 4 subdivision; thence northwestwardly along said northerly line of 8 @ 69 Development Section 4 subdivision a distance of 245 feet to the intersection with aforesaid east right-of-way line of Smaltz Way; thence southerly along said east right-of-way line of Smaltz Way a distance of 235 feet to the intersection with the easterly extended northerly line of Lot numbered two (2) in 8 @ 69 Development Section 4 subdivision; thence westerly along the northerly line of Lot numbered two (2) in 8 @ 69 Development Section 4 subdivision and the easterly extension thereof and along the northerly line of Block "B" in said 8 @ 69 Development Section 4 subdivision a distance of 618 feet to the intersection with the west line of the northeast quarter of said Section 36; thence northerly along said east line of the northeast quarter of Section 36 a distance of 2033 feet to the Point of Beginning.

**TOGETHER WITH:**

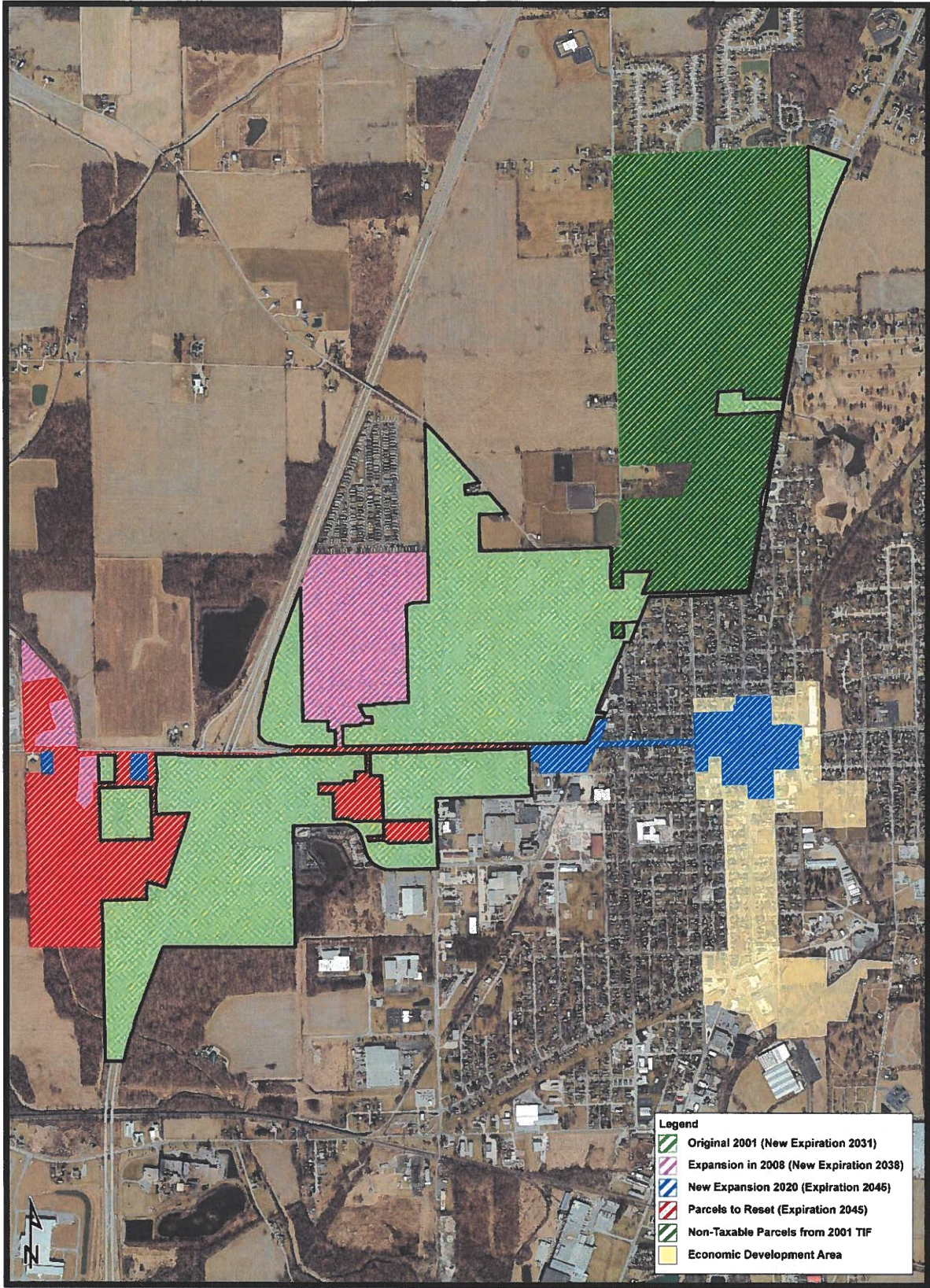
All of that real estate per county tax parcel I.D. number 22-05-36-200-030 and 22-05-36-200-033 located in part of Section 36, Township 34 North, Range 12 East, Keyser Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within Lots numbered three A (3A) and three B (3B) in 8 @ 69 Development Section 2 Replat of Lot 3 subdivision.

**ALSO TOGETHER WITH:**

All of that real estate per county tax parcel I.D. number 22-05-36-200-025 located in part of Section 36, Township 34 North, Range 12 East, Keyser Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within Lot numbered one (1) in 8 @ 69 Development Section 1 Amended subdivision.

**The above described boundary containing 457 acres, more or less.**





## EXHIBIT E

### Description of the 2008 Expansion Area as Reduced

#### 3\_2008 TIF Minus Parcel Resets

It is the intent of this description that the following described boundary be located on or within the corporate limits of the City of Auburn, and that the boundary enclose only lands located within the corporate limits of the City of Auburn. Where a conflict occurs between this intent and any part of this description, this intent shall prevail.

**All county tax parcel I.D. numbers referred to in the following description are those on file in the offices of the Recorder and Auditor of DeKalb County, Indiana, respectively.**

Boundary description.

Part of Section 30, Township 34 North, Range 13 East, Union Township, all in the City of Auburn, DeKalb County, Indiana, and more particularly described by the following approximate courses and distances:

Beginning at the northeast corner of the southwest quarter of Section 30 in Union Township; thence southerly along the east line of said southwest quarter a distance of 678 feet to the intersection with the centerline of North Street; thence westerly along said centerline of North Street a distance of 324 feet to the intersection with the easterly line of that real estate per county tax parcel I.D. number 18-06-30-326-002; thence southerly along said easterly line of that real estate per county tax parcel I.D. number 18-06-30-326-002 a distance of 1318 feet to the southeast corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-30-326-002 and along the southerly line of that real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 678 feet to a corner of said real estate per county tax parcel I.D. number 18-06-30-326-001; thence southeasterly along the easterly line of said real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 176 feet to a corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 98 feet to a corner thereof; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 84 feet to a corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 158 feet to a corner thereof; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 27 feet to a corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 250 feet to a corner thereof; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 285 feet to the



intersection with the north right-of-way line of Seventh Street (State Road 8); thence westerly along said north right-of-way line of Seventh Street (State Road 8) a distance of 106 feet to the intersection with the westerly line of aforesaid real estate per county tax parcel I.D. number 18-06-30-326-001; thence northerly along said real estate per county tax parcel I.D. number 18-06-30-326-001 a distance of 218 feet to the intersection with the southerly line of that real estate per county tax parcel I.D. number 18-06-30-351-007; thence westerly along said southerly line of that real estate per county tax parcel I.D. number 18-06-30-351-007 a distance of 96 feet to a corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-30-351-007 a distance of 134 feet to a corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-30-351-007, the southerly line of that real estate per county tax parcel I.D. number 18-06-30-301-003 and the southerly line of that real estate per county tax parcel I.D. number 18-06-30-351-011 a distance of 343 feet to the southwest corner of said real estate per county tax parcel I.D. number 18-06-30-351-011; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-30-351-011 a distance of 1820 feet to the intersection with the east right-of-way line of Interstate Highway 69; thence northeasterly along said east right-of-way line of Interstate Highway 69 a distance of 486 feet to the intersection with the north line of said southwest quarter of Section 30 in Union Township; thence easterly along said north line of the southwest quarter of Section 30 a distance of 1570 feet to the Point of Beginning.

**TOGETHER WITH:**

All of that real estate per county tax parcel I.D. number 22-05-25-300-018 located in part of Section 25, Township 34 North, Range 12 East, Union Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within the Common Area in the State Road 8 Business Park subdivision.

**TOGETHER WITH:**

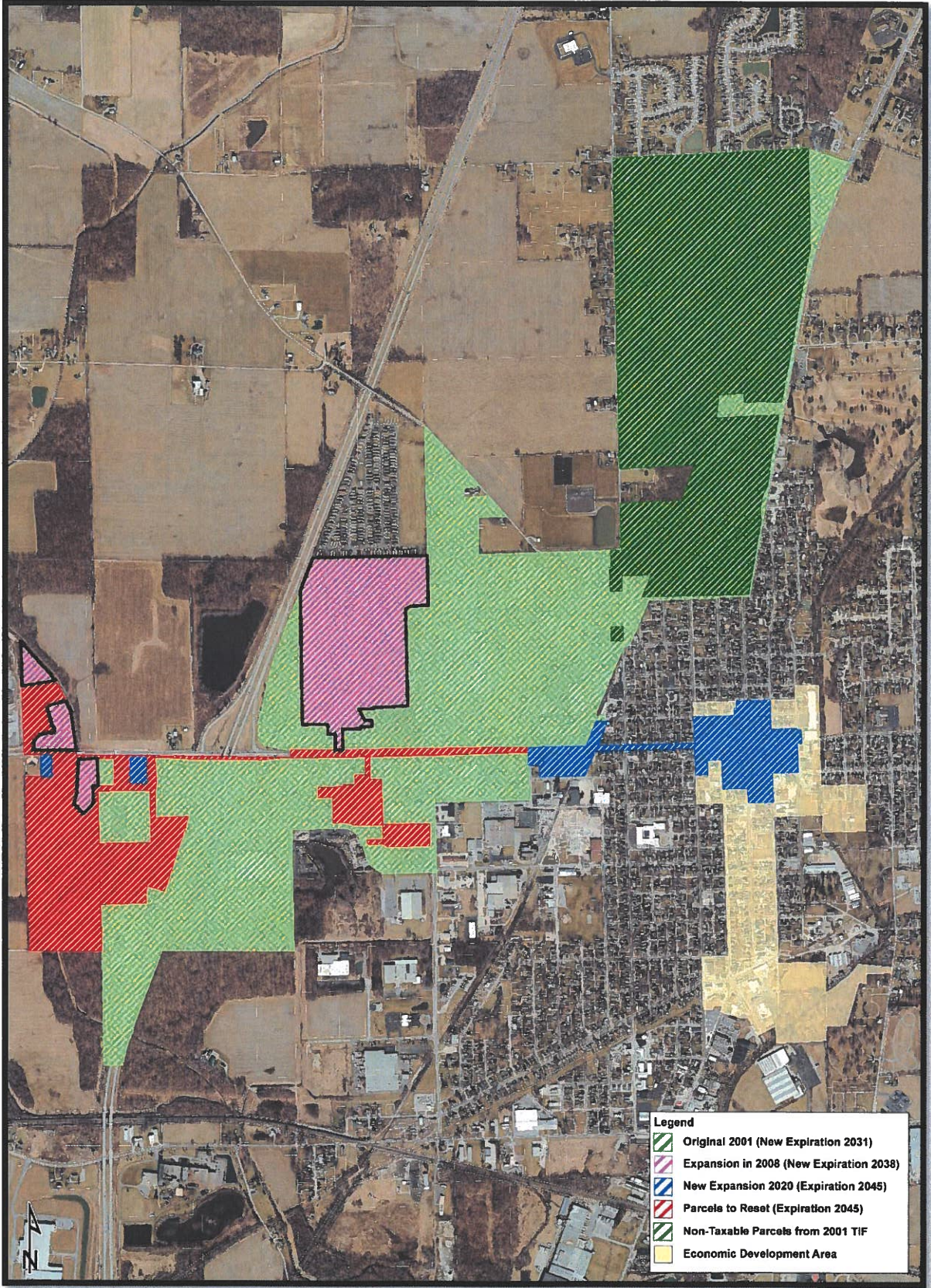
All of that real estate per county tax parcel I.D. number 22-05-25-300-007 and 22-05-25-300-008 located in part of Section 25, Township 34 North, Range 12 East, Union Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within Lots numbered one (1), two (2), three (3), four (4) and five (5) in the State Road 8 Business Park subdivision.

**TOGETHER WITH:**

All of that real estate per county tax parcel I.D. number 22-05-36-100-019 located in part of Section 36, Township 34 North, Range 12 East, Keyser Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within Lot numbered one (1) in Amerilodge Place subdivision.

**The above described boundary containing 91 acres, more or less.**







**EXHIBIT F**

**2020 Plan Amendment**

**MODIFIED  
ECONOMIC DEVELOPMENT PLAN**

**for the**

**NORTHWEST ECONOMIC DEVELOPMENT AREA**

**SUMMARY**

This Modified Economic Development Plan (the “Plan”) identifies, generally, those local public improvements in and serving the Northwest Economic Development Area (the “Area”) that are required for the proper economic development and redevelopment of the Area, and discusses specific improvements that have been identified as necessary for economic development and redevelopment. This amendment serves to modify the scope and description of projects proposed to be financed all or in part with TIF revenue. **A map of the Economic Development Area is attached hereto.** This map represents a general outline of the area and the parcels encompassed in the Northwest Economic Development Area subject to the provisions of Indiana Code Section 36-7-14 et al., as amended from time to time. The general intent of the original Economic Development Plan remains the same, and only the scope and description of projects has been modified herein.

Accomplishment of the Plan will enable the City to accommodate and support the strong residential, commercial, and industrial development in the future. All indicators continue to support the Area as a desirable area for development and redevelopment for the foreseeable future. The Area and other geographic locales served by the Area are in need of new, expanded, and improved infrastructure and related improvements in and serving the Area.

The Economic Development Area has three generally distinct sub-areas, described as follows:

**Commercial Sub-Area**

The West 7<sup>th</sup> Street-Grandstaff Drive commercial sub-area is bounded generally by Indiana Avenue on the east, the developments located on the near west side of Interstate 69, areas to the north and south of State Road Eight (8), the areas near Interstate 69, areas adjacent to and near West Seventh Street, 15<sup>th</sup> Street, the I-69 corridor that is adjacent to the City limits of Auburn, and the area in the general vicinity of the same, and County Road 36A on the north. The Plan anticipates continued and exceptionally strong commercial and light industrial growth throughout this sub-area. The City of Auburn must be prepared for the impact of the anticipated growth of this sub-area. The City of Auburn must be prepared to accommodate significant increases in traffic at the State Road 8/I-69 interchange, coupled with strong and increasing demand for utility service extensions throughout the sub-area, as

well as those lands west and north of the commercial sub-area. The City must consider secondary traffic routing options to reduce congestion on State Road 8 and at the State Road 8/I-69 interchange. Options for utility service “loops” will have to be investigated as a means of precluding the impairment or loss of utility services as this sub-area develops. Overall, the City must be prepared to upgrade, improve, and modify existing water, electric, sanitary sewer, communication, and related utility services and infrastructure.

#### Residential Sub-Area

The Economic Development Area also includes the developed and developing residential sub-area north of North Street between Main Street and I-69. Alternate traffic routing and related improvements including, potentially, the extensions of Grandstaff Drive and Morningstar Road., and improvements to Betz Road, among others, are required. In addition, the improvement to existing roads, and supporting infrastructure may be necessary in the future. This sub-area also has significant stormwater drainage problems that must be corrected to sustain development of this sub-area and the areas north of Betz Road. Separation of the combined sanitary and stormwater sewers in the area bounded by Main Street, Van Buren Street, and North Street will be required in order to mitigate the stormwater drainage problems in that area and provide adequate downstream capacity for further development of this sub-area and adjacent lands. Water, sanitary sewer, and electric systems in various parts of this sub-area and adjacent lands must be constructed or reconstructed to correct or preclude over-utilization of the existing systems by current and future demands.

#### Downtown Sub-Area

The Economic Development Area also includes the developed downtown area and corridors connecting to commercial area along West Seventh Street and corridors connecting downtown south to the Auburn Cord Duesenberg Museum area. Improvement of existing street infrastructure, pedestrian facilities, utility infrastructure, public parking facilities to serve downtown, and quality of place initiatives such pedestrian-focused improvements like benches, bike racks, public gathering spaces, public art exhibits, and the like.

The improvements to local public infrastructure prescribed by the Plan, both generally and specifically, include the construction or reconstruction of streets, sidewalks, stormwater drainage, sanitary sewer, water and electric systems, and separation of combined stormwater-sanitary sewer systems. The plans for improvements are compatible with the Comprehensive Master Plan, Thoroughfare Plan, and the various utility plans of the City.

The Commission will complete projects with the intent to minimize adverse environmental impacts where to do so is not inconsistent with the requirements of the project.

Priorities for completion of projects are not assigned in this Plan. It is emphasized that the effects of time, financing constraints, unforeseen and emergent future requirements, emergencies, the effects that completion of a project will have on another project, and other variables, must be considered by the Redevelopment Commission when determining the priority of projects to be accomplished under the Plan.

## **REQUIRED AND PROPOSED IMPROVEMENTS**

### Overview

The projects that are being proposed by this Plan include new construction and improvements to streets and sidewalks, separation of combined stormwater/sanitary sewer systems, improvements to stormwater drainage, sanitary sewer, water and electric systems, installation of new street lights, trails, walkways, bikeways, technology improvements, public parking facilities, quality of life and environment projects and any other related projects. The improvements proposed herein are planned in and/or serving the Economic Development Area.

The purpose of this Plan is to assist any area that serves or will enhance the Northwest Economic Development Area.

This Plan also intends to support and financially assist projects that promote stimulation and growth to the Northwest Economic Development Area and the area served by the Northwest Economic Development Area.

### Street and Sidewalk Improvements

The transportation improvement plan includes construction and reconstruction of streets, curbs and gutters, sidewalks, and other transportation enhancements. When completed, these improvements will provide additional traffic routes in the northern area of the City, improve traffic flow, enhance safety, and further the goal of providing an alternative route for traffic from and to the west side of I-69.

### Sanitary Sewer System Improvements

Proposed major sanitary sewer improvements include planned extensions to sewers, new plant or expansion to existing plants within the Redevelopment Area and areas served by the Redevelopment Area.

The planned improvements and expansion of the sewer system may take place in the Northwest Economic Development Area, the areas served by the development area, and in areas where development takes place that may be served by the Northwest Economic Development Area.

### Stormwater Drainage Improvements

In recent years all new subdivision plans have been required to include drainage improvements, but the increased demand that new and existing developments place on existing drainage systems cannot be accommodated by those systems and they must be improved. Drainage improvements, including detention basins and improvements to open and enclosed systems, are proposed by this Plan.

### Water System Improvements

New water infrastructure, including but not limited to additional water mains, towers, and plant improvements, are to be installed in conjunction with the expansion and development of Northwest Economic Development Area, and the areas served by said area. The area for water improvements include but are not limited to areas near I-69 and State Road 8. The purpose of improving water systems is to provide for redundancy and further capacity to serve the residential, commercial and industrial interests of the City of Auburn, Indiana.

### Electric System Improvements

Improvements to the electrical system of the City of Auburn, including but not limited to electric system loops are to be constructed or reconstructed to serve the Area. Said systems and or improvements will improve the reliability and consistency of existing service and provide additional capacity for development of the Development Area and areas served by the development area.

### Right of Way Acquisition

The estimate of right-of-way that will be required for new streets included in the plan is plus or minus 14 acres. There is no estimate for right-of-way or easements that may be required for improvements to existing streets, for utility extensions, or for other proposed improvements under this Plan.

### Road way improvements:

Virtually all the roadways in the City limits of Auburn, Indiana are in proximity to and in some way serve the Northwest Economic Development Area.. It will be required to make improvements in the future to roadways, curbs, gutters, sidewalks and other related rights of way.

### Technology Improvements:

To remain viable and competitive in the ever evolving technology areas, the City will need to undertake improvements to the technology made available to the Area served by the Northwest Redevelopment District. The City will make expenditures to provide high speed fiber optic internet service, telecommunication service, video, voice and other related technology items.

Quality of Place Initiatives and Public Parking Facilities:

With the resurgence of private investment and activity in downtown, emphasis on quality of place initiatives and the creation of public parking facilities is critical to the continued investment and redevelopment of the downtown area. The quality of place initiatives should strive to create connectivity between activity nodes such downtown and the museum area and downtown and the West Seventh Street commercial area.

Trails and recreation improvements:

Recreational improvements by way of trails, walkways, bikeways and other related items will be necessary and will allow for enhancement to the area and the areas served by the Northwest Redevelopment Area. Funds may be used to further expand these projects as opportunity for expansion becomes available.

Total Estimated Cost of all Improvements: Exceeds \$10,000,000.00 (Ten Million Dollars and zero cents).

**FUNDING**

The improvements in this Plan cannot be funded entirely by the normal financial processes and procedures available to the City or the private sector, in the manner and as required to accommodate the demand for services. Funding constraints on the City involve statutory limits on annual general fund budget growth during sustained periods of rapid development, statutory limits on annual general fund bonding and the costs of binding, and the fact that property taxes that can be used to provide certain public services to developing areas accrue after development has occurred, whereas those public services are required before development takes place. These constraints enable the City to keep pace with the normal inflation in service costs, and enable the City to maintain some of its existing infrastructure, but often do not permit the City to accommodate significant growth in the demand for City services, such as that experienced over the past decade.

The primary source of funding for accomplishment of this Plan will be those funds that accrue to the Area through the allocation provisions of the Resolution, which permits the Commission to use the incremental property taxes generated by non-residential improvements to finance, in whole or in part, improvements such as those identified in this Plan, that are in and serving the Economic Development Area. The Redevelopment Commission is committed to using the funds generated in the allocation area responsibly and in a manner that best serves the citizens of the City of Auburn.

## EXHIBIT G

### **Description of the Allocation Area As Amended**

#### **7\_Allocation Area**

It is the intent of this description that the following described boundary be located on or within the corporate limits of the City of Auburn, and that the boundary enclose only lands located within the corporate limits of the City of Auburn. Where a conflict occurs between this intent and any part of this description, this intent shall prevail.

**All county tax parcel I.D. numbers referred to in the following description are those on file in the offices of the Recorder and Auditor of DeKalb County, Indiana, respectively.**

Boundary description.

Part of Sections 25 and 36, Township 34 North, Range 12 East, Keyser Township, and part of Sections 20, 29, 30, 31 and 32, Township 34 North, Range 13 East, Union Township, all in the City of Auburn, DeKalb County, Indiana, and more particularly described by the following approximate courses and distances:

Beginning at the southeast corner of the northeast quarter of Section 36 in Keyser Township; thence westerly along the south line of said northeast quarter a distance of 1810 feet to the intersection with the east right-of-way line of Interstate Highway 69; thence southwesterly along said east right-of-way line a distance of 1642 feet to a point due east of the point of intersection of the west right-of-way line of Interstate highway 69 with the west line of the east half of said Section 36; thence westerly a distance of 250 feet to said point of intersection; thence northerly along said west line of the east half of Section 36 a distance of 1560 feet to the intersection with the south line of the north half of Section 36; thence westerly along said south line of the north half of Section 36 a distance of 990 feet to the southwest corner of that real estate per county tax parcel I.D. number 19-05-36-100-020; thence northerly along the westerly line said real estate per county tax parcel I.D. number 19-05-36-100-020 and the westerly line of Astral of Auburn subdivision a distance of 2370 feet to the northwest corner of said Astral of Auburn subdivision; thence easterly along the northerly line of said Astral of Auburn subdivision a distance of 225 feet to a corner thereof; thence northerly along the westerly line of said Astral of Auburn subdivision and the northerly extension thereof a distance of 300 feet to the intersection with the south line of said Section 25 in Keyser Township, said point also being a point in Seventh Street (State Road 8); thence westerly along said south line of Section 25 a distance of 226 feet to the southwest corner of State Road 8 Business Park subdivision; thence northerly along the westerly line of said State Road 8 Business Park subdivision and the westerly line of Amended Lots 8, 9 and 10 in the Secondary Plat of State Road 8 Business Park subdivision a distance of 1548 feet to the northwest corner of said State Road 8 Business Park subdivision; thence southeasterly and southerly along the easterly line of said State Road 8 Business Park subdivision a distance of 1788 feet to the intersection with aforesaid south line of Section 25,

said point also being a point in Seventh Street (State Road 8); thence easterly along said south line of Section 25 a distance of 2937 feet to the southeast corner of said Section 25; thence northerly along the east line of said Section 25 a distance of 96 feet to the intersection with the north right-of-way line of Seventh Street (State Road 8); thence westerly along said north right-of-way line of Seventh Street (State Road 8) a distance of 55 feet to the intersection with the east right-of-way line of Interstate Highway 69; thence westerly, northwesterly and northeasterly along said east right-of-way line of Interstate Highway 69 a distance of 3036 feet to the intersection with the north line of the south half of said Section 30 in Union Township; thence easterly along said north line of the south half of Section 30 a distance of 1570 feet to the intersection with the west line of the east half of said Section 30; thence northerly along said west line of the east half of Section 30 a distance of 1768 feet to the intersection with the centerline of County Road 36A; thence southeasterly along said centerline a distance of 1103 feet to the northeast corner of that real estate per county tax parcel I.D. number 14-06-30-200-015; thence departing said centerline and running westerly along the northerly line of said real estate per county tax parcel I.D. number 14-06-30-200-015 a distance of 206 feet to the northwest corner thereof; thence southerly along the westerly line of said real estate per county tax parcel I.D. number 14-06-30-200-015 a distance of 130 feet to the southwest corner thereof; thence easterly along the southerly line of said real estate per county tax parcel I.D. number 14-06-30-200-015 a distance of 324 feet to the intersection with aforesaid centerline of County Road 36A; thence southeasterly along said centerline a distance of 379 feet to the northeast corner of that real estate per county tax parcel I.D. number 14-06-30-200-004; thence departing said centerline and running westerly along the northerly line of said real estate per county tax parcel I.D. number 14-06-30-200-004 a distance of 386 feet to the northwest corner thereof; thence southerly along the westerly line of said real estate per county tax parcel I.D. number 14-06-30-200-004, the westerly line of that real estate per county tax parcel I.D. number 14-06-30-200-003 and the westerly line of that real estate per county tax parcel I.D. number 14-06-30-200-005 a distance of 500 feet to the intersection of aforesaid north line of the south half of Section 30; thence easterly along said north line of the south half of Section 30 a distance of 1950 feet to the southwest corner of the northwest quarter of said Section 29 in Union Township; thence northerly along the west line of said northwest quarter of Section 29 a distance of 642 feet to the northwest corner of that real estate per county tax parcel I.D. number 18-06-29-151-003; thence easterly along the north line of said real estate per county tax parcel I.D. number 18-06-29-151-003 and the north line of that real estate per county tax parcel I.D. number 18-06-29-151-002 a distance of 833 feet to the northeast corner of said real estate per county tax parcel I.D. number 18-06-29-151-002 and being a point on the west right-of-way line of abandoned railroad; thence northerly along said west right-of-way line of abandoned railroad a distance of 524 feet to the southeast corner of that real estate per county tax parcel I.D. number 18-06-29-101-001; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-29-101-001 a distance of 1032 feet to the intersection of aforesaid west line of the northwest quarter of Section 29; thence northerly along said west line of the northwest quarter of Section 29 a distance of 1545 feet to the southwest corner of the southwest quarter of said Section 20 in Union Township; thence



northerly along the west line of said Section 20 a distance of 2690 feet to the intersection with the north right-of-way line of Betz Road; thence easterly and southeasterly along said north right-of-way line of Betz Road a distance of 3270 feet to the intersection with the centerline of Main Street; thence Southwesterly along said centerline of Main Street a distance of 6090 feet to the intersection with the south right-of-way line of North Street; thence westerly along said south right-of-way line of North Street a distance of 1390 feet to the intersection with the east right-of-way line of abandoned railroad (formerly Fort Wayne, Jackson and Saginaw Railroad); thence southwesterly along said east right-of-way line of abandoned railroad a distance of 670 feet to the intersection with the centerline of Michigan Avenue; thence westerly along said centerline of Michigan Avenue a distance of 107 feet to the intersection with the west right-of-way line of said abandoned railroad; thence southwesterly along said west right-of-way line of abandoned railroad a distance of 1032 feet to the intersection with the north right-of-way line of Fifth Street; thence easterly along said north right-of-way line of Fifth Street a distance of 183 feet to the intersection with the northerly extended east right-of-way line of Depot Street; thence southwesterly along said east right-of-way line of Depot Street and the northerly extension thereof a distance of 425 feet to the intersection with the north right-of-way line of Seventh Street (State Road 8); thence easterly along said north right-of-way line of Seventh Street (State Road 8) a distance of 1311 feet to the intersection with the centerline of Van Buren Street; thence northerly along said centerline of Van Buren Street a distance of 361 feet to the intersection with the centerline of Sixth Street; thence easterly along said centerline of Sixth Street a distance of 554 feet to the intersection with the southerly extended westerly line of that real estate per county tax parcel I.D. number 18-06-29-379-010; thence northerly along the westerly line of that real estate per county tax parcel I.D. number 18-06-29-379-010 and the southerly extension thereof a distance of 100 feet to the northwest corner of said real estate per county tax parcel I.D. number 18-06-29-379-010; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-29-379-010 a distance of 37 feet to the intersection with the westerly line of that real estate per county tax parcel I.D. number 18-06-29-379-006; thence northerly along said westerly line of that real estate per county tax parcel I.D. number 18-06-29-379-006 and the northerly extension thereof a distance of 99 feet to the intersection with the centerline of Fourth Street; thence easterly along said centerline of Fourth Street a distance of 466 feet to the intersection with the centerline of Cedar Street; thence southerly along said centerline of Cedar Street a distance of 398 feet to the intersection with the centerline of Sixth Street; thence easterly along said centerline of Sixth Street a distance of 350 feet to the intersection with the centerline of Union Street; thence southerly along said centerline of Union Street a distance of 16 feet to the intersection with the westerly extended northerly line of that real estate per county tax parcel I.D. number 18-06-29-396-023; thence easterly along the northerly line of that real estate per county tax parcel I.D. number 18-06-29-396-023 and the westerly extension thereof a distance of 60 feet to the northeast corner thereof; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-29-396-023, the easterly line of that real estate per county tax parcel I.D. number 18-06-29-396-019 and the easterly line of that real estate per county tax parcel I.D. number 18-06-32-145-001 and the southerly extension thereof a distance of 180 feet to the intersection

with the centerline of Seventh Street (State Road 8); thence westerly along said centerline of Seventh Street (State Road 8) a distance of 60 feet to the intersection with the centerline of Union Street; thence southerly along said centerline of Union Street a distance of 396 feet to the intersection with the centerline of Ninth Street; thence westerly along said centerline of Ninth Street a distance of 352 feet to the intersection with the centerline of Cedar Street; thence southerly along said centerline of Cedar Street a distance of 400 feet to the intersection with the centerline of Eleventh Street; thence westerly along said centerline of Eleventh Street a distance of 346 feet to the intersection with the centerline of Main Street; thence northerly along said centerline of Main Street a distance of 198 feet to the intersection with the centerline of Tenth Street; thence westerly along said centerline of Tenth Street a distance of 346 feet to the intersection with the centerline of Jackson Street; thence northerly along said centerline of Jackson Street a distance of 396 feet to the intersection with the centerline of Eighth Street; thence westerly along said centerline of Eighth Street a distance of 198 feet to the intersection with the northerly extended easterly line of that real estate per county tax parcel I.D. number 18-06-32-107-003; thence southerly along said easterly line of that real estate per county tax parcel I.D. number 18-06-32-107-003 and the northerly extension thereof, and along the easterly line of that real estate per county tax parcel I.D. number 18-06-32-107-009 and the southerly extension thereof a distance of 198 feet to the intersection with the centerline of Ninth Street; thence westerly along said centerline of Ninth Street a distance of 164 feet to the intersection with the centerline of Van Buren Street; thence northerly along said centerline of Van Buren Street a distance of 362 feet to the intersection with the south right-of-way line of Seventh Street (State Road 8); thence westerly along said south right-of-way line of Seventh Street (State Road 8) a distance of 1364 feet to the intersection with the westerly line of Fluke's 3<sup>rd</sup> Addition; thence southwestwardly along said westerly line of Fluke's 3<sup>rd</sup> Addition a distance of 362 feet to the intersection with the north right-of-way line of Ninth Street; thence westerly along said north right-of-way line of Ninth Street a distance of 622 feet to southwest corner of Lot numbered twelve (12) in West View Addition; thence northerly along the westerly line of said Lot numbered twelve (12) in West View Addition a distance of 155 feet to the northwest corner thereof, said point also being on the south right-of-way line of a public alleyway in said West View Addition; thence westerly along said south right-of-way line of a public alleyway and the westerly extension thereof a distance of 144 feet to the intersection with the west right-of-way line of West Street; thence southerly along said west right-of-way line of West Street a distance of 472 feet to the intersection with the northerly line of that real estate per county tax parcel I.D. number 18-06-31-201-028; thence westerly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-201-028, along the northerly line of that real estate per county tax parcel I.D. number 18-06-31-201-025, and along the northerly line of that real estate per county tax parcel I.D. number 18-06-31-201-018 and the westerly extension thereof a distance of 1286 feet to the intersection with the east right-of-way line of Grandstaff Drive; thence southerly along said east right-of-way line of Grandstaff Drive a distance of 958 feet to the intersection with the south right-of-way line of Fifteenth Street; thence westerly, northwesterly and westerly along said south right-of-way line of Fifteenth Street a distance of 2310 feet to the intersection with the east line of the northeast quarter of said Section 36 in

Keyser Township; thence southerly along said east line of the northeast quarter of Section 36 a distance of 1656 feet to the Point of Beginning.

**EXCEPTING THEREFROM:**

Part of Sections 20, 29 and 30, Township 34 North, Range 13 East, Union Township, all in the City of Auburn, DeKalb County, Indiana, and more particularly described by the following approximate courses and distances:

Beginning at the southwest corner of the northwest quarter of said Section 29 in Union Township; thence northerly along the west line of said northwest quarter of Section 29 a distance of 642 feet to the northwest corner of that real estate per county tax parcel I.D. number 18-06-29-151-003; thence easterly along the north line of said real estate per county tax parcel I.D. number 18-06-29-151-003 and the north line of that real estate per county tax parcel I.D. number 18-06-29-151-002 a distance of 833 feet to the northeast corner of said real estate per county tax parcel I.D. number 18-06-29-151-002 and being a point on the west right-of-way line of abandoned railroad; thence northerly along said west right-of-way line of abandoned railroad a distance of 524 feet to the southeast corner of that real estate per county tax parcel I.D. number 18-06-29-101-001; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-29-101-001 a distance of 1032 feet to the intersection of aforesaid west line of the northwest quarter of Section 29; thence northerly along said west line of the northwest quarter of Section 29 a distance of 1545 feet to the southwest corner of the southwest quarter of said Section 20 in Union Township; thence northerly along the west line of said Section 20 a distance of 2690 feet to the intersection with the north right-of-way line of Betz Road; thence easterly along said north right-of-way line of Betz Road a distance of 2670 feet to the intersection with the east line of the west half of said Section 20; thence southerly along said east line of the west half of Section 20 a distance of 1370 feet to the intersection with the west right-of-way line of Main Street; thence southeasterly along said west right-of-way line of Main Street a distance of 2140 feet to the intersection with the northerly line of that real estate per county tax parcel I.D. number 18-06-29-126-018; thence westerly along said northerly line of that real estate per county tax parcel I.D. number 18-06-29-126-018 and the northerly line of that real estate per county tax parcel I.D. number 18-06-29-126-016 a distance of 514 feet to the intersection with the easterly line of that real estate per county tax parcel I.D. number 18-06-29-126-020; thence northerly along said easterly line of that real estate per county tax parcel I.D. number 18-06-29-126-020 a distance of 123 feet to the northeast corner thereof; thence westerly along the northerly line of said real estate per county tax parcel I.D. number 18-06-29-126-020 a distance of 350 feet to the northwest corner thereof; thence southerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-29-126-020 and the westerly line of that real estate per county tax parcel I.D. number 18-06-29-126-007 a distance of 318 feet to the intersection with the northerly line of Fairway Farm subdivision; thence easterly along said northerly line of Fairway Farm subdivision and the northerly line of that real estate per county tax parcel I.D. number 18-06-29-126-014 a distance of 866 feet to the intersection with aforesaid west right-of-way line of

Main Street; thence southwesterly along said west right-of-way line of Main Street a distance of 2490 feet to the intersection with the north right-of-way line of North Street; thence westerly along said north right-of-way line of North Street a distance of 1458 feet to the intersection with the west right-of-way line of abandoned railroad (formerly Fort Wayne, Jackson and Saginaw Railroad); thence northeasterly along said west right-of-way line of abandoned railroad a distance of 326 feet to the intersection with the southerly line of that real estate per county tax parcel I.D. number 18-06-29-301-003; thence westerly along said southerly line of that real estate per county tax parcel I.D. number 18-06-29-301-003 a distance of 395 feet to the intersection with the east line of the southeast quarter of said Section 30 in Union Township; thence southerly along said east line of the southeast quarter of Section 30 a distance of 210 feet to the intersection with the south line of that real estate per county tax parcel I.D. number 18-06-30-426-008; thence westerly along said south line of that real estate per county tax parcel I.D. number 18-06-30-426-008 a distance of 162 feet to the southwest corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-30-426-008 and the westerly line of that real estate per county tax parcel I.D. number 18-06-30-426-015 a distance of 327 feet to the northwest corner of said real estate per county tax parcel I.D. number 18-06-30-426-015; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-30-426-015 a distance of 18 feet to the intersection with the westerly line of that real estate per county tax parcel I.D. number 18-06-30-426-006; thence northerly along said westerly line of that real estate per county tax parcel I.D. number 18-06-30-426-006 a distance of 225 feet to the intersection with the north line of the south half of said Section 30 in Union Township; thence easterly along said north line of the south half of Section 30 a distance of 145 feet to the Point of Beginning.

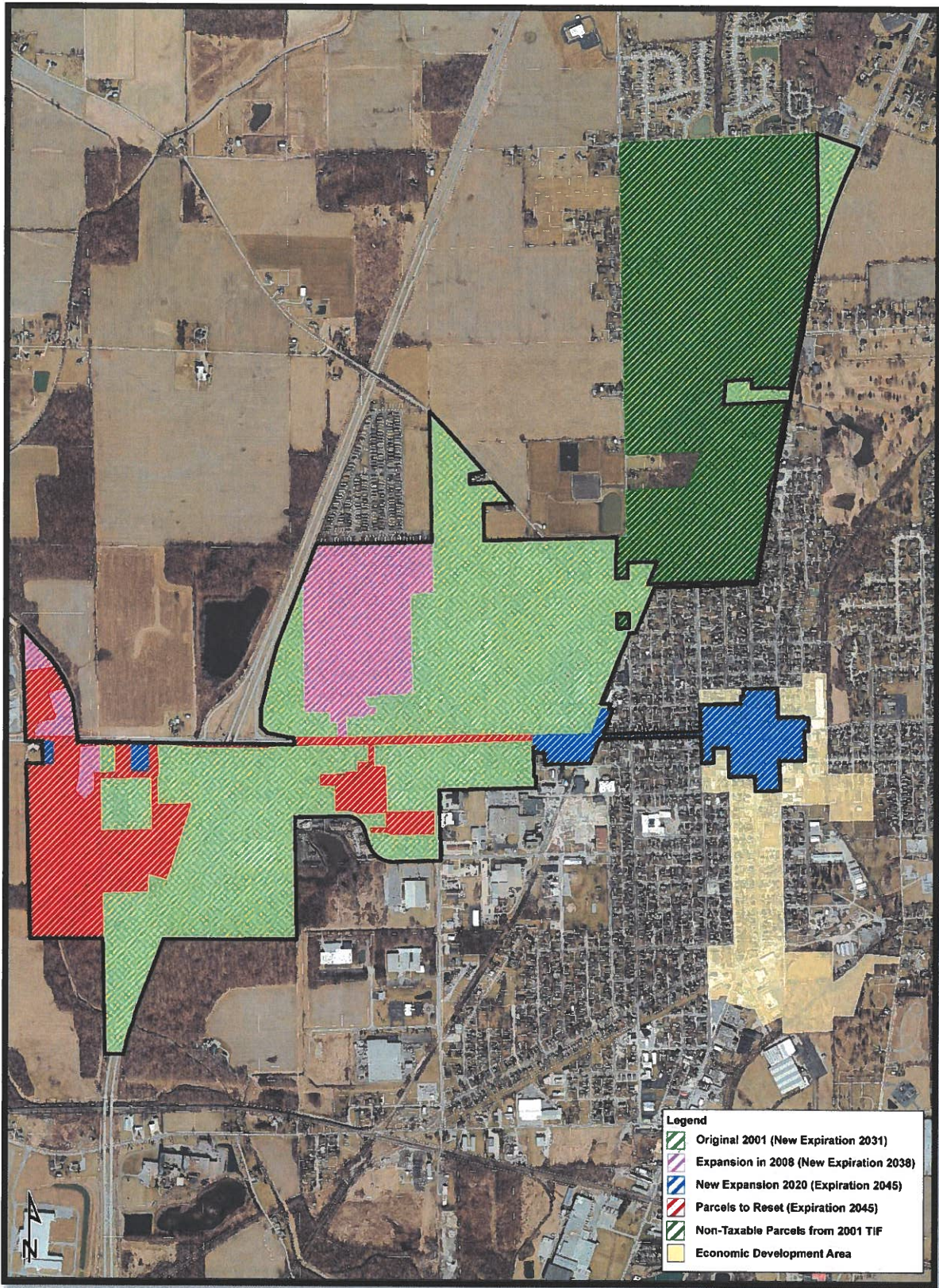
**ALSO EXCEPTING THEREFROM:**

All of that real estate per county tax parcel I.D. number 18-06-30-427-004 located in part of Section 30, Township 34 North, Range 13 East, Union Township, in the City of Auburn, DeKalb County, Indiana, and more particularly described by the following approximate courses and distances:

Commencing at the northeast corner of the southeast quarter of said Section 30; thence southerly along the east line of said southeast quarter of said Section 30 a distance of 1035 feet to the northeast corner of said real estate per county tax parcel I.D. number 18-06-30-427-004; thence southerly along said east line of said southeast quarter of said Section 30 a distance of 197 feet to the southeast corner thereof; thence westerly along the south line of said real estate per county tax parcel I.D. number 18-06-30-427-004 a distance of 160 feet to the southwest corner thereof; thence northerly along the west line of said real estate per county tax parcel I.D. number 18-06-30-427-004 a distance of 197 feet to the northwest corner thereof; thence easterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-30-427-004 a distance of 160 feet to the Point of Beginning.

**The above described boundary containing 704 acres, more or less.**







## EXHIBIT H

### Description of the Area As Amended

#### 8\_Economic Dev Area

It is the intent of this description that the following described boundary be located on or within the corporate limits of the City of Auburn, and that the boundary enclose only lands located within the corporate limits of the City of Auburn. Where a conflict occurs between this intent and any part of this description, this intent shall prevail.

**All county tax parcel I.D. numbers referred to in the following description are those on file in the offices of the Recorder and Auditor of DeKalb County, Indiana, respectively.**

Boundary description.

Part of Sections 25 and 36, Township 34 North, Range 12 East, Keyser Township, and part of Sections 20, 29, 30, 31 and 32, Township 34 North, Range 13 East, Union Township, all in the City of Auburn, DeKalb County, Indiana, and more particularly described by the following approximate courses and distances:

Beginning at the southeast corner of the northeast quarter of Section 36 in Keyser Township; thence westerly along the south line of said northeast quarter a distance of 1810 feet to the intersection with the east right-of-way line of Interstate Highway 69; thence southwesterly along said east right-of-way line a distance of 1642 feet to a point due east of the point of intersection of the west right-of-way line of Interstate highway 69 with the west line of the east half of said Section 36; thence westerly a distance of 250 feet to said point of intersection; thence northerly along said west line of the east half of Section 36 a distance of 1560 feet to the intersection with the south line of the north half of Section 36; thence westerly along said south line of the north half of Section 36 a distance of 990 feet to the southwest corner of that real estate per county tax parcel I.D. number 19-05-36-100-020; thence northerly along the westerly line said real estate per county tax parcel I.D. number 19-05-36-100-020 and the westerly line of Astral of Auburn subdivision a distance of 2370 feet to the northwest corner of said Astral of Auburn subdivision; thence easterly along the northerly line of said Astral of Auburn subdivision a distance of 225 feet to a corner thereof; thence northerly along the westerly line of said Astral of Auburn subdivision and the northerly extension thereof a distance of 300 feet to the intersection with the south line of said Section 25 in Keyser Township, said point also being a point in Seventh Street (State Road 8); thence westerly along said south line of Section 25 a distance of 226 feet to the southwest corner of State Road 8 Business Park subdivision; thence northerly along the westerly line of said State Road 8 Business Park subdivision and the westerly line of Amended Lots 8, 9 and 10 in the Secondary Plat of State Road 8 Business Park subdivision a distance of 1548 feet to the northwest corner of said State Road 8 Business Park subdivision; thence southeasterly and southerly along the easterly line of said State Road 8 Business Park subdivision a distance of 1788 feet to the intersection with aforesaid south line of Section 25,

said point also being a point in Seventh Street (State Road 8); thence easterly along said south line of Section 25 a distance of 2937 feet to the southeast corner of said Section 25; thence northerly along the east line of said Section 25 a distance of 96 feet to the intersection with the north right-of-way line of Seventh Street (State Road 8); thence westerly along said north right-of-way line of Seventh Street (State Road 8) a distance of 55 feet to the intersection with the east right-of-way line of Interstate Highway 69; thence westerly, northwesterly and northeasterly along said east right-of-way line of Interstate Highway 69 a distance of 3036 feet to the intersection with the north line of the south half of said Section 30 in Union Township; thence easterly along said north line of the south half of Section 30 a distance of 1570 feet to the intersection with the west line of the east half of said Section 30; thence northerly along said west line of the east half of Section 30 a distance of 1768 feet to the intersection with the centerline of County Road 36A; thence southeasterly along said centerline a distance of 1103 feet to the northeast corner of that real estate per county tax parcel I.D. number 14-06-30-200-015; thence departing said centerline and running westerly along the northerly line of said real estate per county tax parcel I.D. number 14-06-30-200-015 a distance of 206 feet to the northwest corner thereof; thence southerly along the westerly line of said real estate per county tax parcel I.D. number 14-06-30-200-015 a distance of 130 feet to the southwest corner thereof; thence easterly along the southerly line of said real estate per county tax parcel I.D. number 14-06-30-200-015 a distance of 324 feet to the intersection with aforesaid centerline of County Road 36A; thence southeasterly along said centerline a distance of 379 feet to the northeast corner of that real estate per county tax parcel I.D. number 14-06-30-200-004; thence departing said centerline and running westerly along the northerly line of said real estate per county tax parcel I.D. number 14-06-30-200-004 a distance of 386 feet to the northwest corner thereof; thence southerly along the westerly line of said real estate per county tax parcel I.D. number 14-06-30-200-004, the westerly line of that real estate per county tax parcel I.D. number 14-06-30-200-003 and the westerly line of that real estate per county tax parcel I.D. number 14-06-30-200-005 a distance of 500 feet to the intersection of aforesaid north line of the south half of Section 30; thence easterly along said north line of the south half of Section 30 a distance of 1950 feet to the southwest corner of the northwest quarter of said Section 29 in Union Township; thence northerly along the west line of said northwest quarter of Section 29 a distance of 642 feet to the northwest corner of that real estate per county tax parcel I.D. number 18-06-29-151-003; thence easterly along the north line of said real estate per county tax parcel I.D. number 18-06-29-151-003 and the north line of that real estate per county tax parcel I.D. number 18-06-29-151-002 a distance of 833 feet to the northeast corner of said real estate per county tax parcel I.D. number 18-06-29-151-002 and being a point on the west right-of-way line of abandoned railroad; thence northerly along said west right-of-way line of abandoned railroad a distance of 524 feet to the southeast corner of that real estate per county tax parcel I.D. number 18-06-29-101-001; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-29-101-001 a distance of 1032 feet to the intersection of aforesaid west line of the northwest quarter of Section 29; thence northerly along said west line of the northwest quarter of Section 29 a distance of 1545 feet to the southwest corner of the southwest quarter of said Section 20 in Union Township; thence northerly along the west line of said Section 20 a distance of 2690 feet to the intersection with

the north right-of-way line of Betz Road; thence easterly and southeasterly along said north right-of-way line of Betz Road a distance of 3270 feet to the intersection with the centerline of Main Street; thence Southwesterly along said centerline of Main Street a distance of 6090 feet to the intersection with the south right-of-way line of North Street; thence westerly along said south right-of-way line of North Street a distance of 1390 feet to the intersection with the east right-of-way line of abandoned railroad (formerly Fort Wayne, Jackson and Saginaw Railroad); thence southwesterly along said east right-of-way line of abandoned railroad a distance of 670 feet to the intersection with the centerline of Michigan Avenue; thence westerly along said centerline of Michigan Avenue a distance of 107 feet to the intersection with the west right-of-way line of said abandoned railroad; thence southwesterly along said west right-of-way line of abandoned railroad a distance of 1032 feet to the intersection with the north right-of-way line of Fifth Street; thence easterly along said north right-of-way line of Fifth Street a distance of 183 feet to the intersection with the northerly extended east right-of-way line of Depot Street; thence southwesterly along said east right-of-way line of Depot Street and the northerly extension thereof a distance of 425 feet to the intersection with the north right-of-way line of Seventh Street (State Road 8); thence easterly along said north right-of-way line of Seventh Street (State Road 8) a distance of 1311 feet to the intersection with the centerline of Van Buren Street; thence northerly along said centerline of Van Buren Street a distance of 562 feet to the intersection with the centerline of Fourth Street; thence easterly along said centerline of Fourth Street a distance of 1406 feet to the intersection with the centerline of Union Street; thence northerly along said centerline of Union Street a distance of 200 feet to the intersection with the centerline of Third Street; thence easterly along said centerline of Third Street a distance of 320 feet to the intersection with the east line of the southwest quarter of said Section 29 in Union Township; thence southerly along said east line of the southwest quarter of Section 29 a distance of 695 feet to the northeast corner of the northwest quarter of said Section 32 in Union Township; thence southerly along the east line of said northwest quarter of Section 32 a distance of 684 feet to the intersection with the north right-of-way line of Tenth Street; thence easterly along said north right-of-way line of Tenth Street a distance of 597 feet to the intersection with the west right-of-way line of McClellan Street; thence southerly along said west right-of-way line of McClellan Street and the west line of Brown and West's Addition a distance of 390 feet to the southeast corner of Brown and West's Addition, said point also being the northeast corner of that real estate per county tax parcel I.D. number 18-06-32-207-008; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-32-207-008 a distance of 249 feet to the southeast corner thereof; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-32-207-008 a distance of 590 feet to the intersection with aforesaid east line of the northwest quarter of Section 32; thence northerly along said east line of the northwest quarter of Section 32 a distance of 234 feet to the intersection with the centerline of Twelfth Street; thence westerly along said centerline of Twelfth Street a distance of 657 feet to the intersection with the centerline of Cedar Street; thence southerly along said centerline of Cedar Street a distance of 1998 feet to the intersection with the southerly line of Spangler's Out-Lots subdivision; thence easterly along said southerly line of Spangler's Out-Lots subdivision a distance of 625 feet to the east line of the southwest quarter of said Section 32 in Union Township; thence southerly along said east

line of the southwest quarter of Section 32 a distance of 420 feet to the intersection with the centerline of Cedar Creek; thence northeasterly along said centerline of Cedar Creek a distance of 585 feet to the intersection with the westerly extended southerly line of that real estate per county tax parcel I.D. number 18-06-32-402-003; thence southeasterly along said southerly line of that real estate per county tax parcel I.D. number 18-06-32-402-003 and the westerly extension thereof a distance of 477 feet to the intersection with the centerline of Center Street; thence southwesterly along said centerline of Center Street a distance of 87 feet to the northeast corner of that real estate per county tax parcel I.D. number 18-06-32-402-005; thence westerly along the northerly line of said real estate per county tax parcel I.D. number 18-06-32-402-005 a distance of 346 feet to the northwest corner thereof; thence southerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-32-402-005 a distance of 139 feet to the intersection with the northerly line of that real estate per county tax parcel I.D. number 18-06-32-402-011; thence northwesterly along the northerly line of said real estate per county tax parcel I.D. number 18-06-32-402-011 a distance of 102 feet to the northwest corner thereof, said point also being the northern most corner of that real estate per county tax parcel I.D. number 18-06-32-402-008; thence southwesterly along the westerly line of said real estate per county tax parcel I.D. number 18-06-32-402-008 a distance of 619 feet to the intersection with the northerly line of that real estate per county tax parcel I.D. number 18-06-32-451-001; thence westerly along said northerly line of that real estate per county tax parcel I.D. number 18-06-32-451-001 a distance of 270 feet to aforesaid east line of the southwest quarter of Section 32; thence southerly along said east line of the southwest quarter of Section 32 a distance of 196 feet to the intersection with the northerly line of that real estate per county tax parcel I.D. number 18-06-32-376-002; thence westerly along said northerly line of that real estate per county tax parcel I.D. number 18-06-32-376-002 a distance of 675 feet to the intersection with the southerly extended west right-of-way line of Cedar Street; thence northerly along said southerly extended west right-of-way line of Cedar Street a distance of 243 feet to the intersection with the southerly line of that real estate per county tax parcel I.D. number 18-06-32-330-017; thence southwesterly along said southerly line of that real estate per county tax parcel I.D. number 18-06-32-330-017 and the westerly extension thereof a distance of 287 feet to the intersection with the west right-of-way line of Utility Drive; thence northwesterly along said west right-of-way of Utility Drive a distance of 255 feet to the intersection with the southerly line of that real estate per county tax parcel I.D. number 18-06-32-330-003; thence westerly along said southerly line of that real estate per county tax parcel I.D. number 18-06-32-330-003 a distance of 128 feet to the southwest corner thereof, said point also being the southeast corner of that real estate per county tax parcel I.D. number 18-06-32-330-006; thence northwesterly along the southerly line of said real estate per county tax parcel I.D. number 18-06-32-330-006 a distance of 174 feet to a corner thereof; thence southwesterly continuing along the southerly line of said real estate per county tax parcel I.D. number 18-06-32-330-006 a distance of 12 feet to a corner thereof; thence northwesterly continuing along the southerly line of said real estate per county tax parcel I.D. number 18-06-32-330-006 and the westerly extension thereof a distance of 130 feet to the intersection with the west right-of-way line of Wayne Street; thence northeasterly along said west right-of-way line of Wayne Street a distance of 90 feet to the intersection with the southerly line of that real estate per county tax

parcel I.D. number 18-06-32-315-001; thence westerly along said southerly line of that real estate per county tax parcel I.D. number 18-06-32-315-001 a distance of 115 feet to a corner thereof; thence southwesterly continuing along said southerly line of that real estate per county tax parcel I.D. number 18-06-32-315-001 a distance of 54 feet to a corner thereof; thence westerly continuing along said southerly line of that real estate per county tax parcel I.D. number 18-06-32-315-001 and the westerly extension thereof a distance of 128 feet to the intersection with the centerline of Van Buren Street; thence northerly along said centerline of Van Buren Street a distance of 728 feet to the intersection with the centerline of Twentieth Street; thence easterly along said centerline of Twentieth Street a distance of 364 feet to the intersection with the centerline of Jackson Street; thence northerly along said centerline of Jackson Street a distance of 2080 feet to the intersection with the centerline of Eleventh Street; thence westerly along said centerline of Eleventh Street a distance of 364 feet to the intersection with the centerline of Van Buren Street; thence northerly along said centerline of Van Buren Street a distance of 760 feet to the intersection with the south right-of-way line of Seventh Street (State Road 8); thence westerly along said south right-of-way line of Seventh Street (State Road 8) a distance of 1364 feet to the intersection with the westerly line of Fluke's 3<sup>rd</sup> Addition; thence southwesterly along said westerly line of Fluke's 3<sup>rd</sup> Addition a distance of 362 feet to the intersection with the north right-of-way line of Ninth Street; thence westerly along said north right-of-way line of Ninth Street a distance of 622 feet to southwest corner of Lot numbered twelve (12) in West View Addition; thence northerly along the westerly line of said Lot numbered twelve (12) in West View Addition a distance of 155 feet to the northwest corner thereof, said point also being on the south right-of-way line of a public alleyway in said West View Addition; thence westerly along said south right-of-way line of a public alleyway and the westerly extension thereof a distance of 144 feet to the intersection with the west right-of-way line of West Street; thence southerly along said west right-of-way line of West Street a distance of 472 feet to the intersection with the northerly line of that real estate per county tax parcel I.D. number 18-06-31-201-028; thence westerly along the northerly line of said real estate per county tax parcel I.D. number 18-06-31-201-028, along the northerly line of that real estate per county tax parcel I.D. number 18-06-31-201-025, and along the northerly line of that real estate per county tax parcel I.D. number 18-06-31-201-018 a distance of 1286 feet to the intersection with the east right-of-way line of Grandstaff Drive; thence southerly along said east right-of-way line of Grandstaff Drive a distance of 958 feet to the intersection with the south right-of-way line of Fifteenth Street; thence westerly, northwesterly and westerly along said south right-of-way line of Fifteenth Street a distance of 2310 feet to the intersection with the east line of the northeast quarter of said Section 36 in Keyser Township; thence southerly along said east line of the northeast quarter of Section 36 a distance of 1656 feet to the Point of Beginning.

**The above described boundary containing 1,122 acres, more or less.**



