KOSCIUSKO COUNTY COMMUNITY DOG PARK

Adam Fox, Zimmer Inc. Bruce Sawvel, Dalton Corporation Lisa McAdam, Lake City Bank

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Wouldn't it be nice to have a park in our Community that welcomes our four-legged friends?

Two years ago, a KLA group presented a White Paper Project for a "Community Bark Park." Our Group liked the idea presented in this White Paper project and felt we could take the concept one step further.

The previous KLA group outlined the essentials for their "Bark Park", based on a Dog Park located in Goshen, Indiana, as well as guidelines found on the website dogpark.com. Our KLA group researched the next steps to bring this project one step closer to reality.

The original KLA white paper was a novel concept, but it did not address the core problems associated with creating a Community Dog Park. The primary hurdles being financial backing for the initial construction and the cost associated with the on-going operation of the Park. With our expertise in Management, Engineering, and Finance, we believe we can accomplish our goal at hand.

While addressing the financial obstacles, it became apparent to our KLA group that a strategic partner would be advantageous to meet our goal. While seeking potential partners, one of our KLA members joined the Kosciusko Animal Welfare League Board of Directors. It was through this commitment to our Community that we found and pursued the AWL to support our Project. We presented our ideas to the Board of Directors, who agree a County-wide Dog Park would be beneficial to the community. The Community Dog Park falls in line with their long-term vision of expanding their current range of services, which lends the experience and knowledge we need to further develop the Project.

The Animal Welfare League of Kosciusko County has been a long time provider of pet and animal services in our community. On average, the Animal Welfare League currently provides services to 160 animals per month. Of these animals, over forty percent are placed in adoptive homes, while the remaining sixty percent are euthanized. We believe a Community-wide Dog Park will be able to serve a dual purpose. The first is to raise awareness on the spay/neuter program and second to provide a social atmosphere for pet owners to play with their pets.

The AWL also believes with their new Spay and Neuter Program, as well as developing a new adoption center, they can dramatically reduce the number of animals euthanized in Kosciusko County. The AWL would like a new facility to house the Community Animal Adoption Center, separate from their current facility. This new facility could incorporate the Community Dog Park in their plans. This partnership would alleviate any concerns with the on-going maintenance of the Park, as well as liability insurance coverage.

Our research shows the cost of land is a significant expense associated with creating a Community Dog Park. We have found five (5) Commercial Zoned properties for sale ₁, which we feel would be suitable. The most practical property is approximately one acre of land with an existing building, which could serve as the AWL's new Adoption Center. While the cost of the property is considerable, approximately \$150,000, it is both centrally located to the Community and conveniently located within ¹/₄ mile of the existing AWL facility.

By joining forces with the Animal Welfare League, our KLA Group believes it is possible to accomplish both goals; having a safe place to for pets and owners to exercise and play, as well as meeting the Community's need for a new Animal Adoption Center. We believe through corporate donations, the KLA White Paper award, the AWL's building fund, and community contributions, the Kosciusko County Community Dog Park will become more than just an idea.

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Bay Width -Building/ste 1 7 Bay Width -Building/ste 2 - Bay Width -Building/ste 3 - # Of Restrms -Bldg/ste 1 1 Width -Building/ste 3 - # Of Restrms -Bldg/ste 1 1 Mo Restrms -Bldg/ste 2 - # Of Restrms -Bldg/ste 3 - Apx Paved SqFt NONE Incorp N Showing Instructions CALL OFFICE Entry Type Lockbox Box # 6529135 Directions New 30 to 325 E, turn left on right. Original Price \$169,000 Days On Market 324 Days On MLS 324 324 - FEATURES - Foundation Gravel Road Vinyl Central Air Slab State Highway Incorp Miscellaneous Exterior Slab Handicap Accessible Stories Onsite Parking Level Parking Level Parking One Pole Sign Halls 42 + Wide Documents On File Electric Fixtures Survey Prop Disclosure		-		Ceiling Hghts -Bldg/ste 3	- 1
Bay Width -Building/ste 3 - # Of Restrms -Bldg/ste 1 1 # Of Restrms -Bldg/ste 2 - # Of Restrms -Bldg/ste 3 - Apx Paved SqFt NONE Incorp N Showing Instructions CALL OFFICE Entry Type Lockbox Box # 6529135 Directions New 30 to 325 E, turn left on right. Days On MLS 324 FEATURES Construction Cooling Basement Roads Vinyl Central Air Slab State Highway Location Electric Foundation Gravel Road Free Standing Miscellaneous Exterior Slab Handicap Accessible One Pole Sign Halls 42 + Wide Documents On File Electric Fixtures Survey Prop Disclosure FINANCIAL		7		Bay Width -Building/ste 2	
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Parcel # 003-063-025 Tax Id # 0372601188 Rent NO Approx Annual Tax TBD 110/MO 110/MO 110/MO					TOP Disclosure
Rent NO Approx Annual Tax TBD		003.06	3-025	Tax ld #	0372601188
Rent 110/MO					

ALL FIELDS DETAIL				
	MIs # Status Type Address City State Zip Area Class Asking Price Sale/Rent	1066 Active INDUSTRIAL 310 ARGONNE F WARSAW IN 46580 10 COMMERCIAL/II \$295,000 For Sale		None City Water City Sewer
	IDX Include	Yes		
GENERAL				D. May Deinhaw Deelkers Inc.
Agent Buyer(s) Excluded Buyer Broker Commission	N	nan - (574) 267-8513	Listing Office 1 Commission Disclosure Zoning	ReMax Rainbow Realtors, Inc Main (574) 267-2239 N Commercial
Terms Possession	Cash Negotiable)	Listing Type Owners Last Name Lake	Exclusive Right CALL None
Occupancy Lake Type Ski Lakes County	Owner None No Kosciusko		Lake Barbee Lake Chain Listing Date Township	No 4/16/2001 Wayne
Legal Descriptions Approx Road Frontage Personal Property	LOTS 317 100.00 N	, 318, 319 7TH ADDITION	Approx # Of Acres Approx Lot Dimensions Business Business & Real Estate	0.00 132X120 N R
Real Estate Income Figures Available Business Type Yr Built -Bldg/ste 1	Y Y WHATEV 1946	ER YOU WANT	Lease Business Name Associated Document Count	N WHATEVER YOU WANT 1
Grss SqFt -Bidg/ste 1 Floor -Building/ste 1 Ceiling Hghts -Bidg/ste 1 # Of Restrms -Bidg/ste 1 incorp	4956 CONCRE UNKNOW 2 Y		Office SqFt -Bldg/ste 1 Lighting -Building/ste 1 Bay Width -Building/ste 1 Apx Paved SqFt Showing Instructions	1600 FLOURES NONE 1000 CALL OFFICE
Entry Type Directions	ARGONN	CENTER STREET, S ON WARSAW	Box # Original Price	None \$159,900 1773
Days On Market	1773		Days On MLS	
Construction Aluminum/Steel	Heating Gas For	ced Air	Cooling None	
Stories One			Foundation Slab	خ
FINANCIAL				
Parcel # Rent Exemptions	00406008 NONE N	62	Tax ld # Approx Annual Tax Utl/Avg/Mo	004-051-055 1289 UNK
Assessments Prop Owner Assoc	Other N		Gas Co Electric Company	NIPSCO NIPSCO
ADDENDUM				
GREAT BUILDING THAT	S PRIME COMMERC	AL(C2) REAL ESTATE. YO	U"LL HAVE 132" OF FRONTAGE W	ITH BUILDING ON ARGONNE ROAD.
REMARKS PRIME C-2 REAL ESTATE	. 132 FEET OF FROM	NTAGE WITH BUILDING ON	NARGONNE ROAD.	
DISCLAIMER	reliable, but not guar	anteed.	-	
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ALL FIELDS DETAIL				
	MIs # Status Type Address City	13892 Active COMMERCIAL 985 N LAKE ST. WARSAW	Present Use Restrictions Location	Vacant No In Town
	State Zip Area Class Asking Price Sale/Rent IDX Include	IN 46580 10 LOTS/LAND \$129,000 For Sale Yes		
GENERAL				
gent	Judy Brown	n - (574) 269-6985	Listing Office 1	ReMax Rainbow Realtors, Inc Main (574) 269-6911
Comm. Disc. Buyer Broker Commissio Dwners Last Name	DIRICO		Buyer(s) Excluded Terms Lake Bldg.Committee Approval	N Cash None N
Listing Date Possession Zoning County	9/9/2005 At Closing Commercia Kosciusko	al	Listing Type Township Approx # Of Acres	Exclusive Right Wayne 1.65
Price Per Acre Subdivision Middle School Restrictions	\$0 N Park Ade Lakeview N	dition	Approx Lot Dimensions Elementary School High School Set Back Front	1.65 A Madison Warsaw 15
Set Back Rear Min Sqft Required Directions Driginal Price	0 NO Lake St. to \$129,000	sign.	Set Back Sides Legal Descriptions Associated Document Count Days On Market	15 PT OUTLOT 3 NORTH LAKE ADD 0 166
Price/Sq Feet	\$78,181.8	2	Days On MLS	166
FEATURES			Documents On File	
Sewer City Sewer Available Utilities Natural Gas Available	Lot Descr Cleared Level		Survey	
FINANCIAL				
Parcel # Approx Annual Tax Prop Owners Assoc Due Incorporated Area	004-037-0 1,783.00 s N Y NIPSCO	09	Tax Id # Assessed Value Exemptions Assessments Electric Company	0471200233 100,600 N N NIPSCO
Gas Company DISCLAIMER	111 000		/	
This information is deeme	d reliable, but not guara	anteed.		Nacart