

Received 12/8/2020

**RESOLUTION NO. 04-2020**

**RESOLUTION OF THE  
CITY OF AUBURN REDEVELOPMENT COMMISSION  
AMENDING AND CONFIRMING RESOLUTION NO. 03-2020 OF THE  
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 “Redevelopment 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 Redevelopment Commission has heretofore adopted Resolution No. 02-2001 on December 10, 2001, which the Redevelopment 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 Redevelopment 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 Redevelopment 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 Redevelopment 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, the Redevelopment Commission, on October 27, 2020, approved and adopted its Resolution No. 03-2020 entitled “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” (the “2020 Declaratory Resolution”); and

WHEREAS, the 2020 Declaratory Resolution amended the 2001 Declaratory Resolution and the Original Plan by (i) expanding the Area to include certain additional territory; (ii) designating the 2020 Expansion Area as an allocation area for purposes of Section 39 of the Act; (iii) removing certain territory from the Original Allocation Area and the 2008 Expansion Area and including such territory in the 2020 Expansion Allocation Area; (iv) removing certain territory consisting of certain residential parcels from the Original Allocation Area; (v) modifying 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; and (vi) amending the Original Plan (the various changes and amendments described herein, collectively, the “2020 Amendments”); and

WHEREAS, on November 10, 2020, the City of Auburn Plan Commission adopted its Resolution No. PC-OTHER 2020-00000002 constituting its written order approving the 2020 Amendments as required by Section 16 of the Act (the “Plan Commission Order”); and

WHEREAS, on December 1, 2020, pursuant to Section 16 of the Act, the Common Council adopted its Resolution No. 14-2020, which approved the Plan Commission Order; and

WHEREAS, the Redevelopment Commission caused to be published and delivered notices required by Sections 17 and 17.5 of the Act concerning the 2020 Declaratory Resolution and the 2020 Amendments; and

WHEREAS, at the hearing held by the Redevelopment Commission on the 15th day of December, 2020, at 12:00 p.m. (local time), at the Council Chambers located at City Hall, 206 East 9<sup>th</sup> Street, Auburn, Indiana, the Redevelopment Commission heard all persons interested in the proceedings and received written remonstrances and objections that had been filed, if any, and such other evidence presented; and

WHEREAS, the Redevelopment Commission now desires to take final action to determine the public utility and benefit of the redevelopment and development of the Area pursuant to the Plan, as amended by the 2020 Declaratory Resolution and the 2020 Amendments, and to amend and confirm the 2020 Declaratory Resolution in accordance with Section 17(d) of the Act;

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

1. Since the time of the adoption of the 2020 Declaratory Resolution, certain minor revisions to the exhibits to the 2020 Declaratory Resolution (the “Exhibits”) have been made, and, as such, the Redevelopment Commission approves and restates the Exhibits as set forth and attached hereto as Exhibit A through and including Exhibit H.

2. After considering the evidence presented at the hearing on the 15<sup>th</sup> day of December, 2020, the Redevelopment Commission hereby confirms all the findings,

determinations and designations with respect to the 2020 Amendments and all other findings and designations and approving and adopting actions contained in the 2020 Declaratory Resolution.

3. The Redevelopment Commission hereby finds and determines that it will be of public utility and benefit to proceed with the Plan, as amended by the Redevelopment Commission in the 2020 Declaratory Resolution and the 2020 Amendments.

4. The 2020 Declaratory Resolution, as the Exhibits thereto have been amended hereby, is hereby confirmed.

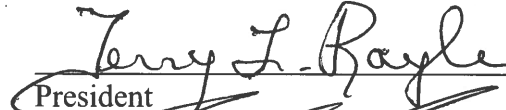
5. This Resolution constitutes final action, pursuant to Indiana Code 36-7-14-17(d), by the Redevelopment Commission determining the public utility and benefit of and confirming the 2020 Declaratory Resolution.

6. The Secretary of the Redevelopment Commission is directed to file and record the final action taken by the Redevelopment Commission pursuant to the requirements of Indiana Code 36-7-14-17(d).

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

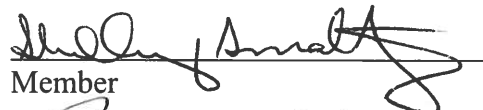
Adopted the 15<sup>th</sup> day of December, 2020.

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 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 northwesterly 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:**

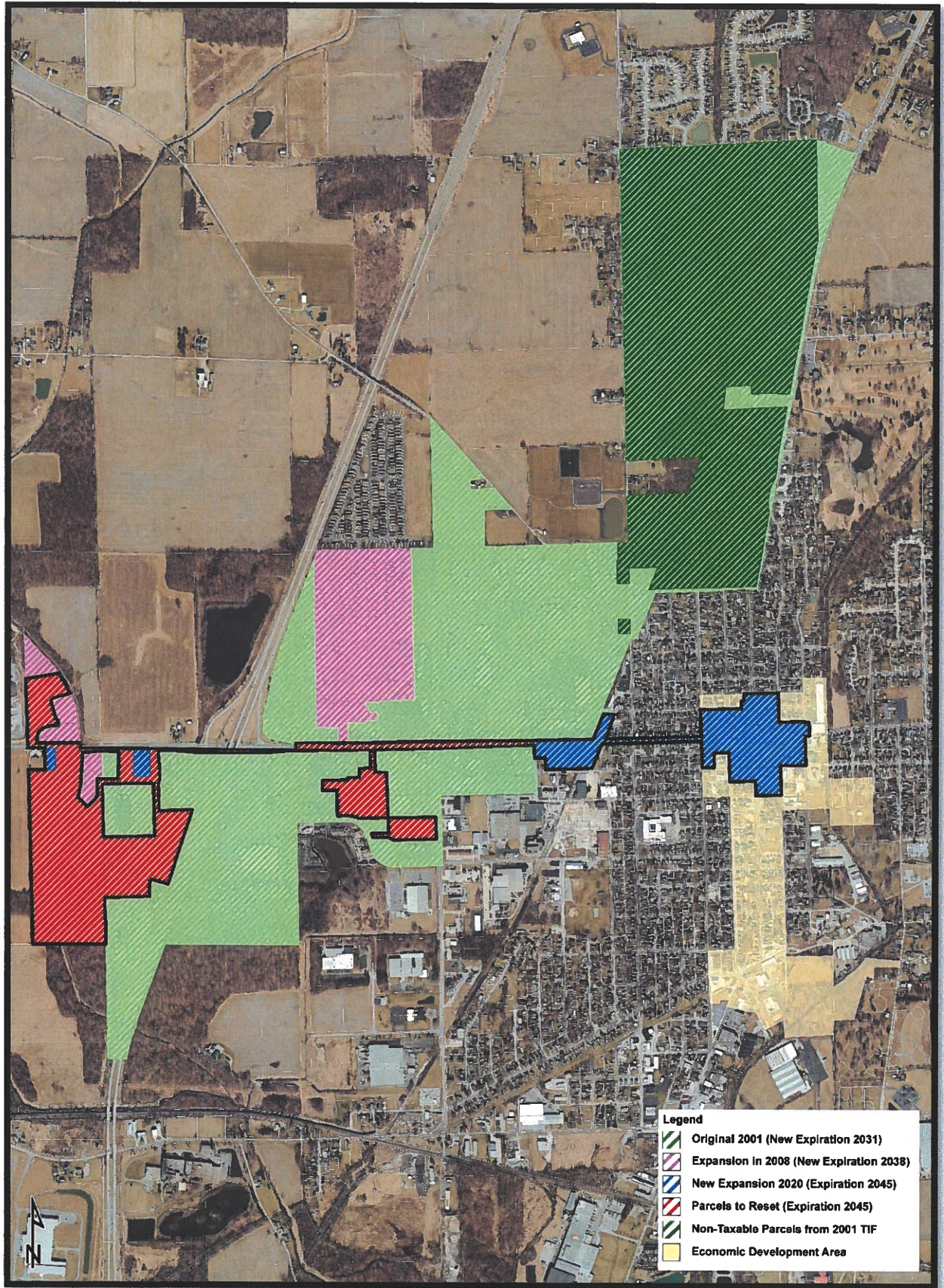
All of that real estate per county tax parcel I.D. number 22-05-36-200-030 and 22-05-36-200-033 located in part of Section 36, Township 34 North, Range 12 East, Keyser Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within Lots 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\_Parcels 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 northwesterly 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:**

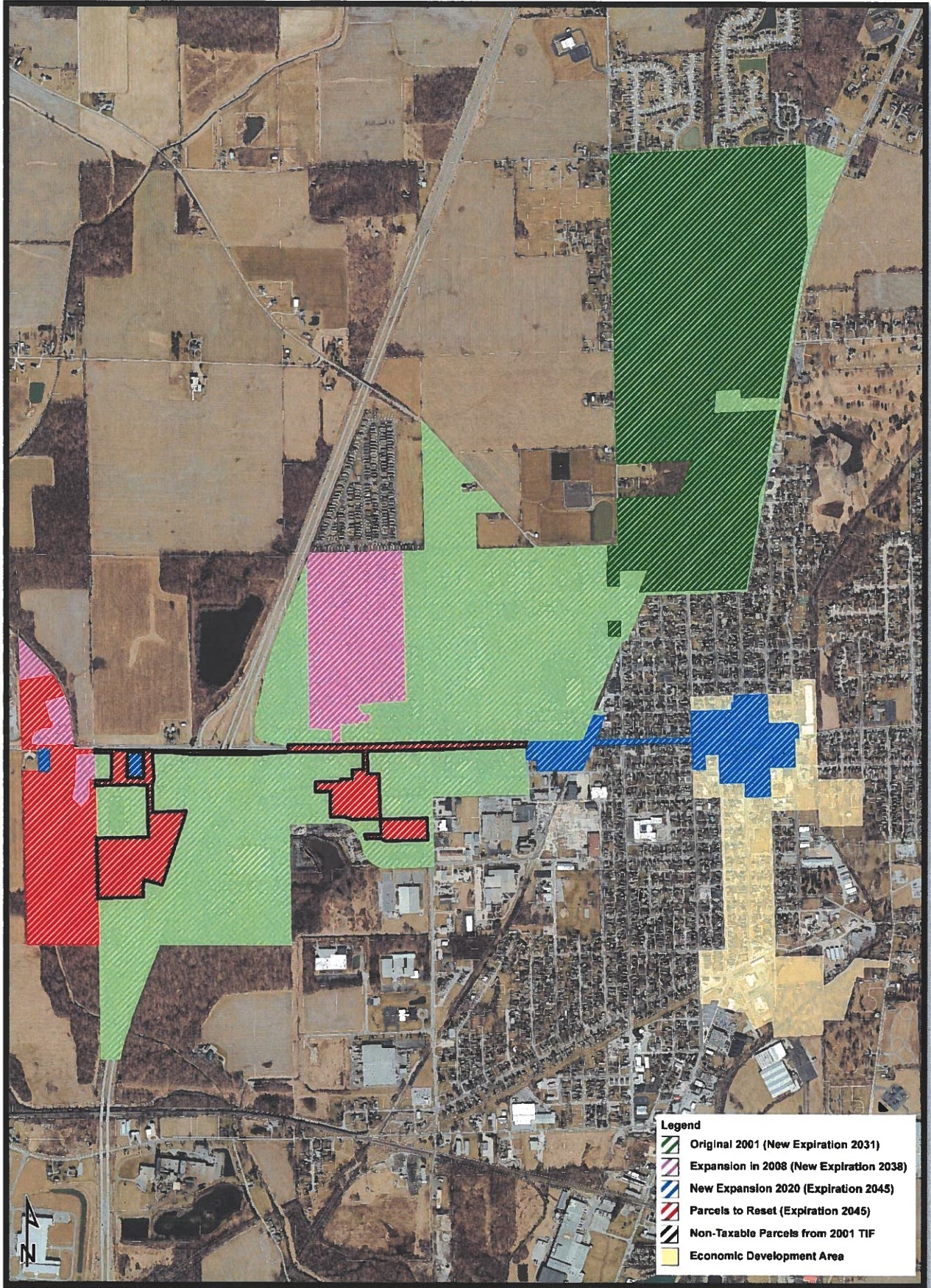
All of that real estate per county tax parcel I.D. number 22-05-36-200-025 located in part of Section 36, Township 34 North, Range 12 East, Keyser Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within Lot numbered one (1) in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

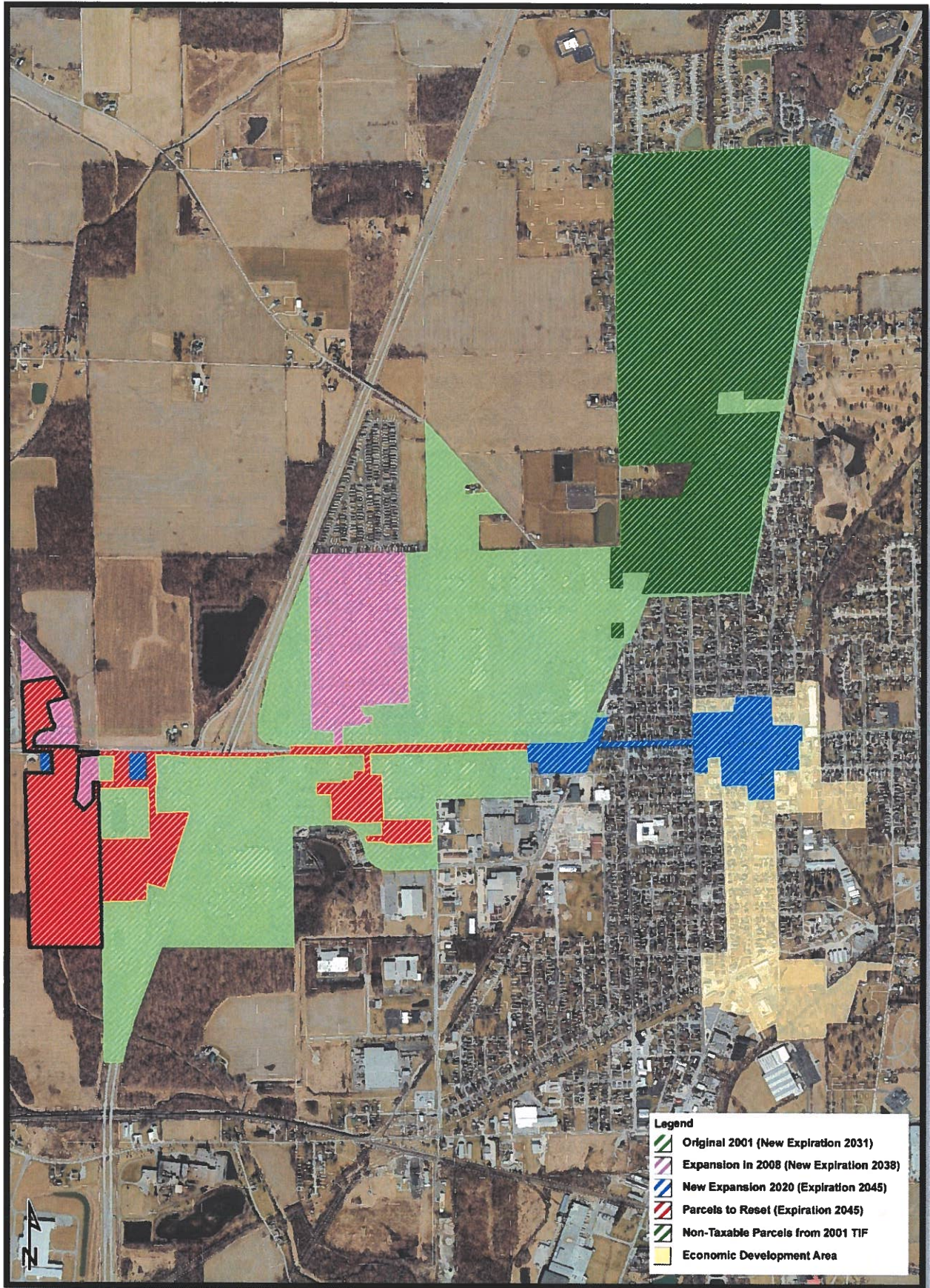
All of that real estate per county tax parcel I.D. number 22-05-36-100-019 located in part of Section 36, Township 34 North, Range 12 East, Keyser Township, in the City of Auburn, DeKalb County, Indiana, and being more particularly described as that real estate contained within Lot numbered one (1) in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

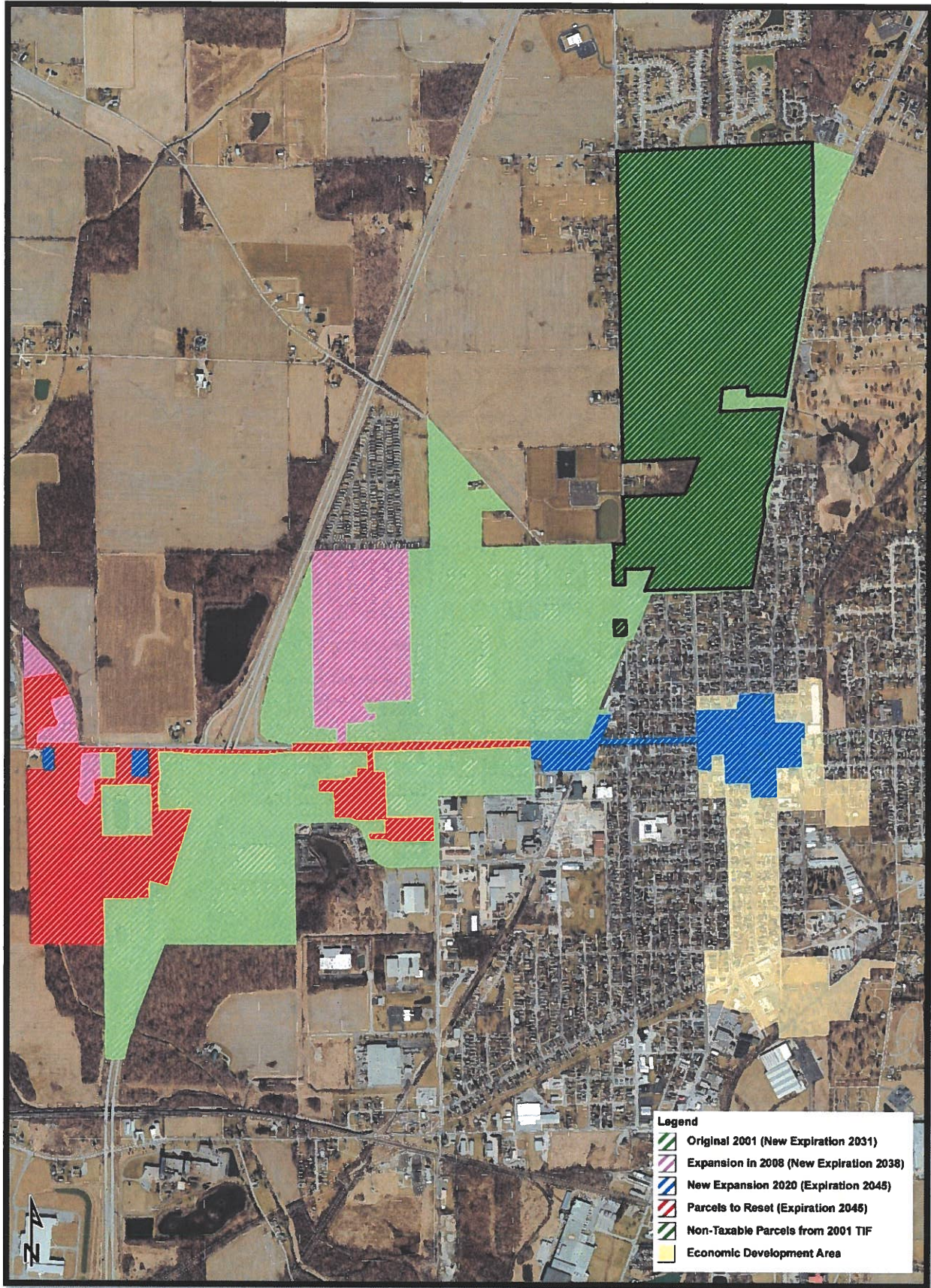
**TOGETHER WITH:**

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\_ Rev1120202**

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:

Commencing at the northeast corner of the southwest quarter of Section 30 in Union Township; thence westerly along the north line of said southwest quarter a distance of 313 feet to the



northeast corner of that real estate per county tax parcel I.D. number 18-06-30-326-002 and being the Point of Beginning of the tract herein described; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-30-326-002 a distance of 2045 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 the southwest corner thereof, also being the southeast corner of that real estate per county tax parcel I.D. number 18-06-30-301-005; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-30-301-005 a distance of 208 feet to the southwest corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-30-301-005 a distance of 127 feet to the northeast corner thereof, also being the southwest corner of that real estate per county tax parcel I.D. number 18-06-30-301-003; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-30-301-003 a distance of 2172 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 109 feet to the intersection with aforesaid 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 1257 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.

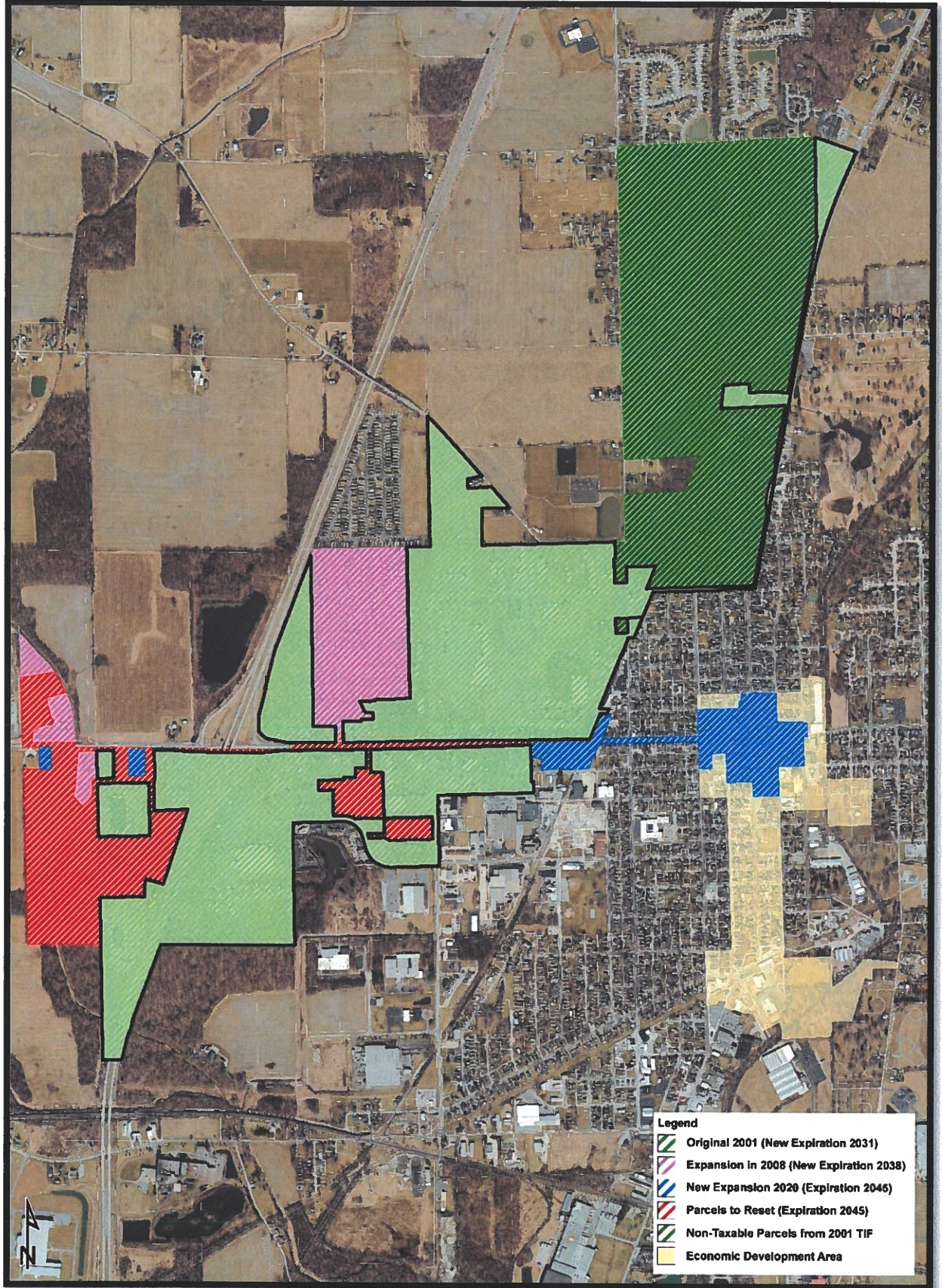
**TOGETHER WITH:**

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 467 acres, more or less.**



**EXHIBIT E**

**Description of the 2008 Expansion Area as Reduced**

**3\_2008 TIF Minus Parcel Resets\_ rev112020\_**

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:

Commencing at the northeast corner of the southwest quarter of Section 30 in Union Township; thence westerly along the north line of said southwest quarter a distance of 313 feet to the northeast corner of that real estate per county tax parcel I.D. number 18-06-30-326-002 and being the Point of Beginning of the tract herein described; thence southerly along the easterly line of said real estate per county tax parcel I.D. number 18-06-30-326-002 a distance of 2045 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 the southwest corner thereof, also being the southeast corner of that real estate per county tax parcel I.D. number 18-06-30-301-005; thence westerly along the southerly line of said real estate per county tax parcel I.D. number 18-06-30-301-005 a distance of 208 feet to the southwest corner thereof; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-30-301-005 a distance of 127 feet to the northeast corner thereof, also being the southwest corner of that real estate per county tax parcel I.D. number 18-06-30-301-003; thence northerly along the westerly line of said real estate per county tax parcel I.D. number 18-06-30-301-003 a distance of 2172 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 109 feet to the intersection with aforesaid 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 1257 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.

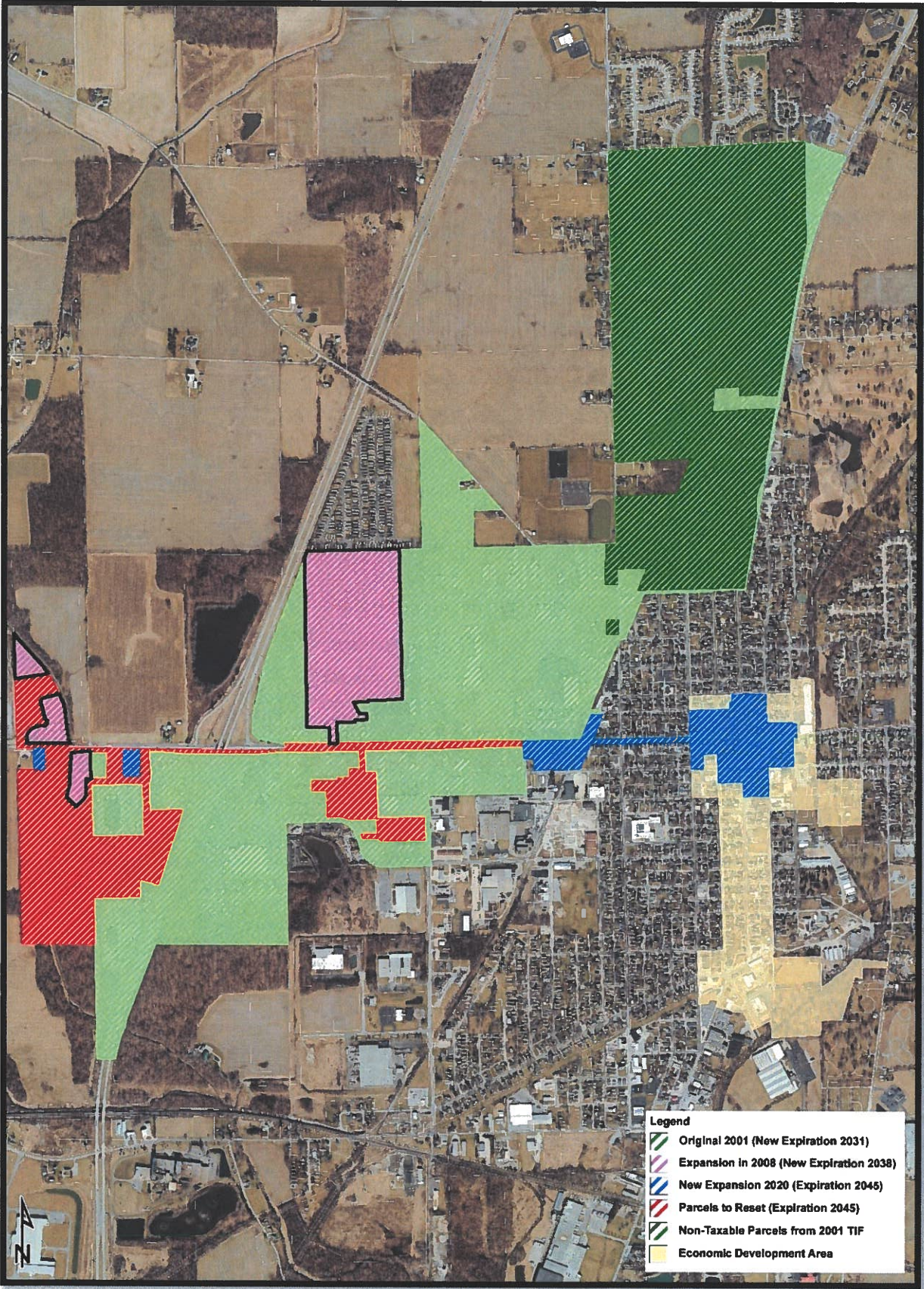
**TOGETHER WITH:**

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 80 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

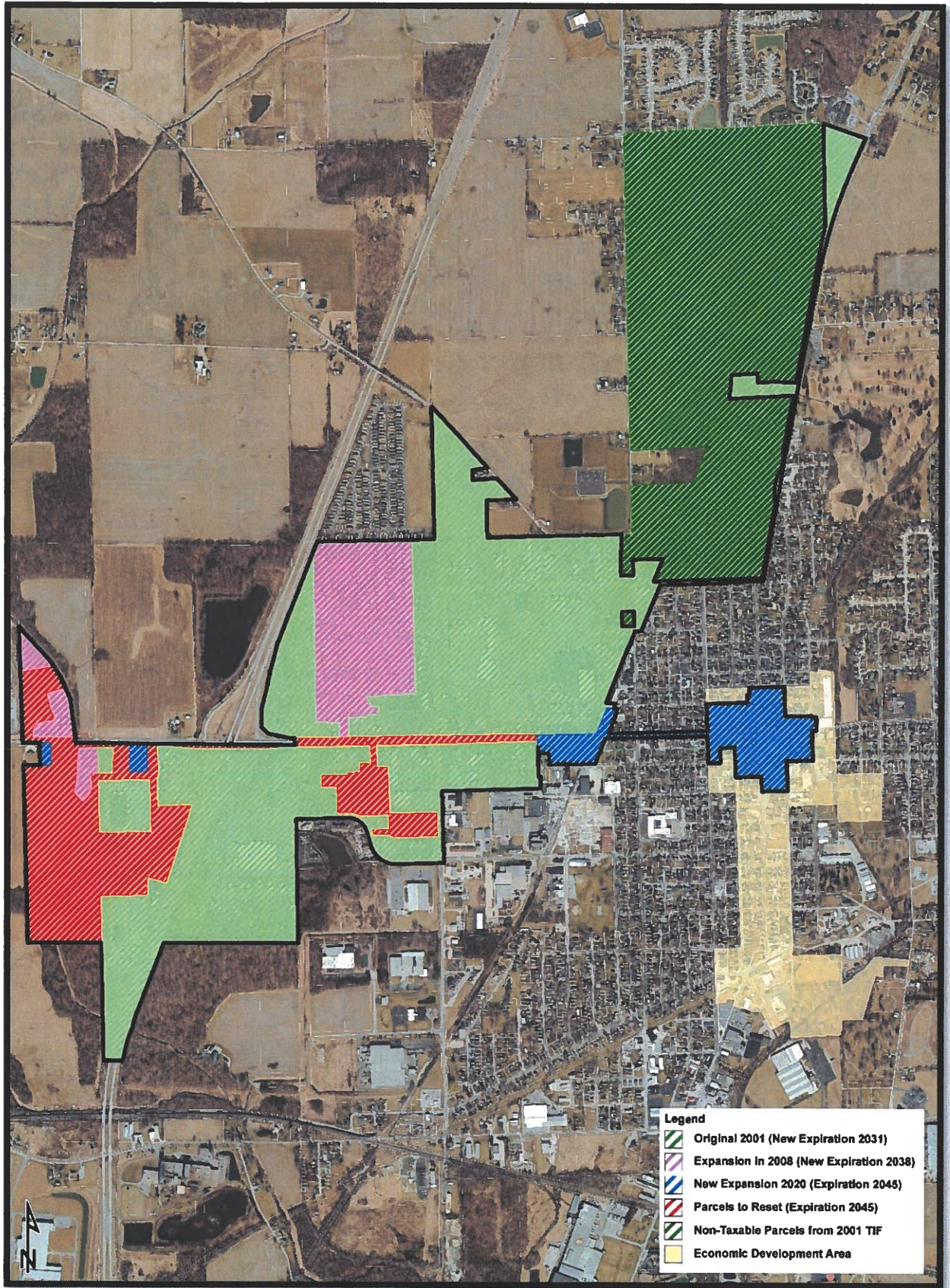
Main Street; thence southwesterly along said west right-of-way line of Main Street a distance of 2490 feet to the intersection with the north right-of-way line of North Street; thence westerly along said north right-of-way line of North Street a distance of 1458 feet to the intersection with the west 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

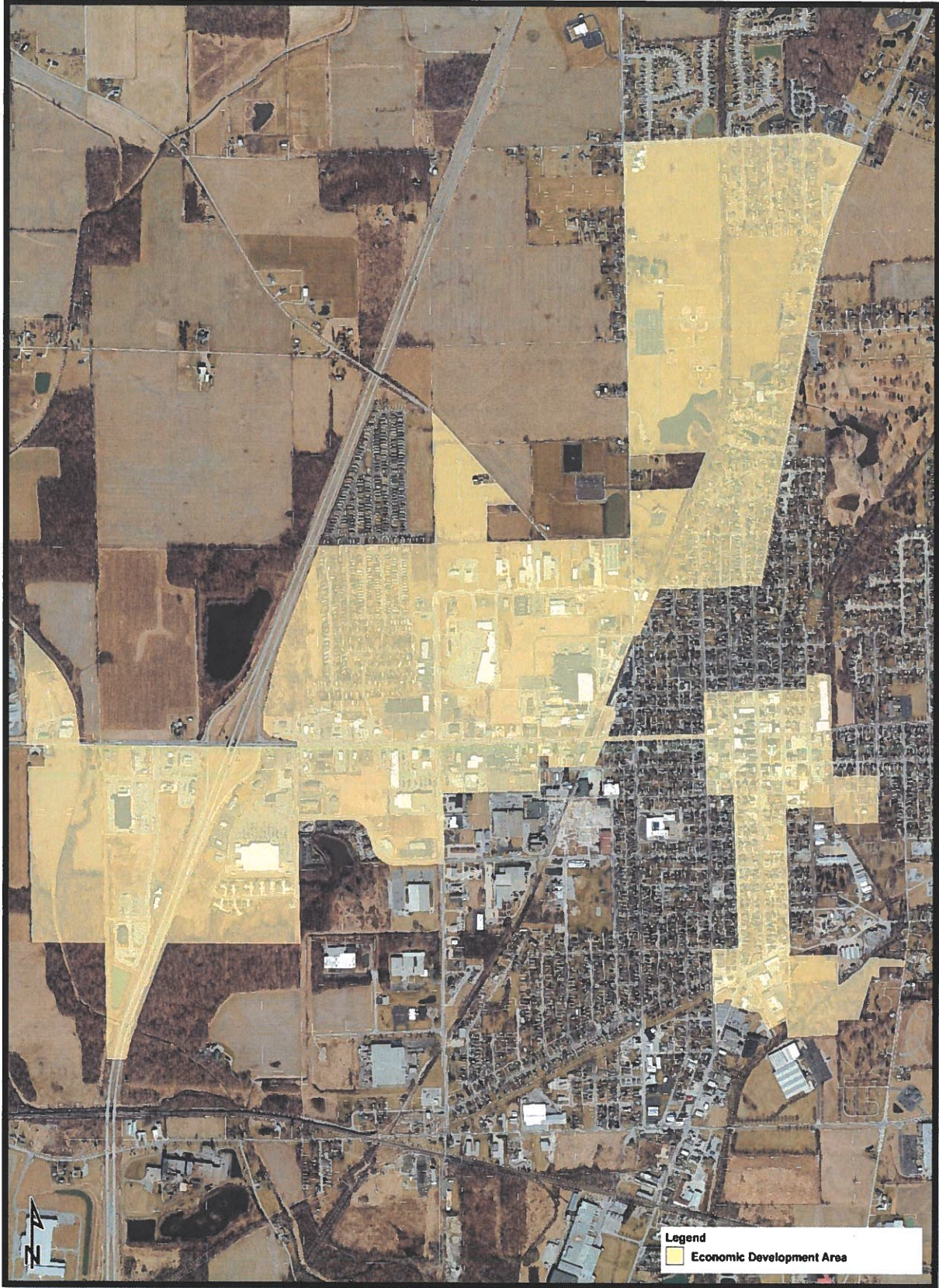
the north right-of-way line of Betz Road; thence easterly and southeasterly along said north right-of-way line of Betz Road a distance of 3270 feet to the intersection with the centerline of Main Street; thence Southwesterly along said centerline of Main Street a distance of 6090 feet to the intersection 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.**





Prescribed by State Board of Accounts

**To: KPC Media Group Inc**  
P.O. Box 39, KENDALLVILLE, IN 46755

BARNES & THORNBURG (LEGALS)

To: THE STAR

DEKALB, Indiana

Order #: 2066172

**PUBLISHER'S CLAIM**

**LINE COUNT**

Display Master) must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines

Head -- number of lines	-----	<u>1</u>
Body -- number of lines	-----	<u>120</u>
Tail -- number of lines	-----	<u>1</u>
Total number of lines in notice	-----	<u>122.0</u>

**COMPUTATION OF CHARGES**

122.0 lines, 1.0 columns wide equals 122.0 equivalent lines at 0.4854 cents per line.	-----	<u>\$59.22</u>
Additional charges for notices containing rule or tabular work (50 per cent) of above amount	-----	<u>\$</u>
Charge for extra proofs of publication (\$1.00 for each proof in excess of 2)	-----	<u>\$</u>
<b>TOTAL AMOUNT OF CLAIM</b>	-----	<u>\$59.22</u>

**DATA FOR COMPUTING COST:**

Width of single column in picas - 9.9  
Number of insertions: 1                      Size of type - 7 point

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper THE STAR 1. The dates of publication being as follows:  
12/04/2020

Additionally, the statement checked below is true and correct:

- Newspaper does not have a Web site.
- Newspaper has a Web site and this public notice was posted on the same day as it was published in the newspaper
- Newspaper does a Web site, but due to technical problem or error, public notice as posted on \_\_\_\_\_
- Newspaper has a Web site, but refuses to post the public notice.

LANETTE MCGUIRE

Date: 12/04/2020

Title: Legal Clerk

NOTICE OF PUBLIC HEARING OF  
THE CITY OF AUBURN  
REDEVELOPMENT COMMISSION  
REGARDING THE  
DETERMINATION TO DECLARE AN  
AREA IN THE CITY OF AUBURN,  
INDIANA, AS AN ECONOMIC  
DEVELOPMENT AREA TO EXPAND  
THE NORTHWEST ECONOMIC  
DEVELOPMENT AREA, APPROVE  
CERTAIN AMENDMENTS TO THE  
EXISTING DECLARATORY  
RESOLUTION AND ECONOMIC  
DEVELOPMENT PLAN FOR THE  
NORTHWEST ECONOMIC  
DEVELOPMENT AREA, AND  
OTHER RELATED MATTERS

Notice is hereby given that the City of Auburn Redevelopment Commission (the "Commission") approved and adopted Resolution No. 03-2020 (the "Resolution") on October 27, 2020, which Resolution (i) expands the existing Northwest Economic Development Area (the "Original Area") which constitutes an allocation area for purposes of tax increment finance (the "Original Allocation Area") by designating and declaring an area within the City of Auburn, Indiana (the "City") to be an economic development area (the "Expansion Area"); (ii) designates the Expansion Area as an allocation area for purposes of tax increment finance; (iii) removes certain other territory from the Original Area and includes such territory in the Expansion Area (the "Transferred Territory"); (iv) removes certain territory consisting of residential parcels from the Original Area (the "Removed Territory"); (v) modifies the expiration date or dates for the Allocation Area to a date or dates as permitted by the provisions of Indiana Code 36-7-14 (the "Act") in effect at the time of the designation of the Original Allocation Area, as previously amended; and (iv) amends the existing economic development plan for the Original Area (the "Plan Amendment").

Notice is further given that maps and plats of the Expansion Area and the other modifications proposed by the Resolution and the Resolution may be inspected at the office of the Administrator of the Department of Building, Planning and Development, 210 S. Cedar Street Auburn, Indiana.

Notice is further hereby given that the City of Auburn Redevelopment Commission (the "Commission") will conduct a public hearing on December 15, 2020, at 12:00 p.m., local time, in the Council Chambers, 206 East 9th Street, Auburn, Indiana, at which time the Commission will hear all persons interested in the proceedings and consider the objections of any person who has filed a written remonstrance to the proposed amendments within the filing period and will consider taking final action on a resolution confirming or amending or confirming the Resolution (i) designating and declaring the Expansion Area to expand the Original Area; (ii) designating the Expansion Area as an allocation area for

purposes of tax increment finance; (iii) removing the Transferred Territory from the Original Area and including such territory in the Expansion Area; (iv) removing the Removed Territory from the Original Area; (v) modifying the expiration dates for the Original Allocation Area to a date or dates as permitted by the provisions of the Act in effect at the time of the designation of the Original Allocation Area, as previously amended; and (iv) approving the Plan Amendment. The public hearing is also accessible by calling (260) 920-3206, with the Meeting ID of 1200 and the Attendee Access Code of 1200. Those calling in shall identify themselves and remain on mute until the public hearing portion of the meeting is opened. Written remonstrances to the Resolution and the actions provided for therein must be filed with the Commission at the office of the Administrator of the Department of Building, Planning and Development, 210 S. Cedar Street, Auburn, Indiana, by 9:00 a.m. (local time) on Monday, December 15, 2020.

At the public hearing, the Commission will hear any person interested in the proceedings and will consider all written remonstrances and objections that have been filed and will determine the public utility and benefit of the proposed amendments.

Dated: December 4, 2020.

CITY OF AUBURN  
REDEVELOPMENT COMMISSION  
TS.2066172,12/4,hspaxlp