

PLAINFIELD TOWN COUNCIL

RESOLUTION NO. 2012-16

**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 Development Corporation, 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 May 17, 2012; 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 Development Corporation 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.

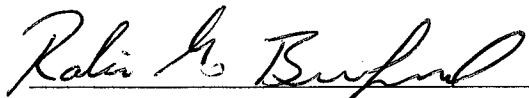
5. No Limitations or Restrictions. It is hereby declared by the Town Council of Plainfield, Indiana that based on the Town of Plainfield's Tax Abatement Procedures Ordinance No. 5-97 adopted on March 24, 1997, allowance for a ten (10) year Abatement Duration as requested by Opus Development Corporation, 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 July 9, 2012, 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.

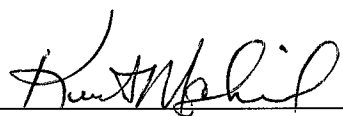
7. Filing With Hendricks County Authorities. Upon the adoption of this Resolution, the Clerk-Treasurer of the Town of Plainfield, Indiana shall cause a certified copy of this Resolution, including the legal description of the aforescribed real estate and attached map, to be filed with the Hendricks County Assessor and/or such other Hendricks County Government officials as shall be necessary to make Opus Development Corporation, 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 25th day of June, 2012

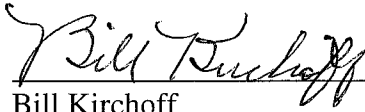
TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA



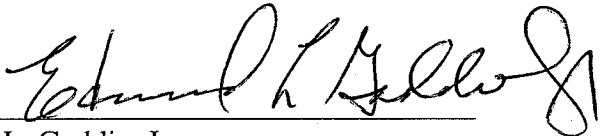
Robin G. Brandgard, President



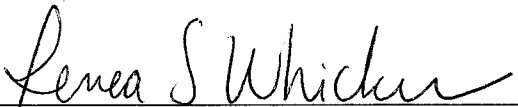
Kent McPhail



Bill Kirchoff




Edmund L. Gaddie, Jr.



Renea S. Whicker

Attested by:



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

EXHIBIT A

LAND DESCRIPTION

AIRWEST 12/13

A part of the Southeast Quarter of Section 1, Township 14 North, Range 1 East and a part of the West Half of the Southwest Quarter of Section 6, Township 14 North, Range 2 East of the Second Principal Meridian in Guilford Township, Hendricks County, Indiana, being more particularly described as follows:

Commencing at a cut "+" found representing the northwest corner of said Southeast Quarter; thence North 85 degrees 42 minutes 07 seconds East (assumed bearing) along the north line thereof 847.76 feet to the northwest corner of Minor Plat Number 126 as per plat thereof recorded in Plat Book 10, Pages 154-155 in the Office of the Recorder of said county; thence South 05 degrees 26 minutes 43 seconds East along the west line thereof 39.01 feet to the POINT OF BEGINNING, said point being on the south right of way line of Reeves Road per the plat of Plainfield Business Center at Airwest – Lot 12, as per plat thereof recorded as Instrument Number 2007-10423 in the Office of the Recorder of said county (the three (3) courses are along said south right of way line); 1) thence North 85 degrees 42 minutes 07 seconds East parallel with said north line 1234.64 feet to the beginning of a tangent curve to the right having a radius of 3165.00 feet and a central angle of 06 degrees 55 minutes 29 seconds; 2) thence easterly along the arc of said curve 382.52 feet; 3) thence South 87 degrees 22 minutes 24 seconds East 84.03 feet to the northwest corner of said Lot 12; thence South 04 degrees 20 minutes 57 seconds East along the west line thereof 1200.41 feet to the north line of Plainfield Park, Section Two, as per plat thereof recorded as Instrument Number 96-11616 in said county records; thence South 84 degrees 32 minutes 39 seconds West along said north line 84.03 feet; thence South 85 degrees 39 minutes 03 seconds West along said north line 746.84 feet to its intersection with the south line of the land of Opus North Corporation as described in Instrument Number 2006-3309 in said county records; thence South 85 degrees 43 minutes 33 seconds West along said south line 906.76 feet to the southeast corner of Plainfield Business Center as per plat thereof recorded as Instrument Number 200732429 in said county records; thence North 04 degrees 20 minutes 57 seconds West 993.79 feet to a westerly corner of said Minor Plat, being the same as the southeast corner of Lot 11 in Heritage Farm as per plat thereof recorded in Plat Book 10, Pages 119-120 in said county records; thence North 05 degrees 26 minutes 43 seconds West along the west line of said Minor Plat 241.00 feet to the POINT OF BEGINNING, containing 47.942 acres, more or less.

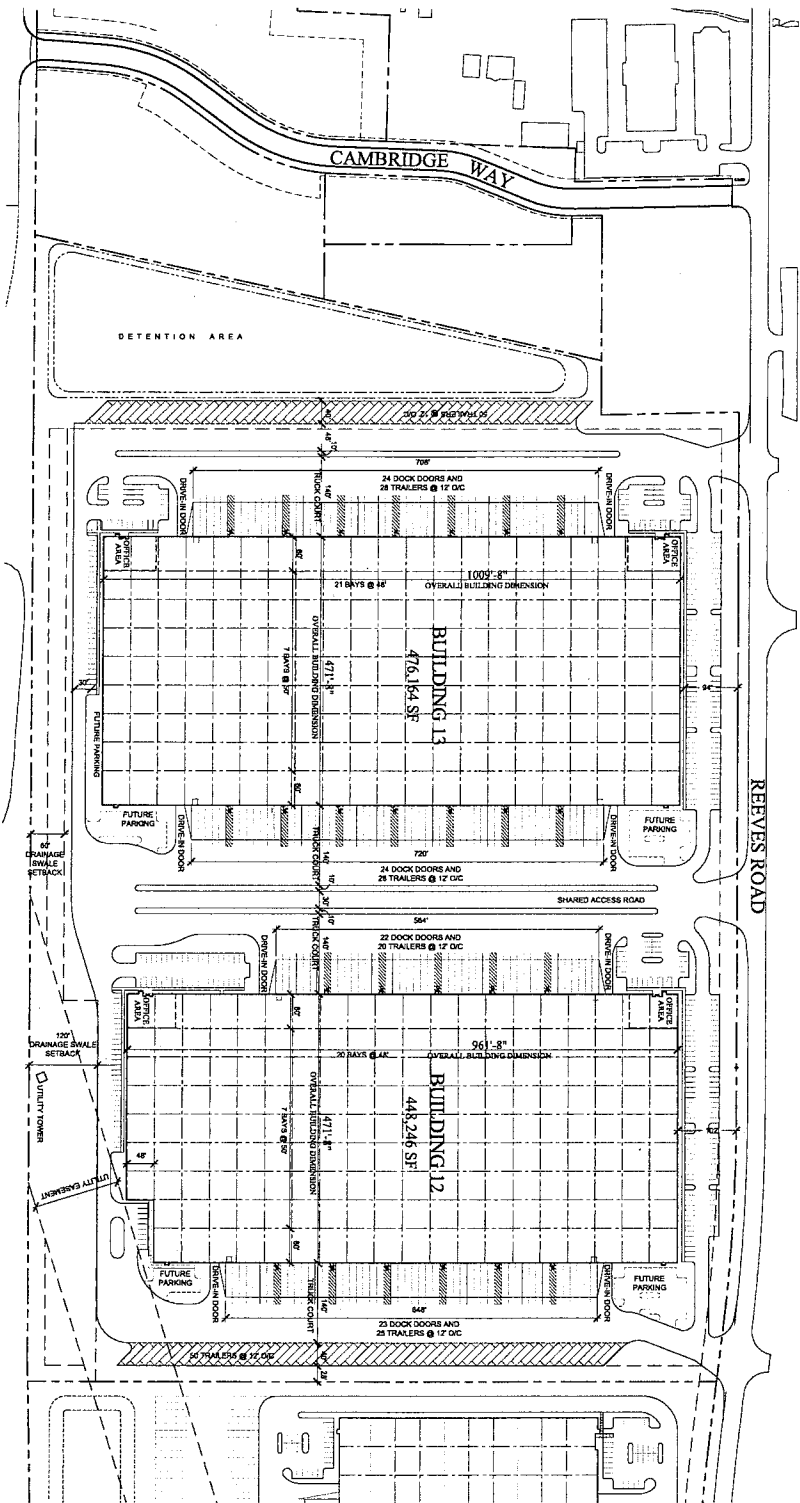
EXHIBIT A - PAGE 2

LAND DESCRIPTION - DETENTION AREA

That portion of Lots 3 and 4 in Plainfield Business Center as per plat thereof recorded on December 26, 2007, as Instrument Number 200732429 in the Office of the Recorder of Hendricks County, Indiana, described as follows:

BEGINNING at the northeast corner of said Lot 3; thence South 04 degrees 20 minutes 57 seconds East along the east line of said plat 993.79 feet to the southeast corner of said Lot 4; thence South 85 degrees 43 minutes 33 seconds West along the south line of said plat 300.35 feet; thence North 05 degrees 47 minutes 27 seconds East 1009.28 feet to the north line of said Lot 3; thence North 85 degrees 42 minutes 07 seconds East along said north line 122.66 feet to the POINT OF BEGINNING, containing 4.825 acres, more or less.

EXHIBIT B



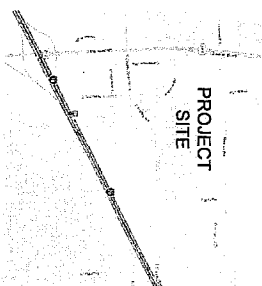
Building 12 & Building 13 at Airwest Plainfield, IN 05/04/2012

PROJECT INFORMATION

TOTAL SITE AREA: 52.66 Acres
 (Site Area includes 4.12 acres common stormwater detention area.)
 TOTAL BUILDING AREA: 924,410 GSF
 FAR: 0.40

BUILDING 12
 BUILDING AREA: 448,246 GSF
 CAR PARKING SPACES: 209
 DOCK DOORS: 45
 DRIVE-IN DOORS: 4
 TRAILER SPACES: (BETWEEN DOCKS) (ACROSS COURT) 50

BUILDING 13
 BUILDING AREA: 476,164 GSF
 CAR PARKING SPACES: 198
 DOCK DOORS: 48
 DRIVE-IN DOORS: 4
 TRAILER SPACES: (BETWEEN DOCKS) (ACROSS COURT) 50



AREA MAP



Opus AE Group, Inc.

Plainfield Business Center at Airwest

Site Plan