

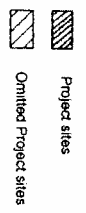
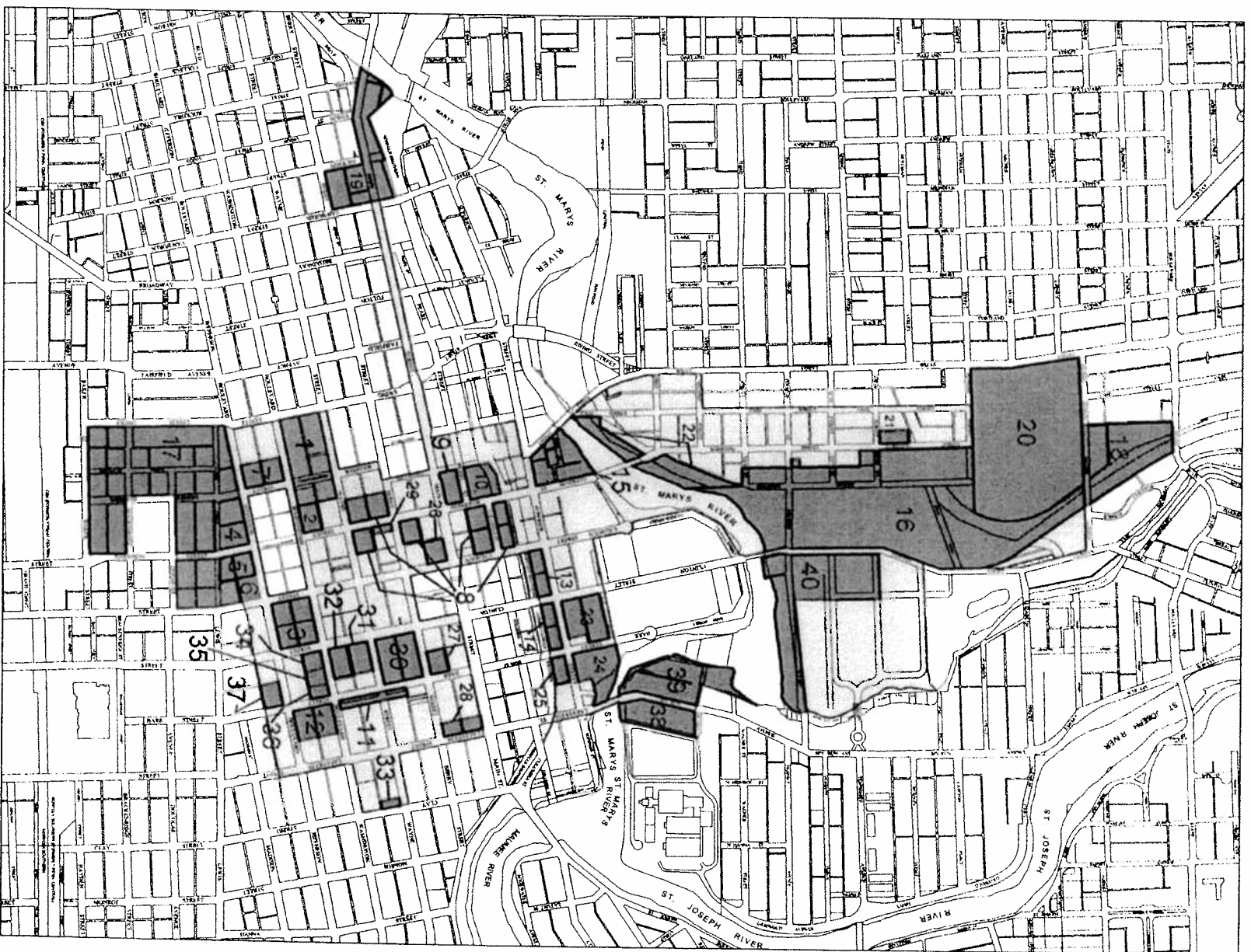
CONDOMINIUM/RETAIL AGREEMENT

EXHIBIT A

CREED DISTRICT

(See Attached)

Downtown Fort Wayne Community Revitalization Enhancement District (CREED)



1 Project site number

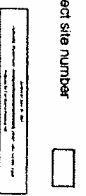


EXHIBIT B

PROPERTY DESCRIPTION

(See Attached Phase I)

Phase II and Phase III to be Determined

EXHIBIT C

**CONDOMINIUM/RETAIL ECONOMIC
DEVELOPMENT AGREEMENT**

Each of Phases I, II and III shall be comprised of approximately 30,000 square feet of commercial/retail property and 60 condominium units to be located at Harrison Square.

EXHIBIT D

(NONE)

EXHIBIT E

INFRASTRUCTURE IMPROVEMENTS

The City shall construct sidewalks, streetscape, curbing, trees and other plantings and other infrastructure or improvements at the site in areas available to public access, in an amount not to exceed One Million Four Hundred Thousand Dollars (\$1,400,000) in the aggregate for each Phase of the Project.

The date for completion of such improvements shall be mutually agreed upon.

EXHIBIT F

REQUIRED GOVERNMENTAL CONSENTS

All procedures and approvals relating to any of the following:

1. The disposition of the property must comply with the Redevelopment Statute, namely I.C. 36-7-14.
2. The abatement must be approved by the common council of the City of Fort Wayne and the Commission.
3. The CREED tax credit must be approved by the state of Indiana.
4. An Improvement Location Permit must be granted by the City of Fort Wayne.
5. A Building Permit must be approved by the Allen County Building Department.