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RESOLUTION NO. 2018-48

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA APPROVING (1) A DECLARATORY RESOLUTION AND REDEVELOPMENT PLAN OF THE TOWN OF WHITESTOWN REDEVELOPMENT COMMISSION ESTABLISHING THE WHITESTOWN-MAURER COMMONS REDEVELOPMENT AREA AND (2) THE ORDER OF THE TOWN OF WHITESTOWN PLAN COMMISSION RELATED THERETO

WHEREAS, on September 18, 2018, the Town of Whitestown Redevelopment Commission (the "Commission") adopted a declaratory resolution (the "Declaratory Resolution") initially approving a Redevelopment Plan (the "Plan") for the Whitestown – Maurer Commons Redevelopment Area (the "Area") and declaring that the Area is an area needing redevelopment and subject to redevelopment activities pursuant to Indiana Code 36-7-14 and Indiana Code 36-7-25 (the "Act"); and

WHEREAS, the Commission submitted the Declaratory Resolution and Plan to the Town of Whitestown Plan Commission (the "Plan Commission") for its consideration; and

WHEREAS, on October 8, 2018, the Plan Commission approved the Plan and the Declaratory Resolution; and

WHEREAS, the Act requires approval of the Declaratory Resolution, the Plan and the action of the Plan Commission by the Town Council of the Town of Whitestown, Indiana (the "Town");

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town, as follows:

Section 1. The Declaratory Resolution and Plan for the Area attached hereto as Exhibit A are in all respects approved, ratified and confirmed by the Town Council.

Section 2. The action of the Plan Commission approving the Plan and the Declaratory Resolution is in all respects approved, ratified and confirmed by the Town Council.

Section 3. The determination of the Commission that the Area is an area needing redevelopment pursuant to the Act is in all respects approved, ratified and confirmed by the Town Council.

Section 4. The Clerk-Treasurer of the Town is hereby directed to file a copy of the Declaratory Resolution, the Plan and the approving order of the Plan Commission with the permanent minutes of this meeting.

Section 5. This resolution shall be effective from and after passage.

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Passed and adopted by the Town Council of the Town of Whitestown, Indiana on this 10th day of October, 2018.

TOWN OF WHITESTOWN, INDIANA
TOWN COUNCIL

Eric Miller, President

Clinton Bohm, Vice-President

Susan Austin, Council Member

Jeff Wishek, Council Member

Kevin Russell, Council Member

ATTEST:

Matt Sumner, Clerk-Treasurer

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EXHIBIT A

Declaratory Resolution and Plan

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RESOLUTION NO. 2018-26

**DECLARATORY RESOLUTION
OF THE TOWN OF WHITESTOWN REDEVELOPMENT COMMISSION
ESTABLISHING THE WHITESTOWN – MAURER COMMONS
REDEVELOPMENT AREA AND ALLOCATION AREA**

WHEREAS, the Town of Whitestown Redevelopment Commission ("Commission"), a redevelopment commission organized and acting pursuant to the provisions of Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, "Act"), has investigated, studied and surveyed those areas within the Town of Whitestown, Indiana ("Town") that may be areas needing redevelopment pursuant to the Act; and

WHEREAS, the Commission has determined that there exists in the Town an area needing redevelopment (the "Area") to be redeveloped pursuant to the Act; and

WHEREAS, the Commission finds that normal development and occupancy of the Area is undesirable or impossible because of lack of development, cessation of growth, deterioration of improvements, environmental contamination, character of occupancy, age, obsolescence, substandard buildings, and other factors that impair the values or prevent the normal use or development of the Area; and

WHEREAS, the Commission has prepared a redevelopment plan ("Plan") for the Area), which Plan is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Commission has caused to be prepared maps and plats showing (i) the boundaries of the Area, the location of various parcels of property, streets, alleys and other features affecting the acquisition, clearance, replatting, replanning, rezoning or redevelopment of the Area, indicating that except for certain real estate as described by address in the Plan, all parcels of property are currently to be excluded from the acquisition list and (ii) the parts of the acquired portions of the Area, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Plan; and

WHEREAS, the Commission has caused to be prepared an estimate of the cost of redevelopment of the Area; and

WHEREAS, the Area includes territory that was formerly in an allocation area established by the Boone County Redevelopment Commission which was subsequently annexed by the Town (the "Boone County I-65 West TIF Area"); and

WHEREAS, the last outstanding obligation payable from the Boone County I-65 West TIF Area matured on February 1, 2018 and, in accordance with Indiana Code 36-7-14-3.5, the Boone County I-65 West TIF Area is no longer in existence;

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

Section 1. The Commission finds that the Area is an "area needing redevelopment" pursuant to the provisions of the Act. The Area is described in Exhibit B attached hereto and incorporated herein by reference. The Area is hereby designated as the "Whitestown – Maurer Commons Redevelopment Area".

Section 2. The Commission finds that the Area is a menace to the social and economic interest of the Town and its inhabitants, and that it will be of public utility and benefit to redevelop the Area pursuant to the Act.

Section 3. The Commission finds that the Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed the Commission under the Act because of the lack of local public improvements and other similar conditions, specifically: the cost of infrastructure improvements needed to serve the Area, including obtaining reasonable access to the Area, adequate utility service and adequate public safety prevents the improvements from being accomplished by private enterprise and there is no regulatory process available to build infrastructure or provide incentives to encourage economic growth in the Area.

Section 4. The Commission finds that the public health and welfare will be benefited by the accomplishment of the Plan for the Area, specifically by the construction of (a) road improvements to ensure safe, reliable, efficient and reasonable access to the Area, (b) public safety improvements, (c) utility improvements, including water, sewer and storm water improvements, to ensure reasonable and appropriate utility services to the Area, (d) park facility improvements, including but not limited to trails, fields (including athletic fields) and playgrounds, (e) public parking improvements to ensure sufficient public parking in the Area and (f) other improvements necessary for the redevelopment of the Area, including municipal facility and economic development project improvements in or serving the Area. These improvements (collectively, "Improvements") promote public health and welfare for the citizens of the Town by enhancing redevelopment in the Area through the provision of improved access to the Area, adequate utility services (water, sewer and storm water) to the Area, adequate public safety and by making the Area more suitable for redevelopment through the construction of municipal facility and economic development project improvements. A map of the Area is attached hereto as Exhibit C, which map is incorporated herein by reference.

Section 5. The Commission finds that the accomplishment of the Plan will be of public utility and benefit as measured by the attraction of permanent jobs, an increase in the property tax base, improved diversity of the economic base, and other similar benefits, specifically by providing the construction of the Improvements to encourage and enable the development of new businesses in the Area, and the retention of and fostering of growth of existing businesses around the Area.

Section 6. The Plan conforms to other development and redevelopment plans for the Town.

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Section 7. Except with respect to the real estate identified by address in the Plan, the Commission does not currently propose to acquire interests in real property within the boundaries of the Area. The Commission anticipates that in the future it may determine that the acquisition of real property in addition to that set forth in the Plan is necessary in connection with the Plan and, in such case, will amend the Plan and this resolution prior to any such acquisition.

Section 8. The Commission estimates the cost of implementing the Plan will be approximately $25,000,000 (this estimate includes the total estimated costs of the acquisition of property and construction of the Improvements).

Section 9. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan; and, therefore, the Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents, if any. The Commission will take no actions that will result in the displacement of residential areas.

Section 10. This paragraph constitutes the "allocation provision" for purposes of Indiana Code 36-7-14-39. The entire Area shall constitute an allocation area as defined in Indiana Code 36-7-14-39 ("Allocation Area"). Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed in accordance with Indiana Code 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 25 years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues from the Allocation Area.

Section 11. The presiding officer of the Commission is hereby authorized and directed to submit this resolution and the Plan to the Town of Whitestown Plan Commission ("Plan Commission") for its approval.

Section 12. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Town Council of the Town to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, Board of Zoning Appeals, Board of Public Works, Park Board, the building commissioner and any other departments or agencies of the Town concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the Town's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice shall also be filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Allocation Area.

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Section 13. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Allocation Area which includes (a) the estimated economic benefits and costs incurred by the Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values and (b) the anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Allocation Area (a copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Indiana Code 36-7-14-17 at least 10 days prior to the date of the hearing described in Section 13 hereof).

Section 14. The Commission further directs the presiding officer to submit this resolution to the Town Council of the Town for its approval of the establishment of the Area.

Section 15. This resolution shall be effective as of the date of its adoption.

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Passed and adopted at a meeting of the Whitestown Redevelopment Commission this 18th day of September, 2018.

TOWN OF WHITESTOWN
REDEVELOPMENT COMMISSION

President

Vice-President

Secretary

Member

Member

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EXHIBIT A

The Plan

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REDEVELOPMENT PLAN
FOR THE WHITESTOWN – MAURER COMMONS
REDEVELOPMENT AREA

TOWN OF
WHITESTOWN REDEVELOPMENT COMMISSION

Purpose and Introduction

This document is the Redevelopment Plan ("Plan") for the Whitestown – Maurer Commons Redevelopment Area ("Area") for the Town of Whitestown, Indiana ("Town"). This Plan is intended for approval by the Town Council of the Town, the Town of Whitestown Plan Commission and the Town of Whitestown Redevelopment Commission ("Commission") in compliance with Indiana Code 36-7-14.

Project Objectives

The purposes of the Plan are, through the redevelopment of the Area, to benefit the public health, safety, morals, and welfare of the citizens of the Town; increase the economic well-being of the Town and the State of Indiana; and serve to protect and increase property values in the Town and the State of Indiana. The Commission has identified the Area as an area needing redevelopment pursuant to the Act. The Plan is designed to redevelop the Area which is in need of redevelopment because of (i) lack of development, (ii) cessation of growth, (iii) deteriorating improvements and (iv) other factors which impair the normal use or development of the Area. The Commission anticipates the Plan will (i) promote significant opportunities for the gainful employment of citizens of the Town, (ii) assist in the attraction of one or more major new business enterprises to the Town, (iii) provide for local public improvements in, serving or benefiting the Area, (iv) attract and retain jobs, (v) increase the property tax base and (vi) improve the diversity of the economic base of the Town.

Description of Area

The Area is depicted in the map attached to the Declaratory Resolution of which this Plan is a part as Exhibit C and is generally described as that area in the Town bounded as follows:

Starting at the northwest corner of Parcel #06-03-01-000-029.000-020 and heading south to the southwest corner of Parcel #06-03-01-000-034.001-020 then heading east along the southern boundary of said Parcel and continuing east to the northwest corner of Parcel #06-04-07-000-005.000-021, then heading south on the western boundary of Parcel #06-04-07-000-005.000-021 to the southwest corner of said Parcel, then heading east along the southern boundary of Parcel #06-04-07-000-005.000-021 to Indianapolis Road, then heading southeast along Indianapolis Road to the southeast corner of Parcel #06-04-07-000-008.000-021, then heading north along the eastern boundary of Parcel #06-04-07-000-008.000-021 and veering northwest along said boundary to the northeast corner of said Parcel, then heading west along the northern boundary of Parcel #06-04-07-000-008.000-021 to Indianapolis Road, then heading northwest along

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Indianapolis Road to the southernmost point of Parcel #06-04-06-000-004.000-021, then heading northeast along the boundary of Parcel #06-04-06-000-004.000-021 to its easternmost point, then heading northwest along the boundary of said Parcel and continuing around to the northeast corner of Parcel #06-03-01-000-025.000-020, then heading west along Whitestown Parkway to the northwest corner of Parcel #06-03-01-000-029.000-020.

The Area includes the following parcels:

State Parcel Number	County Parcel Number
06-03-01-000-029.000-020	0200254000
06-03-01-000-037.000-020	0200561000
06-04-06-000-004.000-021	0210394000
06-03-01-000-025.000-020	0200124000
06-04-06-000-013.000-005	0031485000
06-03-01-000-035.000-020	0200645000
06-04-06-000-011.000-021	0211854000
06-04-07-000-005.000-021	0211839000
06-04-07-000-008.000-021	0211842000
06-04-07-000-026.000-021	0211842002
06-04-07-000-008.001-021	0211842001
06-03-01-000-029.002-020	0200254002
06-03-01-000-029.001-020	0200254001
06-03-01-000-037.003-020	0200561008
06-03-01-000-034.000-020	0200645002
06-03-01-000-034.001-020	0200645001

Project Description

All projects for the Area are in, serving or benefiting the Area. The following projects ("Projects") will be constructed in connection with the redevelopment of the Area:

1. *Road Improvements* - Road improvements, including improvements to Indianapolis Road, shall be constructed to ensure safe, reliable, efficient and reasonable access to the Area. The costs of such improvements shall include design work, land clearing costs, asphalt and/or concrete paving, curb design & construction, lighting, surveys, traffic signals, traffic studies and such other costs as may be related to the development of the roads.

2. *Utility Infrastructure Improvements* - Utility improvements shall be constructed in and around the Area to assure the provision of adequate utility services to the Area. The costs of such improvements shall include any necessary design costs, construction of mains, storm sewers, waterworks and sewage works, utility relocation costs and any such other costs related to the provision of utility services to the Area.

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3. *Public Safety Improvements* – Public safety improvements shall be constructed in and around the Area to assure the provision of adequate public safety services to the Area. The cost of such improvements shall include any necessary design costs, building construction (e.g., fire station), equipment acquisition (e.g., fire apparatus) and any other such other costs related to the provision of public safety services to the Area.

4. *Park Improvements* –Park improvements, including but not limited to trails, fields (including athletic fields), playgrounds and an ice hockey facility, shall be constructed in and around the Area to provide park facilities to the public. The costs of such improvements shall include architectural and engineering design work, land acquisition and clearing costs, building construction, materials, furnishings, equipment and such other costs related to the provision of such park improvements.

5. *Municipal Facilities Improvements* – Municipal facility improvements, including but not limited to a public parking garage and community center, shall be constructed in and around the Area to assure the provision of reasonable and appropriate municipal services to the Area. The costs of such improvements shall include design work (architectural and engineering), land clearing costs, building construction, materials, furnishings, equipment and such other costs as may be related to the construction of municipal facility improvements to serve the Area.

6. *Economic Development Projects* – Economic development projects which constitute local public improvements and are capital projects shall be acquired and/or constructed to foster and encourage the orderly development of the Area.

The total estimated cost of the Projects is $25,000,000. The Commission anticipates that the construction of the Projects will encourage development in the Area.

Economic Benefits of Projects

The Projects are anticipated to facilitate the growth and diversification of the property tax base, including additional investment in the Area from businesses in the estimated amount of at least $150,000,000 in the next ten (10) years. This additional investment is anticipated to result in additional employment opportunities in the Area while preserving and enhancing existing employment in the Area. Substantial increased development in the Area is anticipated based upon these and other improvements contemplated for the Area.

Acquisition of Property

The Commission plans to acquire the following properties which by this reference are part of the Commission's acquisition list in connection with the Plan for the Area:

Acquisition List Property Addresses:

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7530 & 7534 South Indianapolis Road
Whitestown, Indiana

7279 South Indianapolis Road
Whitestown, Indiana

7060 South Indianapolis Road
Whitestown, Indiana

6591 South Indianapolis Road
Whitestown, Indiana

The Commission shall follow the procedures in Indiana Code 36-7-14-19 in any current or future acquisition of property. The Commission will take no actions with respect to acquiring residential areas or otherwise relocating any residences. In the event the Commission determines to acquire interests in any real property in the Area in addition to that set forth herein, which it may elect to do in the future, it will amend this Plan in accordance with Indiana Code 36-7-14, as amended.

Procedures with respect to the Projects

In accomplishing the Projects, the Commission may proceed with the Projects before the acquisition of all interests in land in the Area. All contracts for material or labor in the accomplishment of the Projects by the Commission shall be let under Indiana Code 36-1.

In the planning and rezoning of real property acquired or to be used in the accomplishment of the Plan; the opening, closing, relocation and improvement of public ways; and the construction, relocation, and improvement of sewers and utility services; the Commission shall proceed in the same manner as private owners of the property. The Commission may negotiate with the proper officers and agencies of the Town to secure the proper orders, approvals, and consents.

Any construction work required in connection with the Projects may be carried out by the appropriate municipal or county department or agency. The Commission may carry out the construction work if all plans, specifications, and drawings are approved by the appropriate department or agency and the statutory procedures for the letting of the contracts by the appropriate department or agency are followed by the Commission.

The Commission may pay any charges or assessments made on account of orders, approvals, consents, and construction work with respect to the Projects or may agree to pay these assessments in installments as provided by statute in the case of private owners.

None of the real property acquired for the Projects may be set aside and dedicated for public ways, parking facilities, sewers, levees, parks, or other public purposes until the Commission has obtained the consents and approval of the department or agency under whose jurisdiction the property will be placed.

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Notwithstanding the foregoing, the Commission may cause the Projects to be constructed in accordance with and financed through the Town pursuant to the terms of Indiana Code 36-7-11.9 and -12, as amended, or through the Town of Whitestown Redevelopment Authority pursuant to Indiana Code 36-7-14.5, as amended.

Disposal of Property

The Commission may dispose of real property acquired, if any, by sale or lease to the public after causing to be prepared two (2) separate appraisals of the sale value or rental value to be made by independent appraisers. However, if the real property is less than five (5) acres in size and the fair market value of the real property or interest has been appraised by one (1) independent appraiser at less than Ten Thousand Dollars ($10,000), the second appraisal may be made by a qualified employee of the Commission. The Commission will prepare an offering sheet and will maintain maps and plats showing the size and location of all parcels to be offered. Notice will be published of any offering in accordance with Indiana Code 5-3-1. The Commission will follow the procedures of Indiana Code 36-7-14-22 in making a sale or lease of real property acquired.

Financing of the Projects

It is the intention of the Commission to finance the Projects by one of, or a combination of, of the following methods:

A) Financing the Projects on an ongoing basis from any available ad valorem property taxes allocated under Indiana Code 36-7-14-39 or other funds available for such purpose.

(B) Issuing bonds payable from ad valorem property taxes allocated under Indiana Code 36-7-14-39 in order to raise money for property acquisition and completion of the Projects in, serving or benefiting the Area. The amount of these bonds may not exceed the total, as estimated by the Commission, of all expenses reasonably incurred in connection with the Projects, including:

(1) The total cost of all land, rights-of-way, and other property to be acquired and developed;

(2) All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Projects or the issuance of bonds;

(3) Interest on the bonds (not to exceed 5 years from the date of issuance) and a debt service reserve for the bonds to the extent the Commission determines that a reserve is reasonably required; and

(4) Expenses that the Commission is required or permitted to pay under Indiana Code 8-23-17.

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In the issuance of bonds the Commission will comply with Indiana Code 36-7-14-25.1. Any such bonds to finance the costs of the Projects may also be payable from a levy of a special benefits tax on all taxable property in the redevelopment district pursuant to Indiana Code 36-7-14-27 or other funds pledge to the Commission by the Town for such purpose pursuant to Indiana Code 36-7-14-25.5 (such as local income tax revenues or motor vehicle highway taxes).

C) As an alternative to the issuance of bonds or in conjunction with it, the Commission may (i) enter into a lease of any property that could be financed with the proceeds of bonds under Indiana Code 36-7-14, such being subject to the provisions of Indiana Code 36-7-14-25.2 and Indiana Code 36-7-14-25.3, including a lease with a redevelopment authority under Indiana Code 36-7-14.5 (with such lease rentals payable from the sources described in B above) or (ii) pledge any available incremental ad valorem property taxes allocated under Indiana Code 36-7-14-39(b)(2)(D) and Indiana Code 5-1-14-4 to the payment of bonds issued by the Town, including bonds issued by the Town pursuant to the provisions of Indiana Code 36-7-11.9 and -12, as amended, to finance the costs of the Projects.

D) All or a portion of the Projects may be financed by any funds available to the Commission as provided from other entities interested in providing financing for the Projects.

Allocation Area

The entire Area shall constitute an allocation area as defined in Indiana Code 36-7-14-39 ("Allocation Area"). Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed in accordance with Indiana Code 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 25 years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues from the Allocation Area.

Amendment of the Plan

The Commission may amend the Plan by following the procedures set forth in Indiana Code 36-7-14-15 through 17 5

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EXHIBIT B

The Description of the Area with Parcel List

The Area is depicted in the map attached to this Declaratory Resolution as Exhibit C and is generally described as that area in the Town bounded as follows:

Starting at the northwest corner of Parcel #06-03-01-000-029.000-020 and heading south to the southwest corner of Parcel #06-03-01-000-034.001-020 then heading east along the southern boundary of said Parcel and continuing east to the northwest corner of Parcel #06-04-07-000-005.000-021, then heading south on the western boundary of Parcel #06-04-07-000-005.000-021 to the southwest corner of said Parcel, then heading east along the southern boundary of Parcel #06-04-07-000-005.000-021 to Indianapolis Road, then heading southeast along Indianapolis Road to the southeast corner of Parcel #06-04-07-000-008.000-021, then heading north along the eastern boundary of Parcel #06-04-07-000-008.000-021 and veering northwest along said boundary to the northeast corner of said Parcel, then heading west along the northern boundary of Parcel #06-04-07-000-008.000-021 to Indianapolis Road, then heading northwest along Indianapolis Road to the southernmost point of Parcel #06-04-06-000-004.000-021, then heading northeast along the boundary of Parcel #06-04-06-000-004.000-021 to its easternmost point, then heading northwest along the boundary of said Parcel and continuing around to the northeast corner of Parcel #06-03-01-000-025.000-020, then heading west along Whitestown Parkway to the northwest corner of Parcel #06-03-01-000-029.000-020.

The following parcels are included in the Area:

State Parcel Number	County Parcel Number
06-03-01-000-029.000-020	0200254000
06-03-01-000-037.000-020	0200561000
06-04-06-000-004.000-021	0210394000
06-03-01-000-025.000-020	0200124000
06-04-06-000-013.000-005	0031485000
06-03-01-000-035.000-020	0200645000
06-04-06-000-011.000-021	0211854000
06-04-07-000-005.000-021	0211839000
06-04-07-000-008.000-021	0211842000
06-04-07-000-026.000-021	0211842002
06-04-07-000-008.001-021	0211842001
06-03-01-000-029.002-020	0200254002
06-03-01-000-029.001-020	0200254001
06-03-01-000-037.003-020	0200561008
06-03-01-000-034.000-020	0200645002
06-03-01-000-034.001-020	0200645001

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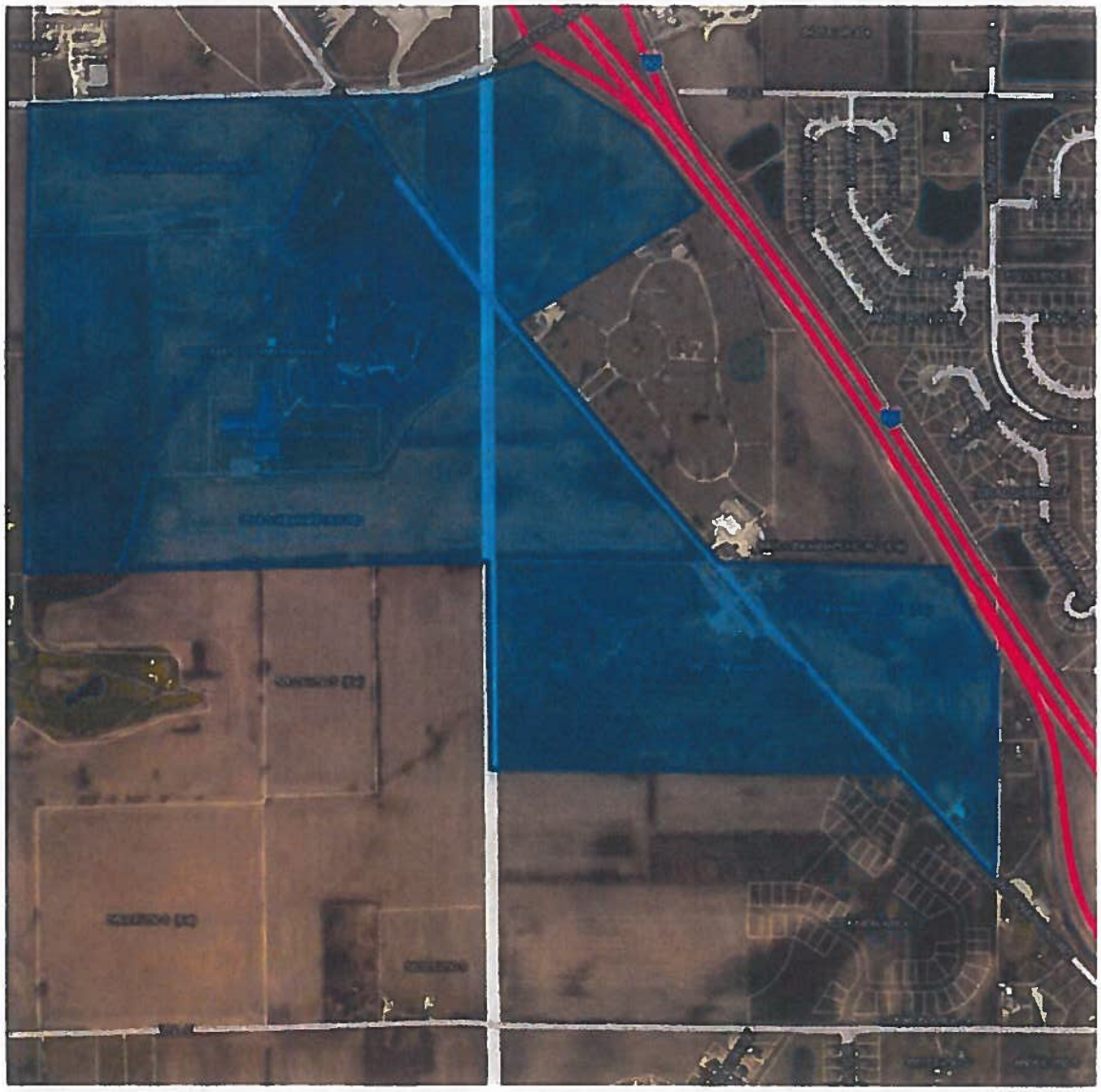
EXHIBIT C

Map of Area
(note the Area is shaded in grey on the map below)