

Diebold Corner Allocation Area

An Amendment to the Dupont Diebold Economic
Development Area Plan

11/28/17

Amended 4/10/18

Amended 1/26/21

Allen County Redevelopment Commission

Acknowledgements

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DUPONT DIEBOLD ECONOMIC DEVELOPMENT AREA PLAN AND DIEBOLD CORNER ALLOCATION AREA AMENDMENTS

INTRODUCTION

In February 2018, the Dupont Diebold Economic Development Area (EDA) was established by the Allen County Redevelopment Commission with the intent of using property tax increment to facilitate and encourage more economic growth of the Dupont Road area east of I-69 through investments in infrastructure. The EDA plan identified the area as well as one allocation area for the capture of property tax increment. In June 2018, the EDA plan was amended to create another allocation area called the Diebold Corner Allocation Area. The purpose of this amendment is to expand the EDA and the Diebold Corner Allocation Area by including parcels that weren't originally included in the EDA and allocation area that now show potential for redevelopment. The amendment also includes additional projects that were not included in the original EDA plan.

The Dupont Diebold EDA and the Diebold Corner Allocation Area are located in Perry Township at the Northeast corner of Dupont and Diebold Roads and contains a mixture of developed, partially developed and undeveloped properties. Any property tax increment collected from this allocation area will be used to assist in funding additional infrastructure in the area.

AMENDED ECONOMIC DEVELOPMENT AREA

The Dupont Diebold EDA currently comprises approximately 720.25 acres. Twenty-seven parcels to be added to the EDA contain 92.23 acres. Thirteen of these are public right-of-way. The remaining 14 parcels are identified with a red star symbol in Exhibit A. A complete list of the parcels including those to be included is in Exhibit B. The additional parcels are at the bottom of the list.

AMENDED ALLOCATION AREA

The Diebold Corner Allocation Area in the Dupont Diebold EDA currently comprises approximately 84.40 acres at the Northeast corner of Dupont and Diebold Roads. Ten parcels to be added to the allocation area contain 32.22 acres. Two of those are public right-of-way. The remaining eight parcels are identified with a yellow star symbol in Exhibit C. A complete list of the parcels including those to be included is in Exhibit D. The additional parcels are at the bottom of the list.

AMENDED PROPOSED PROJECTS

The Dupont Diebold EDA plan contains a list of projects developed by Allen County Redevelopment Commission staff in consultation with Fort Wayne City Utilities, the Allen County Highway Department, the Northeast Indiana Regional Coordinating Council and Fort Wayne Trails. Staff asked for an update from the Allen County Highway Department on projects serving the Economic Development Area. The following projects are added to the list:

DUPONT DIEBOLD ECONOMIC DEVELOPMENT AREA PLAN AND DIEBOLD CORNER ALLOCATION AREA AMENDMENTS

- Right-of-way acquisition along the south side Norarrow Drive from Diebold Road to Cherrywood Drive
- Right-of-way acquisition along Diebold from the north property line of Park Place to Norarrow Drive
- Acquisition of right-of-way for a corner cut at the southeast corner of Norarrow Drive and Diebold Road
- Road, storm sewer, and sidewalk improvements to Norarrow Drive at Cherrywood Drive
- Sidewalk along the east side of Diebold Road from Norarrow Drive to existing walk south of Park Place Drive
- Sidewalk between Park Place Drive to Diebold Road
- Sidewalks along both sides of Dupont Oaks Boulevard from Dupont Road to Dupont Oaks Place
- Intersection improvements at Norarrow Drive and Diebold Road
- Intersection improvements at Dupont Oaks Boulevard and Dupont Road
- All other uses as stated within State law under IC 36-7-14

AMENDMENT PROCESS

Indiana law specifies the procedure that must be followed to amend an Economic Development Plan and allocation area. Indiana Code (I.C. 36-7-14-16 and 17) requires that the redevelopment commission submit a resolution and supporting data to the plan commission. The plan commission may determine whether the resolution and the economic development plan conform to the plan of development for the county and approve or disapprove the resolution and plan proposed. The redevelopment commission cannot proceed with the implementation of an amendment until the approving order of the plan commission is received and subsequently approved by the board of commissioners. After approval by the board of commissioners, a public hearing must be held by the redevelopment commission followed by the consideration of a resolution amending the EDA plan. A notice of the public hearing must be sent to the plan commission, board of zoning appeals, board of works, parks board, and building commissioner. The establishment of the allocation area also requires providing each taxing unit a copy of the public hearing notice and an impact statement at least ten days before the date of the hearing.

ISSUES THAT MUST BE ADDRESSED

For the approval of the Dupont Diebold Economic Development Area, the Allen County Redevelopment Commission was required to make certain findings according to Indiana law. Those findings are included and have been updated in this amended plan.

This amendment is an extension of the original plan, the purpose of which was to fund infrastructure improvements to accommodate growth in the Dupont Diebold EDA. The allocation area will collect property tax revenue to pay for the public improvements needed to accomplish this purpose.

DUPONT DIEBOLD ECONOMIC DEVELOPMENT AREA PLAN AND DIEBOLD CORNER ALLOCATION AREA AMENDMENTS

The Economic Development Area Plan must address five issues. First, the plan must facilitate job retention and job creation or adhere to other purposes of the redevelopment statute. Second, the implementation of the plan should be of public benefit. The third issue is that the findings of the plan should demonstrate that the implementation of the plan could not be achieved by regulatory processes or by private enterprise. Fourth, the plan must benefit the health and safety of citizenry. Fifth, the Economic Development Area plan must be in agreement with other development and redevelopment plans.

ISSUE I

In determining that the plan facilitates job creation and retention, the plan must find that if the area is designated as an Economic Development area, it will;

- 1) promote significant opportunities for the gainful employment of its citizens;
- 2) attract a major new enterprise to the unit;
- 3) retain or expand a significant business enterprise existing in the boundaries of the unit; or
- 4) meets other purposes of the redevelopment legislation.

The Dupont Diebold Economic Development Area represents one of the most significant employment centers in Allen County. Parkview Health System is the largest employer in Northeast Indiana and employs over 6,000 people at its regional medical center campus (PRMC). In addition, Manchester University employs over 300 faculty and staff at its Fort Wayne campus and the Mirro Center for Research and Innovation hosts thousands of visitors annually. When you add staff, patients and visitors together, more than 9,000 people visit the PRMC campus daily. The economic development area's allocation areas will collect increment to be used on projects in response to increases in employment as the company grows. The Dupont Diebold Economic Development Area Plan also meets other purposes of the redevelopment statute, which provides a mechanism to fund public infrastructure improvements through property tax increment financing.

Finding: The Commission finds that the plan will help promote significant opportunities for the gainful employment of its citizens and meets other purposes of the redevelopment legislation such as the provision of improved public facilities.

ISSUE II

The Commission must show that the implementation of this plan will be of public utility and benefit. In demonstrating this, the Commission must use one or more of the following measures:

- 1) the attraction or retention of permanent jobs;
- 2) an increase in the property tax base, or

DUPONT DIEBOLD ECONOMIC DEVELOPMENT AREA PLAN AND DIEBOLD CORNER ALLOCATION AREA AMENDMENTS

- 3) improved diversity in the economic base or other similar benefits.

Additional commercial, service and residential development is anticipated along East Dupont and Union Chapel Roads which brings with it additional jobs and residents. This private development will improve the quality of life in the area. This will also assist in the attraction and retention of jobs. As such, this plan will be of public utility and benefit to Allen County.

Finding: Based on the information above, the Commission finds that the plan will be of public utility and benefit in that it will result in the attraction or retention of permanent jobs.

ISSUE III

The commission must demonstrate one of the following tests is met in finding that the implementation of the plan cannot be achieved by regulatory processes or by private enterprise:

- 1) lack of public improvements;
- 1) existence of improvements or conditions that lower the value of land below that of nearby land;
- 2) multiple ownership of land; or
- 3) other similar conditions.

The plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise because the area's growth surpasses its ability to provide for needed public infrastructure.

Finding: Based on the aforementioned, the Commission finds that the proposed improvements could not be done through regulatory process or by the ordinary operation of a private enterprise.

ISSUE IV

The Commission must find that the accomplishment of the plan benefits the public health and welfare of its citizens. There are no specific measures provided in state law as to how the Commission demonstrates that its findings meet this requirement. However, any improvement to both public health and welfare should demonstrate that implementing this plan is of benefit.

Water, sewer, road, sidewalk and trail improvements will not only serve the EDA but benefit northern Allen County. Road improvements will enable safe and efficient travel through the area. Additional trails and sidewalks will provide opportunities for recreation and exercise for

DUPONT DIEBOLD ECONOMIC DEVELOPMENT AREA PLAN AND DIEBOLD CORNER ALLOCATION AREA AMENDMENTS

residents in nearby neighborhoods and employees in the area. These trails and sidewalks will be linked to the trail system in Allen County and the Northeast Indiana region.

Finding: The Commission finds that the improvements proposed in this plan will be of benefit to the public health and welfare to the citizens of Allen County.

ISSUE V

The last issue the Commission must address in making the determination that the area in question is an Economic Development Area is whether the plan for the area conforms to other development and redevelopment plans of Allen County.

The Dupont Diebold EDA is currently zoned Professional Office and Personal Services (C1), Limited Commercial (C2), General Commercial (C3), Business Technology and Industrial Park (BTI), and Agricultural (A1). Land use provisions, building requirements, permitted uses, development controls, and other regulations will be subject to the regulations and controls in the Allen County Zoning Ordinance.

Many notable plans have informed land use planning efforts in the Dupont Diebold Economic Development Area over the past couple decades. The Vision 2020 prepared for the Northeast Indiana Regional Partnership and the Road to One Million Plan prepared and submitted for consideration of Indiana Regional Cities funding, have been critical steps toward a focus on planning for the Northeast Indiana Region as a whole. These plans, combined with Plan-It Allen!, Allen County's comprehensive plan (adopted 2007), Walk Fort Wayne Plan (adopted 2011), Bike Fort Wayne (adopted 2010), Bus Fort Wayne (adopted 2013), and Front Door Fort Wayne (adopted 2012) all help position Northeast Indiana and the Dupont Diebold EDA to compete with other regions and areas for continued economic development, population growth, and prosperity. County planning efforts continue. The county is currently updating its comprehensive plan and Greater Fort Wayne, Inc. has contracted for an economic development strategy to be complete in 2021.

While each plan has individual goals, principles and recommended tasks, key priorities that align with the Dupont Diebold EDA include:

- A focus on young workers and providing the amenities to attract and retain young talent.
- Enhancing connectivity with transit, walking and trails.
- Pursuing redevelopment and concentrated mixed-use as opposed to sprawl and separated single-uses.

Finding: Based upon priorities outlined in existing adopted plans, the current zoning of the area and the provision that any new private development plans will be reviewed by the Allen County Plan Commission prior to any development occurring, the commission finds this plan conforms to goals, objectives, principles and actions contained in Northeast Indiana, Allen County and City of Fort Wayne plans and studies noted above.

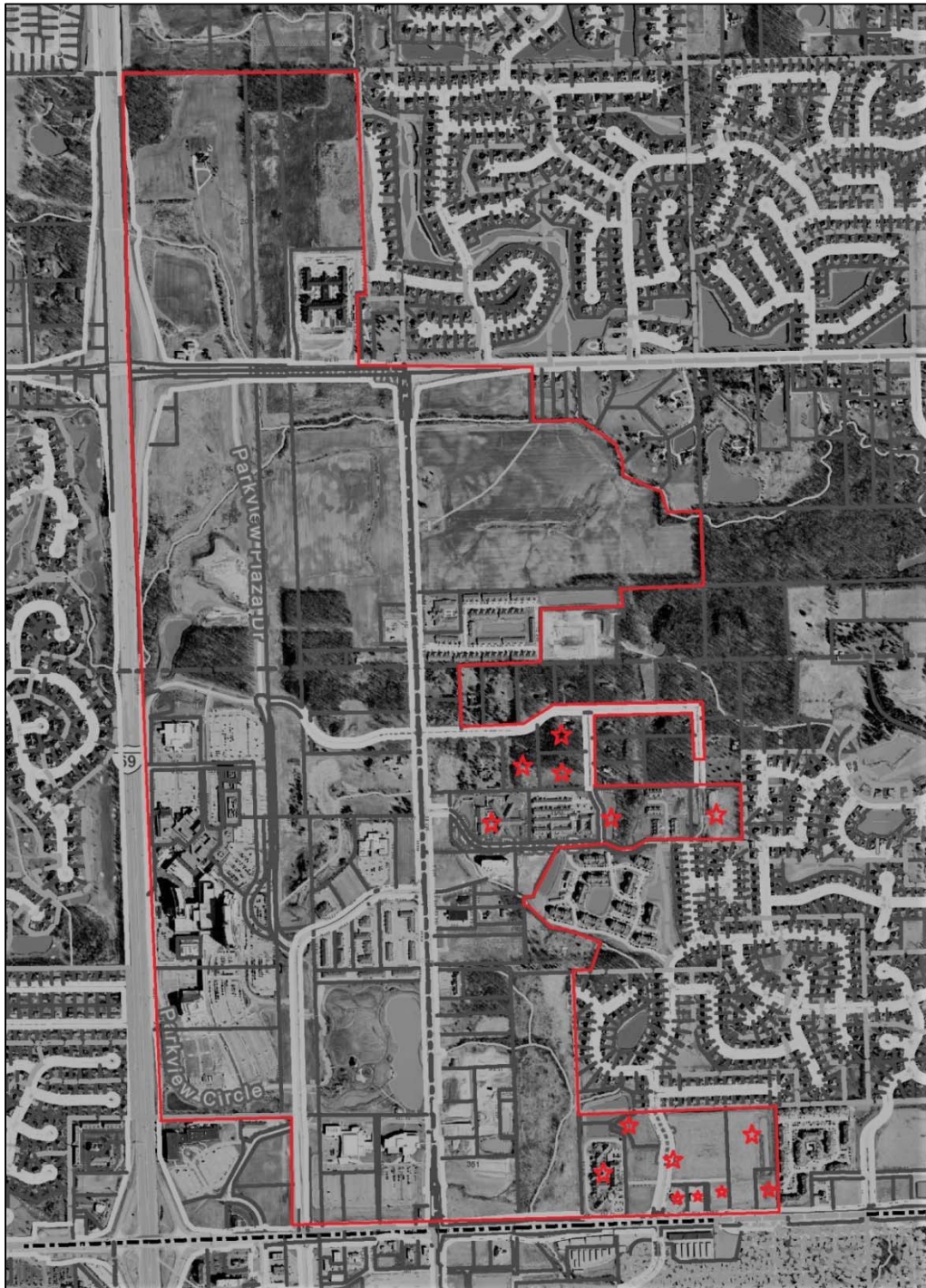
DUPONT DIEBOLD ECONOMIC DEVELOPMENT AREA PLAN AND DIEBOLD CORNER
ALLOCATION AREA AMENDMENTS

ENFORCEMENT OF THE ECONOMIC DEVELOPMENT AREA PLAN

The commission will enforce the provisions of this amendment in the same manner as the original plan. The following steps have been or will be taken:

- 1) The commission's staff, on behalf of the commission, previously served notice to all affected boards, commissions, departments, divisions, agencies, or officers that are involved with the issuance of permits, certificates, variances, tax allocation, or any other items effecting the use or development of property within the Economic Development Area Plan at the time of the original designation;
- 2) The commission shall have the responsibility to review and approve any action listed above prior to the issuance of permits, and certificates. The commission will also be responsible for reviewing and approving the allocation of tax revenues in accordance with I.C. 36-7-14 et seq.; and,
- 3) The original plan and this amendment, their regulations and requirements shall be in effect for a period of twenty-five (25) years after the date which the original allocation provision for the Diebold Corner Allocation Area was established.

EXHIBIT A
DUPONT DIEBOLD ECONOMIC DEVELOPMENT AREA WITH ADDITIONS



- Dupont Diebold Economic Development Area
- ★ Additional Parcels in Dupont Diebold Economic Development Area

EXHIBIT B
LEGAL DESCRIPTION
DUPONT DIEBOLD ECONOMIC DEVELOPMENT AREA

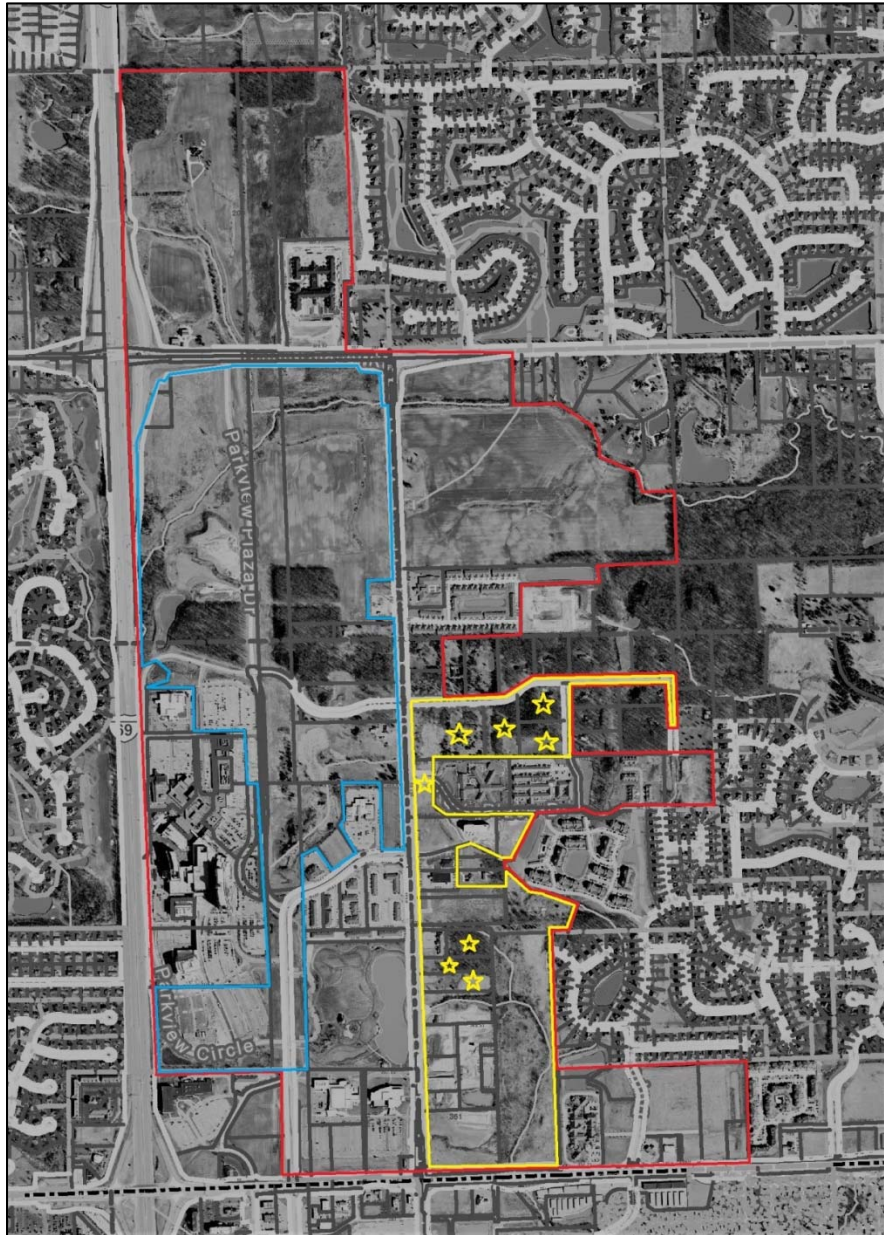
The Dupont Diebold Economic Development Area includes 115 parcels in unincorporated Allen County containing 812.48 acres. Additional parcels are at the bottom of the list identified with a red star symbol ★.

<u>Parcel Identification Number</u>	<u>Property Address</u>	<u>Assessed Value</u>	<u>Acres</u>
02-02-25-300-001.000-057	12328 Diebold Road	\$80,900	84.15
02-02-25-300-001.001-057	12328 Diebold Road	\$0	3.01
02-02-25-300-012.000-057	Diebold Road	\$3,335,100	3.01
02-02-25-300-012.001-057	11828 Diebold Road	\$0	0.76
02-02-25-300-012.003-057	11828 Diebold Road	\$7,221,600	16.06
02-02-26-200-001.001-057	3517 Union Chapel Road	\$896,700	59.56
02-02-26-200-003.000-057	N&S of Union Chapel Road	\$0	35.28
02-02-26-200-004.000-057	3715 Union Chapel Road	\$35,100	27.38
02-02-26-200-004.002-057	3715 Union Chapel Road	\$13,512,200	14.00
02-02-26-400-001.000-057	3224 Union Chapel Road	\$10,600	0.83
02-02-26-400-002.000-057	3224 Union Chapel Road	\$43,600	1.45
02-02-26-400-003.000-057	2814 Union Chapel Road	\$1,252,800	58.66
02-02-26-400-003.001-057	S of Union Chapel & Diebold	\$0	2.55
02-02-26-400-003.002-057	Union Chapel Road	\$0	7.38
02-02-26-400-004.000-057	12507 Diebold Road	\$737,400	50.13
02-02-26-400-004.002-057	12507 Diebold Road	\$114,900	2.00
02-02-26-400-005.000-057	11727 Diebold Road	\$183,000	1.40
02-02-26-400-006.000-057	11801 Diebold Road	\$255,900	1.96
02-02-26-400-006.001-057	Diebold Road	\$0	4.15
02-02-35-200-001.000-057	11598 Parkview Plaza Drive	\$2,037,100	15.51
02-02-35-200-001.001-057	11141 Parkview Plaza Drive	\$1,563,500	1.91
02-02-35-200-001.002-057	11135 Parkview Plaza Drive	\$361,100	1.70
02-02-35-200-001.003-057	Parkview Plaza Drive (N&W O)	\$366,600	1.87
02-02-35-200-001.004-057	Perimeter Drive	\$511,600	2.61
02-02-35-200-001.005-057	11130 Parkview Circle	\$14,293,700	6.54
02-02-35-200-001.006-057	11143 Parkview Plaza Drive	\$5,166,800	0.34
02-02-35-200-001.007-057	11141 Parkview Plaza Drive	\$10,825,000	1.00
02-02-35-200-001.008-057	11420 Parkview Circle	\$9,702,200	4.18
02-02-35-200-002.000-057	Parkview Plaza Drive	\$0	8.06
02-02-35-200-003.000-057	11727 Diebold Road	\$1,219,200	9.33
02-02-35-200-004.000-057	11723 Diebold Road	\$801,100	6.13
02-02-35-200-005.000-057	11511 Diebold Road	\$1,669,600	12.78
02-02-35-200-006.000-057	Parkview Plaza Drive	\$406,100	1.90
02-02-35-200-006.002-057	11109 Parkview Plaza Drive	\$221,547,300	21.06

02-02-35-200-006.003-057	11123 Parkview Plaza Drive	\$7,630,100	4.47
02-02-35-200-006.004-057	11104 Parkview Circle	\$13,310,000	0.82
02-02-35-200-007.000-057	Parkview Plaza Drive	\$0	16.08
02-02-35-200-008.000-057	3707 New Vision Drive	\$1,233,100	1.70
02-02-35-200-010.000-057	3805 New Vision Drive	\$836,300	9.14
02-02-35-200-010.001-057	3602 New Vision Drive	\$905,600	1.45
02-02-35-200-010.002-057	3702 New Vision Drive	\$1,130,100	1.52
02-02-35-200-010.003-057	3840 New Vision Drive	\$2,085,300	3.15
02-02-35-200-010.004-057	3902 New Vision Drive	\$2,588,700	4.89
02-02-35-200-010.005-057	3909 New Vision Drive	\$5,000,790	5.28
02-02-35-400-001.000-057	10798 Parkview Circle	\$4,367,100	19.50
02-02-35-400-001.001-057	11050 Parkview Circle	\$66,593,600	14.00
02-02-35-400-002.001-057	Parkview Plaza Drive	\$0	6.32
02-02-35-400-003.000-057	10902 Parkview Plaza Drive	\$3,483,600	25.19
02-02-35-400-003.001-057	3948 New Vision Drive	\$2,444,300	2.42
02-02-35-400-008.000-057	Parkview Plaza Drive	\$0	2.29
02-02-35-400-008.001-057	Dupont Road	\$0	0.91
02-02-35-400-009.000-057	16022 Parkview Plaza Drive	\$11,658,400	5.85
02-02-35-400-010.000-057	3910 Wide Track Drive	\$89,900	0.39
02-02-35-400-010.002-057	10627 Diebold Road	\$11,715,000	9.32
02-02-35-400-011.000-057	3711 East Dupont Road	\$789,300	2.26
02-02-35-400-012.000-057	3721 East Dupont Road	\$692,600	3.57
02-02-35-400-013.000-057	3751 East Dupont Road	\$132,800	1.34
02-02-35-400-013.001-057	Diebold Road	\$0	0.59
02-02-36-100-001.000-057	11726 Diebold Road	\$188,600	2.26
02-02-36-100-002.000-057	Norarrow Drive	\$17,900	1.99
02-02-36-100-002.001-057	Diebold Road	\$0	0.65
02-02-36-100-009.000-057	4000 Norarrow Drive	\$240,600	8.38
02-02-36-100-019.000-057	11434 Diebold Road	\$103,100	2.06
02-02-36-100-020.000-057	N of 11212 Diebold Road	\$9,500	1.05
02-02-36-100-020.001-057	4050 New Vision Drive	\$7,700	1.17
02-02-36-100-020.003-057	N of 11212 Diebold Road	\$357,400	2.74
02-02-36-100-020.004-057	4125 New Vision Drive	\$4,529,600	2.50
02-02-36-100-020.005-057	11212 Diebold Road	\$1,244,900	1.48
02-02-36-100-021.000-057	11208 Diebold Road	\$2,227,000	1.57
02-02-36-100-021.001-057	Diebold Road	\$0	1.00
02-02-36-100-023.000-057	11132 Diebold Road	\$151,800	1.74
02-02-36-100-024.000-057	11120 Diebold Road	\$192,400	4.65
02-02-36-100-026.001-057	11102 Diebold Road	\$63,000	7.00
02-02-36-100-026.002-057	Diebold Road	\$501,300	2.42
02-02-36-301-002.000-057	11020 Diebold Road	\$1,182,400	1.41
02-02-36-301-003.000-057	10922 Diebold Road	\$4,100	2.35
02-02-36-301-004.000-057	10922 Diebold Road	\$147,100	2.11

	02-02-36-301-004.001-057	Diebold Road	\$0	2.01
	02-02-36-301-005.000-057	10908 Diebold Road	\$191,300	2.74
	02-02-36-302-001.000-057	10736 Diebold Road	\$900,000	4.42
	02-02-36-302-002.000-057	10640 Diebold Road	\$852,400	2.45
	02-02-36-302-002.001-057	10650 Ari Way	\$9,600,600	5.08
	02-02-36-302-003.000-057	4335 East Dupont Road	\$197,900	28.61
	02-02-36-351-001.000-057	10600 Diebold Road	\$1,296,700	3.87
	02-02-36-351-002.000-057	10532 Diebold Road	\$484,400	1.39
	02-02-36-351-002.001-057	Diebold Road	\$0	0.83
	02-02-36-351-003.000-057	10500 Diebold Road	\$1,165,700	8.36
	02-02-36-351-003.001-057	Dupont Road	\$0	0.87
★	02-02-36-100-019.002-057	4111 Park Place Drive	\$5,607,100	6.63
★	02-02-36-100-019.001-057	4411 Park Place Drive	\$10,919,300	16.20
★	02-02-36-100-019.005-057	Park Place Drive	\$291,500	5.83
★	02-02-36-100-010.000-057	4222 Norarrow Drive	\$158,300	3.73
★	02-02-36-100-011.000-057	4410 Norarrow Drive	\$232,400	3.46
★	02-02-36-100-012.000-057	11525 Cherrywood Drive	\$211,100	3.18
★	02-02-36-376-001.000-057	4713 Dupont Road	\$17,400	13.56
★	02-02-36-376-001.003-057	Dupont Oaks Boulevard	\$400,000	2.00
★	02-02-36-451-001.000-057	4851 Dupont Road	\$10,200	7.94
★	02-02-36-451-002.000-057	4851 Dupont Road	\$2,500	1.95
★	02-02-36-376-001.005-057	10445 Dupont Oaks Boulevard	\$7,600,000	7.49
★	02-02-36-376-001.006-057	4605 East Dupont Road	\$1,475,200	1.18
★	02-02-36-376-001.007-057	4633 East Dupont Road	\$1,157,300	1.00
★	02-02-36-376-001.008-057	Dupont Road	\$160,800	.17
★	02-02-35-400-010.001-057	Diebold Road	\$0	.48
★	02-02-36-100-019.007-057	Park Place Drive	\$0	3.21
★	02-02-36-100-009.001-057	Norarrow Drive	\$0	1.44
★	02-02-36-100-027.001-057	4200 Norarrow Drive	\$0	2.77
★	02-02-35-400-003.002-057	Diebold Road (west side)	\$0	1.45
★	02-02-36-376-001.001-057	Dupont Oaks Boulevard	\$0	1.79
★	02-02-35-200-010.006-057	Diebold Road	\$0	.53
★	02-02-35-200-009.000-057	New Vision Drive	\$0	1.86
★	02-02-35-200-010.007-057	Diebold Road	\$0	1.33
★	02-02-35-200-010.006-057	Diebold Road	\$0	.53
★	02-02-35-400-003.002-057	Diebold Road	\$0	1.45
★	02-02-35-400-010.001-057	Diebold Road	\$0	.48
★	02-02-35-400-013.001-057	Diebold Road	\$0	.59
	Total		\$488,937,790	812.48

EXHIBIT C
DUPONT DIEBOLD ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA
AND DIEBOLD CORNER ALLOCATION AREA WITH ADDITIONS



- Dupont Diebold Economic Development Area
- Dupont Diebold Allocation Area
- Diebold Corner Allocation Area
- ★ Additional Parcels in Diebold Corner Allocation Area

EXHIBIT D
Legal Description
Diebold Corner Allocation Area

The Diebold Corner Allocation Area includes 30 parcels in unincorporated Allen County containing 116.62 acres. Additional parcels are at the bottom of the list identified with a yellow star symbol ★ .

<u>Parcel Identification Number</u>	<u>Property Address</u>	<u>Assessed Value</u>	<u>Acres</u>
02-02-36-351-002.000-057	10532 Diebold Road	\$484,400	1.39
02-02-36-351-001.000-057	10600 Diebold Road	\$1,296,700	3.87
02-02-36-302-002.000-057	10640 Diebold Road	\$852,400	2.45
02-02-36-302-002.001-057	10650 Ari Way	\$9,600,600	5.08
02-02-36-302-001.000-057	10736 Diebold Road	\$900,000	4.42
02-02-36-301-002.000-057	11020 Diebold Road	\$1,182,400	1.41
02-02-36-100-020.003-057	N of 11212 Diebold Road	\$357,400	2.74
02-02-36-302-003.000-057	4335 East Dupont Road	\$197,900	28.61
02-02-36-351-003.000-057	10500 Diebold Road	\$1,165,700	8.36
02-02-36-100-026.001-057	11102 Diebold Road	\$63,000	7.00
02-02-36-100-024.000-057	11120 Diebold Road	\$192,400	4.65
02-02-36-100-023.000-057	11132 Diebold Road	\$151,800	1.74
02-02-36-100-021.000-057	11208 Diebold Road	\$2,227,000	1.57
02-02-36-100-020.005-057	11212 Diebold Road	\$1,244,900	1.48
02-02-36-100-026.002-057	Diebold Road	\$501,300	2.42
02-02-36-100-021.001-057	Diebold Road	\$0	1.00
02-02-36-100-020.004-057	4125 New Vision Drive	\$4,529,600	2.50
02-02-36-301-004.001-057	Diebold Road	\$0	2.01
02-02-36-351-002.001-057	Diebold Road	\$0	0.83
02-02-36-351-003.001-057	Dupont Road	\$0	0.87
★ 02-02-36-100-019.000-057	11434 Diebold Road	\$103,100	2.06
★ 02-02-36-100-009.000-057	4000 Norarrow Drive	\$240,600	8.38
★ 02-02-36-100-010.000-057	4222 Norarrow Drive	\$158,300	3.73
★ 02-02-36-100-011.000-057	4410 Norarrow Drive	\$232,400	3.46
★ 02-02-36-100-012.000-057	11525 Cherrywood Drive	\$211,100	3.18
★ 02-02-36-301-003.000-057	10922 Diebold Road	\$4,100	2.35
★ 02-02-36-301-004.000-057	10922 Diebold Road	\$147,100	2.11
★ 02-02-36-301-005.000-057	10908 Diebold Road	\$191,300	2.74
★ 02-02-36-100-009.001-057	Norarrow Drive	\$0	1.44
★ 02-02-36-100-027.001-057	4200 Norarrow Drive	\$0	2.77
Totals		\$26,235,500	116.62