

KOSCIUSKO COUNTY COMMUNITY DOG PARK

Adam Fox, Zimmer Inc.
Bruce Sawvel, Dalton Corporation
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KOSCIUSKO COUNTY COMMUNITY DOG PARK

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, 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 ¼ 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.

ALL FIELDS DETAIL



| | | | |
|---------------------|-----------------------|-------------------------|--------------|
| Mls # | 12476 | Parking Capacity | 6-10 |
| Status | Active | Water Supply | Well Private |
| Type | RETAIL | Sewer | Septic |
| Address | 902 S 325 E | | |
| City | WARSAW | | |
| State | IN | | |
| Zip | 46580 | | |
| Area | 10 | | |
| Class | COMMERCIAL/INDUSTRIAL | | |
| Asking Price | \$150,000 | | |
| Sale/Rent | For Sale | | |
| IDX Include | Yes | | |

GENERAL

| | | | |
|----------------------------------|---------------------------------|-----------------------------------------|----------------------------------------------------|
| Agent | Judy Brown - (574) 269-6985 | Listing Office 1 | ReMax Rainbow Realtors, Inc. - Main (574) 269-6911 |
| Buyer(s) Excluded | N | Commission Disclosure | Y |
| Buyer Broker Commission | 2.4 | Zoning | Commercial |
| Terms | Cash | Listing Type | Exclusive Right |
| Possession | Negotiable | Owners Last Name | CHURCH |
| Occupancy | Owner | Lake | None |
| Lake Type | None | Listing Date | 4/4/2005 |
| County | Kosciusko | Township | Wayne |
| Legal Descriptions | 3-63-25 LOT 1 JIM STOUDEER ADD. | Approx # Of Acres | 1.09 |
| Approx Road Frontage | 1.09 | Approx Lot Dimensions | IRREG |
| Personal Property | None | Business | N |
| Real Estate | Y | Business & Real Estate Lease | N |
| Income Figures Available | N | Business Name | C & C OUTFITTERS |
| Business Type | RETAIL | Yr Built -Bldg/ste 2 | - |
| Yr Built -Bldg/ste 1 | 2003 | Yr Built -Bldg/ste 3 | - |
| Associated Document Count | 1 | Grss SqFt -Bldg/ste 2 | - |
| Grss SqFt -Bldg/ste 1 | 1500 | Office SqFt -Bldg/ste 1 | - |
| Grss SqFt -Bldg/ste 2 | - | Office SqFt -Bldg/ste 3 | - |
| Office SqFt -Bldg/ste 2 | - | Wrhse SqFt -Bldg/ste 2 | - |
| Wrhse SqFt -Bldg/ste 1 | - | Retail SqFt -Bldg/ste 1 | 1500 |
| Wrhse SqFt -Bldg/ste 3 | - | Retail SqFt -Bldg/ste 3 | - |
| Retail SqFt -Bldg/ste 2 | - | Manfct SqFt -Bldg/ste 2 | - |
| Manfct SqFt -Bldg/ste 1 | - | Floor -Building/ste 1 | CONCRETE |
| Manfct SqFt -Bldg/ste 3 | - | Floor -Building/ste 3 | - |
| Floor -Building/ste 2 | - | Lighting -Building/ste 2, | - |
| Lighting -Building/ste 1 | FL | Ceiling Hghts -Bldg/ste 1 | 8.3 |
| Lighting -Building/ste 3 | - | Ceiling Hghts -Bldg/ste 3 | - |
| Ceiling Hghts -Bldg/ste 2 | - | Bay Width -Building/ste 2 | - |
| Bay Width -Building/ste 1 | 7 | # Of Restrms -Bldg/ste 1 | 1 |
| Bay Width -Building/ste 3 | - | # Of Restrms -Bldg/ste 3 | - |
| # Of Restrms -Bldg/ste 2 | - | Incorp | N |
| Apx Paved SqFt | NONE | Entry Type | Lockbox |
| Showing Instructions | CALL OFFICE | Directions | New 30 to 325 E, turn left on right. |
| Box # | 6529135 | Days On Market | 324 |
| Original Price | \$169,000 | | |
| Days On MLS | 324 | | |

FEATURES

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|---------------------|-------------------------------|-------------------|----------------------------|
| Construction | Cooling | Basement | Roads |
| Vinyl | Central Air | Slab | State Highway |
| Location | Electric | Foundation | Gravel Road |
| Free Standing | Miscellaneous Exterior | Slab | Handicap Accessible |
| Stories | Onsite Parking | | Level Parking |
| One | Pole Sign | | Halls 42 + Wide |
| Heating | Miscellaneous Interior | | Documents On File |
| Electric | Fixtures | | Survey |
| | | | Prop Disclosure |

FINANCIAL

| | | | |
|-------------------|-------------|--------------------------|------------|
| Parcel # | 003-063-025 | Tax Id # | 0372601188 |
| Rent | NO | Approx Annual Tax | TBD |
| Exemptions | NO | Utl/Avg/Mo | 110/MO |

ALL FIELDS DETAIL

| | | | |
|---------------------|-----------------------|-------------------------|------------|
| Mls # | 1066 | Parking Capacity | None |
| Status | Active | Water Supply | City Water |
| Type | INDUSTRIAL | Sewer | City Sewer |
| Address | 310 ARGONNE ROAD | | |
| City | WARSAW | | |
| State | IN | | |
| Zip | 46580 | | |
| Area | 10 | | |
| Class | COMMERCIAL/INDUSTRIAL | | |
| Asking Price | \$295,000 | | |
| Sale/Rent | For Sale | | |
| IDX Include | Yes | | |

GENERAL

| | | | |
|----------------------------------|-----------------------------------------------|-----------------------------------|-------------------------------------------------------|
| Agent | Dan Widaman - (574) 267-8513 | Listing Office 1 | ReMax Rainbow Realtors, Inc. - Main (574) 267-2239 |
| Buyer(s) Excluded | N | Commission Disclosure | N |
| Buyer Broker Commission | 2.8 | Zoning | Commercial |
| Terms | Cash | Listing Type | Exclusive Right |
| Possession | Negotiable | Owners Last Name | CALL |
| Occupancy | Owner | Lake | None |
| Lake Type | None | Barbee Lake Chain | No |
| Ski Lakes | No | Listing Date | 4/16/2001 |
| County | Kosciusko | Township | Wayne |
| Legal Descriptions | LOTS 317, 318, 319 7TH ADDITION | | |
| Approx Road Frontage | 100.00 | Approx # Of Acres | 0.00 |
| Personal Property | N | Approx Lot Dimensions | 132X120 |
| Real Estate | Y | Business | N |
| Income Figures Available | Y | Business & Real Estate | R |
| Business Type | WHATEVER YOU WANT | Lease | N |
| Yr Built -Bldg/ste 1 | 1946 | Business Name | WHATEVER YOU WANT |
| Grss SqFt -Bldg/ste 1 | 4956 | Associated Document Count | 1 |
| Floor -Building/ste 1 | CONCRET | Office SqFt -Bldg/ste 1 | 1600 |
| Ceiling Hghts -Bldg/ste 1 | UNKNOWN | Lighting -Building/ste 1 | FLOURES |
| # Of Restrms -Bldg/ste 1 | 2 | Bay Width -Building/ste 1 | NONE |
| Incorp | Y | Apx Paved SqFt | 1000 |
| Entry Type | None | Showing Instructions | CALL OFFICE |
| Directions | US 30 TO CENTER STREET, S ON ARGONN WARSAW | Box # | None |
| Days On Market | 1773 | Original Price | \$159,900 |
| | | Days On MLS | 1773 |

FEATURES

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|---------------------|----------------|-------------------|----------------|----------------|------|
| Construction | Aluminum/Steel | Heating | Gas Forced Air | Cooling | None |
| Stories | One | Foundation | Slab | | |

FINANCIAL

| | | | |
|-------------------------|------------|--------------------------|-------------|
| Parcel # | 0040600862 | Tax Id # | 004-051-055 |
| Rent | NONE | Approx Annual Tax | 1289 |
| Exemptions | N | Util/Avg/Mo | UNK |
| Assessments | Other | Gas Co | NIPSCO |
| Prop Owner Assoc | N | Electric Company | NIPSCO |

ADDENDUM

GREAT BUILDING THAT'S PRIME COMMERCIAL(C2) REAL ESTATE. YOU'LL HAVE 132" OF FRONTAGE WITH BUILDING ON ARGONNE ROAD.

REMARKS

PRIME C-2 REAL ESTATE. 132 FEET OF FRONTAGE WITH BUILDING ON ARGONNE ROAD.

DISCLAIMER

This information is deemed reliable, but not guaranteed.

ALL FIELDS DETAIL

| | | | |
|---------------------|----------------|---------------------|---------|
| Mis # | 13892 | Present Use | Vacant |
| Status | Active | Restrictions | No |
| Type | COMMERCIAL | Location | In Town |
| Address | 985 N LAKE ST. | | |
| City | WARSAW | | |
| State | IN | | |
| Zip | 46580 | | |
| Area | 10 | | |
| Class | LOTS/LAND | | |
| Asking Price | \$129,000 | | |
| Sale/Rent | For Sale | | |
| IDX Include | Yes | | |

GENERAL

| | | | |
|--------------------------------|-----------------------------|----------------------------------|-------------------------------------------------------|
| Agent | Judy Brown - (574) 269-6985 | Listing Office 1 | ReMax Rainbow Realtors, Inc. - Main (574) 269-6911 |
| Comm. Disc. | Y | Buyer(s) Excluded | N |
| Buyer Broker Commission | 2.0 | Terms | Cash |
| Owners Last Name | DIRICO | Lake | None |
| Listing Date | 9/9/2005 | Bldg. Committee Approval | N |
| Possession | At Closing | Listing Type | Exclusive Right |
| Zoning | Commercial | Township | Wayne |
| County | Kosciusko | Approx # Of Acres | 1.65 |
| Price Per Acre | \$0 | Approx Lot Dimensions | 1.65 A |
| Subdivision | N Park Addition | Elementary School | Madison |
| Middle School | Lakeview | High School | Warsaw |
| Restrictions | N | Set Back Front | 15 |
| Set Back Rear | 0 | Set Back Sides | 15 |
| Min Sqft Required | NO | Legal Descriptions | PT OUTLOT 3 NORTH LAKE ADD |
| Directions | Lake St. to sign. | Associated Document Count | 0 |
| Original Price | \$129,000 | Days On Market | 166 |
| Price/Sq Feet | \$78,181.82 | Days On MLS | 166 |

FEATURES

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|----------------------------|------------------------|--------------------------|
| Sewer | Lot Description | Documents On File |
| City Sewer | Cleared Lot | Survey |
| Available Utilities | Level | |
| Natural Gas Available | | |

FINANCIAL

| | | | |
|-------------------------------|-------------|-------------------------|------------|
| Parcel # | 004-037-009 | Tax Id # | 0471200233 |
| Approx Annual Tax | 1,783.00 | Assessed Value | 100,600 |
| Prop Owners Assoc Dues | N | Exemptions | N |
| Incorporated Area | Y | Assessments | N |
| Gas Company | NIPSCO | Electric Company | NIPSCO |

DISCLAIMER

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*Vacant
land*