

WHITLEY COUNTY, IN • JEFFERSON TWP.

3± miles West of Fort Wayne • 9± miles North of Roanoke • 12± miles Southeast Columbia City

REAL ESTATE
Auction
THURSDAY,
JULY 27TH
@ 6PM
78[±]
ACRES
IN 4 TRACTS

At Eagles Nest Event Center in Columbia City, Indiana.

**INFORMATION
BOOKLET**

 **SCHRADER**
Real Estate and Auction Company, Inc.

800-451-2709

www.schraderauction.com

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.



CORPORATE HEADQUARTERS

**950 North Liberty Dr.
Columbia City, IN 46725**

800-451-2709

www.SchraderAuction.com

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— SWINEHEART INFO BOOK —

*Auction Registration
Forms*

BIDDER PRE-REGISTRATION FORM

THURSDAY, JULY 27, 2017

78 ACRES – COLUMBIA CITY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725,

Fax # 260-244-4431, no later than Thursday, July 20, 2017.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ Regular Mail ☐ E-Mail E-Mail address: _____

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
78± Acres • Columbia City, Indiana
Thursday, July 27, 2017

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, July 27, 2017 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, July 20, 2017**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

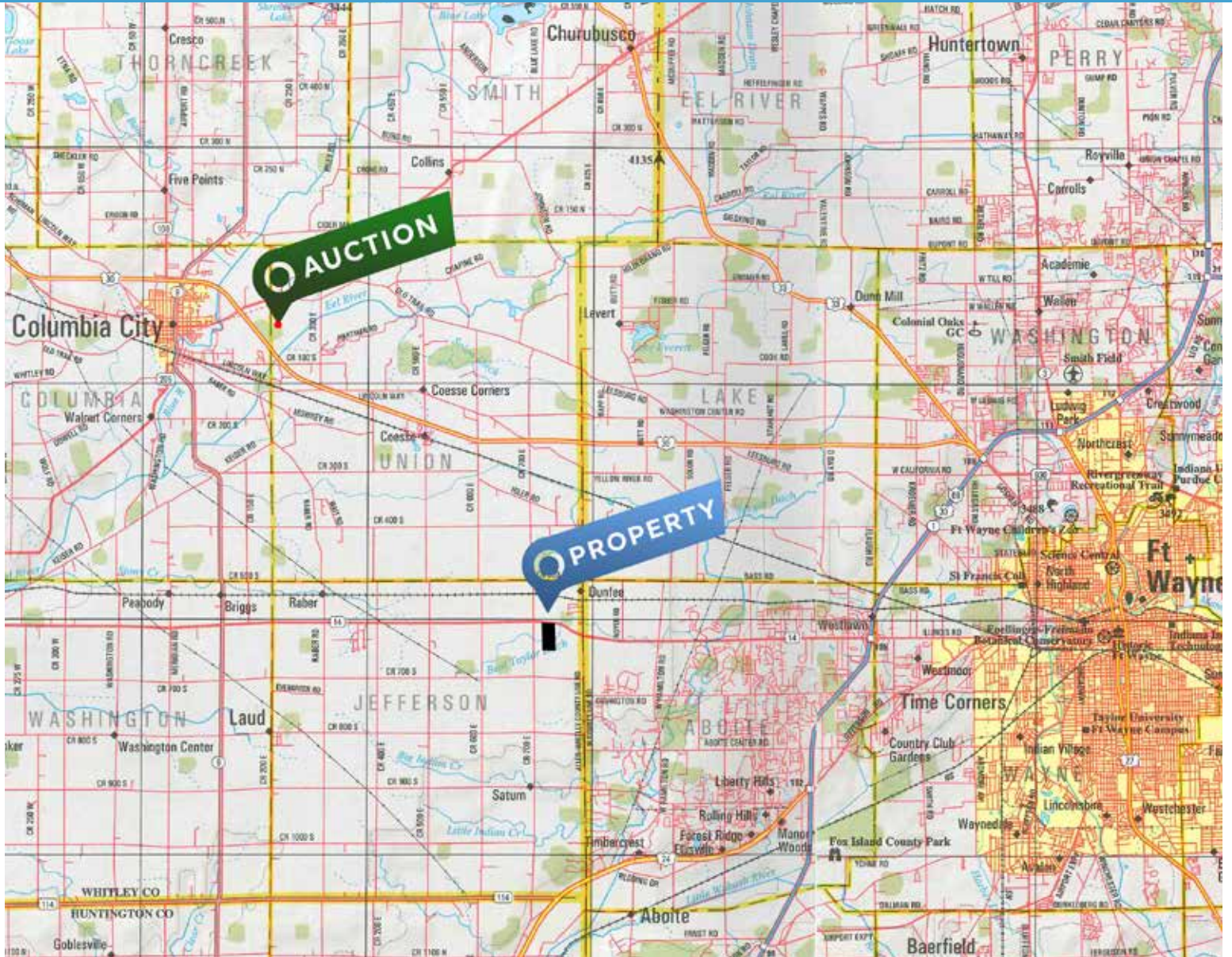
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



— SWINEHEART INFO BOOK —

Location Map

LOCATION MAP



Auction Location:

At Eagles Nest Event Center in Columbia City, Indiana. From the intersection of SR 205 and US 30, on the east side of Columbia City, travel northeast on SR 205 ¼ mile to South Eagle Glen Trail. Turn right and travel 0.4 miles to auction site on the left.



— SWINEHEART INFO BOOK —

Tract Descriptions

TRACT DESCRIPTIONS

Tract 1: 23± acres productive tillable farmland with potential building site(s) and development possibilities. Blount and Pewamo soils with great drainage outlets! Approximately 575' of road frontage on SR 14 directly across from the entrance to Legacy Preserve Subdivision. Take a look at this wonderful setting.

Tract 2: 21± acres productive tillable farmland with development potential. Blount and Pewamo soils and drainage to the ditch on the south end. This tract has approximately 350' of road frontage on SR 14. Imagine the possibilities!

Tract 3: 3± acres including the 3 Bedroom, 1 Bathroom 1,600± sq. ft. country home with 12' x 20' detached garage. A very nice country setting, just minutes from Fort Wayne! Whitley County Schools. Address: 7420 E State Rd 14, Columbia City, IN 46725

Tract 4: 31± acre "swing" tract including 24± acres of productive tillable land and 6.5± acres of woods. Great combination of income producing land and woods for hunting! This "swing" tract must be purchased by an adjoining land-owner providing access or combined with adjoining tracts in the auction providing road access.





— SWINEHEART INFO BOOK —

Auction Terms

AUCTION TERMS

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 78-acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place on approx. August 28th, 2017. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession is at closing, subject to farm tenants' rights to harvest 2017 crop.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in May 2019 and thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



— SWINEHEART INFO BOOK —

Tract Map

TRACT MAP

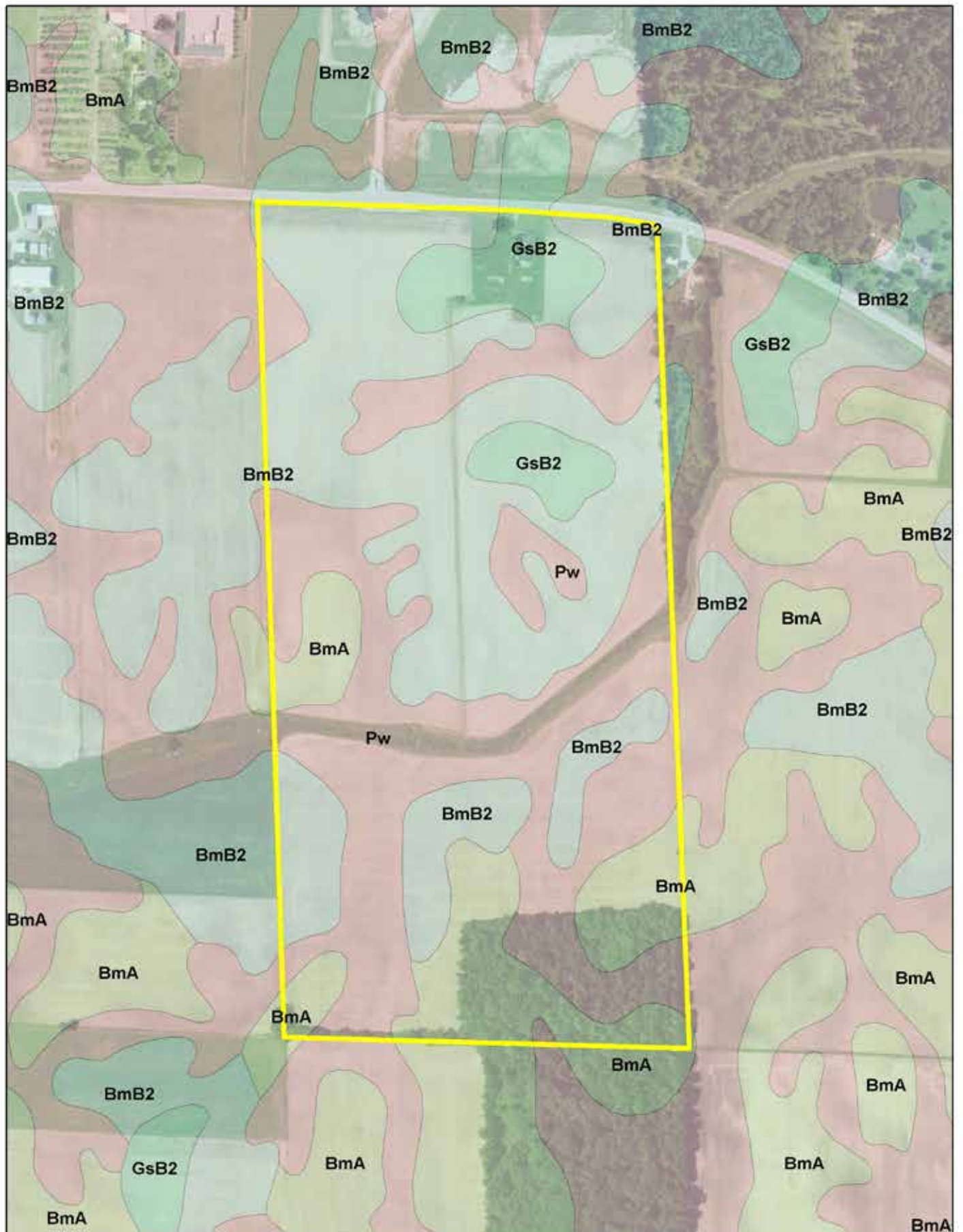




— SWINEHEART INFO BOOK —

*Soils & Productivity
Information*

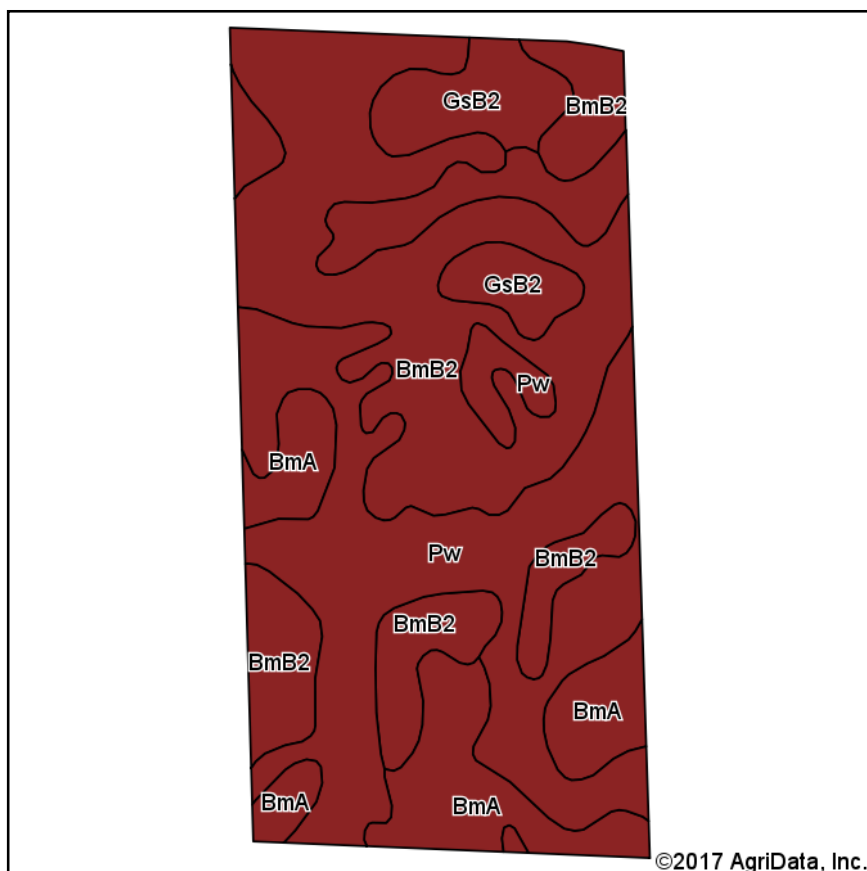
SOILS & PRODUCTIVITY INFO



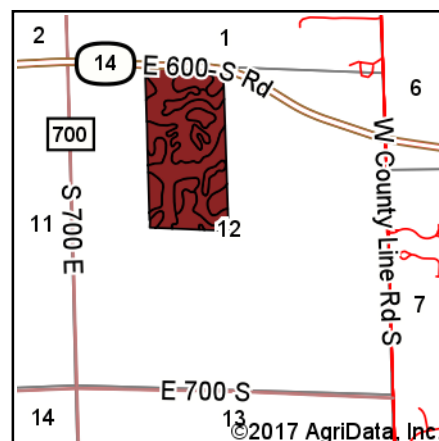
SOILS & PRODUCTIVITY INFO

SURETY SOILS

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Whitley**
 Location: **12-30N-10E**
 Township: **Jefferson**
 Acres: **78.2**
 Date: **5/19/2017**



Area Symbol: IN183, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Winter wheat	Grass legume hay
BmB2	Blount silt loam, 1 to 4 percent slopes, eroded	32.63	41.7%		Ile	136	44	61	5
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	28.67	36.7%		Ilw	157	47	64	5
BmA	Blount silt loam, 0 to 2 percent slopes	11.05	14.1%		Ilw	141	46	63	5
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	5.85	7.5%		Ile	128	41	56	4
Weighted Average						143.8	45.2	62	4.9

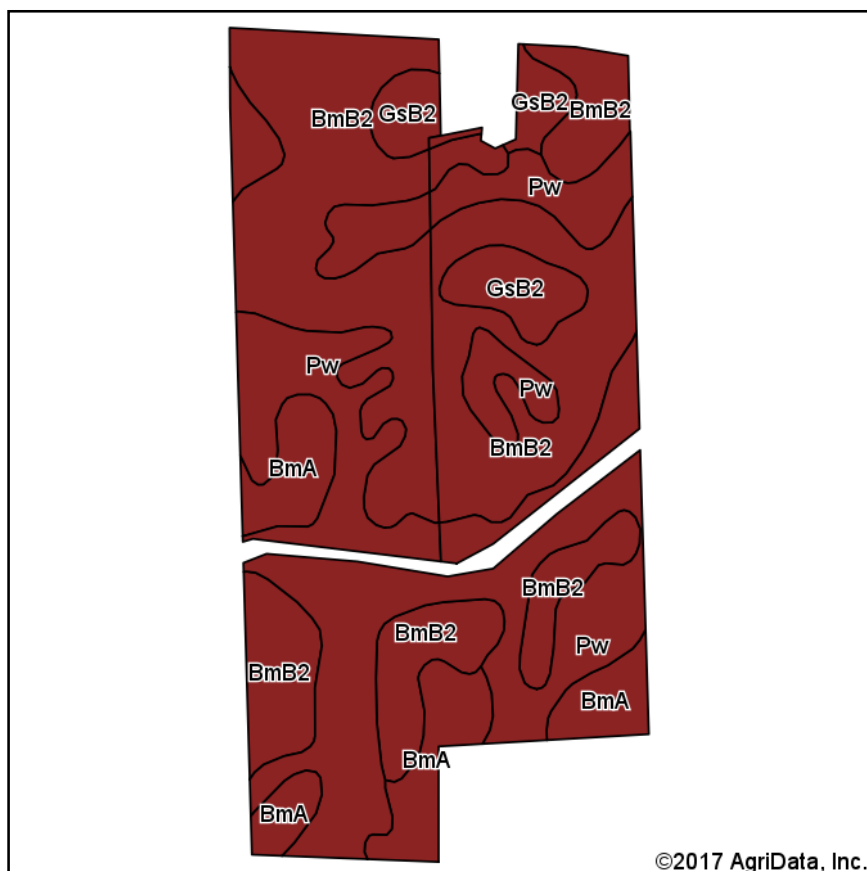
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

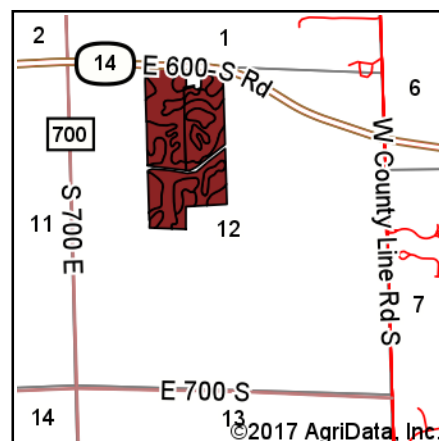
SOILS & PRODUCTIVITY INFO

SURETY TILLABLE SOILS

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Whitley**
 Location: **12-30N-10E**
 Township: **Jefferson**
 Acres: **68.27**
 Date: **5/19/2017**

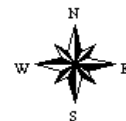
SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By



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Area Symbol: IN183, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Winter wheat	Grass legume hay
BmB2	Blount silt loam, 1 to 4 percent slopes, eroded	32.10	47.0%		Ile	136	44	61	5
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	24.72	36.2%		Ilw	157	47	64	5
BmA	Blount silt loam, 0 to 2 percent slopes	7.12	10.4%		Ilw	141	46	63	5
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	4.33	6.3%		Ile	128	41	56	4
Weighted Average						143.6	45.1	62	4.9

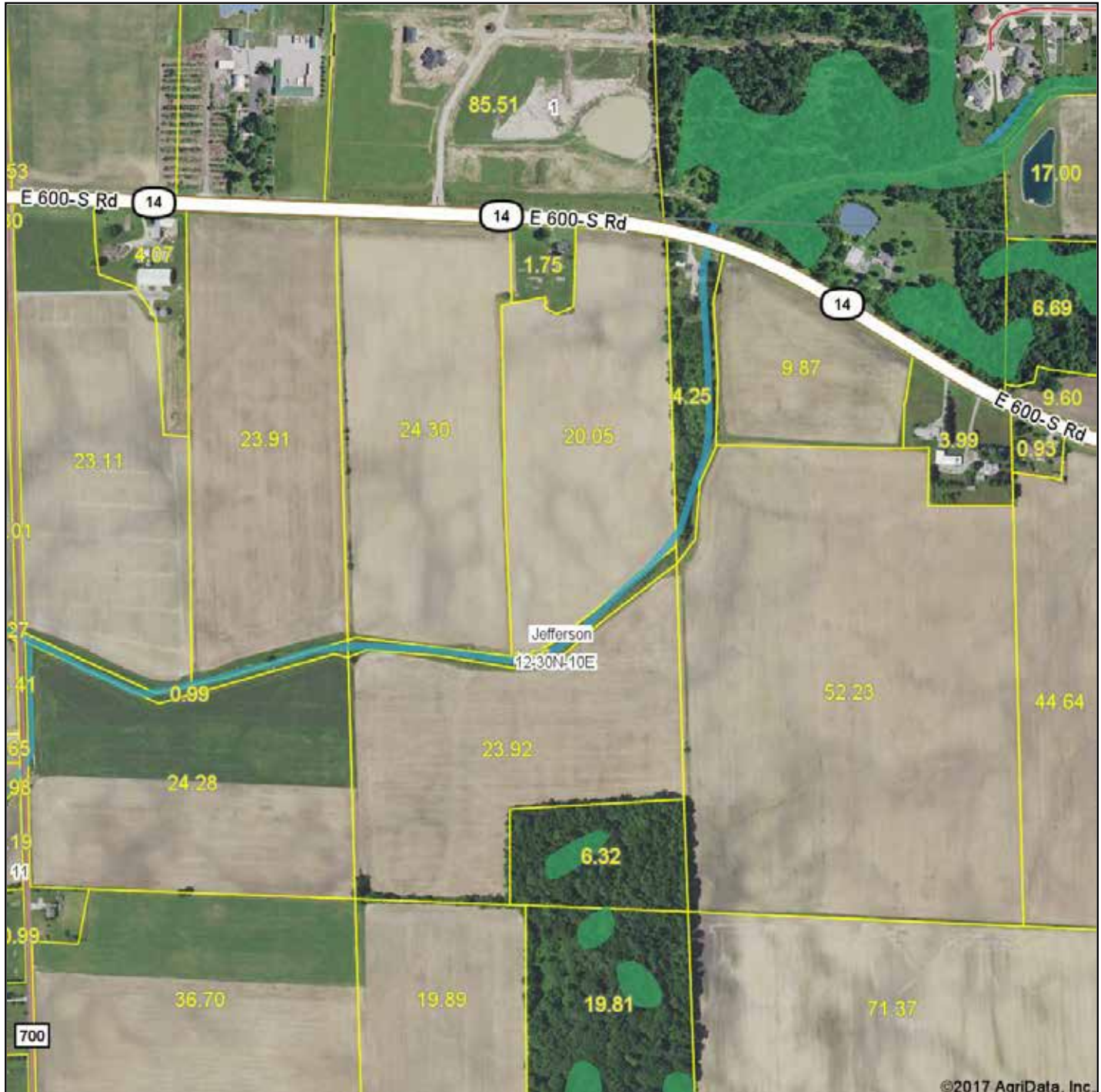
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOILS & PRODUCTIVITY INFO

SURETY FSA MAP

Aerial Map

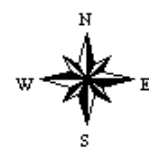


map center: 41° 4' 29.67, -85° 20' 52.97

0ft 604ft 1207ft



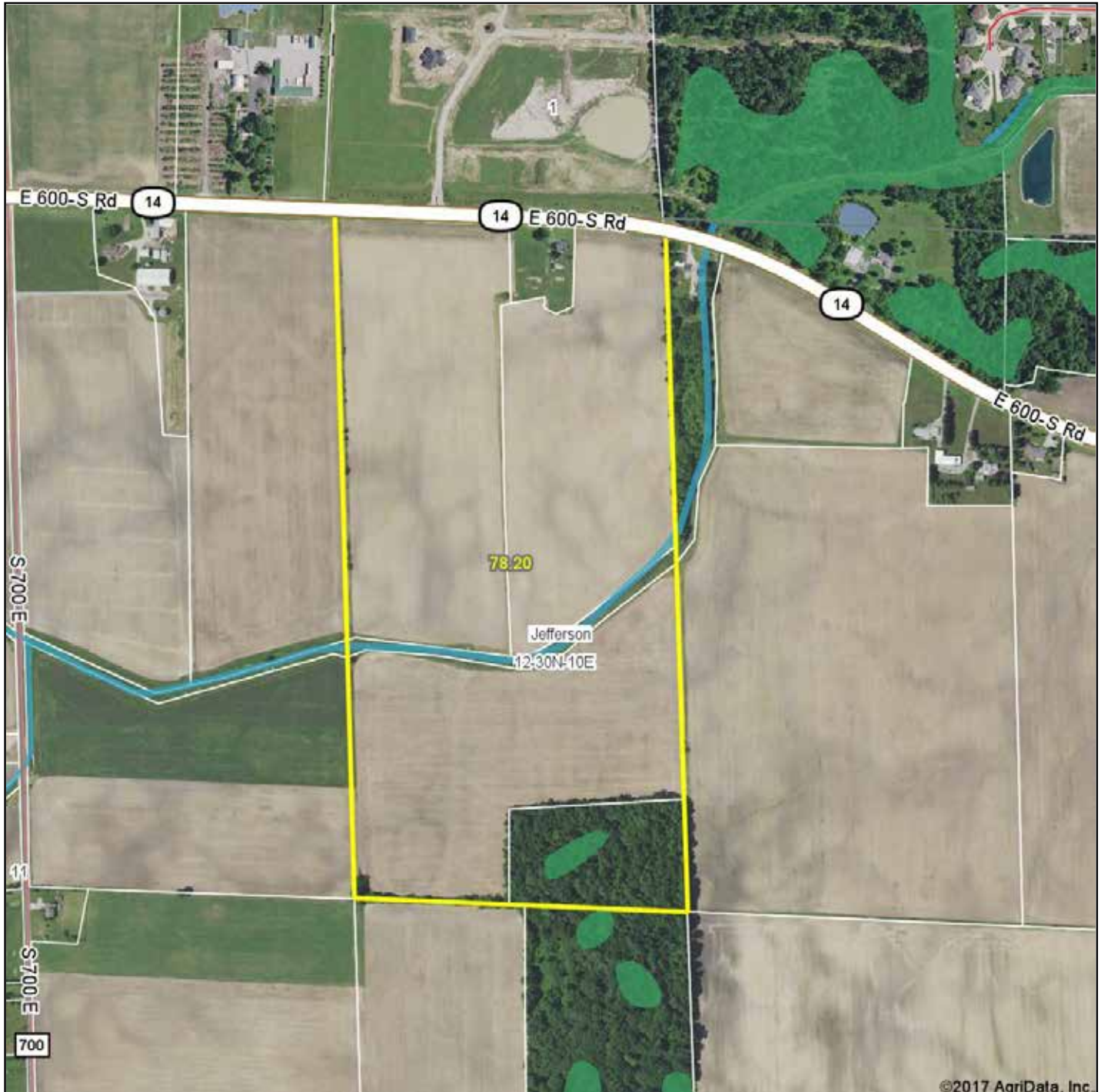
12-30N-10E
Whitley County
Indiana



SOILS & PRODUCTIVITY INFO

SURETY FSA MAP WITH BOUNDARY

Aerial Map



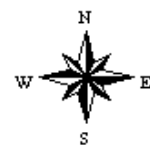
SCHRADER
Real Estate and Auction Company, Inc.

map center: 41° 4' 29.67, -85° 20' 52.97

0ft 604ft 1207ft

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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12-30N-10E
Whitley County
Indiana



5/10/2017



— SWINEHEART INFO BOOK —

*FSA Information &
Maps*

SOILS & PRODUCTIVITY INFO

Indiana

Whitley

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 894

Prepared: 6/23/17 10:57 AM

Crop Year: 2017

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
---------------	-----------------	--------------

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
77.89	68.27	68.27	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	68.27	0.0	0.0				

ARC-IC NONE	ARC/PLC ARC-CO WHEAT, CORN , SOYBN	PLC NONE	PLC-Default NONE
----------------	--	-------------	---------------------

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	16.8		55	0.0
CORN	22.4		109	0.0
SOYBEANS	28.1		42	0.0
Total Base Acres:	67.3			

Tract Number: 2372 Description: K9 /T30N R10E/SEC12/Jefferson Twp/Whitley Co

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
77.89	68.27	68.27	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	68.27	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	16.8		55	0.0
CORN	22.4		109	0.0
SOYBEANS	28.1		42	0.0
Total Base Acres:	67.3			

Owners: KAREN L SWINEHEART

DAVID L SWINEHEART

Other Producers: GARY LAMLE

SOILS & PRODUCTIVITY INFO

USDA Farm 894 Tract 2372

Map prepared on: 3/18/2016

Administered by: Whitley County, Indiana

77.89 Tract acres

68.27 Cropland acres

0 CRP acres

CRP

CLU

TRS: 30N10E12

Whitley Co., IN

Wetland Determination Identifiers:

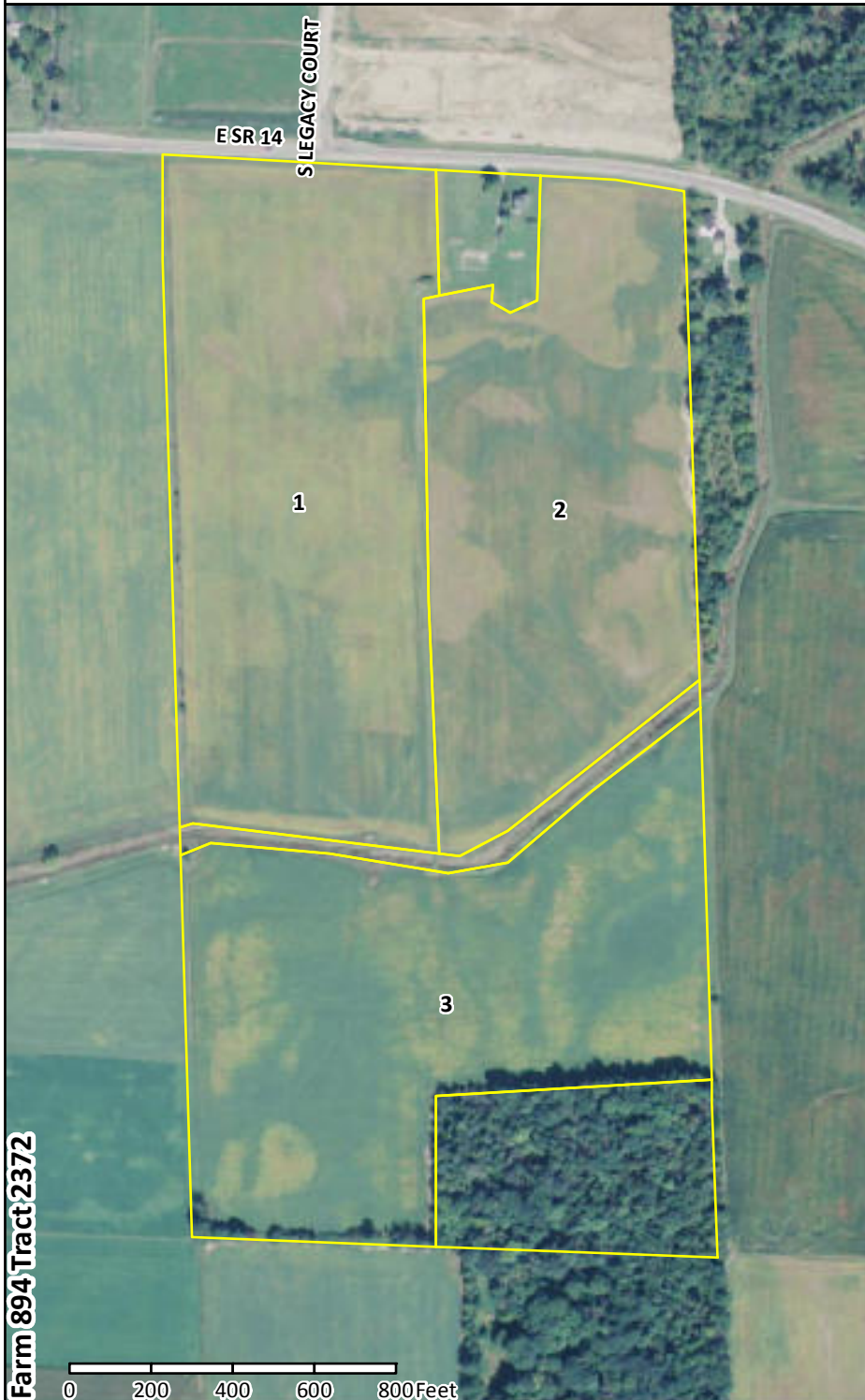
● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance

Provisions

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names



CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	24.3	N	2				Y
2	20.05	N	2				Y
3	23.92	N	2				Y

Farm 894 Tract 2372

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.





— SWINEHEART INFO BOOK —

County Information

COUNTY INFORMATION



Summary

Parcel ID 92-10-12-000-402.000-006
Alternate ID 9207-30-12-402
Property Address 7420 E State Rd 14
 Columbia City, IN 46725
Sec/Twp/Rng 12/30/10
Tax Set Jefferson Township
Subdivision N/A
Brief Tax Description E2 NW4 S12 T30 R10 78.514A
 (Note: Not to be used on legal documents)
Book/Page N/A
Acres 78.514
Class 101 - Cash grain/general farm

Owners

Deeded Owner
 Swinheart, David L & Karen L
 5120 Tall Timber Trl
 FORT WAYNE, IN 46804

Land

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
LEGAL DITCH	BMB2		5.099			1.00	1.00		1,850.00	1,850.00	9,430.00	0 -100%	0.00
PUBLIC ROAD/ROW	BMA		1.206			1.00	1.00		1,850.00	1,850.00	2,230.00	0 -100%	0.00
HOMESITE			1.000			1.00	1.00		18,000.00	18,000.00	18,000.00		18,000.00
TILLABLE LAND	BmB2		31.740			0.85			1,850.00	1,573.00	49,930.00		49,930.00
TILLABLE LAND	Pw		21.016			1.11			1,850.00	2,054.00	43,170.00		43,170.00
FARM BUILDINGS	BmB2		0.217			0.85			1,850.00	1,573.00	340.00	0 -40%	200.00
TILLABLE LAND	GsB2		4.153			0.77			1,850.00	1,425.00	5,920.00		5,920.00
FARM BUILDINGS	GsB2		0.650			0.77			1,850.00	1,425.00	930.00	0 -40%	560.00
TILLABLE LAND	BmA		6.752			0.89			1,850.00	1,647.00	11,120.00		11,120.00
WOODLAND	BmA		3.900			0.89			1,850.00	1,647.00	6,420.00	0 -80%	1,280.00
WOODLAND	Pw		2.203			1.11			1,850.00	2,054.00	4,520.00	0 -80%	900.00

Land Detail Value Sum 131,080.00

Residential Dwellings

Label
Card 01
Residential Dwelling 1
Occupancy
Story Height 1.5
Roofing Material: Asphalt shingles
Attic None
Basement Type 3/4
Basement Rec Room None
Finished Rooms 7
Bedrooms 3
Family Rooms 0
Dining Rooms 0
Full Baths 1; 3-Fixt.
Half Baths 0; 0-Fixt.
4 Fixture Baths 0; 0-Fixt.
5 Fixture Baths 0; 0-Fixt.
Kitchen Sinks 1; 1-Fixt.
Water Heaters 1; 1-Fixt.
Central Air Yes
Primary Heat Central Warm Air
Extra Fixtures 0
Total Fixtures 5
Fireplace No
Features None
Porches and Decks Masonry Stoop 112
 Enclosed Frame Porch 144

COUNTY INFORMATION

Yd Item/Spc Fture/Outbldg	WOOD FRAME DETACHED GARAGE 240 SF			
Last Updated	5/7/2004			
Construction	Floor	Base Area (sf)	Fin. Area (sf)	Value
Wood frame	1.0	910	910	67850
Wood frame	1.5	704	704	23690
Concrete block	B	608	0	18320
	Crawl	302	0	3320

Improvements

Card 01

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Comp Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Value
D	DWELL	1.5		D+2	1895	1895	AV	0.00		0	1614	108770	50	0	115	100	62500
01	DETGAR		WOOD FRAME	D	1920	1920	AV	42.29		32.14	12 x 20	7710	50	0	115	100	3900

Sales

Date	Owner 1	Owner 2	Book & Page	Amount
1/13/1999	SURVEY		9901/335	\$0.00
5/4/1998	FROM SWINEHEART D & JUSTICE J		9805/89	\$128,500.00
3/15/1990	FROM SWINEHART E & N		9003/199	\$0.00

Valuation

Assessment Year		01/01/2017	01/01/2016	03/01/2015	03/01/2014	03/01/2013
Reason for Change		Annual Trend	Annual Trend	Annual Trend	Annual Trend	Annual Trend
VALUATION	Land	\$132,000	\$138,800	\$144,300	\$144,300	\$126,500
(Assessed Value)	Improvements	\$66,400	\$65,700	\$62,600	\$60,900	\$58,900
	Total	\$198,400	\$204,500	\$206,900	\$205,200	\$185,400
VALUATION	Land	\$132,000	\$138,800	\$144,300	\$144,300	\$126,500
(True Tax Value)	Improvements	\$66,400	\$65,700	\$62,600	\$60,900	\$58,900
	Total	\$198,400	\$204,500	\$206,900	\$205,200	\$185,400

Deductions

Tax Year	Deduction Type	Amount
2006 Pay 2007	Homestead Credit/ Standard	\$33,200.00
2005 Pay 2006	Homestead Credit/ Standard	\$29,900.00
2004 Pay 2005	Homestead Credit/ Standard	\$29,900.00
2003 Pay 2004	Homestead Credit/ Standard	\$29,900.00
2002 Pay 2003	Homestead Credit/ Standard	\$0.00

Tax History

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$1,498.06	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$1,498.06	\$1,498.06
2016 Pay 2017	Property Tax Detail	Penalty	Additional 5% Penalty	\$5.21	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$104.14	\$0.00
2016 Pay 2017	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$5.21	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Schneider J #4 1st Installment Tax	\$48.80	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Schneider J #4 2nd Installment Tax	\$48.79	\$48.79
2016 Pay 2017	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$1,488.34	\$0.00
2015 Pay 2016	Property Tax Detail	Penalty	2nd Installment Penalty	\$5.21	\$5.21
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$1,488.34	\$104.14
2015 Pay 2016	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$23.55	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Schneider J #4 1st Installment Tax	\$48.80	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Schneider J #4 2nd Installment Tax	\$48.79	\$0.00

COUNTY INFORMATION

2015 Pay 2016	Special Assessment Detail	Tax	Taylor B 1st Installment Tax	\$55.35	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Taylor B 2nd Installment Tax	\$55.35	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$1,389.20	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$1,389.20	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$23.55	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Schneider J #4 1st Installment Tax	\$48.90	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Schneider J #4 2nd Installment Tax	\$48.89	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Taylor B 1st Installment Tax	\$55.35	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Taylor B 2nd Installment Tax	\$55.35	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$1,288.81	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$1,288.81	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$23.55	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Schneider J #4 1st Installment Tax	\$97.78	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Schneider J #4 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$1,227.37	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$1,227.37	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$23.55	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$41.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Property Tax Detail	Penalty	1st Installment Penalty	\$6.46	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$1,018.37	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$1,018.37	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$984.37	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$23.56	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$49.22	\$0.00
2011 Pay 2012	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$49.22	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$41.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Penalty	Whitley Co Solid Waste LY 1st Installment Penalty	\$25.00	\$0.00

Total:

Tax Year	Amount	Bal Due
2016 Pay 2017	\$3,261.27	\$1,546.85
2015 Pay 2016	\$3,266.73	\$109.35
2014 Pay 2015	\$3,063.44	\$0.00
2013 Pay 2014	\$2,751.95	\$0.00
2012 Pay 2013	\$2,519.29	\$0.00
2011 Pay 2012	\$3,215.57	\$0.00

Property taxes for 2016 Pay 2017 are certified.

First installment for 2016 Pay 2017 tax is due May 10th. The second installment is due November 13th.

Payments

Detail:

Tax Year	Payment Date	Paid By	Amount
2016 Pay 2017	5/11/2017	e payment	\$1,714.42
2015 Pay 2016	11/14/2016	e payment	\$1,488.34
2015 Pay 2016	5/10/2016	e payment	\$1,669.04
2014 Pay 2015	11/13/2015	Credit Card	\$1,493.44
2014 Pay 2015	5/11/2015	e payment	\$1,570.00
2013 Pay 2014	11/12/2014	e payment	\$1,288.81
2013 Pay 2014	5/9/2014	Swineheart, David L & Karen L	\$1,463.14
2012 Pay 2013	11/14/2013	e payment	\$1,250.00
2012 Pay 2013	5/10/2013	e payment	\$1,291.92
2011 Pay 2012	11/13/2012	e payment	\$1,089.39

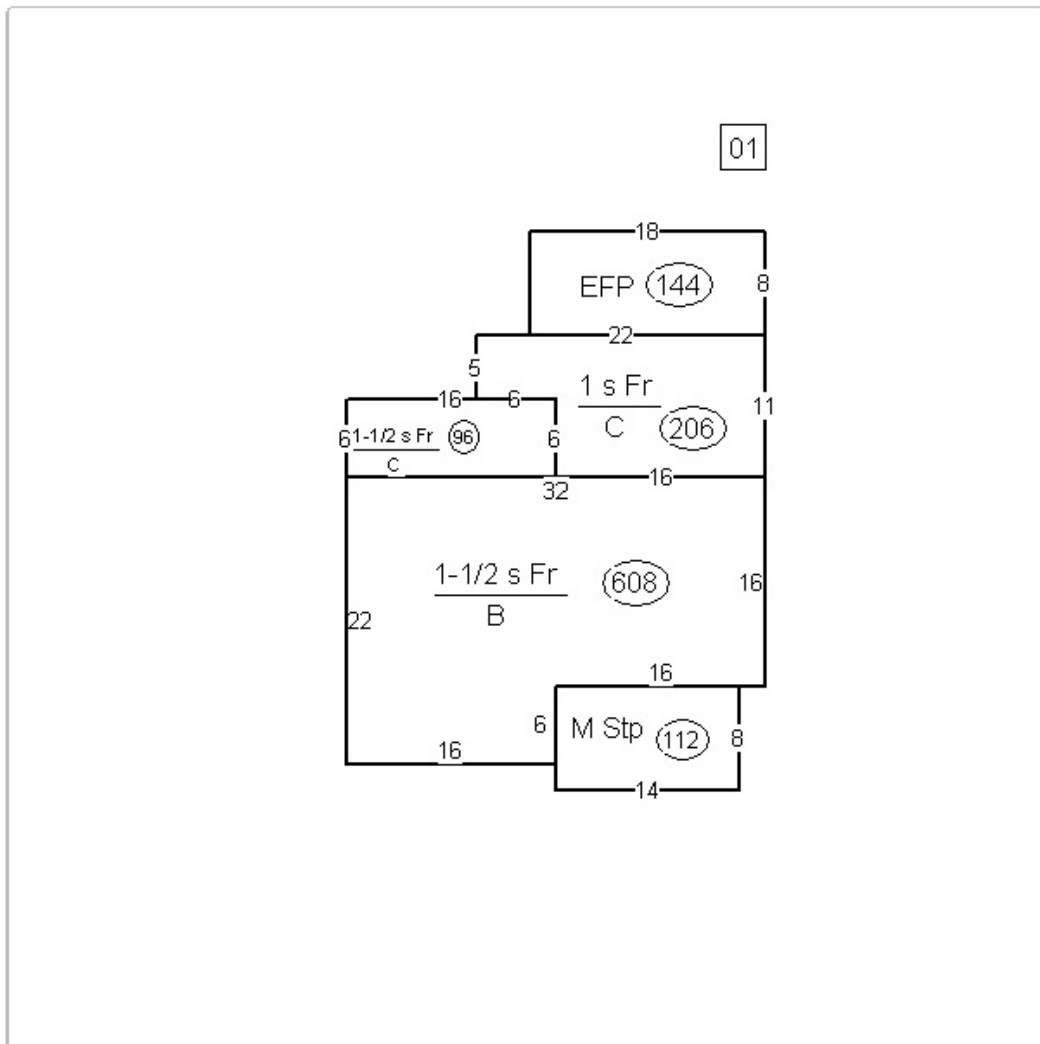
COUNTY INFORMATION

2011 Pay 2012	5/10/2012	e payment	\$1019.37
2011 Pay 2012	11/29/2011	Swinchoart, David L	\$1107.91

Total:

Tax Year	Amount
2016 Pay 2017	\$1,714.42
2015 Pay 2016	\$3,157.39
2014 Pay 2015	\$3,063.44
2013 Pay 2014	\$2,751.95
2012 Pay 2013	\$2,541.92
2011 Pay 2012	\$3,215.57

Sketches



No data available for the following modules: Transfer History.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

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Developed by
The Schneider
Corporation





— SWINEHEART INFO BOOK —

Title Work

TITLE WORK

Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment. This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

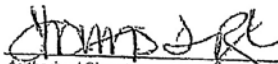
All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued through the Office of

GATES LAND TITLE CORP.
232 W VAN BUREN ST. STE 106
COLUMBIA CITY IN 46725
(260) 244-5127


Authorized Signatory THOMAS J. PUGH

ORT Form 4308
ALTA Commitment for Title Insurance 6/06


Continued on back page

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By

 President

Attest

 Secretary

TITLE WORK

Schedule A

1. Effective Date: June 16, 2017 8:00 A.M.

2. Policy or Policies to be issued: Amount

a. 11/16 Owner's Policy: \$ to be determined

Proposed Insured: To Be Determined

b. _____ Loan Policy: \$ _____

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is fee simple

4. Title to the fee simple estate or interest in the land is at the Effective Date vested in:

David L. Swineheart and Karen L. Swineheart, husband and wife, as shown on Instrument #98-5-89, in the Office of the Whitley County Recorder.

5. The land referred to in this Commitment is described as follows:

(SEE FULL DESCRIPTION ATTACHED)

TITLE WORK

Schedule A Continued

File Number

Policy Number

The East half of the Northwest Quarter of Section 12, Township 30 North, Range 10 East, Whitley County, Indiana, more particularly described as follows, to wit:

Beginning at an iron pin found at the Northeast corner of said Northwest Quarter; thence Westerly, on and along the North line of said Northwest Quarter, being within the right-of-way of State Road Number 14, a distance of 1284.6 feet to a P.K. nail at the Northwest corner of the East half of said Northwest Quarter; thence Southerly, by an interior angle of 85°-56', on and along the West line of said East half, a distance of 2669.72 feet to the Southwest corner of said East half, being a point situated 1.55 feet West of and 2.7 feet South of a rail post found; thence Easterly, by an interior angle of 93°-41'-35", on and along the South line of said Northwest Quarter, a distance of 1287.45 feet to the Southeast corner of a wood post found at the Southeast corner of said Northwest Quarter; thence Northerly, by an interior angle of 86°-14', on and along the East line of said Northwest Quarter, a distance of 2661.55 feet to the point of beginning, containing 78.514 acres of land, more or less, subject to legal right-of-way for State Road Number 14, subject to a legal drain easement for an open ditch which crosses the above described tract and subject to all other easements of record.

TITLE WORK

Schedule B-I

COMMITMENT

Requirements:

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (e) Warranty Deed to Owner's Policy Proposed Insured.
- (f) Satisfaction and release of mortgage shown as Exception 12.
- (g) Release of Exception 13.

TITLE WORK

Schedule B-II COMMITMENT

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
5. Taxes payable in the name of David L. and Karen L. Swineheart.
Tax Key Number: 92-10-12-000-402.000-006
Tax Description: E2 NW4 12-30-10 78.514A
Valuations: Land - \$138800; Improvements - \$65700; Exemptions - none.
Taxes for 2016 payable 2017: \$1,498.06 due May 10 was paid May 10; \$1,498.06 due November 10.
Taxes for the year 2017, a lien for an amount not yet due or payable.
NOTE: An annual \$53.00 user fee for recycling is collected with Spring taxes. (\$53.00 was paid May 10)
Assessment for \$48.79 due November 10 on Ditch #614-004B.
Possible future assessments on Ditches: #413-000A; #614-004B; #644-002B and #701-000A.
6. Possible easements for drainage ditches and tile drains.
7. Subject to legal right of way for State Road 14.
8. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
9. The existing improvements are not in a flood plain (In Zone X). Low areas adjacent to the open ditch are in a flood plain (In Zone A), all according to Flood Insurance Rate Map dated 04-01-88, Community No. 180298-0004B, Whitley County, Indiana.
10. Subject to legal open drain and legal tile drain as shown on survey and disclosed on surveyor's report, dated May 5, 1998 by Jerry K. Walker, Registered Surveyor. (see item #6.)
11. Subject to legal drain easements as shown on survey certified May 5, 1998 by Jerry K. Walker, Registered Surveyor.

"C O N T I N U E D"

TITLE WORK

Schedule B-II Continued

File Number

Policy Number

12. Mortgage originally for _____ executed by David L. Swineheart and Karen L. Swineheart to _____ dated February 2, 2016 and recorded February 4, 2016 as Instrument _____ in the Office of the Whitley County Recorder.
13. Assignment of Rents executed by David L. Swineheart and Karen L. Swineheart to _____ dated February 2, 2016 and recorded February 4, 2016 as Instrument _____ in the Office of the Whitley County Recorder.
14. We have made judgment searches vs: David L. Swineheart and Karen L. Swineheart; and found none.

NOTE: All recording references are to the Whitley County, Indiana, Recorder's Office.

NOTE: Effective January 1, 2004, a Sales Disclosure Form and \$15.00 fee must be presented to the County Auditor before a deed can be recorded.

NOTE: No search has been made for: notices of underground facilities; impact fee; utility bills and association dues.

NOTE: IC 27-7-3-22, Effective July 1, 2013, In a residential real estate transaction where a title policy is issued and the issuing title insurance company will also act as a settlement or closing agent, the company shall issue a closing protection letter to the lender, borrower, buyer and seller of the property. The cost of said letter is: Lender \$25.00; Borrower \$25.00; Buyer \$25.00 and Seller \$25.00. This coverage is required by statute.





— SWINEHEART INFO BOOK —

*Residential Sales
Disclosure*

RESIDENTIAL SALES DISCLOSURE



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

5/31/17

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

7420 E STATE ROAD 14 COLUMBIA CITY, IN 46725

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood				
Microwave Oven	X			
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)	X			
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks				X
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)				X
Switches and Outlets				X
Vent Fan(s)				X
60 / 100 / 200 Amp Service (Circle one)			X	
Generator	X			

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed	X			
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric			X	
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener			X	
Well			X	
Septic & Holding Tank/Septic Mound			X	
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?			X
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning			X	
Hot Water Heat	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

RESIDENTIAL SALES DISCLOSURE

Property address (number and street, city, state, and ZIP code)			
7420 E STATE ROAD 14, COLUMBIA CITY, IN 46725			
2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>4</u> Years.			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers? _____			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			X
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
4. OTHER DISCLOSURES			
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?			X
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	X		
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Are the furnace/woodstove/chimney/flue all in working order?			X
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
Is the property located within one (1) mile of an airport?		X	
<p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.</p>			
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>David J. Smith</i>	6/16/17		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>David J. Smith</i>	6/16/17		
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)





— SWINEHEART INFO BOOK —

Aqua Indiana
Sewer Connection
Process

AQUA INDIANA SEWER CONNECTION PROCESS



Residential and Development Processes

1. Call Aqua Indiana at 260-625-4700 to determine if home or development is within Aqua Indiana's servicing territory.
2. If determined that the home or development is within Aqua Indiana's servicing territory, you will be directed to Aqua Indiana's engineering department.
3. Aqua Indiana's engineering team will determine line availability for connection. This will include location of connection point and also if capacity is available within the section.
4. If it has been determined that all the above is possible then Aqua Indiana will direct you to one of two options:
 - A) Gravity Lines
 - B) Low pressure system
5. If your home is able to connect to a gravity line then the homeowner will be instructed to find a contractor to make the connection from their home to the point of connection to Aqua Indiana's sewer system. The homeowner is responsible for all cost associated with the installation and permitting of that connection. The contractor is responsible for getting in touch with Aqua Indiana's engineering department to find out approved material and method of connection and for making sure all permitting has been provided to them by the homeowner.
6. If this is a development that is able to connect to a gravity line then the Developer will seek out a professionally licensed surveyor to design the sanitary sewer system within the development. The surveying firm is finished with the design, they will submit all design requirements into Aqua Indiana's engineering department for review and approval. Once approved by Aqua Indiana's State Engineer the surveying firm will then submit to the State of Indiana (IDEM) for approval and permitting.
7. When the Developer receives their permit from IDEM, they will then reach out to Aqua Indiana's engineering department to work out a Developer contract. The contract is to assist the Developer in recouping cost of the sanitary sewer system that they paid to have installed within that development. It also assures that Aqua Indiana will receive a guarantee that all installation that was approved by Aqua Indiana and the IDEM is actually being installed.
8. If the home or development is required to put in a low pressure system then Aqua Indiana will inform either homeowner or Developer to seek out a professionally licensed engineer to design the system. Once design the engineering firm is finished

AQUA INDIANA SEWER CONNECTION PROCESS

with the design, they will submit all design requirements into Aqua Indiana's engineering department for approval.

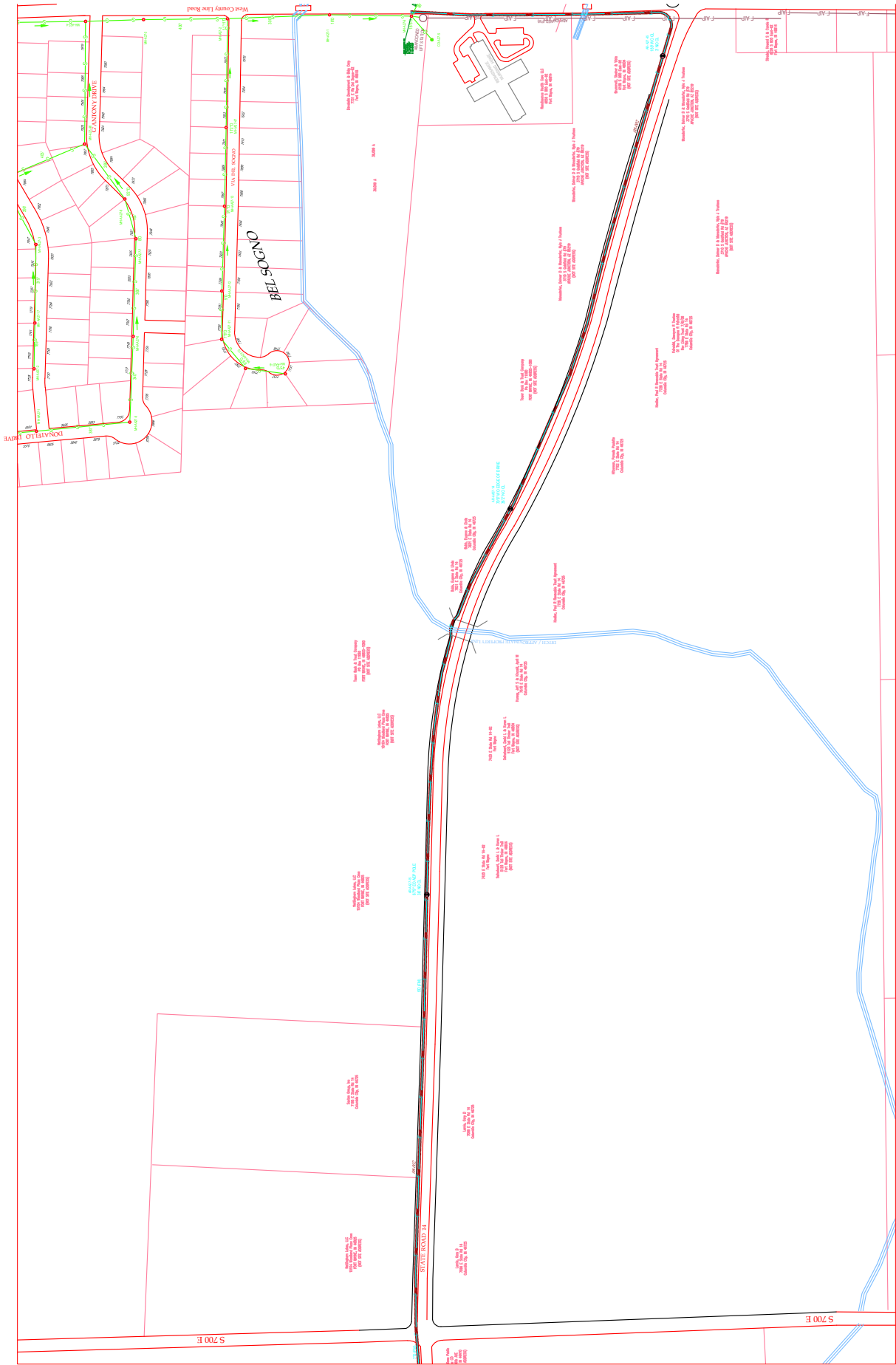
9. Most homeowners will not need to seek approval from IDEM. However, all developments will be required to submit to IDEM for approval.

10. At the completion of installation documentations will be required to be submitted into Aqua Indiana as permanent record on that property or development. Developments will require more documents than individual homes.

Aqua Indiana will walk each homeowner or Developer through the process and help assist in getting your project off the ground. If you have questions please ask to speak with anyone in the engineering department.

Thank you,
Michelle Buffenbarger
Field Operations Supervisor
Aqua Indiana- Aboite Division

AQUA INDIANA SEWER CONNECTION PROCESS

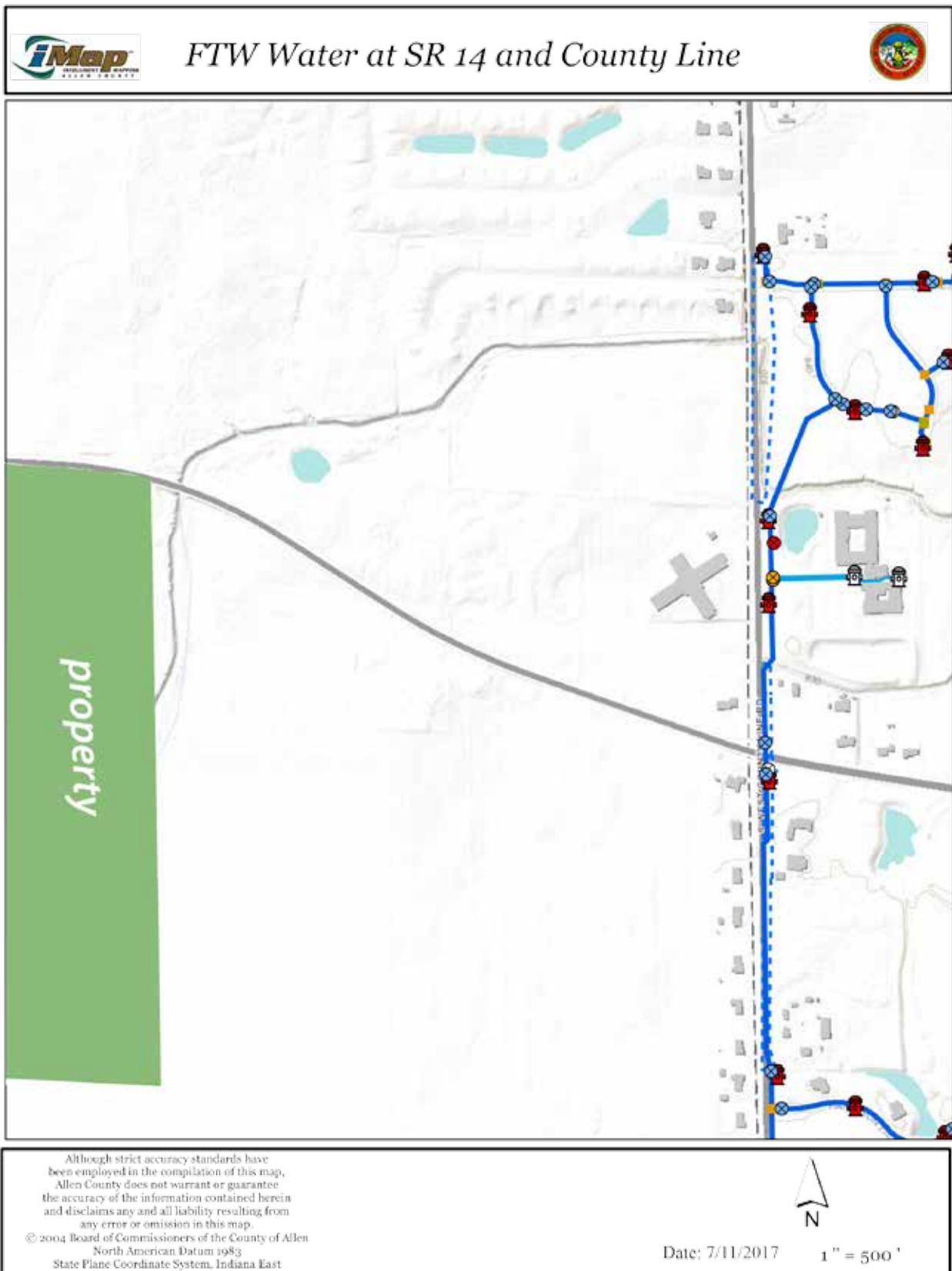


The background of the cover is a composite image. The left side, separated by a diagonal line from the top-left to the bottom-right, shows a blurred view of a river. The right side shows a clear aerial view of a landscape with a large, light-brown tilled field in the foreground, followed by a green field, and a line of trees and distant buildings on the horizon under a blue sky. The text is overlaid on this background.

— SWINEHEART INFO BOOK —

*Fort Wayne
Water Location*

FORT WAYNE WATER LOCATION



FORT WAYNE WATER LOCATION



FTW Water at SR 14 and County Line



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East



Date: 7/3/2017

1" = 167'



— SWINEHEART INFO BOOK —

Property Photos

















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