

PLAINFIELD TOWN COUNCIL

RESOLUTION NO. 2006-09

**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, Six Points Associates, LLC (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 et. seq." on March 2, 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 Six Points Associates, LLC (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.

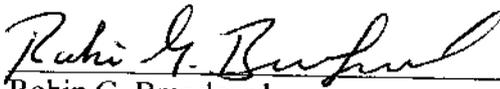
5. No Limitations or Restrictions. It is hereby declared by the Town Council of Plainfield, Indiana that based on the Town of Plainfield's Tax Abatement Procedures Ordinance No. 5-97 adopted on March 24, 1997, allowance for a ten (10) year Abatement Duration as requested by Six Points Associates, LLC (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 March 27, 2006, to wit: Plainfield Town Hall, 206 W. Main Street, Plainfield, Indiana, 7:30 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 Six Points Associates, LLC (Bldg # 9) eligible to file for property tax abatement as to the real property and improvements contemplated by the Application heretofore reviewed and approved.

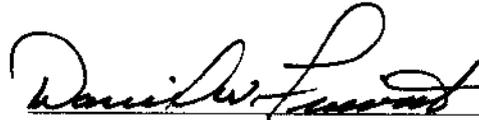
Adopted by the Town Council of the Town of Plainfield, Indiana this 13th day of March, 2006.

TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA

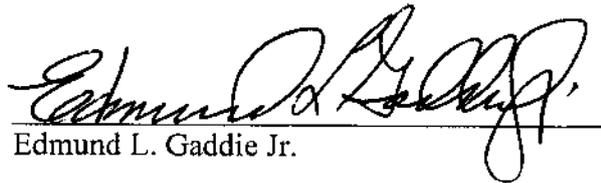

Robin G. Brandgard


Kent McPhail

Bill Kirchoff



Daniel W. Fivecoat



Edmund L. Gaddie Jr.

Attested by:



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

EXHIBIT A

Legal Description of the Property

PARCEL 4

A part of the West Half of the Northwest Quarter of Section 32 and part of the East Half of the Northeast Quarter of Section 31, all in Township 15 North, Range 2 East, Guilford Township, Hendricks County, Indiana, more particularly described as follows:

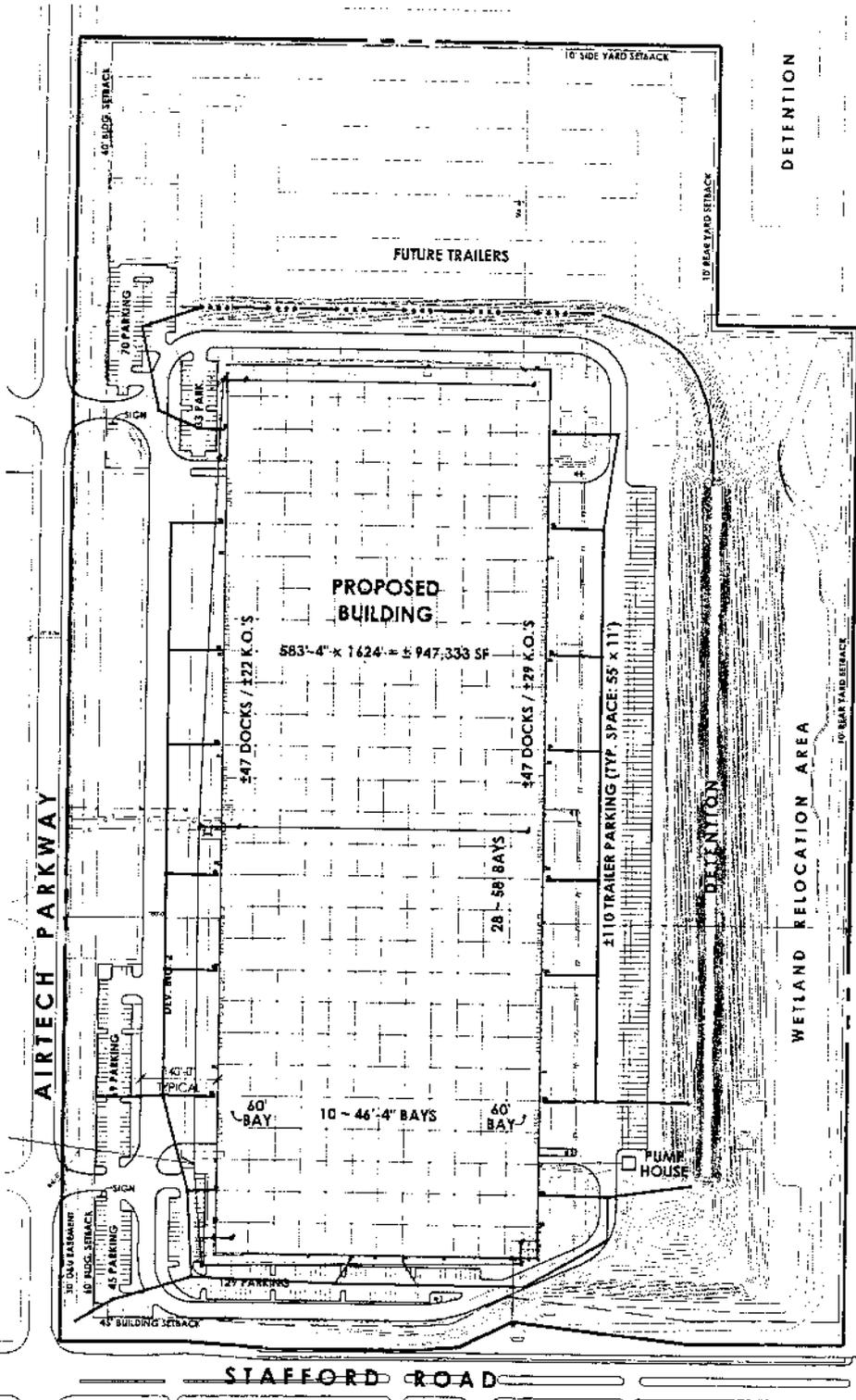
Commencing at the Southeast corner of the Northeast Quarter of said Section 31; thence South 89 degrees 38 minutes 49 seconds West (Bearings are based upon the record plat of Airtech Business Park, Section One (Incremental) recorded as Instrument No. 98-28836 in Plat Cabinet 1, Slide 164, Pages 2A & 2B in the Office of the Recorder of Hendricks County, Indiana) 86.35 feet to a point on the Southerly extension of the East Right of Way of Airtech Parkway as platted in said Airtech Business Park Section One (Incremental); thence North 00 degrees 19 minutes 50 seconds East along said extension 97.13 feet to the intersection of the North Right of Way of Stafford Road as dedicated per plat of said Airtech Business Park Section One (Incremental) and the East Right of Way of Said Airtech Parkway, and the POINT OF BEGINNING; thence continuing North 00 degrees 19 minutes 50 seconds East along said East Right of Way 1876.54 feet to the Southwest corner of Lot 2 of said Airtech Business Park Section One (Incremental); thence South 89 degrees 40 minutes 10 seconds East along the South line of said Lot 2 a distance of 1418.53 feet to the East line of the West Half of the Northwest Quarter of said Section 32; thence South 00 degrees 21 minutes 21 seconds West along said East line 1862.63 feet to the North Right of Way of said Stafford Road (the next seven courses are along the North Right of Way of said Stafford Road); (1) thence South 89 degrees 58 minutes 23 seconds West 285.73 feet; (2) thence North 82 degrees 52 minutes 21 seconds West 316.11 feet; (3) thence South 62 degrees 56 minutes 32 seconds West 108.29 feet; (4) thence South 85 degrees 23 minutes 57 seconds West 82.28 feet; (5) thence South 89 degrees 58 minutes 28 seconds West 248.54 feet; (6) thence North 85 degrees 43 minutes 29 seconds West 165.56 feet; (7) thence South 89 degrees 41 minutes 59 seconds West 226.29 feet to the POINT OF BEGINNING, containing 60.789 acres, more or less.

Subject to all legal easements and rights-of-way.

and

PARCEL 5

Lot Two of Airtech Business Park Section One (Incremental), an addition to the Town of Plainfield, Hendricks County, Indiana, as per plat thereof, recorded October 29, 1998, as Instrument 98-28836, and as corrected by Certificate of Correction recorded November 10, 1998, as Instrument 980030298, and also corrected by Certificate of Correction recorder December 1, 1998 as Instrument 00032794, all in the Office of the Recorder of Hendricks County, Indiana.



Project Data

Site Area	± 74.1 Acres
Proposed Building:	± 947,333 SF
Future (Not Shown):	± 304,500 SF
Total	± 1,251,833 SF
Building Coverage (Proposed + Future)	38.7%
Docks	± 94
Docks K.O.'s	± 51
Drive-in(s)	2
Drive-in K.O.'s	2
Car Parking	± 346
Future Car Parking	± 247
Ratio (Total/SF)	± 1:1,598 SF
Trailer Parking	± 110
Future Trailer Parking	± 390
Ratio (Total/SF)	± 1:1,895 SF
Bay Spacing	46'-4" x 58'
Dock Staging Bays	60' x 58'
Min. Clear Height	36'

Parking Data

Required:	
Distribution/warehouse	
1/3000 sf	316
Office	
3.5/1000 sf	*
* 30 remaining parking would cover ± 8,571 sf office	

Development Incentives

- 1: Depth of Required Yards
- 2: Orientation of Loading Spaces



Site Plan

Scale: 1" = 200'-0" (11" x 17")
 0 40 100 200 400'

Building 9PA 715 AirTech Parkway - Plainfield, Indiana

28 FEBRUARY 2006

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