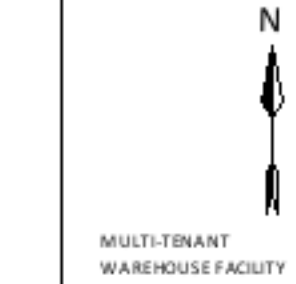
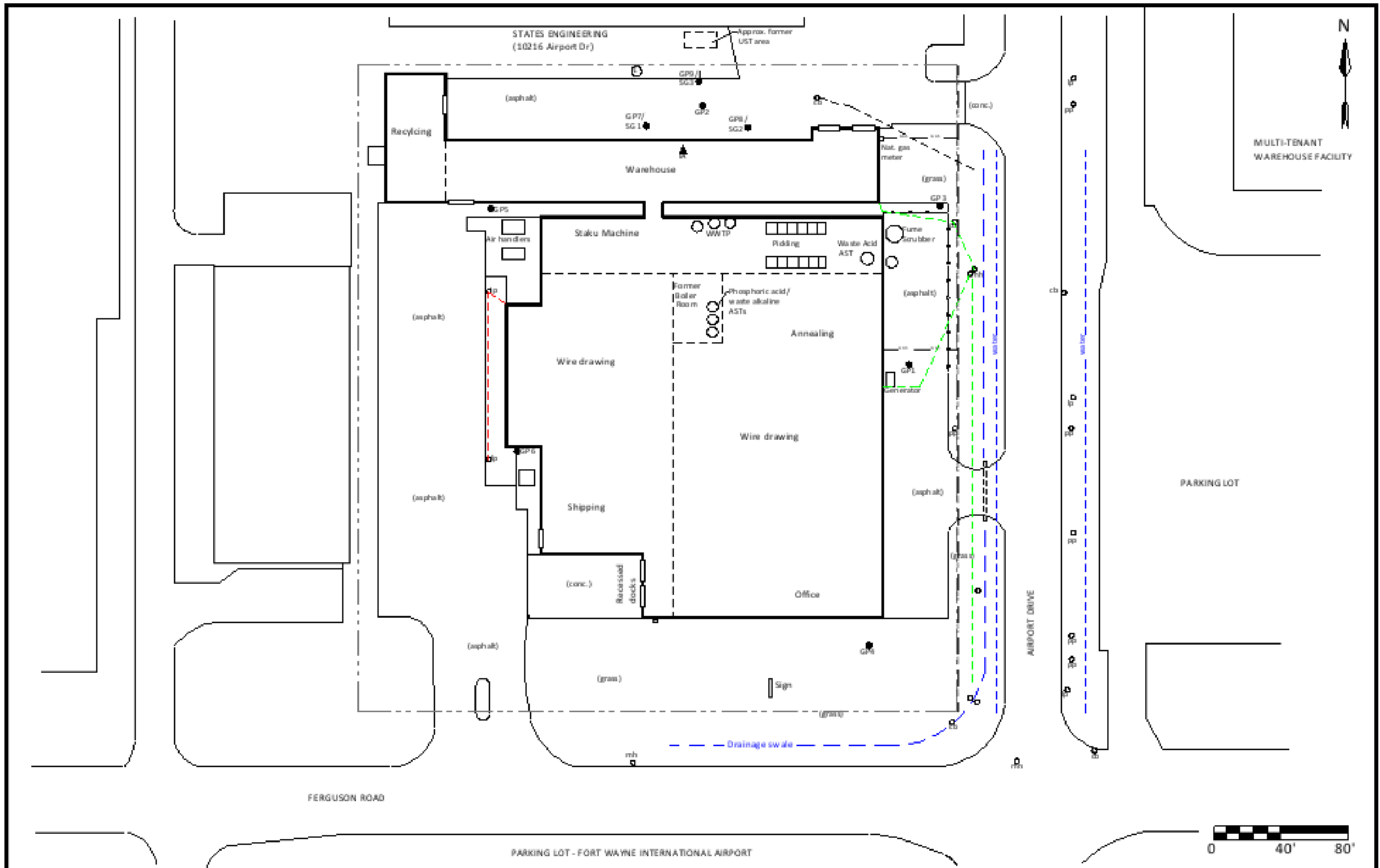


ATTACHMENT 5. SITE MAP AND PROPERTY PARCEL REPORT





TITLE SITE MAP		PROJECT 20230708	
LOCATION Fort Wayne Metals/Labeca 3618 West Ferguson Road Fort Wayne, Allen County, Indiana		SCALE 1" = 80'	DATE 11/21/23
		DRAWN dn	CHECKED gh
		FILE 20230708	FIGURE 2



- LEGEND**
- - - - - APPROX SITE BOUNDARY
 - POWER POLE
 - cb CATCH BASIN
 - mh MANHOLE
 - lp LIGHT POLE
 - SOIL BORING LOCATION

General Information

Parcel Number
02-17-04-300-008.000-071

Local Parcel Number
71-0004-0073

Tax ID:

Routing Number
- - -

Property Class 340
Light Manufacturing & Assembly

Year: 2023

Location Information

County
Allen

Township
PLEASANT TOWNSHIP

District 071 (Local 070)
071 FORT WAYNE PLEASANT (70)

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 91704-071
AIRPORT INDUSTRIAL 071

Section/Plat
0004

Location Address (1)
3618 W FERGUSON RD
FORT WAYNE, IN 46809

Zoning

Subdivision

Lot

Market Model
C&I | Mfg Light | 50,000-149,000 Sq

Characteristics

Topography Level

Public Utilities All

Streets or Roads Paved

Neighborhood Life Cycle Stage Other

Ownership

Quoin Enterprises LLC
PO Box 11772
Fort Wayne, IN 46860

Legal

W 350.8' of E 415.8' of S 433.1' W 1/2 SW 1/4 Sec 4
Ex E 10' & Ex R/W



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	Quoin Enterprises LLC		WD	/	\$0	I

Notes

Valuation Records (Work In Progress values are not certified values and are subject to change)

Year	Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2023	2023	AA	04/07/2023	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$92,900	\$0	\$0	\$92,900	\$799,600	\$0	\$0	\$799,600	\$892,500	\$0	\$0	\$892,500
2022	2022	AA	03/21/2022	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$92,900	\$0	\$0	\$92,900	\$769,400	\$0	\$0	\$769,400	\$862,300	\$0	\$0	\$862,300
2021	2021	AA	03/10/2021	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$92,900	\$0	\$0	\$92,900	\$763,500	\$0	\$0	\$763,500	\$856,400	\$0	\$0	\$856,400
2020	2020	AA	03/13/2020	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$92,900	\$0	\$0	\$92,900	\$763,500	\$0	\$0	\$763,500	\$856,400	\$0	\$0	\$856,400
2019	2019	AA	03/15/2019	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$96,900	\$0	\$0	\$96,900	\$750,400	\$0	\$0	\$750,400	\$847,300	\$0	\$0	\$847,300

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
11	OA		0	3.097	1.00	\$30,000	\$30,000	\$92,910	0%	0%	1.0000	\$92,910
82	A		0	.403	1.00	\$1,900	\$1,900	\$766	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	3.50
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.40
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	3.10
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$92,900
Total Value	\$92,900

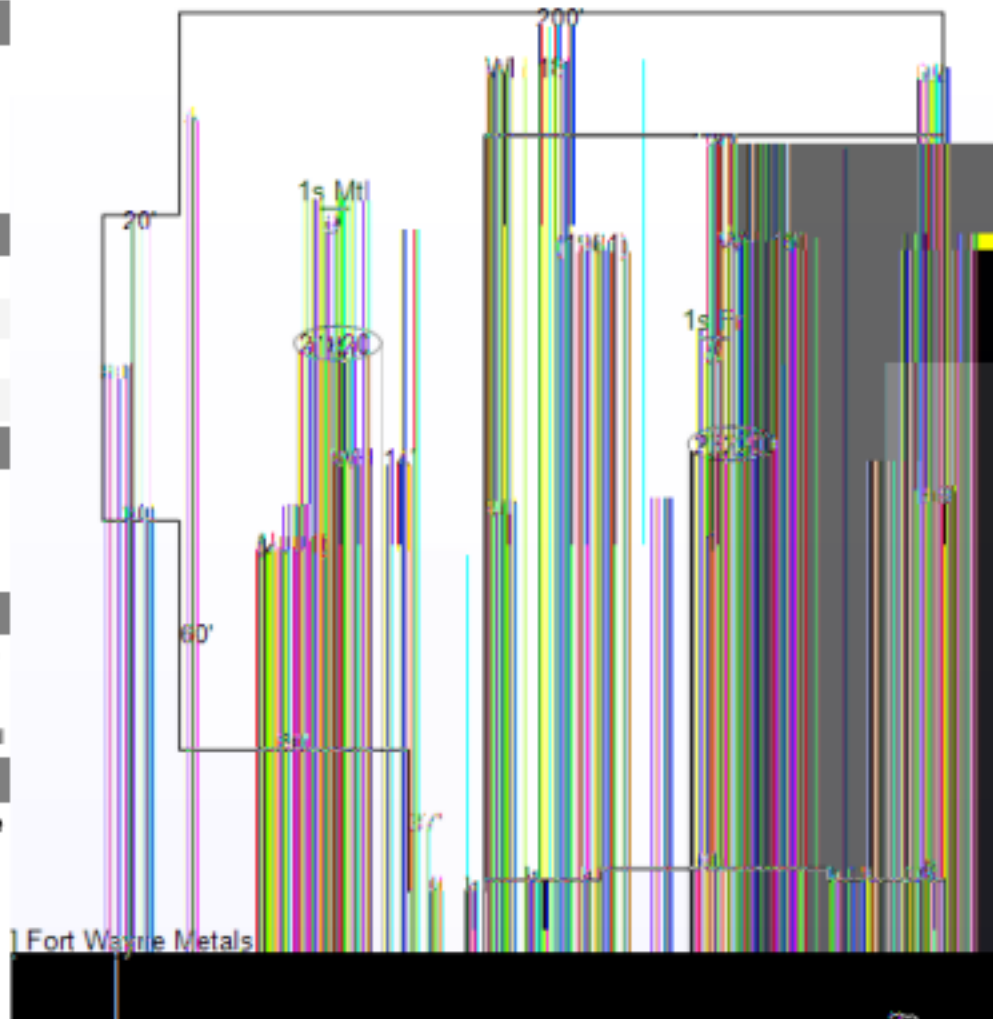
General Information			
Occupancy	C/I Building	Pre. Use	Light Manufacturing
Description	C/I Building C 03	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type			
1: 3(906')			
Heating			
40340 sqft			
A/C			
40340 sqft			
Sprinkler			
44840 sqft			

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks	0	0		GCK Adjustments		
Water Heaters	0	0		<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	11	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	11	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Mezz 1360sqft	\$32,341	1 x Drink Fount	\$800
DF, TWR 74' 2479sqft	\$14,370	1 x Ref Wat Cooler	\$1300
		1 x Circ Wash, SS 36	\$3100



Floor/Use Computations			
Pricing Key	GCI	GCI	GCI
Use	LMFG	INDOFF	LMFG
Use Area	26923 sqft	2697 sqft	15220 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	60.0%	6.0%	33.9%
Eff Perimeter	906'	906'	906'
PAR	2	2	2
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz/dpth			
Floor	1	1	1
Wall Height	16'	16'	14'
Base Rate	\$45.99	\$64.38	\$45.99
Frame Adj	\$0.00	\$0.00	\$0.00
Wall Height Adj	\$0.70	\$3.44	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$46.69	\$67.82	\$45.99
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$46.69	\$67.82	\$45.99
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$0.83)	\$0.00	\$0.00
A/C	\$2.19	\$0.00	\$2.63
Sprinkler	\$2.90	\$3.14	\$2.90
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$50.95	\$70.96	\$51.52
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$1,371,764	\$191,379	\$784,134

Building Computations	
Sub-Total (all floors)	\$2,347,278
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$17,600
Other Plumbing	\$5,200
Special Features	\$46,711
Exterior Features	\$0
Garages	\$0
Fireplaces	\$0
Sub-Total (building)	\$2,416,788
Quality (Grade)	\$1
Location Multiplier	0.93
Repl. Cost New	\$2,359,994

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: C/I Building C 03	0%	1	Wood Frame	C+1	1961	1988	35	A		0.93		44,840 sqft	\$2,359,994	72%	\$660,800	0%	100%	1.000	1.0300	\$680,600
2: Paving C 03	0%	1	Asphalt	C	2002	2002	21	A	\$2.81	0.93	\$2.61	17,500 sqft	\$45,733	80%	\$9,150	0%	100%	1.000	1.0000	\$9,200

General Information

Occupancy	C/I Building	Pre. Use	Light Utility Storage
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

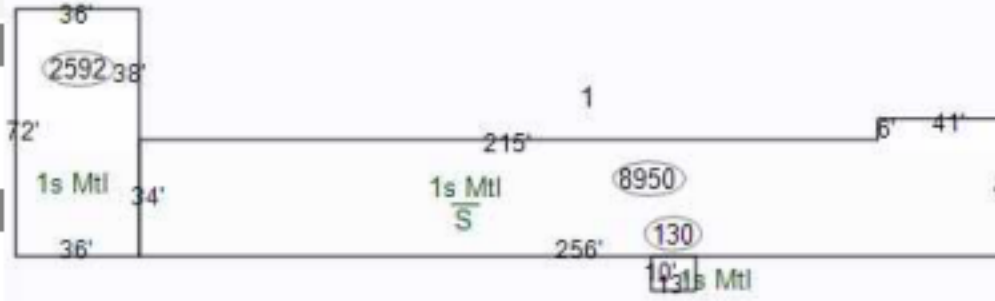
SB	B	1	U
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Wall Type	1: 1(760')
Heating	11672 sqft
A/C	4232 sqft
Sprinkler	

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	3	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	3	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations

Pricing Key	GCI	GCI
Use	SMSHOP	LUTLSTOR
Use Area	4232 sqft	7440 sqft
Area Not in Use	0 sqft	0 sqft
Use %	36.3%	63.7%
Eff Perimeter	760'	760'
PAR	7	7
# of Units / AC	0 / N	0 / N

Avg Unit sz/dpth		
Floor	1	1
Wall Height	14'	14'

Base Rate	\$69.00	\$61.06
Frame Adj	\$0.00	(\$12.46)
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00

Adj Base Rate	\$69.00	\$48.60
BPA Factor	1.00	1.00
Sub Total (rate)	\$69.00	\$48.60

Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$4.23	\$0.00
Sprinkler	\$0.00	\$0.00

Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$73.23	\$48.60
Sub-Total	\$0.00	\$0.00
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$309,909	\$361,584

Building Computations

Sub-Total (all floors)	\$671,493	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$676,293
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.93
Special Features	\$0	Repl. Cost New	\$503,162
Exterior Features	\$0		

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: C/I Building C 01	0%	1	Metal	D	1966	1970	53 A		0.93		11,672 sqft	\$503,162	80%	\$100,630	0%	100%	1.000	1.0000	\$100,600
2: Paving C 01	0%	1	Asphalt	C	1961	1961	62 A	\$2.81	0.93	\$2.61	17,500 sqft	\$45,733	80%	\$9,150	0%	100%	1.000	1.0000	\$9,200