

**ORDINANCE NO. 01-2017**



**AN ORDINANCE TO CREATE THE  
SOUTH PLAINFIELD ECONOMIC IMPROVEMENT DISTRICT**

**WHEREAS**, the Town of Plainfield, Hendricks County, Indiana ("Town") has a number of significant industrial parks within its town limits; and

**WHEREAS**, the Town has received a petition ("Petition") from the property owners within a certain district of the industrial parks requesting the creation of an economic improvement district for the purpose of acting in the best interest of the district's business community, supporting the property owners and businesses particularly as it pertains to public transportation and the attraction, creation, retention, and training of a stable work force; and

**WHEREAS**, the Town provided notice of a public hearing on the Petition as required by I.C. 36-7-22-6 and I.C. 5-3-1; and

**WHEREAS**, the Town conducted a public hearing on the Petition on the 9<sup>TH</sup> day of January, 2017 in accordance with I.C. 36-7-22-6.

**NOW, THEREFORE, CONCERNING THE PETITION, THE TOWN FINDS AS FOLLOWS:**

1. The Petition meets the requirements of Sections 4, 5 and 7 of I.C. 36-7-22; and
2. The economic improvements project will provide special benefits to property owners in the district and will be of public utility and benefit; and
3. The benefits provided by the project will be new benefits that do not replace benefits existing before the establishment of the district; and
4. The formulae to be used for the assessment of benefits is appropriate; and
5. A majority of the owners of real property within the proposed district signed the Petition; and
6. The Petition was signed by the owners of real property constituting more than fifty percent (50%) of the assessed valuation in the proposed district.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PLAINFIELD, INDIANA, AS FOLLOWS:**

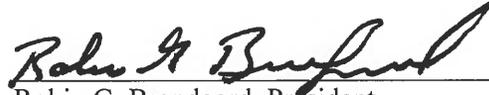
1. The South Plainfield Economic Improvement District ("District") is hereby established as petitioned by the owners of real property within the District.

28 + 2  
67

2. The District shall be comprised of the parcels identified on the map, Exhibit A; and identified by name, address, existing land use and zoning on Exhibit B.
3. The District shall be established for a period of three years from the date of this ordinance, at which time it shall cease to exist unless a majority of the owners present to the Council a petition to continue the District and the District is approved for an additional period of time.
4. The Board of Directors of the South Plainfield Economic Improvement District (the "Board") shall have the authority to oversee and manage the EID to: a) manage and implement the economic improvement project (the "Project") specifically and exclusively related to identification and retention of workers and transportation of workers to be carried out within as well as to and from the EID, in accordance with I.C. §36-7-22-3 and Indiana law, and the estimated annual cost of such Project being \$300,000; b) to determine special assessments ("EID Assessments") to fund the Project in accordance with I.C. §36-7-22-7(a)(4), I.C. §36-7-22-12, and I.C. §36-7-22-17; and c) to exercise any other powers and authority necessary to further the purpose of the EID in accordance with the provisions of I.C. §36-7-22 and Indiana law.
5. The Board shall authorize the use of annual assessed value as determined by the Hendricks County Assessor's office as the basis for determining the percentage of the total benefit to be received by each parcel of property within the EID in accordance with the requirements of I.C. §36-7-22-5. Each parcel will be within reasonable walking distance of the transportation provide by the Project and each parcel has the potential to benefit from the Project according to its current use and zoning classification.
6. The Board shall authorize the levy of EID Assessments for a period of three (3) years beginning in 2017, payable in semi-annual installments.
7. The Board of Directors shall be made up of at least three members and may be drawn from the following proposed list: a) Appointee by Duke Realty b) Appointee by Western A Midwest c) Appointee by OVB Indianapolis Industrial LLC d) Appointee by ProLogis Logistics Services e) Appointee by Cabot f) Appointee by Meritx g) Appointee by LIT Industrial Limited Partnership and h) Appointee by Town of Plainfield (non-voting)
8. Upon the adoption of this ordinance, the Clerk-Treasurer of the Town shall cause a certified copy of this ordinance, including the exhibits, to be filed with the Hendricks County Auditor, Assessor and any other Hendricks County Government officials as shall be necessary to establish the District and enable the Board to operate.

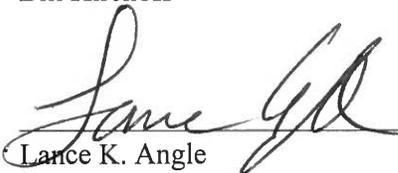
Adopted by the Town Council of the Town of Plainfield, Indiana this 23<sup>rd</sup> day of January, 2017.

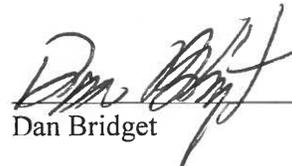
TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA

  
Robin G. Brandgard, President

  
Kent McPhail

Bill Kirchoff

  
Lance K. Angle

  
Dan Bridget

Attested by:

  
Wesley R. Bennett, Clerk-Treasurer of  
the Town of Plainfield, Indiana

ATTACH COPY OF ADVERTISMENT HERE

TOWN OF PLAINFIELD

To: Hendricks Co. Flyer  
8109 Kingston St. Ste 500  
Avon, IN 46123

Hendricks County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines  
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COMPUTATION OF CHARGES

57 lines, 1 columns wide equals  
57 equivalent lines at 0.4507 cents per line  
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Total Amount of Claim

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\_\_\_\_\_ \$ 25.69  
\_\_\_\_\_ \$ 25.69

DATA FOR COMPUTING COST

Width of single column in picas 9.9 Size of type 7 point.  
Number of insertions \_\_\_\_\_ 1

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper \_\_\_\_\_ 1 times. The dates of publication being as follows:  
December 17, 2016

Additionally, the statement checked below is true and correct:

- \_\_\_\_\_ Newspaper does not have a Web site.
- Newspaper has a Web site and this public notice was posted on the same day as it was published in the newspaper.
- \_\_\_\_\_ Newspaper has a Web site, but due to technical problem or error, publish notice was posted on \_\_\_\_\_
- \_\_\_\_\_ Newspaper has a Web site but refuses to post the public notice.



Date: 12/19/2016

Title Legal Advertising Clerk

**NOTICE OF PUBLIC HEARING OF THE TOWN COUNCIL OF PLAINFIELD, INDIANA ON A PETITION TO CREATE THE SOUTH PLAINFIELD ECONOMIC IMPROVEMENT DISTRICT**  
The Town Council of the Town of Plainfield, Hendricks County, Indiana, (the Town Council) will conduct a public hearing on January 9, 2017, at 7 p.m. (Local Time) at the Plainfield Town Hall, located at 206 W. Main Street, Plainfield, Indiana 46168, to consider a Petition to Create the South Plainfield Economic Improvement District (the EID), pursuant to Indiana Code 36-7-22, as presented to the Town at the Council meeting on December 12, 2016 by Kelley and Associates, representing a majority of the owners of real property within the proposed EID, constituting more than 50% of the assessed valuation in the EID and exceeding 50% of the landowners within the EID, in accordance with the requirements of I.C. 36-7-22-7(b). The purpose of the EID is to act in best interest of the business community and support the property owners and businesses within the industrial parks, particularly as it pertains to public transportation and the attraction, creation, retention, and training of a stable work force.  
The Council will hear anyone who wishes to speak on behalf or against the petition at the public hearing on **January 9, 2017**, after which the Town Council will consider adoption of an ordinance creating the EID.  
The petition and map of the proposed South Plainfield EID may be inspected at the offices of the Town of Plainfield, located at 206 W. Main Street in Plainfield during regular business hours. The proposed ordinance to create the EID may also be inspected at the same location.  
Dated: December 14, 2016  
Wesley Bennett,  
Clerk-Treasurer of the  
Town of Plainfield  
HCF-990 Dec. 17 hspaxip

EXHIBIT A



# EXHIBIT B

| OBJECTID               | FID                  | PARCEL              | Zoning    | NewAcres       | AV_Num         | Assessment                      | Owner                           | Address                        | City             | State  | BusName                        | LocationAd           |
|------------------------|----------------------|---------------------|-----------|----------------|----------------|---------------------------------|---------------------------------|--------------------------------|------------------|--------|--------------------------------|----------------------|
| 553                    | 32-16-06-230-003-000 | 21-2-06-426-230-003 | 73-1      | 32.06          | 2,004,700.00   | 6,936.92                        | 854 Golf Lane LLC               | 2175 Point Blve Ste 125        | Elgin            | IL     | Electronic Recyclers           |                      |
| 575                    | 32-16-06-233-003-000 | 21-2-06-426-233-003 | 73-1      | 0.49           | 46,200.00      | 15.71                           | Agellan Commercial REITUSL      | 156 Front Street, Ste 303      | Toronto          | ON     | Vacant                         | 2151 Airwest         |
| 1081                   | 32-16-06-241-001-000 | 21-2-06-426-241-001 | 73-1      | 24.25          | 16,727,500.00  | 5,687.35                        | Agellan Commercial REITUSL      | 156 Front Street, Ste 303      | Toronto          | ON     | Ceva Logistics                 |                      |
| 1058                   | 32-09-30-402-001-000 | 21-1-30-526-402-001 | 67 Com    | 1.46           | 2,100.00       | 0.71                            | Ahmad Tifu F                    | 723 Willow Pointe South Dr     | Plainfield       | IN     | Cross-street Metropolis Outlot | 415 S Perry          |
| 184                    | 32-16-06-235-005-000 | 21-2-06-426-235-005 | 67 Com    | 2.41           | 5              | -                               | Airwest Owners Assn             | 355 S. Pennsylvania St Ste 200 | Indianapolis     | IN     | Liquidity Warehouse Ret Pond   |                      |
| 32-15-01-210-002-000   | 021-201411-210002    | 67 Com              | 5.62      | 11,000.00      | 3.74           | Airwest Owners Assn             | 355 S. Pennsylvania St Ste 200  | Indianapolis                   | IN               | Vacant |                                |                      |
| 574                    | 32-16-06-235-007-000 | 21-2-06-426-235-007 | 65 Ag     | 4.24           | 0.01           | 0.00                            | Airwest Owners Assn             | 355 S. Pennsylvania St Ste 200 | Indianapolis     | IN     | Vacant                         |                      |
| 32-16-06-105-001-000   | 021-206421-105001    | 67 Com              | 3.16      | 5              | -              | Airwest Owners Assn             | 355 S. Pennsylvania St Ste 200  | Indianapolis                   | IN               | Vacant |                                |                      |
| 718                    | 32-09-31-482-015-000 | 21-2-31-526-482-015 | 65 Ag     | 2.87           | 5,500.00       | 1.87                            | Airwest Associates LLC          | 355 S. Pennsylvania St Ste 200 | Indianapolis     | IN     | Vacant                         |                      |
| 32-09-32-300-017-000   | 021-212521-300017    | 73-1                | 0.12      | 5              | -              | Airwest Associates LLC          | 355 S. Pennsylvania St Ste 200  | Indianapolis                   | IN               | Vacant |                                |                      |
| 719                    | 32-09-31-482-015-000 | 21-2-31-526-482-015 | 65 Ag     | 1.11           | 3,800.00       | 1.29                            | Airwest Associates LLC          | 320 N Meridian St Ste 700      | Indianapolis     | IN     | Vacant                         |                      |
| 32-09-32-300-019-000   | 021-212521-300019    | 73-1                | 1.33      | 5              | -              | Airwest Associates LLC          | 321 N Meridian St Ste 700       | Indianapolis                   | IN               | Vacant |                                |                      |
| 32-15-01-210-002-000   | 021-201411-210002    | 65 Ag               | 3.16      | 6,200.00       | 2.11           | Airwest Associates LLC          | 322 N Meridian St Ste 700       | Indianapolis                   | IN               | Vacant |                                |                      |
| 32-16-05-100-001-000   | 021-205421-100001    | 65 Ag               | 5.54      | 10,800.00      | 3.71           | Airwest Associates LLC          | 323 N Meridian St Ste 700       | Indianapolis                   | IN               | Vacant |                                |                      |
| 32-16-06-235-001-000   | 021-206421-235001    | 65 Ag               | 1.02      | 2,000.00       | 0.68           | Airwest Associates LLC          | 324 N Meridian St Ste 700       | Indianapolis                   | IN               | Vacant |                                |                      |
| 148                    | 32-09-30-400-014-000 | 21-1-30-526-400-014 | 67 Com    | 1.29           | 2,500.00       | 0.85                            | Ambrose Metropolis              | 55 Monument Circle Ste 450     | Indianapolis     | IN     | Retention pond                 |                      |
| 1008                   | 32-09-30-470-005-000 | 21-1-30-526-470-005 | 73-1      | 14.65          | 28,700.00      | 9.76                            | Ambrose Metropolis              | 55 Monument Circle Ste 450     | Indianapolis     | IN     | Vacant                         | 455 S Perry          |
| 1055                   | 32-09-30-226-004-000 | 21-1-30-526-226-004 | 67 Com    | 1.45           | 2,900.00       | 0.99                            | Ambrose Metropolis              | 55 Monument Circle Ste 450     | Indianapolis     | IN     | Cross-street Metropolis Outlot | 375 S Perry          |
| 1056                   | 32-09-30-226-005-000 | 21-1-30-526-226-005 | 67 Com    | 4.93           | 9,600.00       | 3.26                            | Ambrose Metropolis              | 55 Monument Circle Ste 450     | Indianapolis     | IN     | Target                         | 385 S Perry          |
| 1057                   | 32-09-30-227-002-000 | 21-1-30-526-227-002 | 67 Com    | 1.34           | 2,600.00       | 0.88                            | Ambrose Metropolis              | 55 Monument Circle Ste 450     | Indianapolis     | IN     | Cross-street Metropolis Outlot | 405 S Perry          |
| 1071                   | 32-09-30-400-012-000 | 21-1-30-521-400-012 | 67 Com    | 36.38          | 71,300.00      | 24.24                           | Ambrose Metropolis              | 55 Monument Circle Ste 450     | Indianapolis     | IN     | Vacant                         |                      |
| 1077                   | 32-09-30-226-001-000 | 21-1-30-526-226-001 | 67 Com    | 1.85           | 3,600.00       | 1.22                            | Ambrose Metropolis              | 55 Monument Circle Ste 450     | Indianapolis     | IN     | Target                         | 345 S Perry          |
| 32-09-30-226-007-000   | 021-130521-226007    | 67 Com              | 2.46      | 5              | -              | Ambrose Metropolis              | 56 Monument Circle Ste 450      | Indianapolis                   | IN               | Vacant |                                |                      |
| 32-09-30-226-008-000   | 021-130521-226008    | 67 Com              | 3.30      | 5              | -              | Ambrose Metropolis              | 57 Monument Circle Ste 450      | Indianapolis                   | IN               | Vacant |                                |                      |
| 32-09-30-402-002-000   | 021-130521-402002    | 67 Com              | 1.05      | 5              | -              | Ambrose Metropolis              | 58 Monument Circle Ste 450      | Indianapolis                   | IN               | Vacant |                                |                      |
| 1035                   | 32-09-30-113-001-000 | 21-1-30-526-113-001 | 67 Com    | 1.53           | 1,506,400.00   | 512.18                          | AKCP St Plainfield IN LLC       | PO Box 460369 Dept 110         | Houston          | TX     | Staples                        | 2300 S Perry         |
| 933                    | 32-16-05-351-001-000 | 21-2-06-426-351-001 | 73-1      | 45.78          | 530,432,500.00 | 10,347.05                       | BB159 LLC, Airwest 67 INT       | 49000 Keystone King Ste 1150   | Indianapolis     | IN     | Obzurn Hessay/Ryder            | 1151-1631 Opus Drive |
| 693                    | 32-09-31-355-000-000 | 21-2-31-526-355-000 | 73-1      | 60.08          | 34,247,600.00  | 11,623.68                       | Carbot III 1801 LLC             | 1 Beacon St, Ste 1700          | Boston           | MA     | Aircom                         | 800 Perry Rd         |
| 934                    | 32-16-05-301-001-000 | 21-2-06-426-301-001 | 65 Ag     | 2.00           | 136,100.00     | 49.27                           | Carbot III 1801 LLC             | 1 Beacon St, Ste 1700          | Boston           | MA     | Vacant                         |                      |
| 551                    | 32-16-06-405-006-000 | 21-2-06-426-405-006 | business  | 1.47           | 541,600.00     | 184.14                          | Chimney Safety Institute of Am  | 2155 Commercial Drive          | Plainfield       | IN     | Chimney Safety Institute       |                      |
| 551                    | 32-16-06-405-004-000 | 21-2-06-426-405-004 | 73-1      | 1.43           | 109,200.00     | 3.73                            | Chimney Safety Institute of Am  | 2155 Commercial Drive          | Plainfield       | IN     | Chimney Safety Institute of Am |                      |
| 576                    | 32-16-06-405-007-000 | 21-2-06-426-405-007 | 73-1      | 0.21           | 13,000.00      | 4.12                            | Chimney Safety Institute of Am  | 2155 Commercial Drive          | Plainfield       | IN     | Chimney Safety Institute       | 2200 Airwest Blvd    |
| 546                    | 32-15-01-210-005-000 | 21-2-01-416-210-005 | 73-1      | 32.78          | 5,260,600.00   | 1,788.60                        | Con-Way Central Express Inc     | PO BOX 4138                    | Portland         | OR     | Molares                        | 455 S Perry Rd       |
| 695                    | 32-09-31-205-001-000 | 21-2-31-526-205-001 | 73-1      | 24.46          | 513,932,300.00 | 4,736.98                        | CP-GAL Plainfield               | Dicks Sporting Goods Ince      | Coraopolis       | PA     | Dick's Sporting Goods          | 655 S Perry Rd       |
| 712                    | 32-09-31-205-005-000 | 21-2-31-526-205-005 | 73-1      | 35.45          | 513,739,100.00 | 4,671.29                        | CP-GAL Plainfield               | Dick's Sporting Goods          | Coraopolis       | PA     | Dick's Sporting Goods          |                      |
| 32-16-08-226-001-000   | 021-208421-226001    | 69 Exempt           | 28.71     | 516,102,800.00 | 5,474.95       | Curri Dry L/c/o Roberta P       | 2377 Crenshaw Blvd Ste 300      | Torrance                       | CA               | Vacant |                                |                      |
| 378                    | 32-09-30-126-001-000 | 21-1-30-526-126-001 | 67 Com    | 9.18           | 4,814,500.00   | 1,636.93                        | Dayton Hudson Corp Store #7     | PO Box 9456                    | Minneapolis      | MN     | Target                         | 2673 E Main St       |
| 32-09-31-487-018-000   | 021-231521-487018    | 73-1                | 24.34     | 515,266,500.00 | 5,190.61       | DC Perry                        | PO Box 713982                   | Denver                         | CO               | Target | 861 Perry Rd                   |                      |
| 934                    | 32-16-05-301-001-000 | 21-2-06-426-301-001 | 73-1      | 21.78          | 516,403,600.00 | 5,713.22                        | DC Perry                        | PO Box 713982                  | Denver           | CO     | Thermal Structures             | 2800 Airwest         |
| 561                    | 32-16-06-116-001-000 | 21-2-06-426-116-001 | 73-1      | 23.11          | 513,839,200.00 | 5,215.33                        | Duke Secured                    | PO Box 40509                   | Indianapolis     | IN     | Genco/Thoms Dept               | 1390 S Perry         |
| 565                    | 32-16-06-477-001-000 | 21-2-06-426-477-001 | 73-1      | 28.35          | 521,212,200.00 | 7,385.21                        | Duke Secured                    | PO Box 40509                   | Indianapolis     | IN     | Genco/ATC                      | 1551 S Perry         |
| 32-16-06-477-002-000   | 21-2-06-426-477-002  | 73-1                | 26.70     | 517,352,576.00 | 5,899.88       | Duke Secured                    | PO Box 40509                    | Indianapolis                   | IN               | Vacant | 1558 S Perry                   |                      |
| 32-10-36-476-002-000   | 21-2-36-516-476-002  | 73-1                | 36.65     | 521,890,800.00 | 7,340.87       | Duke Secured                    | PO Box 40509                    | Indianapolis                   | IN               | Vacant |                                |                      |
| 32-15-12-226-001-000   | 21-2-12-416-226-001  | 73-1                | 9.47      | 30,900.00      | 10.51          | Duke Secured                    | PO Box 40509                    | Indianapolis                   | IN               | Vacant |                                |                      |
| 32-15-12-226-001-2-000 | 21-2-12-416-226-002  | 73-1                | 0.95      | 1,900.00       | 0.65           | Duke Secured                    | PO Box 40509                    | Indianapolis                   | IN               | Vacant |                                |                      |
| 234                    | 32-09-30-470-004-000 | 21-1-30-526-470-004 | 73-1      | 17.73          | 7,205,300.00   | 2,449.80                        | ECP S Perry Rd-Edgewood         | c/o Summit Realty Group 241    | Indianapolis     | IN     | Lighthouse                     | 1 Galvans Pkwy       |
| 238                    | 32-16-06-236-001-000 | 21-2-06-426-236-001 | 73-1      | 12.07          | 9,895,200.00   | 3,364.37                        | Exeter 3399 Perry LLC           | 140 W Germantown Pike Ste      | Plymouth Meeting | PA     | Jacobson Warehouse             | 1380 Perry Rd        |
| 560                    | 32-16-06-236-002-000 | 21-2-06-426-236-002 | 73-1      | 11.48          | 9,196,600.00   | 3,126.84                        | Exeter 3399 Perry LLC           | 140 W Germantown Pike Ste      | Plymouth Meeting | PA     | Liquidity Warehouse            | 1399 Perry Rd        |
| 230                    | 32-09-30-111-003-000 | 21-1-30-526-111-003 | 67 Com    | 2.15           | 477,100.00     | 160.65                          | First Merchants Bank c/o Jell   | 10333 N. Midway St, Ste 350    | Indianapolis     | IN     | Metropolis Outlot              | 2350 Stafford        |
| 1081                   | 32-16-06-476-001-000 | 21-2-06-426-476-001 | 73-1      | 28.97          | 511,637,800.00 | 6,396.85                        | Genuine Parts Company           | C/O Corporate Counsel          | Atlanta          | GA     | Metropolis Outlot              | 1601 Whitaker Rd     |
| 964                    | 32-09-29-361-001-000 | 21-1-29-526-361-001 | 73-1      | 33.22          | 528,567,100.00 | 6,292.41                        | Granite Retail American         | C/O BrightPoint N Am LP        | Plainfield       | IN     | Ingram Micro                   | 501 Airtrech Pkwy    |
| 717                    | 32-09-31-482-011-000 | 21-2-31-526-482-011 | 73-1      | 29.61          | 518,037,100.00 | 6,132.61                        | I&G Direct Real Estate          | 2049 Century Park E Ste 1950   | Los Angeles      | CA     | St. Gobain Abrasives           | 1001 Perry Rd        |
| 711                    | 32-09-31-205-004-000 | 21-2-31-526-205-004 | 73-1      | 43.44          | 529,572,800.00 | 10,054.75                       | Incon Owner Pool 3 Midwest      | 2 N Riverside Plz Ste 2350     | Chicago          | IL     | RJ Donnelly                    | 101 Airtrech         |
| 684                    | 32-09-31-485-004-000 | 21-2-31-526-485-004 | 67 Com    | 1.68           | 500.00         | 0.17                            | IT North Plainfield DC LLC      | 2211 York Rd Ste 222           | Oak Brook        | IL     | Vacant                         |                      |
| 714                    | 32-09-31-400-004-000 | 21-2-31-526-400-004 | 69 Exempt | 0.67           | 5              | -                               | Indianapolis Airport Authority  | 7800 Col H Weir Cook Mem Dr    | Indianapolis     | IN     | Vacant                         |                      |
| 552                    | 32-16-06-405-002-000 | 21-2-06-426-405-002 | 69 Exempt | 2.93           | 5              | -                               | Indianapolis Airport Authority  | 7800 Col H Weir Cook Mem Dr    | Indianapolis     | IN     | Vacant                         |                      |
| 577                    | 32-16-06-407-001-000 | 21-2-06-426-407-001 | 69 Exempt | 4.21           | 5              | -                               | Indianapolis Airport Authority  | 7800 Col H Weir Cook Mem Dr    | Indianapolis     | IN     | Vacant                         |                      |
| 928                    | 32-09-32-300-012-000 | 21-2-32-526-300-012 | 69 Exempt | 4.00           | 5              | -                               | Indianapolis Airport Authority  | 7800 Col H Weir Cook Mem Dr    | Indianapolis     | IN     | Vacant                         |                      |
| 951                    | 32-09-32-301-001-000 | 21-2-32-526-301-001 | 69 Exempt | 6.78           | 5              | -                               | Indianapolis Airport Authority  | 7800 Col H Weir Cook Mem Dr    | Indianapolis     | IN     | Vacant                         |                      |
| 528                    | 32-16-06-235-011-000 | 21-2-06-426-235-011 | 67 Com    | 18.58          | 127,222,100.00 | 4,155.51                        | IP T Airwest DC LLC c/o Collier | 241 N Pennsylvania St, Ste 300 | Indianapolis     | IN     | Ingram Micro                   | 1251 S Perry         |
| 570                    | 32-16-06-235-014-000 | 21-2-06-426-235-014 | 73-1      | 1.16           | 94,500.00      | 3.23                            | IP T Airwest DC LLC             | 518 17th Street #17            | Denver           | CO     | Ingram Micro                   |                      |
| 573                    | 32-16-06-237-001-000 | 21-2-06-426-237-001 | 65 Ag     | 9.19           | 5,380,800.00   | 1,829.47                        | IP T Airwest DC LLC c/o Collier | 241 N Pennsylvania St, Ste 300 | Indianapolis     | IN     | 2799 Reeves Rd                 |                      |
| 381                    | 32-09-30-100-055-000 | 21-1-30-526-100-055 | 67 Com    | 1.20           | 490,500.00     | 166.77                          | Jose & Francisco Properties L   | 30 Washington Pointe Dr        | Indianapolis     | IN     | Metropolis Outlot              |                      |
| 359                    | 32-09-30-101-001-000 | 21-1-30-526-101-001 | 67 Com    | 1.36           | 324,000.00     | 314.62                          | S & L Properties Plainfield LLC | 2651 Kirking Ct                | Portage          | WI     | Culvers                        | 170 S Perry          |
| 566                    | 32-16-06-481-001-000 | 21-2-06-426-481-001 | 65 Ag     | 40.60          | 518,973,500.00 | 6,450.99                        | Legacy Airwest LLC              | 4201 Wilson Blvd #110-159      | Arlington        | VA     | Sara Lee                       | 2675 Reeves Rd       |
| 257                    | 32-09-29-103-001-000 | 21-1-29-526-103-001 | 67 Com    | 45.32          | 503,003,000.00 | 10,228.22                       | LI T Industrial Limited Partner | C/O Clarion Partners LLC 171   | Dallas           | TX     | Air Tech                       | 3536 Six Points Rd   |
| 694                    | 32-09-31-101-001-000 | 21-2-31-526-101-001 | 73-1      | 28.37          | 518,500,000.00 | 6,290.00                        | LI T Industrial Limited Partner | C/O Clarion Partners LLC       | Dallas           | TX     | Medline Industries             | Lot 1                |
| 713                    | 32-09-31-101-002-000 | 21-2-31-526-101-002 | 73-1      | 28.50          | 523,516,600.00 | 7,995.84                        | LI T Industrial Limited Partner | C/O Clarion Partners LLC       | Dallas           | TX     | Southwire                      | Lot 2                |
| 32-09-32-316-003-000   | 021-216511-226003    | 73-1                | 0.08      | 400.00         | 0.14           | LI T Industrial Limited Partner | C/O Clarion Partners LLC        | Dallas                         | TX               | Vacant | 2350 Stafford                  |                      |
| 32-09-29-425-001-000   | 021-129521-425001    | 73-1                | 5.63      | 5              | -              | LI T Industrial Limited Partner | C/O Clarion Partners LLC        | Dallas                         | TX               | Vacant | 3747 Plainfield Rd             |                      |
| 32-09-29-425-001-000   | 021-129521-425001    | 67 Com              | 56.53     | 528,516,300.00 | 6,695.54       | LI T Industrial Limited Partner | C/O Clarion Partners LLC        | Dallas                         | TX               | Vacant | 3747 Plainfield Rd             |                      |
| 32-09-29-250-002-000   | 021-129521-250002    | 67 Com              | 42.11     | 6,310.00       | 2.15           | LI T Industrial Limited Partner | C/O Clarion Partners LLC        | Dallas                         | TX               | Vacant | 337                            |                      |

**PETITION TO CREATE  
THE SOUTH PLAINFIELD ECONOMIC IMPROVEMENT DISTRICT**

**WHEREAS**, the Town of Plainfield, Hendricks County, Indiana (“the Town”) has a number of significant industrial parks within its town limits; and

**WHEREAS**, those industrial parks require workers to staff them who do not necessarily live in the immediate area and do not necessarily have access to personal transportation to get to their jobs within the parks; and

**WHEREAS**, the Central Indiana Regional Transportation Authority (“CIRTA”) has been providing transportation services (the “Plainfield Connector”) for workers employed in businesses located south of Main Street (US 40) in Plainfield since 2012 under a CMAQ grant from the Federal Transportation Authority and with local financial support from the Town; and

**WHEREAS**, the CMAQ grant expired in 2015, and the Town and CIRTA have continued to fund the Plainfield Connector through 2016 but are set to discontinue the Plainfield Connector; and,

**WHEREAS**, after considerable evaluation, the property owners in the area the Plainfield Connector has served have determined public transportation plays a key role in attracting, creating, retaining, and training their work force; and,

**WHEREAS**, the property owners wish to maintain a stable work force, and public transportation is necessary; and,

**WHEREAS**, the property owners have determined and concluded that the establishment of the South Plainfield Economic Improvement District (the “EID”), pursuant to Indiana Code 36-7-22, is in the best interest of the business community, supports the property owners and businesses within the parks and it is in the best interest of the Town to continue such efforts;

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL BENEFITS TO BE GAINED, THE UNDERSIGNED PETITIONERS** (the “Petitioners”), representing at least a majority of the owners of real property within the proposed EID, and being owners of real property constituting more than 50% of the assessed valuation in the EID and exceeding 50% of the landowners within the EID, in accordance with the requirements of I.C. §36-7-22-7(b), hereby petition the Town Council of the Town of Plainfield, Hendricks County, Indiana pursuant to I.C. §36-7-22 as follows:

Section 1. To adopt an ordinance establishing the “South Plainfield Economic Improvement District” in the Town of Plainfield, Hendricks County, Indiana, which shall comprise the parcels identified on the map, Exhibit A; and identified by name, address, existing land use and zoning on Exhibit B);

Section 2. To grant to the Board charged with overseeing and managing the EID the authority to:

- i. manage and implement economic improvement project (the “Project”) specifically and exclusively related to identification and retention of workers and transportation of workers to be carried out within and to/from the EID, in accordance with I.C. §36-7-22-3 and Indiana law, and the estimated annual cost of such Project being \$300,000;
- ii. the authority to determine special assessments (“EID Assessments”) to fund the Project in accordance with I.C. §36-7-22-7(a)(4), I.C. §36-7-22-12, and I.C. §36-7-22-17; and
- iii. any other powers and authority necessary to further the purpose of the EID as in accordance with the provisions of I.C. §36-7-22 and Indiana law.

Section 3. To authorize the use of annual assessed value as determined by the Hendricks County Assessor’s office as the basis for determining the percentage of the total benefit to be received by each parcel of property within the EID in accordance with the requirements of I.C. §36-7-22-5. Each parcel will be within reasonable walking distance of the Project and each parcel has the potential to benefit from the Project according to its current use and zoning classification.

Section 4. To authorize the levy of EID Assessments for a period of three (3) years beginning in 2017, payable in semi-annual installments.

Section 5. The proposed list of Board of Directors includes the following:

1. Appointee by Duke Realty
2. Appointee by Western A Midwest
3. Appointee by OVB Indianapolis Industrial LLC
4. Appointee by ProLogis Logistics Services.
5. Appointee by Cabot
6. Appointee by Meritx
7. Appointee by LIT Industrial Limited Partnership
8. Company Representation by Ingram Micro
9. Appointee by Town of Plainfield (non-voting)

LIMITED LIABILITY COMPANY CERTIFICATE

I, the undersigned, the duly elected, qualified and/or acting President of Airwest Associates II, LLC, a limited liability company (the "LLC"), hereby certify as follows:

I am a member or manager of the LLC, and, by virtue of the authority delegated to me by the LLC, its Operating Agreement, Articles of Organization or other legally appropriate authority, have been authorized to execute the Petition to create the South Plainfield Economic Improvement District for and on behalf of the LLC.

IN WITNESS WHEREOF, I have hereunto set my official signature this 5<sup>th</sup> day of December, 2016, and I declare that this signature shall be considered to be my signature on said Petition.

  
\_\_\_\_\_  
(Signature)

Airwest Associates II, LLC  
\_\_\_\_\_  
(Name of limited liability company)

By Harry F. McNaught, Jr.  
\_\_\_\_\_  
(Printed Name)

President  
\_\_\_\_\_  
(Printed Title)

CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and/or acting President of Airwest Owners Assoc., Inc., a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, Articles of Incorporation, or other legally appropriate authority, have been authorized to execute the Petition to create the South Plainfield Economic Improvement District for and on behalf of the Company.

IN WITNESS WHEREOF, I have hereunto set my official signature this 5<sup>th</sup> day of December, 2016, and I declare that this signature shall be considered to be my signature on said Petition.

  
(Signature)

Airwest Owners Association, Inc.  
(Name of Corporation)

By Harry F. McNaught, Jr.  
(Printed Name)

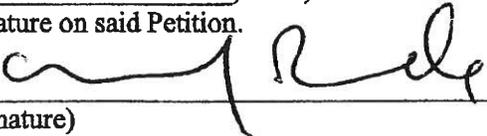
President  
(Printed Title)

LIMITED LIABILITY COMPANY CERTIFICATE

I, the undersigned, the duly elected, qualified and/or acting Manager of Ambrose Property Group, a limited liability company (the "LLC"), hereby certify as follows:

I am a member or manager of the LLC, and, by virtue of the authority delegated to me by the LLC, its Operating Agreement, Articles of Organization or other legally appropriate authority, have been authorized to execute the Petition to create the South Plainfield Economic Improvement District for and on behalf of the LLC.

IN WITNESS WHEREOF, I have hereunto set my official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2016, and I declare that this signature shall be considered to be my signature on said Petition.

  
(Signature)

Ambrose Property Group, LLC  
(Name of limited liability company)

By Asit Bede  
(Printed Name)

Manager  
(Printed Title)

Cabot II IN 1 B01 LLC  
Kelly Stevens-Curley

LIMITED PARTNERSHIP CERTIFICATE

I, the undersigned, the duly elected, qualified and/or acting General Partner of DUKE REalty, LP, a limited partnership (the "LP"), hereby certify as follows:

I am a general partner of the LP, and, by virtue of the authority delegated to me by the LP, its Partnership Agreement or other legally appropriate authority, have been authorized to execute the Petition to create the South Plainfield Economic Improvement District for and on behalf of the LP.

IN WITNESS WHEREOF, I have hereunto set my official signature this 8<sup>th</sup> day of December, 2016, and I declare that this signature shall be considered to be my signature on said Petition.

  
(Signature)

DUKE REalty, L.P.  
(Name of limited partnership)

By MARK HOSFELD  
(Printed Name)

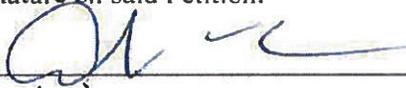
VP LEASING & DEV.  
(Printed Title)

LIMITED LIABILITY COMPANY CERTIFICATE

I, the undersigned, the duly elected, qualified and/or acting authorized person of CLPF-Plainfield Business Park 1, LLC, a limited liability company (the "LLC"), hereby certify as follows:

I am ~~a member or manager~~ <sup>an authorized representative</sup> of the LLC, and, by virtue of the authority delegated to me by the LLC, its Operating Agreement, Articles of Organization or other legally appropriate authority, have been authorized to execute the Petition to create the South Plainfield Economic Improvement District for and on behalf of the LLC.

IN WITNESS WHEREOF, I have hereunto set my official signature this 7<sup>th</sup> day of DECEMBER, 2016, and I declare that this signature shall be considered to be my signature on said Petition.

  
\_\_\_\_\_  
(Signature)

CLPF-Plainfield Business Park 1, LLC  
\_\_\_\_\_  
(Name of limited liability company)

By   
\_\_\_\_\_  
(Printed Name)

AUTHORIZED PERSON  
\_\_\_\_\_  
(Printed Title)

LIMITED PARTNERSHIP CERTIFICATE

I, the undersigned, the duly elected, qualified and/or acting <sup>authorized representative</sup> ~~General Partner~~ of CLPF - Plainfield Park 3, LP, a limited partnership (the "LP"), hereby certify as follows:

I am <sup>an authorized representative</sup> ~~a general partner~~ of the LP, and, by virtue of the authority delegated to me by the LP, its Partnership Agreement or other legally appropriate authority, have been authorized to execute the Petition to create the South Plainfield Economic Improvement District for and on behalf of the LP.

IN WITNESS WHEREOF, I have hereunto set my official signature this 7<sup>th</sup> day of DECEMBER, 2016, and I declare that this signature shall be considered to be my signature on said Petition.

  
\_\_\_\_\_  
(Signature)

CLPF - Plainfield Park 3, LP  
\_\_\_\_\_  
(Name of limited partnership)

By ANDREW S COWE  
\_\_\_\_\_  
(Printed Name)

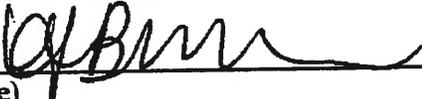
AUTHORIZED PERSON  
\_\_\_\_\_  
(Printed Title)

LIMITED LIABILITY COMPANY CERTIFICATE

I, the undersigned, the duly elected, qualified and/or acting Property Manager of ECP South Perry Rd, LLC, a limited liability company (the "LLC"), hereby certify as follows:

I am a member or manager of the LLC, and, by virtue of the authority delegated to me by the LLC, its Operating Agreement, Articles of Organization or other legally appropriate authority, have been authorized to execute the Petition to create the South Plainfield Economic Improvement District for and on behalf of the LLC.

IN WITNESS WHEREOF, I have hereunto set my official signature this 17th day of November, 2016, and I declare that this signature shall be considered to be my signature on said Petition.

  
(Signature)

ECP South Perry Rd., LLC  
(Name of limited liability company)

By Abby Burns  
(Printed Name)

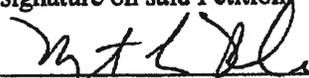
Property Manager / Agent for ECP South Perry Rd, LLC  
(Printed Title)

CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and/or acting Vice President of First Merchants Bank, a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, Articles of Incorporation, or other legally appropriate authority, have been authorized to execute the Petition to create the South Plainfield Economic Improvement District for and on behalf of the Company.

IN WITNESS WHEREOF, I have hereunto set my official signature this 2<sup>nd</sup> day of December, 2016, and I declare that this signature shall be considered to be my signature on said Petition.

  
\_\_\_\_\_  
(Signature)

First Merchants Bank  
\_\_\_\_\_  
(Name of Corporation)

By Margaret L. Hoke  
\_\_\_\_\_  
(Printed Name)

Vice President  
\_\_\_\_\_  
(Printed Title)

LIMITED LIABILITY COMPANY CERTIFICATE

I, the undersigned, the duly elected, qualified and/or acting General Counsel and Chief Administrative Officer of Metropolis Lifestyle Center, LLC, a limited liability company (the "LLC"), hereby certify as follows:

I am a member or manager of the LLC, and, by virtue of the authority delegated to me by the LLC, its Operating Agreement, Articles of Organization or other legally appropriate authority, have been authorized to execute the Petition to create the South Plainfield Economic Improvement District for and on behalf of the LLC.

IN WITNESS WHEREOF, I have hereunto set my official signature this 6<sup>th</sup> day of December, 2016, and I declare that this signature shall be considered to be my signature on said Petition.



\_\_\_\_\_  
(Signature)

Metropolis Lifestyle Center, LLC

(Name of limited liability company)

By Robert L. Rogers, Jr.

(Printed Name)

General Counsel and Chief Administrative Officer

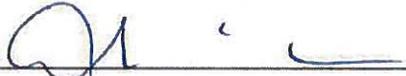
(Printed Title)

LIMITED PARTNERSHIP CERTIFICATE

I, the undersigned, the duly elected, qualified and/or acting <sup>authorized representative</sup> ~~General Partner~~ of LIT INDUSTRIAL LP, a limited partnership (the "LP"), hereby certify as follows:

I am <sup>an authorized representative</sup> ~~a general partner~~ of the LP, and, by virtue of the authority delegated to me by the LP, its Partnership Agreement or other legally appropriate authority, have been authorized to execute the Petition to create the South Plainfield Economic Improvement District for and on behalf of the LP.

IN WITNESS WHEREOF, I have hereunto set my official signature this 7<sup>th</sup> day of DECEMBER, 2016, and I declare that this signature shall be considered to be my signature on said Petition.

  
\_\_\_\_\_  
(Signature)

LIT INDUSTRIAL LP  
\_\_\_\_\_  
(Name of limited partnership)

By ANDREW S COWE  
\_\_\_\_\_  
(Printed Name)

AUTHORIZED PERSON  
\_\_\_\_\_  
(Printed Title)

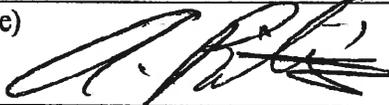
LIMITED LIABILITY COMPANY CERTIFICATE

I, the undersigned, the duly elected, qualified and/or acting COO of Meritex Plainfield I, LLC, a limited liability company (the "LLC"), hereby certify as follows:

I am a member or manager of the LLC, and, by virtue of the authority delegated to me by the LLC, its Operating Agreement, Articles of Organization or other legally appropriate authority, have been authorized to execute the Petition to create the South Plainfield Economic Improvement District for and on behalf of the LLC.

IN WITNESS WHEREOF, I have hereunto set my official signature this 15<sup>th</sup> day of November, 2016, and I declare that this signature shall be considered to be my signature on said Petition.

Meritex Plainfield I, LLC  
(Signature)

By:  (11/15/16)  
(Name of limited liability company)

By Arvid Povilaitis  
(Printed Name)

Its: COO  
(Printed Title)

TRUSTEE CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting Trustee of that certain M M Weybright LLC Trust, and that, as such Trustee, I am authorized to execute the Petition to create the South Plainfield Economic Improvement District for and on behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto set my official signature this 29 day of November, 2016, and I declare that this signature shall be considered to be my signature on said Petition.

  
(Signature)

By Nicholas Weybright LLC  
(Printed Name)

Trustee  
(Printed Title)

\_\_\_\_\_  
(Name of Trust)

LIMITED LIABILITY COMPANY CERTIFICATE

I, the undersigned, the duly elected, qualified and/or acting Signor of MM Weybright LLC, a limited liability company (the "LLC"), hereby certify as follows:

I am a member or manager of the LLC, and, by virtue of the authority delegated to me by the LLC, its Operating Agreement, Articles of Organization or other legally appropriate authority, have been authorized to execute the Petition to create the South Plainfield Economic Improvement District for and on behalf of the LLC.

IN WITNESS WHEREOF, I have hereunto set my official signature this 29 day of November, 2016, and I declare that this signature shall be considered to be my signature on said Petition.

  
\_\_\_\_\_  
(Signature)

MM Weybright LLC  
\_\_\_\_\_  
(Name of limited liability company)

By Nicholas Weybright  
\_\_\_\_\_  
(Printed Name)

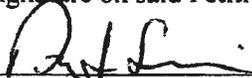
President ; owner  
\_\_\_\_\_  
(Printed Title)

LIMITED LIABILITY COMPANY CERTIFICATE

I, the undersigned, the duly elected, qualified and/or acting Vice President of Opus Development Company LLC, a limited liability company (the "LLC"), hereby certify as follows:

I am a member or manager of the LLC, and, by virtue of the authority delegated to me by the LLC, its Operating Agreement, Articles of Organization or other legally appropriate authority, have been authorized to execute the Petition to create the South Plainfield Economic Improvement District for and on behalf of the LLC.

IN WITNESS WHEREOF, I have hereunto set my official signature this 9<sup>th</sup> day of December, 2016, and I declare that this signature shall be considered to be my signature on said Petition.

  
(Signature)

Opus Development Company, LLC  
(Name of limited liability company)

By Douglas J. Swain  
(Printed Name)

Vice President - General Manager  
(Printed Title)

LIMITED LIABILITY COMPANY CERTIFICATE

I, the undersigned, the duly elected, qualified and/or acting MANAGER of OVB INDIANAPOLIS INDUSTRIAL, a limited liability company (the "LLC"), hereby certify as follows:

I am a member or manager of the LLC, and, by virtue of the authority delegated to me by the LLC, its Operating Agreement, Articles of Organization or other legally appropriate authority, have been authorized to execute the Petition to create the South Plainfield Economic Improvement District for and on behalf of the LLC.

IN WITNESS WHEREOF, I have hereunto set my official signature this 17<sup>th</sup> day of NOVEMBER, 2016, and I declare that this signature shall be considered to be my signature on said Petition.

  
\_\_\_\_\_  
(Signature)

OVB INDIANAPOLIS INDUSTRIAL, LLC  
\_\_\_\_\_  
(Name of limited liability company)

By ANDREW BENNETT  
\_\_\_\_\_  
(Printed Name)

MANAGER  
\_\_\_\_\_  
(Printed Title)



October 19, 2016

Cinda Kelley, President/CEO  
Kelley & Associates LLC  
5250 E US 36, 1100, Ste. 7  
Avon IN 46123

Dear Cinda:

As a property owner within the proposed Plainfield Economic Investment District (EID), we appreciate the opportunity to hear more about the intent, development, and cost associated with the District.

We understand the EID being considered will begin with a Petition from the owners being presented to the Town of Plainfield that supports the creation of the district.

Additionally, the EID will:

1. be created as a three (3) year commitment with a renewable option,
2. be governed by designated land owners and others as defined by land owners,
3. primarily support the continued Plainfield South Bus Connector contract currently in place for commuting employees within the defined District,
4. provide management and marketing support for the purpose of business retention of existing tenants and end users of the District facilities, and
5. other support as defined in a written annual report and plan to the Plainfield Town Council.

Understanding the proposed assessment for 2017-2020 will be .00034, we are in support of continued discussions with landowners, tenants and community officials toward the end result of establishing such a District. Please allow this letter to demonstrate our support for the designation.

Sincerely,  
**Prologis**

Cody Riles  
Vice President – Market Officer

LIMITED LIABILITY COMPANY CERTIFICATE

I, the undersigned, the duly elected, qualified and/or acting C.F.O. of Browning Investments, LLC a limited liability company (the "LLC"), hereby certify as follows:

I am a member or manager of the LLC, and, by virtue of the authority delegated to me by the LLC, its Operating Agreement, Articles of Organization or other legally appropriate authority, have been authorized to execute the Petition to create the South Plainfield Economic Improvement District for and on behalf of the LLC.

IN WITNESS WHEREOF, I have hereunto set my official signature this 5<sup>th</sup> day of DECEMBER, 2016, and I declare that this signature shall be considered to be my signature on said Petition.

[Handwritten Signature]  
(Signature)

Browning Investments, LLC as Manager of Six Points Associates, LLC  
(Name of limited liability company)

By David S. Grabovitch  
(Printed Name)

Chief Financial Officer  
(Printed Title)

LIMITED LIABILITY COMPANY CERTIFICATE

I, the undersigned, the duly elected, qualified and/or acting MANAGING MEMBER  
S+K INVESTMENTS, a limited liability company (the "LLC"), hereby certify  
as follows:

I am a member or manager of the LLC, and, by virtue of the authority delegated to me by the  
LLC, its Operating Agreement, Articles of Organization or other legally appropriate authority,  
have been authorized to execute the Petition to create the South Plainfield Economic  
Improvement District for and on behalf of the LLC.

IN WITNESS WHEREOF, I have hereunto set my official signature this 30 day of  
NOVEMBER, 2016, and I declare that this signature shall be considered to be my  
signature on said Petition.

Mark Sell  
(Signature)

S+K INVESTMENTS  
(Name of limited liability company)

By MARK SELL  
(Printed Name)

MANAGING MEMBER  
(Printed Title)

Wabash Valley Power has reviewed the petition language and is supportive of the proposal, unfortunately our Chief Executive Officer is out of town and is unable to review and physically sign the petition.

I apologize for any inconvenience,

Brian Anderson

Brian D. Anderson  
Director, Economic Development  
Wabash Valley Power Association

Direct: (317) 481-2844

Mobile: (317) 409-9806

[b\\_anderson@wvpa.com](mailto:b_anderson@wvpa.com)

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PREPARED BY

*Wesley R. Bennell*

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY,  
THAT I HAVE TAKEN REASONABLE CARE TO REDACT  
EACH SOCIAL SECURITY NUMBER IN THIS  
DOCUMENT, UNLESS REQUIRED BY LAW."

NAME:

*Wesley R. Bennell*  

---

*Wesley R. Bennell*