

Do it Best – Nelson Road Parcel List

No.	Parcel No.	Owner	Property Address	Acreage (+/-)
1	02-13-09-230-001.003-041	Do it Best Real Estate Holdings LLC	Nelson Rd, Fort Wayne, IN 46803	1.76
2	02-13-09-278-002.000-041	Do it Best Corp.	Estella Ave, Fort Wayne, IN 46803	1.02
3	02-13-10-151-004.000-041	Do it Best Corp.	6502 Nelson Rd, Fort Wayne, IN 46803	13.16
4	02-13-10-151-002.000-041	Do it Best Corp.	6502 Nelson Rd, Fort Wayne, IN 46803	0.85
TOTAL:				16.79

Parcel I: 02-13-09-230-001.003-041 – 1.76ac+/-

Part of Lots 21 and 22 in Curdes Garden Addition to Fort Wayne, Indiana, the plat of which addition is recorded in Plat Book 5, page 59 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of Lot 22 in said Curdes Garden Addition; thence North 89 degrees 59 minutes 00 seconds East (assumed bearing and basis of bearings to follow), a distance of 60.00 feet along the North right-of-way line of Nelson Road to the POINT OF BEGINNING of the herein described tract; thence North 00 degrees 20 minutes 24 seconds East, a distance of 277.26 feet to a point on the North line of an existing 7.80 acre tract owned by Lea-Max Corporation; thence South 79 degrees 32 minutes 23 seconds East, a distance of 314.90 feet along said North line to a point on the East line of Lot 21 in said Curdes Garden Addition; thence South 00 degrees 20 minutes 24 seconds West, a distance of 220.00 feet (200' Deed) along said East line to a point on the North right-of-way line of said Nelson Road; thence South 89 degrees 59 minutes 00 seconds West, a distance of 310.00 feet along said North right-of-way line to the Point of Beginning. Containing 1.769 acres, more or less. Subject to easements of record.

Parcel II: 02-13-09-278-002.000-041 – 1.02ac+/-

Situated in the County of Allen and State of Indiana and known as being part of Lots Nos. 3 and 4 and Curdes Garden Addition to the City of Fort Wayne, as shown by the plat recorded in Plat Book 5, page 59 in the Office of the Recorder of Allen County, Indiana, and together forming a parcel of land, bounded and described as follows:

Beginning on the Southerly line of Nelson Road, 60 feet wide, at a point distant 437.42 feet Easterly, measured along said Southerly line, from its intersection with the Easterly line of Estella Avenue, (formerly New Haven Road), 40 feet wide; thence Easterly along the Southerly line of Nelson Road, 264.58 feet to the Easterly line of said lot No. 3; thence Southerly along the Easterly lines of said Lots Nos. 3 and 4, 229.00 feet; thence Westerly parallel with the Southerly line of Nelson Road, 264.58 feet but to a line drawn Southerly parallel with the Easterly line of Estella Avenue from the place of beginning; thence Northerly along said parallel line, 229.00 feet to the place of beginning.

Parcel III: 02-13-10-151-004.000-041 – 13.16ac+/-

A parcel of land situated in Adams Township, Allen County, State of Indiana, being a part of the Northwest $\frac{1}{4}$ of Section 10, Township 30 North, Range 13 East, bounded and described as follows:

Beginning in the East line of a highway, 33 feet in width, known as Nelson Road (formerly known as Garden Street), at the Southwest corner of Lot Number 7 in Curdes Garden Addition to Fort Wayne, as shown in Plat Book 5, page 59, Allen County Records (which is also the Northwest corner of Lot Number 8 of said Addition);

Thence North along said East line of said highway (which line is also the West line of said Lot Number 7, about 227 feet to the Northwest corner of said Lot Number 7 in said Curdes Garden Addition;

Thence East along the North line of said Lot Number 7 and the North line of Lots Numbers 9, 10, 11 and 12 and the prolongation East of the North line of said Lot Number 12, in said Curdes Garden Addition to Fort Wayne, about 1227 feet to the intersection of the prolongation Northerly of the East line of Lot Number 12 in said Curdes Garden Addition;

Thence South along the Northerly prolongation of the East line of said Lot Number 12 and the East line of said Lot Number 12, a distance of 400 feet;

Thence West, parallel to the South line of Lots Numbers 12, 11, 10 and 9, in Curdes Garden Addition to Fort Wayne, about 890.6 feet to a point in the West line of said Lot Number 9;

Thence Northerly along the West line of said Lot Number 9, about 174 feet to the Southeast corner of Lot Number 7 in said Curdes Garden Addition, which is also the Northeast corner of Lot Number 8 of said Addition;

Thence West along the South line of said Lot Number 7, about 360 feet to the point of beginning, containing about 9.90 acres of land, be the same more or less.

ALSO:

Lot Numbered Eight (8) in Curdes Garden Addition to the City of Fort Wayne, according to the recorded plat thereof.

ALSO:

The North $\frac{1}{2}$ of Lot Numbered 6 Curdes Garden Addition to the City of Fort Wayne, in Allen County, Indiana.

ALSO:

The South ½ of Lot Number Six (6) in Curdes Garden Addition to the City of Fort Wayne, Allen County, Indiana, according to the recorded plat thereof.

ALSO:

Situate in Township of Adams, County of Allen, State of Indiana, being a part of the southerly fifty-four (54) feet of Sublots 9, 10, 11 and 12 of the Curdes Garden Addition to the City of Fort Wayne, as recorded in Volume 5 of maps, page 59 of Allen County Plat records.

Parcel IV: 02-13-10-151-002.000-041 -.85ac +/-

The South ½ of Lot Number Six (6) in Curdes Garden Addition to the City of Fort Wayne, Allen County, Indiana, according to the recorded plat thereof.

LESS AND EXCEPT:

A part of Lots 3 and 4 in Curdes Garden Addition to Fort Wayne, Indiana, the plat of which addition is recorded in Plat Book 5, page 59 in the Office of the Recorder of Allen County, Indiana, described as follows:

Beginning at a point on the east line of said Lot 3 South 0 degrees 45 minutes 21 seconds East 25.00 feet from the northeast corner of said Lot 3, which point of beginning is on the south boundary of Nelson Road; thence South 0 degrees 45 minutes 21 seconds East 229.00 feet along said east line and along the east line of said Lot 4 to the northeast corner of the South 200 feet of said Lot 4; thence South 89 degrees 24 minutes 39 seconds West 84.03 feet along the north line of the South 200 feet of said Lot 4; thence North 0 degrees 20 minutes 37 seconds West 229.00 feet to the south boundary of said Nelson Road; thence North 89 degrees 24 minutes 39 seconds East 82.38 feet along the boundary of said Nelson Road to the point of beginning and containing 19,053 square feet, more or less.

LESS AND EXCEPT:

A part of the North Half of Lot 6 in Curdes Garden Addition to Fort Wayne, Indiana, the plat of which addition is recorded in Plat Book 5, page 59 in the Office of the Recorder of Allen County, Indiana, described as follows:

Beginning at a point on the west line of said lot South 0 degrees 45 minutes 21 seconds East 25.00 feet from the northwest corner of said lot, which point of beginning is on the south boundary of Nelson Road; thence North 89 degrees 24 minutes 39 seconds East 59.62 feet along the boundary of said Nelson Road; thence South 0 degrees 20 minutes 37 seconds East 202.00 feet to the south line of the North Half of said lot; thence South 89 degrees 24 minutes 39 seconds West 58.17 feet along said south line to the southwest corner of the North Half of said

lot; thence North 0 degrees 45 minutes 21 seconds West 202.00 feet along the west line of said lot to the point of beginning and containing 11,897 square feet, more or less.

LESS AND EXCEPT:

A part of the South Half of Lot 6 in Curdes Garden Addition to Fort Wayne, Indiana, the plat of which addition is recorded in Plat Book 5, page 59 in the Office of the Recorder of Allen County, Indiana, described as follows:

Beginning at the southwest corner of said lot; thence North 0 degrees 45 minutes 21 seconds West 227.00 feet along the west line of said lot to the northwest corner of the South Half of said lot; thence North 89 degrees 24 minutes 39 seconds East 58.17 feet along the north line of the South Half of said lot; thence South 0 degrees 20 minutes 37 seconds East 167.81 feet; thence South 45 degrees 20 minutes 37 seconds East 32.53 feet; thence North 89 degrees 39 minutes 23 seconds East 31.00 feet; thence South 0 degrees 20 minutes 37 seconds East 35.96 feet to the south line of said lot; thence South 89 degrees 24 minutes 39 seconds West 110.54 feet along said south line to the point of beginning and containing 15,232 square feet, more or less.