

**PLAINFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 2017-01**

**RESOLUTION APPROVING OF REAL PROPERTY TAX ABATEMENT
APPLICATION-BROWNING/DUKE, LLC #8**

WHEREAS, the Redevelopment Commission of the Town of Plainfield, Indiana (the "Commission" and "Town," respectively) has created the Ronald Reagan Economic Development Area (the "Area") and one or more allocation areas within the Area, and adopted one or more economic development plans for the Area; and

WHEREAS, Browning/Duke, LLC (the "Applicant") filed with the Town a Petition for Real Property Tax Abatement Consideration (the "Application"), pursuant to I.C. 6-1.1-12.1-1-1 et. seq.; and

WHEREAS, the Application has been reviewed by the staff of the Town and has been found to be complete and the Town has received the requisite filing fee from the Applicant; and

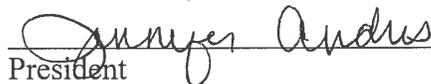
WHEREAS, the real estate described in Exhibit A attached to the Application for which the tax abatement is requested is located within the Area; therefore, the Tax Abatement Committee has forwarded the Application to this Commission for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAINFIELD REDEVELOPMENT COMMISSION, THAT:

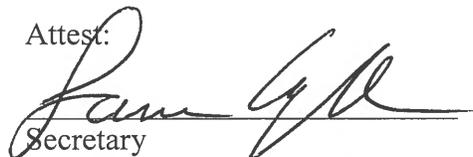
1. The Commission has reviewed and hereby approves of the Application and instructs the President of the Commission to forward this resolution to the Tax Abatement Committee for review and recommendation to the Town Council.
2. This resolution shall be effective upon passage.

ADOPTED: February 6, 2017

PLAINFIELD REDEVELOPMENT COMMISSION



President

Attest:


Secretary

Exhibit A [Petition for Real Property Tax Abatement Consideration]



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51787 (R4 / 2-13)
Prescribed by the Department of Local Government Finance

20__ PAY 20__
FORM SB-1 / Real Property
PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1(c) and (d).

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
 Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)]
5. The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property apply to any economic revitalization areas designated after June 30, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to economic revitalization areas designated before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Browning / Duke LLC, a Delaware limited liability company					
Address of taxpayer (number and street, city, state, and ZIP code) 6100 West 96th Street, Suite 250, Indianapolis, IN 46278					
Name of contact person John T. Cohoat		Telephone number (317) 344-7321		E mail address jcohoat@browninginv.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Town of Plainfield					Resolution number
Location of property 0 AllPoints Court, Plainfield, IN			County Hendricks		DLGF taxing district number
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Approximately 707,940 square foot warehouse and distribution facility and associated parking areas and site improvements					Estimated start date (month, day, year) 04/01/2017
					Estimated completion date (month, day, year) 02/01/2018
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values					
Plus estimated values of proposed project					
Less values of any property being replaced					
Net estimated values upon completion of project			17,700,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>John T. Cohoat</i>		Director of Development <i>Director of Development</i>		Date signed (month, day, year) 2-2-2017	

Town of Plainfield
PETITION FOR REAL PROPERTY TAX ABATEMENT CONSIDERATION

The undersigned owner(s) of real property, located within the Town of Plainfield, hereby petition the Town Council of the Town of Plainfield for real property tax abatement consideration and pursuant to I.C., 6-1. 1-12.1-1, et. seq. and Town of Plainfield Ordinance No. 5-97 this petition states the following:

1. Describe the proposed redevelopment or rehabilitation project, including information about physical improvements to be made, the amount of land to be used, an estimate of the cost of the project, the proposed use of the improvements, and a general statement as to the importance of the project to your business:

Description & Use:	The project consists of an approximately 707,940 square foot warehouse and distribution facility with related office space.
Amount of Land:	Approximately 71.929 acres.
Estimated Cost:	Approximately \$17,700,000.
Importance to Business:	This project is very significant to Browning/Duke and the Plainfield community. This will be the sixth building to be constructed in the last 36 months at AllPoints Midwest.

2. The redevelopment or rehabilitation project itself will create _____ new, permanent jobs within the first year, representing a new annual payroll of \$ _____ and will maintain _____ existing permanent full-time and _____ existing permanent part-time jobs with an annual payroll of \$ _____. The project annual salaries for each new position created are estimated to be as follows:

Please note that the project is a speculative warehouse and distribution facility and, as such, the number and types of jobs to be created and the corresponding salary ranges are unknown at this time.

3. Estimate the dollar value of the redevelopment or rehabilitation project: Approximately \$17,700,000.

4. (a) The real property for which tax abatement consideration is petitioned ("Property") is owned or to be owned by the following individuals or corporations (if the business organization is publicly held, indicate also the name of the

corporate parent, if any, and the name under which the corporation has filed with the Securities and Exchange Commission):

Name	Address	Interest
Browning/Duke, LLC	600 E. 96 th Street, Suite 100 Indianapolis, IN 46240	100%

(b) The following other persons lease, intend to lease, or have an option to buy the Property (include corporate information as required in 4(a) above, if applicable): Not applicable.

(c) A brief description of the overall nature of the business and of the operations occurring at the Property: Warehouse and distribution facility for a single tenant or multiple tenants.

5. The commonly known address of the Property is: Please note that the Town of Plainfield has not yet issued an official street address confirmation letter. A legal description of the Property is attached hereto as Exhibit A and incorporated herein.

6. A map and/or plat describing the Property is attached hereto as Exhibit B and incorporated herein.

7. The current assessed valuation of the real property before rehabilitation, redevelopment, economic revitalization, or improvement: The current assessed valuation of the real property is set forth on Exhibit C attached hereto and incorporated herein.

8. List the real and personal property taxes paid at the location during the previous five years, whether paid by the current owner or a previous owner: Please see Exhibit C attached hereto and incorporated herein.

9. What is your best estimate of the after-rehabilitation market value of the Property: Approximately \$17,700,000.

10. No building permit has been issued for construction on the property in connection with the improvement in question as of the date of filing of this petition, except as previously disclosed to Town representatives. The signature below is verification of this statement.

11. The Standard Industrial Classification Manual major group within which the proposed project would be classified, by number and description: 4225 – General Warehouse & Storage.

12. The Internal Revenue Service Code of Principal Business Activity by which the proposed project would be classified, by number and description: 493100 – Warehousing and Storage.

13. Describe actual or anticipated public financing for the project: None.

14. Describe how the Property has become undesirable for or impossible of normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevent a normal development of the property or property use: Certain physical and economic conditions exist that limit the potential development of the Property. The Property has been used as farmland in the past.

15. The Property is located in the following Allocation Area (if any) declared and confirmed by the Plainfield Redevelopment Commission: Ronald Reagan Economic Development Area.

16. The following person(s) should be contacted as the petitioner's agent regarding additional information and public notification:

Name: Marc Armstrong, Duke Realty
Address: 600 E. 96th Street, Suite 100
City, State and Zip: Indianapolis, Indiana 46240
Telephone: 317-808-6000

WHEREFORE, Petitioner requests that the Town Council of the Town of Plainfield, Indiana, adopt a declaratory resolution designating the area described herein to be an economic revitalization area for purposes of real property tax abatement consideration, and after publication of notice and public hearing, determine qualifications for an economic revitalization area have been met and confirm such Resolution. Petitioner herein hereby verifies that the required \$250.00 filing fee to cover processing and administrative costs pursuant to Ordinance 5-97 of the Town of Plainfield has been paid in full.

Name of Property Owner(s):

BROWNING/DUKE, LLC,
a Delaware limited liability company

By: Duke Realty Limited Partnership,
an Indiana limited liability partnership, its
manager

By: Duke Realty Corporation, an
Indiana corporation, its general
partner

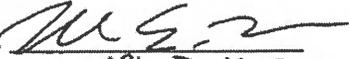
By: 
MARK E. HASFIELD
A LEASING & DEVELOPMENT

EXHIBIT A

Legal Description of the Property

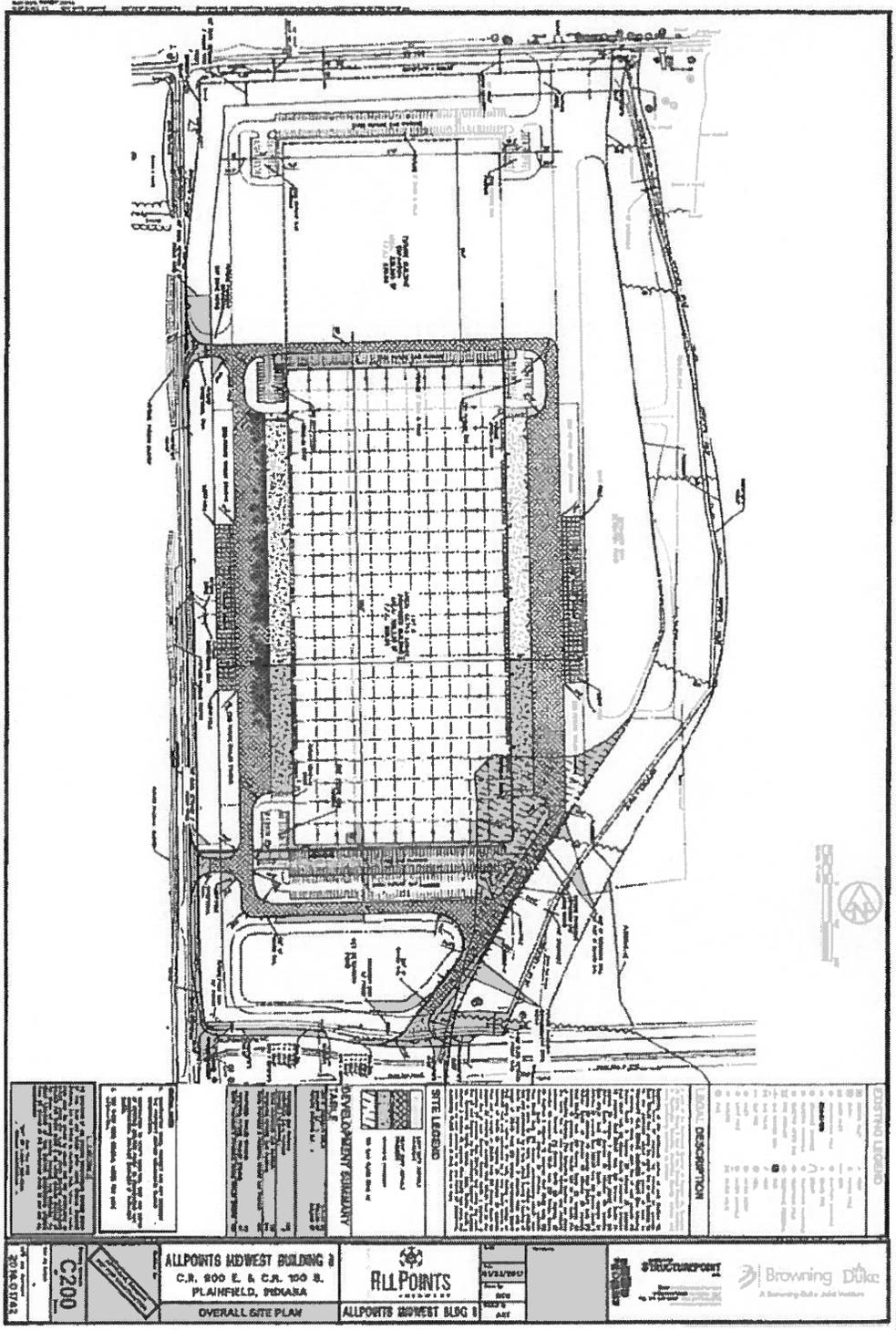
A part of the Northwest Quarter of Section 18, Township 15 North, Range 2 East of the Second Principal Meridian in Washington Township, Hendricks County, Indiana and more particularly described as follows:

Beginning at the northwest corner of said Section 18; thence North 87 degrees 52 minutes 54 seconds East 1171.89 feet along the north line of said Section 18 to the northwest corner of a parcel of land to WAL-MART REAL ESTATE BUSINESS TRUST (the following 8 courses are along the west line of said parcel); (1) thence South 6 degrees 25 minutes 36 seconds East 55.91 feet; (2) thence South 12 degrees 6 minutes 56 seconds East 393.83 feet; (3) thence South 14 degrees 28 minutes 7 seconds East 368.63 feet; (4) thence South 5 degrees 51 minutes 48 seconds East 412.31 feet; (5) thence South 10 degrees 34 minutes 15 seconds East 122.29 feet; (6) thence South 1 degrees 58 minutes 40 seconds West 345.92 feet; (7) thence South 36 degrees 40 minutes 25 seconds West 653.72 feet; (8) thence South 22 degrees 20 minutes 15 seconds West 426.50 feet to the north line of Allpoints Parkway (the following 6 courses are along the north line of said Allpoints Parkway and westerly extension thereof; (1) thence North 83 degrees 22 minutes 58 seconds West 55.21 feet; (2) thence South 88 degrees 5 minutes 12 seconds West 85.00 feet; (3) thence South 79 degrees 51 minutes 26 seconds West 99.65 feet; (4) thence northwesterly 166.37 feet along a curve to the right, having a radius of 965.00 feet and subtended by a long chord having a bearing of North 84 degrees 44 minutes 7 seconds West and a length of 166.16 feet; (5) thence northwesterly 203.41 feet along a curve to the left, having a radius of 1035.00 feet and subtended by a long chord having a bearing of North 85 degrees 25 minutes 35 seconds West and a length of 203.08 feet; (6) thence South 88 degrees 56 minutes 36 seconds West 199.64 feet to the west line of said Quarter; thence North 1 degrees 3 minutes 27 seconds West 2511.83 feet along the west line of said Quarter to the Northeast Quarter of Section 13, Township 15 North, Range 1 East; thence North 1 degrees 3 minutes 45 seconds West 24.00 feet along the west line of said Section 18 to the POINT OF BEGINNING, containing 71.929 acres of land, more or less.

EXHIBIT B

Site Plan of the Property

[see attached page]



<p>GENERAL NOTES</p> <p>1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.</p> <p>3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.</p> <p>5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.</p> <p>6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.</p> <p>7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.</p> <p>8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.</p> <p>9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.</p> <p>10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.</p>	<p>LEGEND</p> <p>1. EXISTING PAVEMENT</p> <p>2. EXISTING CONCRETE</p> <p>3. EXISTING ASPHALT</p> <p>4. EXISTING GRAVEL</p> <p>5. EXISTING DIRT</p> <p>6. EXISTING GRASS</p> <p>7. EXISTING TREES</p> <p>8. EXISTING SHRUBS</p> <p>9. EXISTING FENCES</p> <p>10. EXISTING UTILITIES</p> <p>11. EXISTING STRUCTURES</p> <p>12. EXISTING DRIVEWAYS</p> <p>13. EXISTING SIDEWALKS</p> <p>14. EXISTING STAIRS</p> <p>15. EXISTING ELEVATORS</p> <p>16. EXISTING MECHANICAL ROOMS</p> <p>17. EXISTING ELECTRICAL ROOMS</p> <p>18. EXISTING TELEPHONE ROOMS</p> <p>19. EXISTING JANUATORIES</p> <p>20. EXISTING RESTROOMS</p> <p>21. EXISTING OFFICES</p> <p>22. EXISTING STORES</p> <p>23. EXISTING GARAGES</p> <p>24. EXISTING DRIVEWAYS</p> <p>25. EXISTING SIDEWALKS</p> <p>26. EXISTING STAIRS</p> <p>27. EXISTING ELEVATORS</p> <p>28. EXISTING MECHANICAL ROOMS</p> <p>29. EXISTING ELECTRICAL ROOMS</p> <p>30. EXISTING TELEPHONE ROOMS</p> <p>31. EXISTING JANUATORIES</p> <p>32. EXISTING RESTROOMS</p> <p>33. EXISTING OFFICES</p> <p>34. EXISTING STORES</p> <p>35. EXISTING GARAGES</p>	<p>ADJACENT DEVELOPMENT SCHEDULE</p> <p>1. ALLPOINTS MIDWEST BLDG 1</p> <p>2. ALLPOINTS MIDWEST BLDG 2</p> <p>3. ALLPOINTS MIDWEST BLDG 3</p> <p>4. ALLPOINTS MIDWEST BLDG 4</p> <p>5. ALLPOINTS MIDWEST BLDG 5</p> <p>6. ALLPOINTS MIDWEST BLDG 6</p> <p>7. ALLPOINTS MIDWEST BLDG 7</p> <p>8. ALLPOINTS MIDWEST BLDG 8</p> <p>9. ALLPOINTS MIDWEST BLDG 9</p> <p>10. ALLPOINTS MIDWEST BLDG 10</p> <p>11. ALLPOINTS MIDWEST BLDG 11</p> <p>12. ALLPOINTS MIDWEST BLDG 12</p> <p>13. ALLPOINTS MIDWEST BLDG 13</p> <p>14. ALLPOINTS MIDWEST BLDG 14</p> <p>15. ALLPOINTS MIDWEST BLDG 15</p> <p>16. ALLPOINTS MIDWEST BLDG 16</p> <p>17. ALLPOINTS MIDWEST BLDG 17</p> <p>18. ALLPOINTS MIDWEST BLDG 18</p> <p>19. ALLPOINTS MIDWEST BLDG 19</p> <p>20. ALLPOINTS MIDWEST BLDG 20</p>	<p>LOCAL DESCRIPTION</p> <p>1. ALLPOINTS MIDWEST BLDG 1</p> <p>2. ALLPOINTS MIDWEST BLDG 2</p> <p>3. ALLPOINTS MIDWEST BLDG 3</p> <p>4. ALLPOINTS MIDWEST BLDG 4</p> <p>5. ALLPOINTS MIDWEST BLDG 5</p> <p>6. ALLPOINTS MIDWEST BLDG 6</p> <p>7. ALLPOINTS MIDWEST BLDG 7</p> <p>8. 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<p>C200</p> <p>2024/01/15</p>	<p>ALLPOINTS MIDWEST BUILDING 1</p> <p>C.R. 100 E. & C.R. 100 S.</p> <p>PLAINFIELD, INDIANA</p> <p>OVERALL SITE PLAN</p>	<p>ALLPOINTS</p> <p>INDUSTRIAL</p> <p>ALLPOINTS MIDWEST BLDG 1</p>	<p>REVISED</p> <p>DATE</p> <p>BY</p> <p>APP</p>	<p>STRUCTUREPOINT</p> <p>10000 N. RIVERVIEW BLVD.</p> <p>INDIANAPOLIS, IN 46240</p> <p>TEL: 317.552.1000</p> <p>WWW.STRUCTUREPOINT.COM</p>	<p>Browning Duce</p> <p>A Browning Duce Joint Venture</p>
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EXHIBIT C

Real Estate Tax Information

[see attached page]

1/26/2017

Beacon - Hendricks County, IN

Beacon™ Hendricks County, IN

Summary

Parcel ID 32-09-18-100-005.000-027
 Tax Bill ID 025-158521-100005
 Map Reference #
 Property Address 1511 S County Road 900 E
 Avon, IN, 46123
 Brief Legal Description P1 P1 New 18 15-2r 41.7AC 12.ID-6 ANNEXED ORD # 09-2006
 (Note: Not to be used on legal documents)
 Class AGRICULTURAL - VACANT LAND
 Tax District Pfield-Washington Trngng District
 Tax Rate Code 90 - Advertised Tax Rate
 Property Type 61 - Agricultural
 Mortgage Co N/A
 Last Change Date

Owner

BROWNING DUKE LLC
 Real Estate Tax Advisors, LLC
 PO Box 48509
 Indianapolis, IN 46240

Taxing District

County: Hendricks
 Township: WASHINGTON TOWNSHIP
 State District: 077 PLAINFIELD - WASHINGTON TWP
 Local District: 025
 School Corp: AVON COMMUNITY
 Neighborhood: 5552200 RES ACREAGE DEFALTY PFLD/WASH BNGTON

Site Description

Topography
 Public Utilities
 Street or Road
 Area Quality State
 Parcel Acreage: 41.65

Land

Land Type	Sub ID	Ac'd Front.	Est. Depth	3Dy	Rate	Adj. Rate	Est. Value	Imp. %	Value
1st		0	0	8.4	\$7,900.00	\$7,900.00	\$64,340.00	\$0.00	\$64,340.00
PUBLIC ROAD/ROW		0	0	1.4	\$1,940.00	\$1,940.00	\$12,690.00	(3000A)	\$12,690.00
LEGAL DITCH	B	0	0	.5	\$1,940.00	\$1,940.00	\$960.00	(51000C)	\$0.00
TILLABLE LAND	B	0	0	3.7	\$1,940.00	\$1,940.00	\$4,265.30	(51000C)	\$0.00
TILLABLE LAND	B	0	0	8.4	\$1,940.00	\$1,940.00	\$12,690.00	\$0.00	\$12,690.00
TILLABLE LAND	C/A	0	0	14.5	\$1,940.00	\$1,940.00	\$28,985.50	\$0.00	\$28,985.50
TILLABLE LAND	MeB2	0	0	4.5	\$1,940.00	\$1,744.00	\$7,999.20	\$0.00	\$7,500.00
LEGAL DITCH	MeB2	0	0	1.5	\$1,940.00	\$1,744.00	\$2,267.20	(51000C)	\$0.00
TILLABLE LAND	B	0	0	.95	\$1,940.00	\$2,174.00	\$2,067.30	\$0.00	\$2,070.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
5/23/2006	BROWNING DUKE LLC			\$0.00

Valuation

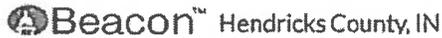
Assessment Year	2014		2014		2013	
	ANNUAL ADJUSTMENT	GENERAL REVALUATION	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	GENERAL REVALUATION	GENERAL REVALUATION
As Of Date	6/29/2014	7/16/2015	6/19/2014	6/19/2014	6/23/2013	6/23/2013
Land	\$128,700	\$127,900	\$127,900	\$127,900	\$119,000	\$119,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$59,800	\$42,500	\$42,500	\$42,500	\$52,600	\$52,600
Land Non Res (3)	\$68,900	\$85,400	\$85,400	\$85,400	\$66,400	\$66,400
Improvement	\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$128,700	\$127,900	\$127,900	\$127,900	\$119,000	\$119,000
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$59,800	\$42,500	\$42,500	\$42,500	\$52,600	\$52,600
Total Non Res (3)	\$68,900	\$85,400	\$85,400	\$85,400	\$66,400	\$66,400

Taxes

[Click here to view Hendricks County Tax data](#)

1/28/2017

Beacon - Hendricks County, IN



Summary

Parcel ID: 33-09-18-100-006-000-027
 Tax ID: 025-18521-100004
 Map Reference #: N/A
 Property Address: N/A
 Brief Legal Description: P/L M/Fr 1B-15-Tr 32 B3AC 12.10-1-1-1 ANNEXED ORD # 09-2004
 Class: AGRICULTURAL - VACANT LAND
 Tax District: P464-Washington Twp District
 Tax Rate Code: 90 - Advalsed Tax Rate
 Property Type: 65 - Agricultural
 Mortgage Co: N/A
 Last Change Date: N/A

Owner

BROWNING DUKE LLC
 PO Box 40507
 Indianapolis, IN 46240

Taxing District

County: Hendricks
 Township: WASHINGTON TOWNSHIP
 State District: 037 PLAINFIELD - WASHINGTON TWP
 Local District: 025
 School Corp: AVON COMMUNITY
 Neighborhood: 555200 RES ACREAGE DEFAULT-PFLD/WASHINGTON

Site Description

Topography:
 Public Utilities:
 Street or Road:
 Area Quality: Static
 Parcel Acreage: 10.83

Land

Land Type	Sell ID	Act FreeL	Est Depth	Slab	Rate	Adj. Rate	Est. Value	Inv. %	Value
TILLABLE LAND	0A	0	0	7.22	\$1,940.00	\$1,795.00	\$12,959.90	\$0.00	\$12,940.00
WOODLAND	SA	0	0	3.61	\$1,940.00	\$1,954.00	\$7,053.74	(180.00)	\$1,410.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
1/22/2006	BROWNING DUKE LLC			\$0.00

Valuation

Assessment Year	2016	2015	2014	2014 (2)	2013
Reason	ANNUAL ADJUSTMENT	GENERAL REVALUATION	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	GENERAL REVALUATION
As Of Date	6/29/2016	7/18/2015	6/19/2014	6/19/2014	6/23/2013
Land	\$16,000	\$16,700	\$16,700	\$16,700	\$14,400
Land Res (S)	\$0	\$0	\$0	\$0	\$0
Land Non Res (S)	\$16,000	\$16,700	\$16,700	\$16,700	\$14,400
Land Non Res (R)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (I)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (R)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (S)	\$0	\$0	\$0	\$0	\$0
Total	\$16,000	\$16,700	\$16,700	\$16,700	\$14,400
Total Res (S)	\$0	\$0	\$0	\$0	\$0
Total Non Res (R)	\$16,000	\$16,700	\$16,700	\$16,700	\$14,400
Total Non Res (S)	\$0	\$0	\$0	\$0	\$0

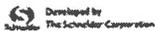
Taxes

[Click here to view Hendricks County List #214](#)

No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Transfer History, Photos, Sketches.

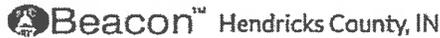
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1/26/2017

Beacon - Hendricks County, IN



Summary

Parcel ID 32-09-18-100-00-1200-027
 Tax Bill ID 025-118521-100004
 Map Reference #
 Property Address 1307 S County Road 900 E
 Area, IN, 46122
 Brief Legal Description Pt 1/2 Fr 1/2 18-15-2e Sec 12, 30-4-1 DRVD9 annexed from 12-4-18-52e 100-004 o
 (Note: Not to be used on legal documents)
 Class RESIDENTIAL VACANT UNPLATTED LAND OF 0-9.99 ACRES
 Tax District Field - Washington Taxing District
 Tax District 90 - Adversited Tax Rate
 Property Type 83 - Residential
 Assessed Use N/A
 Last Change Date

Owner

BROWNING DUKE LLC
 P.O. Box 40509
 Indianapolis, IN 46240

Taxing District

County: Hendricks
 Township: WASHINGTON TOWNSHIP
 State District: 027 PLAINFIELD - WASHINGTON TWP
 Local District: 025
 School Corp: AVON COMMUNITY
 Neighborhood: 5557200 RES AC/REAGL DEFALT-PFLD/WASHINGTON

Site Description

Topography:
 Public Utilities:
 Street or Road:
 Area Quality: 5
 Parcel Adjacent: 5

Land

Land Type	Sub ID	Act Front	EH Depth	Size	Rate	Adj. Rate	Ext. Value	Mlt. X	Value
PVH		0	0	4.85	\$7,900.00	\$7,900.00	134,375.00	\$0.00	\$34,340.00
PUBLIC ROAD/ROW		0	0	0.1500	\$1,960.00	\$2,050.00	1307.50	(3100.00)	\$0.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
7/6/2007	BROWNING DUKE LLC DOUGSON, ROBERT L		0/0	\$200,000.00 \$0.00

Valuation

Assessment Year	2016		2015		2014		2013	
	ANNUAL ADJUSTMENT	GENERAL REVALUATION						
As Of Date	6/29/2016	7/18/2015	6/19/2014	6/19/2014	6/19/2014	6/23/2013		
Land	\$38,300	\$34,400	\$34,400	\$34,400	\$34,400	\$34,400		
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0		
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0		
Land Non Res (3)	\$38,300	\$34,400	\$34,400	\$34,400	\$34,400	\$34,400		
Improvement	\$0	\$0	\$0	\$0	\$0	\$0		
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0		
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0		
Imp Non Res (4)	\$0	\$0	\$0	\$0	\$0	\$0		
Total	\$38,300	\$34,400	\$34,400	\$34,400	\$34,400	\$34,400		
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0		
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0		
Total Non Res (3)	\$38,300	\$34,400	\$34,400	\$34,400	\$34,400	\$34,400		

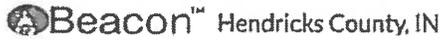
Taxes

[Click here to view Hendricks County Tax data](#)

No data available for the following models: Residential Dwellings, Commercial Buildings, Improvements, Transfer History, Photos, Sketches.

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Summary

Parcel ID 37-09-18-100-001000-077
 Tax Bill ID 025-118521-10001
 Map Reference #
 Property Address N/A
 Bldg Legal Description P1 Nw Pt 18-15-21 28.43 AC Conservancy 22 2D-1-1 APPROX DED ORD # 09-2004 07
 (Note: Not to be used on legal documents)
 Class AGRICULTURAL - VACANT LAND
 Tax District Public-Washington Taxing District
 Tax Basis Code 90 - Advertised Tax Rate
 Property Type 85 - Agricultural
 Mortgage Co N/A
 Last Change Date

Owner

BROWNING DUKE LLC
 P.O. Box 40509
 Indianapolis, IN 46240

Taxing District

County: Hendricks
 Township: WASHINGTON TOWNSHIP
 State District: 027 PLAINFIELD - WASHINGTON TWP
 Local District: 025
 School Corp: AVON COMMUNITY
 Neighborhood: 5512200 RES ACREAGE DEFAULT PFLD/WASHINGTON

Site Description

Topography:
 Public Utilities:
 Street or Road:
 Area Quality: Static
 Parcel Acreage: 28.43

Land

Land Type	Soil ID	Act Front	Depth	FL	Site	Rate	Adj. Rate	Ext. Value	Int. %	Value
FARM POND		0	0	23		\$1,940.00	\$480.00	\$201.40	(\$40.00)	\$120.00
LEGAL DITCH		0	0	3.86		\$1,940.00	\$1,760.00	\$6,792.00	(\$100.00)	\$0.00
PUBLIC ROW/ROW		0	0	72		\$1,940.00	\$1,740.00	\$1,267.20	(\$100.00)	\$0.00
TILLABLE LAND	Bn	0	0	0.03		\$1,940.00	\$2,253.00	\$203.7106	\$0.00	\$30,370.80
NONTILLABLE LAND	Bn	0	0	38		\$1,940.00	\$2,253.00	\$854.14	(\$60.00)	\$340.00
WOODLAND	Bn	0	0	.18		\$1,940.00	\$2,253.00	\$405.54	(\$80.00)	\$80.00
NONTILLABLE LAND	C/A	0	0	.24		\$1,940.00	\$1,795.00	\$430.80	(\$60.00)	\$170.80
TILLABLE LAND	C/A	0	0	12.02		\$1,940.00	\$1,393.00	\$21,571.90	\$0.00	\$21,540.00
TILLABLE LAND	MnB2	0	0	1.34		\$1,940.00	\$1,566.00	\$2,098.44	\$0.00	\$2,100.00
TILLABLE LAND	Sh	0	0	.26		\$1,940.00	\$1,954.00	\$308.04	\$0.00	\$710.00
WOODLAND	Sh	0	0	.2		\$1,940.00	\$1,954.00	\$390.80	(\$80.00)	\$20.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
10/16/2004	BROWNING DUKE LLC			\$0.00
5/23/2004	FERRISMAN CLAUDE M KEELER JOHN S			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Hbr
10/16/2012	Herriman David C & Keeler John & Tautan Anna L				WD

Valuation

Assessment Year	2014		2015		2016		2017 (E)	
	ANNUAL ADJUSTMENT	GENERAL REVALUATION						
As Of Date	6/29/2014	7/14/2015	6/19/2014	6/19/2014	6/19/2014	6/19/2014	6/22/2015	6/22/2015
Land	\$30,500	\$31,800	\$32,800	\$32,800	\$32,800	\$32,800	\$45,300	\$45,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$30,500	\$31,800	\$32,800	\$32,800	\$32,800	\$32,800	\$45,300	\$45,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$30,500	\$31,800	\$32,800	\$32,800	\$32,800	\$32,800	\$45,300	\$45,300

1/26/2017

Beacon - Hendricks County, IN

Assessment Year	2016	2015	2014	2014 (2)	2013
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$50,500	\$57,800	\$52,800	\$52,800	\$45,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Taxes

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