

**PLAINFIELD TOWN COUNCIL**

**RESOLUTION NO. 2006-26**

**RESOLUTION DESIGNATING ECONOMIC REVITALIZATION AREA  
AND QUALIFYING CERTAIN REAL PROPERTY  
AND IMPROVEMENTS FOR TAX ABATEMENT**

WHEREAS, the Town Council of the Town of Plainfield, Indiana adopted a Tax Abatement Procedures Ordinance on March 24, 1997; and

WHEREAS, pursuant to said Tax Abatement Procedures Ordinance, Opus North Corporation (Opus Bldg # 9) has filed with the Town Council of the Town of Plainfield, Indiana an "Application for Deduction from Assessed Valuation, Real Property and Improvements in an Economic Revitalization Area, pursuant to I.C. 6-1.1-12.1-1-1 et. seq." on June 19, 2006; and

WHEREAS, said Application has been reviewed by the staff of the Tax Abatement Committee and Town Council of the Town of Plainfield, Indiana, the application has been considered at a duly held public meeting of said Town Council and the Town has received from the applicant the requisite filing fee.

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

1. Declaration of Economic Revitalization Area. It is hereby declared by the Town Council of the Town of Plainfield, Indiana that the real estate described in Exhibit A attached hereto and made a part hereof, is, and shall hereafter be, deemed an "economic revitalization area" as that phrase is used and intended under the provisions of Indiana Code Sections 6-1.1-12.1-1 et. seq.

2. Real Property and Improvements. The Town Council of the Town of Plainfield, Indiana hereby further declares that any and all improvements placed upon the real estate described in Exhibit A attached hereto, after the date of the adoption of this Resolution by the Town Council shall, along with the said real estate, be eligible for property tax abatement pursuant to the provisions of I.C. 6-1.1-12.1-1 et. seq.

3. Maps and Location of Economic Revitalization Area. Attached hereto and made a part hereof as Exhibit B is a map showing the real estate herein declared to be an "economic revitalization area" as a result of the adoption of this resolution.

4. Compliance with Applicable Resolution and Statues. It is hereby declared by the Town Council of the Town of Plainfield, Indiana that the Application of Opus Bldg # 9 heretofore filed complies in all respects with the Tax Abatement Procedure Ordinance

No. 5-97 adopted March 24, 1997 and all governing Indiana statutes, and that said Application, in all respects, is hereby granted and approved.

5. No Limitations or Restrictions. It is hereby declared by the Town Council of Plainfield, Indiana that based on the Town of Plainfield's Tax Abatement Procedures Ordinance No. 5-97 adopted on March 24, 1997, allowance for a ten (10) year Abatement Duration as requested by Opus Bldg # 9 meets the requirements of the Tax Abatement Procedures Ordinance.

6. Effective Date. This Resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-2.1-2.5. The hearing contemplated by said statute shall be held at the time and place of the regular meeting of the Town Council of the Town of Plainfield, Indiana on August 28, 2006, to wit: Plainfield Town Hall, 206 W. Main Street, Plainfield, Indiana, 7:00 p.m. At such meeting the Town Council shall take final action determining whether the qualifications for an economic revitalization area (as to the real estate) have been met, and shall confirm, modify and confirm, or rescind the Resolution. Such determination and final action by the Council shall be binding upon all affected parties; subject to the appeal procedures contemplated by I.C. 6-1.1-12.1-1 et. seq.

7. Filing With Hendricks County Authorities. Upon the adoption of this Resolution, the Clerk-Treasurer of the Town of Plainfield, Indiana shall cause a certified copy of this Resolution, including the legal description of the aforescribed real estate and attached map, to be filed with the Hendricks County Assessor and/or such other Hendricks County Government officials as shall be necessary to make Opus Bldg # 9 eligible to file for property tax abatement as to the real property and improvements contemplated by the Application heretofore reviewed and approved.

Adopted by the Town Council of the Town of Plainfield, Indiana this 14<sup>th</sup> day of August, 2006.

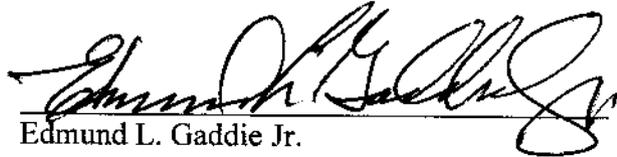
TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA

  
\_\_\_\_\_  
Robin G. Brandgard, President

  
\_\_\_\_\_  
Kent McPhail

  
Bill Kirchoff

  
Daniel W. Fivecoat

  
Edmund L. Gaddie Jr.

Attested by:



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



The  
Schneider  
Corporation

Commercial & Multi-Family Services

3020 North Post Road  
Indianapolis, IN 46226-4518  
www.theschneidercorp.com

1-800-898-8332 toll free  
317-898-8282 phone  
317-898-8010 fax

## Exhibit A - 1

### LAND DESCRIPTION

**Tract A:** A part of Airwest Business Park, Section Three, as per plat thereof recorded in Plat Cabinet 3, Slide 137, Pages 1 and 2, in the Office of the Recorder of Hendricks County, Indiana, more particularly described as follows: Part of the Northeast Quarter and part of the East Half of the Southeast Quarter of Section 6, Township 14 North, Range 2 East, in Guilford Township, Hendricks County, Indiana, more particularly described as follows:

Beginning at the northeast corner of said Southeast Quarter Section; thence South 89 degrees 02 minutes 58 seconds West (assumed bearing) along the north line of said Quarter Section and the north line of Incremental Lot 21 in Airwest Business Park, Section Five, as per plat thereof recorded in Plat Cabinet 2, Slide 85, Pages 2A, B & C in the Office of the Recorder of Hendricks County, Indiana, a distance of 510.32 feet to the east right of way line of Whitaker Road and to a non-tangent curve having a radius of 630.00 feet, the radius point of which bears South 81 degrees 47 minutes 03 seconds West; thence southerly along said curve, being along the west line of said Lot 21, an arc distance of 86.93 feet to a point which bears North 89 degrees 41 minutes 35 seconds East from said radius point; thence South 00 degrees 18 minutes 25 seconds East along the west line of said Lot 21 a distance of 182.02 feet to the **Point of Beginning**; thence continuing South 00 degrees 18 minutes 25 seconds East along the west line of said lot a distance of 1518.04 feet to a point on the north right of way line of Frontage Road Number 4 of Interstate Highway Number 70 (the following four courses are along said north right of way line); (1) thence South 63 degrees 57 minutes 30 seconds West 47.03 feet; (2) thence South 51 degrees 35 minutes 28 seconds West 151.39 feet; (3) thence South 66 degrees 12 minutes 24 seconds West 137.06 feet; (4) thence South 86 degrees 07 minutes 35 seconds West 66.55 feet to a point on the south line of said Frontage Road; thence North 88 degrees 19 minutes 43 seconds East along said south line a distance of 181.97 feet; thence South 82 degrees 34 minutes 55 seconds East along said south line a distance of 3.39 feet to a point on the north right of way line of Interstate Number 70, said right of way being on a non-tangent curve having a radius of 34,277.56 feet, the radius point of which bears North 28 degrees 43 minutes 11 seconds West (the following four courses are along said north right of way line); (1) thence southwesterly along said curve an arc distance of 117.32 feet to a point which bears South 28 degrees 31 minutes 25 seconds East from said radius point; (2) thence South 63 degrees 57 minutes 47 seconds West 399.01 feet; (3) thence South 60 degrees 52 minutes 18 seconds West 199.40 feet; (4) thence South 62 degrees 33 minutes 31 seconds West 23.75 feet to a point on the west line of said Half Quarter Section; thence North 00 degrees 18 minutes 25 seconds West along said west line and the northerly extension thereof a distance of 2341.61; thence North 21 degrees 09 minutes 03 seconds West a distance of 23.87 feet; thence North 23 degrees 50 minutes 57 seconds East a distance of 20.00 feet to a point on the south right of way line of Reeves Road; thence North 68 degrees 50 minutes 57 seconds East along said south line a distance of 631.24 feet to a curve to the right having a radius of 60.00 feet, the radius point of which bears South 21 degrees 09 minutes 03 seconds East; thence southeasterly along said curve an arc distance of 94.25 feet to a point on the west right of way line of Whitaker Road, said point bears North 68 degrees

## Exhibit A - 2

50 minutes 57 seconds East from said radius point; thence South 21 degrees 09 minutes 03 seconds East along said west right of way line a distance of 176.10 feet to a point on a curve having a radius of 570.00 feet, the radius point of which bears South 68 degrees 50 minutes 57 seconds West; thence southerly along said curve an arc distance of 207.36 feet to a point which bears North 89 degrees 41 minutes 35 seconds East from said radius point; thence South 00 degrees 18 minutes 25 seconds East along said west right of way line a distance of 182.02 feet; thence North 89 degrees 41 minutes 35 seconds East a distance of 60.00 feet to the Point of Beginning. Containing 42.39 acres, more or less. Subject to right of way of County Road 975 East.

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8/10/00 SWR



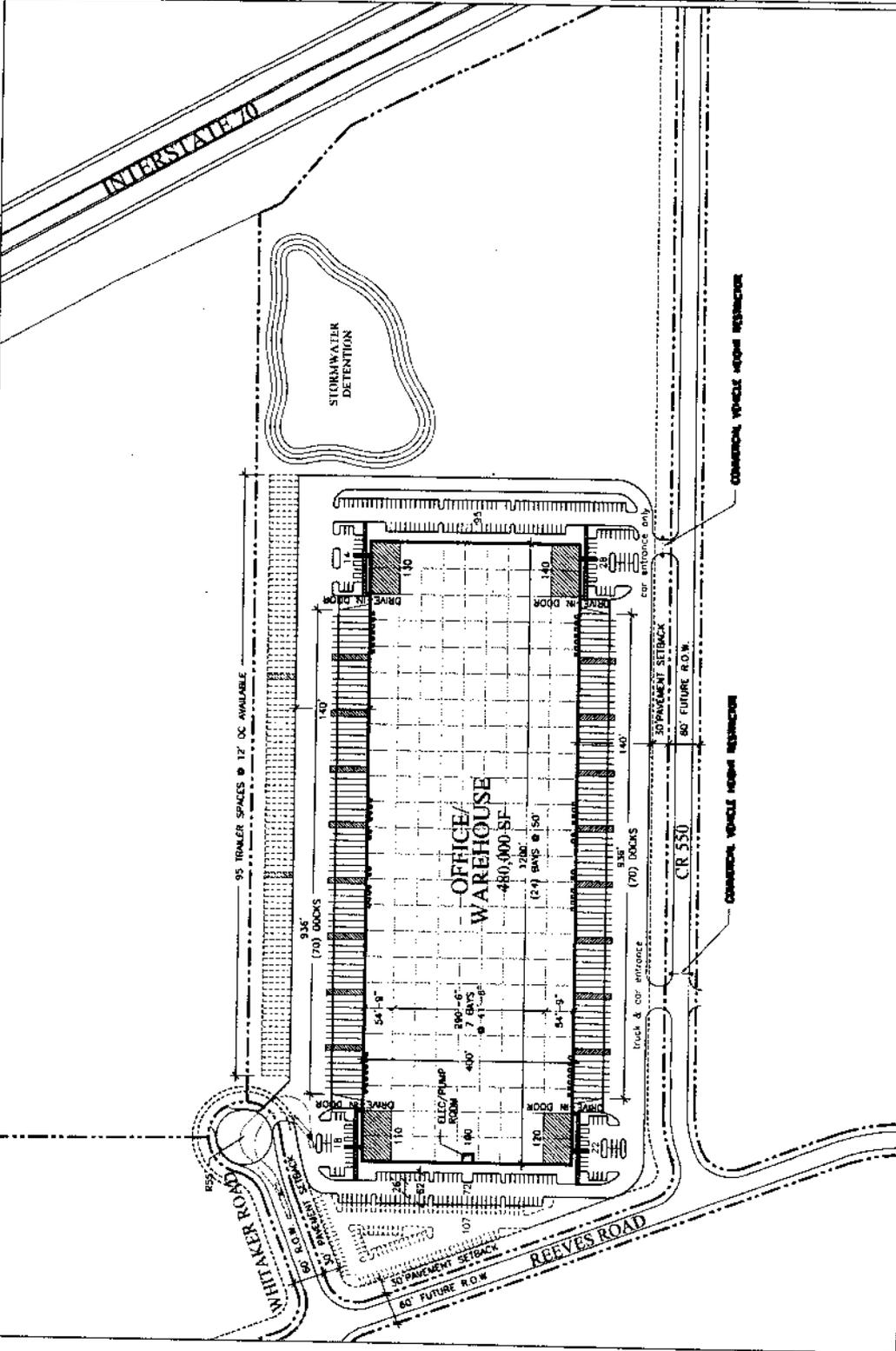
**PROJECT INFORMATION**

SITE AREA: 40.24 ACRES  
 BUILDING AREA: 480,000 SF  
 SITE F.A.R.: 0.27

PARKING: 249 SPACES  
 (EXPANDABLE TO 356 SPACES)

DEPRESSED DOCKS: 140 SPACES  
 DRIVE-IN DOORS: 4 SPACES  
 FUTURE TRAILER STORAGE: 95 SPACES

Exhibit W-1



**AIRWEST 9**  
 PLAINFIELD BUSINESS CENTER AT AIRWEST  
 PLAINFIELD, IN

June 09, 2006



Conceptual Site Plan