

ORDINANCE NO. 14-2019

**AN ORDINANCE TO CREATE THE
PLAINFIELD ECONOMIC IMPROVEMENT DISTRICT**

WHEREAS, the Town of Plainfield, Hendricks County, Indiana (the “Town”) has a number of significant industrial parks within its town limits which provide substantial positive economic impact to the Town and the region;

WHEREAS, the Town has received a petition (the “Petition”) from owners of real property within a proposed district including numerous industrial parks requesting creation of an Economic Improvement District (“EID”) in accordance with IC 36-7-22, *et seq.*, for the purpose of supporting the property owners and employers in the proposed district particularly pertaining to public transportation and the attraction, creation, retention, and training of a stable workforce;

WHEREAS, the Town recognizes that creation of the EID in order to provide needed funding for public transportation is in the best interests of the proposed district’s business community and the Town;

WHEREAS, the Town provided notice of a public hearing on the Petition, as required by IC 36-7-22-6 and IC 5-3-1; and

WHEREAS, the Town conducted a public hearing on the Petition on the 13th day of May, 2019, in accordance with IC 36-7-22-6;

NOW, THEREFORE, CONCERNING THE PETITION, THE TOWN FINDS AS FOLLOWS:

1. The Petition meets the requirements of Sections 4, 5, and 7 of IC 36-7-22;
2. The proposed EID will provide special benefits to property owners in the district and will be of public utility and benefit;
3. The benefits provided by the project will be new benefits that do not replace benefits existing prior to establishment of the EID;
4. The formula to be used for the assessment of benefits is appropriate;
5. At least sixty percent (60%) of the owners of real property within the proposed district signed the Petition;
6. The Petition was signed by the owners of real property constituting more than sixty percent (60%) of the assessed valuation in the proposed district.

NOW, THEREFORE, BE IT RESOVLED BY THE TOWN COUNCIL OF THE TOWN OF PLAINFIELD, INDIANA, AS FOLLOWS:

1. The Plainfield Economic Improvement District (the “District”) is hereby established in accordance with the Petition received from the owners of real property within the District.
2. The District shall be comprised of the parcels identified on the map attached hereto and incorporated herein as Exhibit A, and identified by name, address, and existing land use on Exhibit B, which is attached hereto and incorporated herein.


3. The District shall be established for a period of ten (10) years from the date of adoption of this ordinance, at which time it shall cease to exist unless property owners present a new petition in accordance with IC 36-7-11, *et seq.*
4. The Board of Directors of the District (the "Board") shall have the authority to oversee and manage the District in order to: a) manage and implement the economic improvement project (the "Project"), specifically and exclusively related to identification and retention of workforce and the transportation of workforce to and from employers located within the District, the estimated annual cost of which is \$408,004.00, b) to determine special assessments ("EID Assessments") to fund the Project in accordance with IC 36-7-22-7, *et seq.*, and the EID Assessment formula identified in further detail on Exhibit C, attached hereto and incorporated herein, and c) to exercise any other powers and authority necessary to further the purpose of the District in accordance with the provisions of IC 36-7-22, *et seq.*, and Indiana law.
5. The Board shall authorize the use of assessed value, as determined by the Hendricks County Assessor, as the basis for determining the percentage of the total benefit to be received by each parcel of property within the District. Each parcel has the potential to benefit from the Project according to its current land use classification.
6. The Board shall authorize the levy of EID Assessments for a period of ten (10) years, beginning in 2019, payable in semi-annual installments.
7. The Board shall be comprised of at least three (3) directors, and may be appointed in accordance with the following proposed list: a) appointee of Duke Realty, b) appointee of Browning Investments, c) appointee of Ambrose Property Group, and d) non-voting appointee of Town of Plainfield.
8. Upon adoption of this ordinance, the Clerk-Treasurer of the Town of Plainfield shall cause a certified copy hereof, including all exhibits, to be filed with the Hendricks County Auditor, Hendricks County Assessor, and any other Hendricks County officials as shall be necessary to effectuate establishment of the District and enable the Board to form, operate the District, and implement the Project.

Adopted by the Town Council of the Town of Plainfield this 30th day of May, 2019.

**TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA**



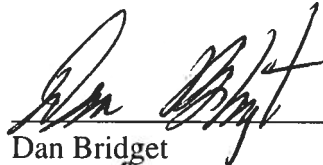
Robin G. Brandgard, President



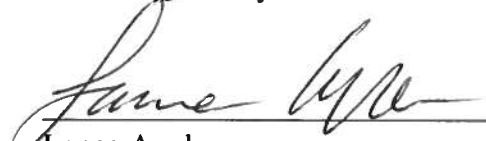
Bill Kirchoff, Vice-President



Kent McPhail




Dan Bridget



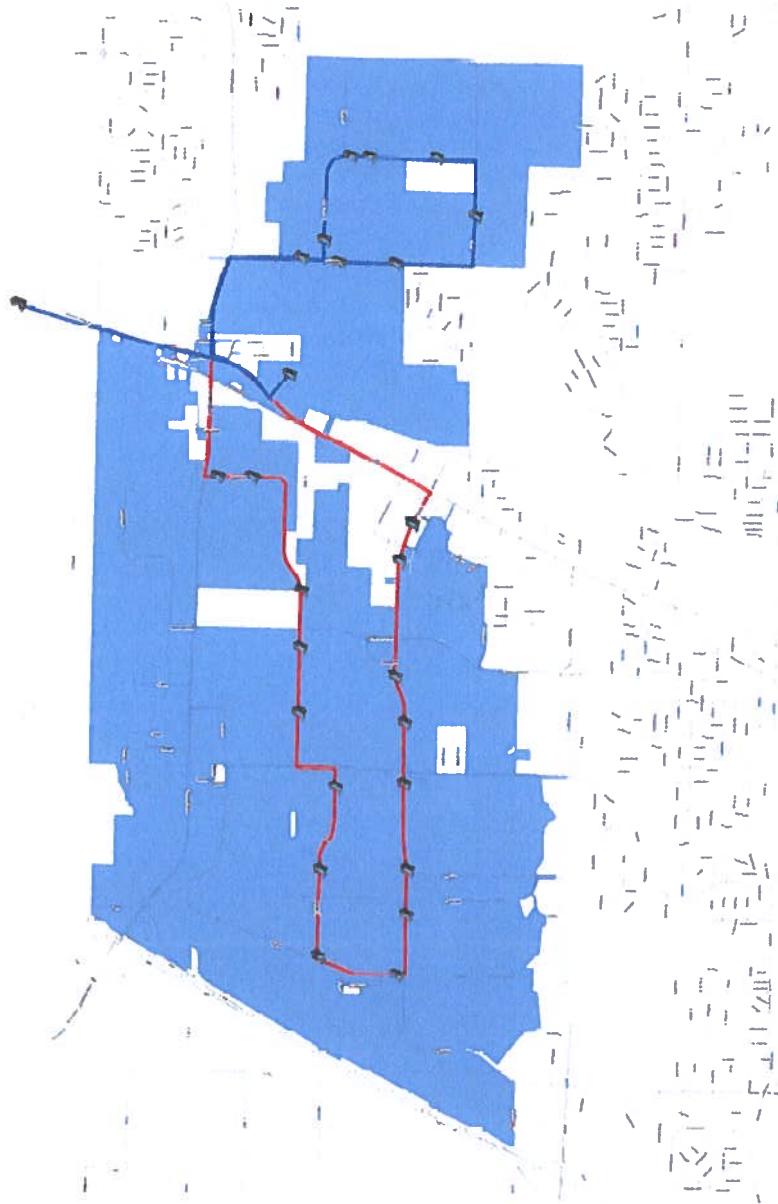
Lance Angle

ATTESTED BY:



Mark J. Todisco, Clerk Treasurer, of the
Town of Plainfield, Indiana

EXHIBIT A: EID Map



9748579 v13

9748579 v13

Parcel I Land Owner Zoning/Landuse Address City State Zip

21-2-36-51E-480-001

2155 STAFFORD ROAD INDIANA

BECKNELL INVESTORS LLC

73-I 2750 E 146TH ST Ste 200 CARMEL IN 46033

21-2-01-41E-480-003 267 PARTNERS LLC 73-I 9000 KEYSTONE XING Ste 850 Indianapolis IN 46240

21-2-01-41E-480-004 267 PARTNERS LLC 65-Ag 9000 KEYSTONE XING Ste 850 Indianapolis IN 46240

012-420521-400011 3315 EAST MAIN STREET LLC 73-Ind 3345 E MAIN ST Plainfield IN 46168

025-120521-200011 3315 EAST MAIN STREET LLC 73-Ind 3345 E Main St Plainfield IN 46168

025-120521-200019 3315 EAST MAIN STREET LLC 82-Res 3345 E Main St Plainfield IN 46168

025-120521-285001 3315 EAST MAIN STREET LLC 67-Com 3315 E Main St Ste A Plainfield IN 46168

021-206421-230003 854 GOLF LANE LLC 73 I 2175 Point Blvd Ste 125 Elgin IL 60123

025-119521-200005 Adesa Indianapolis Inc 67-Com 13085 Hamilton Crossing Blvd Carmel IN 46032

025-119521-400031 Adesa Indianapolis Inc 67-Com 13085 Hamilton Crossing Blvd Carmel IN 46032

025-119521-300035 ADESA INDIANAPOLIS LLC 82-Res 13085 Hamilton Crossing Blvd Carmel IN 46032

021-206421-235003 AGELLAN COMMERCIAL REIT US LP 73 -I 156 Front Street, Ste 303 Toronto ON M5J2L6

021-206421-241001 AGELLAN COMMERCIAL REIT US LP 73 -I 156 Front Street, Ste 303 Toronto ON M5J2L6

021-201411-426002 Airwest 12 2301 Reeves Rd Inc 67 Com 9800 Hillwood Attn Laurie Zirpe Fort Worth TX 76177

021-201411-426001 Airwest 14 2201 Reeves Rd Inc 67 Com 9800 Hillwood Attn Laurie Zirpe Fort Worth TX 76177

021-232521-300017 Airwest Associates II LLC Vacant Land 320 N Meridian St Ste 700 Indianapolis IN

46204-

1744

021-232521-300019 Airwest Associates II LLC Vacant Land 320 N Meridian St Ste 700 Indianapolis IN

46204-

1744

021-206421-235001 Airwest Associates II LLC 65 Ag 320 N Meridian St Ste 700 Indianapolis IN 46204

021-201411-210002 Airwest Associates II LLC 65 Ag 320 N Meridian St Ste 700 Indianapolis IN 46204

021-231521-482015 Airwest Associates II LLC Vacant Land 320 N Meridian St Ste 700 Indianapolis IN

46204-

1744

021-205421-100001 Airwest Associates II LLC 65 Ag 320 N Meridian St Ste 700 Indianapolis IN 46204

021-231521-482016 Airwest Associates II LLC Vacant Land 320 N Meridian St Ste 700 Indianapolis IN

46204-

1744

021-206421-235007 Airwest Owners Association Inc 65 Ag 320 N Meridian St Ste 700 Indianapolis IN 46204

021-201411-215002 Airwest Owners Association Inc 67 Com 320 N Meridian St Ste 700 Indianapolis IN 46204

021-206421-105001 Airwest Owners Association Inc 67 Com 320 N Meridian St Ste 700 Indianapolis IN 46204

021-206421-235005 Airwest Owners Association Inc 67 Com 320 N Meridian St Ste 700 Indianapolis IN 46204

021-201411-210003 Airwest Owners Association Inc NA 320 N Meridian St Ste 700 Indianapolis IN 46204

21-1-29521-460001

Ambrose - Formerly Reagan Crossing

LLC

Vacant Land 55 Monument Circle Ste 450 Indianapolis IN 46204

9748579 v13

021-130521-402002 AMBROSE METROPOLIS LLC 67 Com 55 Monument Circle Ste 450 Indianapolis IN 46204

021-130521-226005 AMBROSE METROPOLIS LLC 67 Com 55 Monument Circle Ste 450 Indianapolis IN 46204

021-130521-226007 AMBROSE METROPOLIS LLC 67 Com 55 Monument Circle Ste 450 Indianapolis IN 46204

021-130521-226008 AMBROSE METROPOLIS LLC 67 Com 55 Monument Circle Ste 450 Indianapolis IN 46204

021-130521-400012 AMBROSE METROPOLIS LLC 67 Com 55 Monument Circle Ste 450 Indianapolis IN 46204

021-130521-400014 AMBROSE METROPOLIS LLC 67 Com 55 Monument Circle Ste 450 Indianapolis IN 46204

021-130521-227002 AMBROSE METROPOLIS LLC 67 Com 55 Monument Circle Ste 450 Indianapolis IN 46204

021-129521-410001 Ambrose Plainfield Industrial IV LLC 67 Com 56 Monument Circle Ste 450 Indianapolis IN 46205

021-129521-410002 Ambrose Plainfield Industrial IV LLC 67 Com 57 Monument Circle Ste 450 Indianapolis IN 46206

021-129521-410003 Ambrose Plainfield Industrial IV LLC Vacant 58 Monument Circle Ste 450 Indianapolis IN 46207

021-129521-455008 Ambrose Plainfield Industrial V LLC Vacant Land 59 Monument Circle Ste 450 Indianapolis IN 46208

021-129521-455009 Ambrose Plainfield Industrial V LLC Vacant Land 60 Monument Circle Ste 450 Indianapolis IN 46209

021-129521-455010 Ambrose Plainfield Industrial V LLC Vacant Land 61 Monument Circle Ste 450 Indianapolis IN 46210

021-129521-460001 Ambrose Plainfield Industrial V LLC Vacant Land 62 Monument Circle Ste 450 Indianapolis IN 46211

021-129521-460002 Ambrose Plainfield Industrial V LLC Vacant Land 63 Monument Circle Ste 450 Indianapolis IN 46212

021-129521-460003 Ambrose Plainfield Industrial V LLC Vacant Land 64 Monument Circle Ste 450 Indianapolis IN 46213

021-129521-460005 Ambrose Plainfield Industrial V LLC Vacant Land 65 Monument Circle Ste 450 Indianapolis IN 46214

021-232521-200013 Ambrose Plainfield Industrial V LLC Vacant Land 66 Monument Circle Ste 450 Indianapolis IN 46215

021-129521-455007 Ambrose Plainfield Industrial V LLC vacant Land 67 Monument Circle Ste 450 Indianapolis IN 46216

21-1-30-52E-352001 ASCENT PLAINFIELD LLC 67-Com 8335 KEYSTONE XING STE 220 Indianapolis IN 46240

021-206421-480001 BADESHA BROTHERS INC 73-I 3759 W Washington Indianapolis IN 46241
021-205421-352001
BB159 LLC 37.20 % INT
AIRWEST 6/7 LLC 62.8% INT
73 -I 8900 Keystone Xing Ste 1150 Indianapolis IN 46240
025-118521-478001 BD MIDWEST 11 LLC 65-Ag PO Box 40509 Indianapolis IN 46240
21-2-01-41E-227-001 BECTON DICKINSON AND COMPANY 73-I 1 BECTON DR MC382 Franklin Lakes NJ 07417
021-130521-480001
Breit Industrial Canyon IN1Bo1 LLC /
Cabot IV
65 Ag 1 Beacon St Ste 1700 Boston MA 2108
025-113511-400012 BROWNING DUKE LLC 65-Ag P.O. Box 40509 Indianapolis IN 46240
025-118521-478002 BROWNING DUKE LLC 82-Res PO Box 40509 Indianapolis IN 46240
025-113511-200001 BROWNING DUKE LLC 65-Ag PO Box 40509 Indianapolis IN 46240

9748579 v13

025-118521-100001 BROWNING DUKE LLC 65-Ag P. O. Box 40509 Indianapolis IN 46240
025-118521-100004 BROWNING DUKE LLC 82-Res 6100 W 96TH ST STE 250 Indianapolis IN 46278
025-118521-100005 BROWNING DUKE LLC 65-Ag PO Box 40509 Indianapolis IN 46240
025-118521-100006 BROWNING DUKE LLC 65-Ag PO BOX 40509 Indianapolis IN 46240
025-118521-200006 BROWNING DUKE LLC 67-Com PO BOX 40509 Indianapolis IN 46240
025-118521-300013 BROWNING DUKE LLC 65-Ag P.O. Box 40509 Indianapolis IN 46240
025-118521-478002 BROWNING DUKE LLC 82-Res PO Box 40509 Indianapolis IN 46240
012-418521-300014 Browning Duke LLC 82-Res PO Box 40509 Indianapolis IN 46240
023-212511-400001 Browning Duke LLC Vacant Land PO Box 40509 Indianapolis IN 46240
023-212511-400002 Browning Duke LLC Vacant Land PO Box 40509 Indianapolis IN 46240
025-113511-400012 Browning Duke LLC Vacant Land PO Box 40509 Indianapolis IN 46240
025-118521-100002 Browning Duke LLC Inactive PO Box 40509 Indianapolis IN 46240
025-118521-100007 Browning Duke LLC Inactive PO Box 40509 Indianapolis IN 46240
025-118521-160001 Browning Duke LLC 65 Ag PO Box 40509 Indianapolis IN 46240
025-118521-300017 Browning Duke LLC Vacant Land PO Box 40509 Indianapolis IN 46240
025-118521-40006 Browning Duke LLC Inactive PO Box 40509 Indianapolis IN 46240
025-118521-400014 Browning Duke LLC Inactive PO Box 40509 Indianapolis IN 46240
025-118521-400015 Browning Duke LLC Vacant Land PO Box 40509 Indianapolis IN 46240
025-120521-125002 BT-OH LLC Vacant Land 55 Glenlake Pkwy NE Atlanta GA 30328
025-120521-125001 BT-OH LLC 73 I 55 Glenlake Pkwy NE Atlanta GA 30328
021-206421-405006 Chimney Safety Institute Of Am 73-I 2155 Commercial Drive Plainfield IN 46168
021-206421-405007

CHIMNEY SAFETY INSTITUTE OF
AMERICA

73 -I 2155 Commercial Drive Plainfield IN 46168

021-206421-405004

CHIMNEY SAFETY INSTITUTE OF
AMERICA

73 -I 2155 Commercial Drive Plainfield IN 46168

025-120521-354001 CIVF-IN1B010, LLC 65-AG One Beacon Street, Ste 17 Boston MA
02108-

3107

021-206421-320001 CLPF - PLAINFIELD PARK 3 LP 73 -I 1717 Mckinney Ave ste 1900 Dallas Tx 75202
021-206421-315001 CLPF PLAINFIELD BUSINESS PARK 1 LLC 65 Ag 1717 Mckinney Ave ste 1900 Dallas Tx 75202
021-201411-480001 CLPF PLAINFIELD BUSINESS PARK 1 LLC 67 Com 1717 Mckinney Ave ste 1900 Dallas Tx 75202
021-201411-210005 Con-way Central Express Inc &/ Conway
Transp Services Inc Attn: Sue
73 -I PO BOX 4138 Portland OR 97208

9748579 v13

Carpenter

021-231521-205005 CP GAL PLAINFIELD LLC 73 -I 345 Court St Coraopolis PA 15108
021-231521-205001 CP Gal Plainfield LLC 73 -I 345 Court St Coraopolis PA 15108
21-2-32-52E-354-001 CP PLAINFIELD LLC 73-I 3500 CINCINNATI AVE Ste 325 Rocklin CA 95765
021-231521-482018 DCT PERRY ROAD LLC 73 -I PO Box 173382 Denver CO 80217
021-205421-101001 DCT PLAINFIELD LLC I73-1 135 N Pennsylvania Street #1610 Indianapolis IN 46204
025-118521-477001 DH PLAINFIELD LLC 82-Res 600 E 96th St Ste 100 Indianapolis IN 46240
025-118521-250001 DUKE ALLPOINTS INDY LLC 67-Com 600 E 96th St Ste 100 Indianapolis IN 46240
025-119521-206001 DUKE ALLPOINTS INDY LLC 73-Ind 601 E 96th St Ste 100 Indianapolis IN 46241
025-118521-300014 DUKE ENERGY INDIANA INC 65-Ag 550 S Tyron St Charlotte NC 28209
025-119521-205002 DUKE REALTY LIMITED PARTNERSHIP 82-Res 9899 Bradford Rd Plainfield IN 46168

021-236511-476002 DUKE SECURED FINANCING 2006 LLC Ind-Park PO Box 40509 Indianapolis IN 46240
021-206421-477001 DUKE SECURED FINANCING 2006 LLC Ind-Park PO Box 40509 Indianapolis IN 46240
021-206421-477002 DUKE SECURED FINANCING 2006 LLC Ind-Park PO Box 40509 Indianapolis IN 46240
021-212411-226001 DUKE SECURED FINANCING 2006 LLC Ind-Park PO Box 40509 Indianapolis In 46240
021-212411-226002 DUKE SECURED FINANCING 2006 LLC Ind-Park PO Box 40509 Indianapolis In 46240
021-206421-116001 DUKE SECURED FINANCING 2006 LLC 73 -I PO Box 40509 Indianapolis IN 46240
21-2-01-41E-215-005 DUNCAN SUPPLY CO INC 67-Com 910 N ILLINOIS ST Indianapolis IN 46204
21-2-01-41E-215-004 Earle M Jorgensen Co 73-I PO Box 801707 Dallas TX 75380
21-2-01-41E-220-001 Earle M Jorgensen Company 73-I PO Box 801707 Dallas TX 75380
21-2-07-42E-102-001 EAST PERRY STREET LLC I2 40-44 S WASHINGTON ST New Bremen OH 45869
021-130521-477001
ECHO PARK PERRY LLC 85..642% ECHO
JW LLC 7.18% &....
73 -I 706 Pro Med Lane Suite 260 Carmel IN 46032
21-2-36-51E-476-003 ELI LILLY AND COMPANY 73-I Lilly Corporate Center, Indianapolis IN 46285
021-206421-236001 EXETER 1380 PERRY LLC (Mid-South) 73 -I 101 W Elm Street Ste 600 Conshohocken PA 19428
021-206421-236002 EXETER 1399 PERRY LLC (Mid-South) 73 -I 140 W Germantown Pike Ste 150
Plymouth
Meeting
PA
19462-
143
021-236511-226002
EXETER 2350 STAFFORD LLC (Mid-
South)
73-I 101 W Elm St Ste 600 Conshohocken PA 19428
021-130521-111003 METROPOLIS LIFESTYLE CENTER LLC 67 Com 10333 N. Meridian St. Ste 350 Indianapolis IN 46290
21-1-30-52E-476-001 FREG CANYON CLUB ASSOC LLC
73.5359% UNDIV INT CANYON CLUB
67-Com 2720 CANYON CLUB DR Plainfield IN 46168
9748579 v13
HUNTERS WEST LLC 21.98
021-231521-355001 G&I IX 800 PERRY LLC Vacant Land 11500 Northlake Dr Ste 100 Cincinnati OH
45249-
1655
021-231521-300001 G&I IX 800 PERRY LLC 73 I 11500 Northlake Dr Ste 100 Cincinnati OH
45249-
1655
021-130521-470004 GENUINE PARTS CO 73 -I 2999 WILDWOOD PKWY Atlanta GA
30339-
8580
021-206421-476001 GENUINE PARTS COMPANY 73 -I
C/O Corporate Counsel 2999
Circle 75 Pkwy
Atlanta GA 30339
021-206421-226001 GPT AIRWEST BOULEVARD OWNER LLC 73-1
C/O Gramercy Prop Trust 90 Park
Ave FL 32
New York NY 10016
021-205421-101004 GPT AIRWEST BOULEVARD OWNER LLC 73 I
C/O Gramercy Prop Trust 90 Park
Ave FL 32
New York NY 10016
021-236511-480002 GPT STANLEY ROAD OWNER LLC 73 -I 130 Jefferson St Ste 300 Chicago IL 60661
21-1-29-52E-370-001 GRANITE I LLC (3870 SRR PYWY) 73 -I 77 KING ST W TORONTO ON M5K1H1
021-129521-361001 GRANITE REIT AMERICA INC 73 -I
C/O CT Corp 150 West Market St
#800
Indianapolis IN 46204
025-118521-226001 GRANITE REIT AMERICA INC 73-1 501 Airtech Pkwy Plainfield IN 46168
025-118521-200008 GRANITE REIT AMERICA INC Vacant Land 501 Airtech Pkwy Plainfield IN 46168
025-120521-370001
GREEN MEADOWS AIRTECH PARKWAY
LLC
0 5215 Old Orchard Rd Ste 760 Skokie IL 60077

021-129521-105001
GREEN MEADOWS AIRTECH PARKWAY
LLC
0 5215 Old Orchard Rd Ste 760 Skokie IL 60077
21-1-30-52E-300007 HCB METROPOLIS INDIANA LLC 67-Com 3095 S PARKER RD Aurora CO 80014
21-1-30-52E-300004 HCB METROPOLIS INDIANA LLC 67-Com 3095 S PARKER RD Aurora CO 80014
21-1-30-52E-300011 HCB METROPOLIS INDIANA LLC 67-Com 3095 S PARKER RD Aurora CO 80014
21-1-30-52E-351016 HCB METROPOLIS INDIANA LLC 67-Com 3095 S PARKER RD Aurora CO 80014
021-231521-482011 I & G DIRECT REAL ESTATE 33H LP Ind-Park 2049 Century Park E Ste 1950 Los Angeles CA 90067
021-231521-205004
ICON OWNER POOL 3
MIDWEST/SOUTHEAST LLC
Ind-Park 2 N Riverside Plz Ste 2350 Chicago IL
60606-
2617
21-2-32-52E-355-001
INDIANAPOLIS GATEWAY INDUSTRIAL 4
LLC
73-I 100 S WACKER DR Ste 950 Chicago IL 60606
21-2-32-52E-370-001
INDIANAPOLIS GATEWAY INDUSTRIAL
LLC
73-I 100 S WACKER DR Ste 950 Chicago IL 60606
21-2-32-52E-351-001 INDY 40 BUILDING 1 LLC 8.49% 73-I 100 S WACKER DR Ste 950 Chicago IL 60606
9748579 v13
21-2-32-52E-352-001
INDY 40 BUILDING 2 LLC 48.51% INT &
JES INDY 40 BUILDING 2 LLC 51.49%
INT
73-I 100 S WACKER DR Ste 950 Chicago IL 60606
21-2-32-52E-356-001 INDY 40 OFFICE I LLC 7.80% & ETAL 73-I 100 S WACKER DR Ste 950 Chicago IL 60606
21-2-01-41E-460-003 INDY SW LODGING ASSOCIATES LLC 67-Com 5701 PROGRESS RD Indianapolis IN 46241
21-2-01-41E-460-002 INDY SW LODGING ASSOCIATES LLC 67-Com 5701 PROGRESS RD Indianapolis IN 46241
21-2-12-41E-221-001 INDY SW LODGING ASSOCIATES LLC EXE 5701 PROGRESS RD Indianapolis IN 46241
21-2-01-41E-460-001 INDY SW LODGING ASSOCIATES LLC EXE 5701 PROGRESS RD Indianapolis IN 46241
21-2-07-42E-101-002 INDY SW LODGING ASSOCIATES LLC 73-I 57014 PROGRESS RD Indianapolis IN 46241
21-2-06-42E-235-014 IPT AIRWEST DC I LLC 73-I 518 17TH ST 17TH FLOOR Denver CO
80202-
4130
021-206421-235013 IPT AIRWEST DC I LLC 73 I
C/O CT Corp 150 West Market St
#800
Indianapolis IN 46204
021-206421-237001 IPT AIRWEST DC II LLC 73-1 241 N Pennsylvania St STE 300 Indianapolis IN
46204-
2408
021-130521-100055 JOSE & FRANCISCO PROPERTIES LLC 67 Com 30 Washington Pointe Dr Indianapolis IN 46229
025-119521-400034
Kennedy Charles O Tr 1/2 Int Kennedy
Betty L Tr 1/2 Int
67-Com 1680 N Avon Ave Avon IN 46123
21-1-29-52E-461-001 KNIGHT TRANSPORTATION INC 67-Com 20002 N 19TH AVE Phoenix AZ 85027
21-1-29-52E-461-002 KNIGHT TRANSPORTATION INC 67-Com 20002 N 19TH AVE Phoenix AZ 85027
21-2-32-52E-224-001 KNIGHT TRANSPORTATION INC 67-Com 20002 N 19TH AVE Phoenix AZ 85027
025-118521-400008 KOHLS DEPARTMENT STORES INC 65-Ag PO Box 2148 Milwaukee WI 53201
023-217521-100008 KOHLS DEPARTMENT STORES INC 65-Ag PO Box 2148 Milwaukee WI 53201
025-117521-351001 KOHLS DEPARTMENT STORES INC 65-Ag PO Box 2148 Milwaukee WI 53201
025-117521-351002 KOHLS DEPARTMENT STORES INC 65-Ag PO Box 2148 Milwaukee WI 53201
025-117521-351003 KOHLS DEPARTMENT STORES INC 65-Ag PO Box 2148 Milwaukee WI 53201
21-2-06-42E-351-001 LA STAR LLC 73-I 19395 E WALNUT DR N
Rowland
Heights
CA 91748
21-2-32-52E-101-001 LBT INVESTORS LLC 12/15/16 W 73-I 1825 BELL ST STE 100 Sacramento CA
95825-

1020

021-206421-481001 LEGACY AIRWEST IX LLC 73-1 4201 Wilson Blvd #110-159 Arlington VA

22203-

1859

021-236511-226003 LIT INDUSTRIAL LIMITED PARTNERSHIP Vacant Land 1717 MCKINNEY AVE STE 1900 Dallas TX

75202-

1253

9748579 v13

021-129521-103001 LIT INDUSTRIAL LIMITED PARTNERSHIP 73 I C/O Clarion Partners LLC Dallas TX 75201

021-129521-200005 LIT INDUSTRIAL LIMITED PARTNERSHIP 65 Ag C/O Clarion Partners LLC Dallas TX 75201

021-129521-200009 LIT INDUSTRIAL LIMITED PARTNERSHIP 67 Com C/O Clarion Partners LLC Dallas TX 75201

021-129521-250001 LIT INDUSTRIAL LIMITED PARTNERSHIP 67 Com C/O Clarion Partners LLC Dallas TX 75201

021-129521-250002 LIT INDUSTRIAL LIMITED PARTNERSHIP 65 Ag C/O Clarion Partners LLC Dallas TX 75201

021-129521-250003 LIT INDUSTRIAL LIMITED PARTNERSHIP 67 Com C/O Clarion Partners LLC Dallas TX 75201

021-129521-425001 LIT INDUSTRIAL LIMITED PARTNERSHIP 73 -I C/O Clarion Partners LLC Dallas TX 75201

021-129521-425002 LIT INDUSTRIAL LIMITED PARTNERSHIP 73-I C/O Clarion Partners LLC Dallas TX 75201

021-231521-101001 LIT INDUSTRIAL LIMITED PARTNERSHIP 73-1 1717 MCKINNEY AVE STE 1900 Dallas TX

75202-

1253

021-231521-101002 LIT INDUSTRIAL LIMITED PARTNERSHIP 73-1 1717 MCKINNEY AVE STE 1900 Dallas TX

75202-

1253

021-231521-115001 MAS INVESTMENTS LLC 73 I 1301 PERRY RD STE 101 Plainfield IN 46168

021-232521-102001 MERITEX PLAINFIELD I LLC 73 I 24 University Ave NE. Ste .200 Minneapolis MN 55413

21-2-32-52E-104-001 METROAIR BUSINESS PARK 73-I

8900 KEYSTONE CROSSING STE

100

Indianapolis IN 46240

021-130521-101006 METROPOLIS LIFESTYLE CENTER LLC 67 Com

2650 Thousand Oaks Blvd Ste

3150

Memphis TN 38118

021-130521-108001 METROPOLIS LIFESTYLE CENTER LLC 67 Com

2650 Thousand Oaks Blvd Ste

3150

Memphis TN 38118

021-130521-108002 METROPOLIS LIFESTYLE CENTER LLC 67 Com

2650 Thousand Oaks Blvd Ste

3150

Memphis TN 38118

021-130521-108003 METROPOLIS LIFESTYLE CENTER LLC 67 Com

2650 Thousand Oaks Blvd Ste

3150

Memphis TN 38118

021-130521-109001 METROPOLIS LIFESTYLE CENTER LLC 67 Com

2650 Thousand Oaks Blvd Ste

3150

Memphis TN 38118

021-130521-111001 METROPOLIS LIFESTYLE CENTER LLC 67 Com

2650 Thousand Oaks Blvd Ste

3150

Memphis TN 38118

021-125511-478002 METROPOLIS LIFESTYLE CENTER LLC 67 Com

2650 Thousand Oaks Blvd Ste

3150

Memphis TN 38118

021-125511-478003 METROPOLIS LIFESTYLE CENTER LLC 67 Com

2650 Thousand Oaks Blvd Ste

3150

Memphis TN 38118

021-125511-478005 METROPOLIS LIFESTYLE CENTER LLC 67 Com

2650 Thousand Oaks Blvd Ste

3150

Memphis TN 38118

021-125511-478008 METROPOLIS LIFESTYLE CENTER LLC 67 Com

2650 Thousand Oaks Blvd Ste
3150
Memphis TN 38118
9748579 v13
021-130521-351015 METROPOLIS LIFESTYLE CENTER LLC 67 Com
2650 Thousand Oaks Blvd Ste
3150
Memphis TN 38118
021-130521-351001 METROPOLIS LIFESTYLE CENTER LLC 67 Com
2650 Thousand Oaks Blvd Ste
3150
Memphis TN 38118
021-130521-351002 METROPOLIS LIFESTYLE CENTER LLC 67 Com
2650 Thousand Oaks Blvd Ste
3150
Memphis TN 38118
021-130521-351005 METROPOLIS LIFESTYLE CENTER LLC 67 Com
2650 Thousand Oaks Blvd Ste
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Memphis TN 38118
021-130521-351006 METROPOLIS LIFESTYLE CENTER LLC 67 Com
2650 Thousand Oaks Blvd Ste
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021-130521-351007 METROPOLIS LIFESTYLE CENTER LLC 67 Com
2650 Thousand Oaks Blvd Ste
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021-130521-351008 METROPOLIS LIFESTYLE CENTER LLC 67 Com
2650 Thousand Oaks Blvd Ste
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021-130521-351009 METROPOLIS LIFESTYLE CENTER LLC 67 Com
2650 Thousand Oaks Blvd Ste
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021-130521-351010 METROPOLIS LIFESTYLE CENTER LLC 67 Com
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021-130521-351011 METROPOLIS LIFESTYLE CENTER LLC 67 Com
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021-130521-351014 METROPOLIS LIFESTYLE CENTER LLC 67 Com
2650 Thousand Oaks Blvd Ste
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021-130521-107006 Metropolis LIFESTYLE CENTER LLC 67 Com
2650 Thousand Oaks Blvd Ste
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Memphis TN 38118
021-130521-108004 METROPOLIS LIFESTYLE CENTER LLC 67 Com
2650 Thousand Oaks Blvd Ste
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021-130521-353002 METROPOLIS LIFESTYLE CENTER LLC 67 Com
2650 Thousand Oaks Blvd Ste
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021-130521-353003 METROPOLIS LIFESTYLE CENTER LLC 67 Com
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021-130521-353004 METROPOLIS LIFESTYLE CENTER LLC 67 Com

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021-130521-353006 METROPOLIS LIFESTYLE CENTER LLC 67 Com
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021-130521-353007 METROPOLIS LIFESTYLE CENTER LLC 67 Com
2650 Thousand Oaks Blvd Ste
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Memphis TN 38118
021-130521-353001 METROPOLIS LIFESTYLE CENTER LLC 67 Com
2650 Thousand Oaks Blvd Ste
3150
Memphis TN 38118
021-130521-470001 MM WEYBRIGHT LLC & PK PLAINFIELD 73 I 10711 America Way Ste 200 Fishers IN 46038

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PARTNERS LLC TIC
025-120521-351001 North South Corridor Property Bert LLC 65-Ag 851 S Rangeline Rd Carmel IN 46032
025-120521-353001 North South Corridor Property Bert LLC 65-Ag 851 S Rangeline Rd Carmel IN 46032
025-120521-190001
NORTH SOUTH CORRIDOR PROPERTY
CHARLIE LLC
67-Com 851 S Rangeline Rd Carmel IN 46032
025-120521-100010
NORTH SOUTH CORRIDOR PROPERTY
CHARLIE LLC
82-Res 851 S Rangeline Rd Carmel IN 46032
012-420521-155022 North South Corridor Property Charlies Vacant Land 851 S Rangeline Rd Carmel IN 46032
021-201411-477001 OPUS NORTH CORPORATION 65-Ag 9700 Higgins Rd. Suite 900 Des Plaines IL 60018
021-201411-477002 OPUS NORTH CORPORATION 65-Ag 9700 Higgins Rd. Suite 900 Des Plaines IL 60018
021-201411-430001 OPUS NORTH CORPORATION 0 9700 Higgins Rd. Suite 900 Des Plaines IL 60018
021-231521-356001 OVB INDIANAPOLIS INDUSTRIAL LLC 73-1 222 S 9th St STE 2870 Minneapolis MN 55402-3368
021-205421-101003 OVB INDIANAPOLIS INDUSTRIAL LLC 73 I 223 S 9th Street Ste 2870 Minneapolis MN 55402
021-206421-230002 OVB INDIANAPOLIS INDUSTRIAL LLC 73 I 222 S 9th Street Ste 2870 Minneapolis MN 55402
021-206421-240001 OVB INDIANAPOLIS INDUSTRIAL LLC 73 I 222 S 9th Street Ste 2870 Minneapolis MN 55402
025-120521-400031 PACE PROPERTIES HOLDING LLC 65-Ag 3345 E Main St Plainfield IN 46168
025-120521-400042 Pace Properties Holdings LLC 65 Ag 3345 E Main Plainfield IN 46168
025-120521-400043 Pace Properties Holdings LLC 65 Ag 3345 E Main Plainfield IN 46168
025-120521-400039 PACE PROPERTY HOLDING LLC 65-Ag 3345 E Main St Plainfield IN 46168
025-120521-200013 PACE PROPERTY HOLDING LLC 82-Res 3345 E Main St Plainfield IN 46168
025-120521-200015 PACE PROPERTY HOLDING LLC 73-Ind 3345 E Main St Plainfield IN 46168
025-120521-200023 PACE PROPERTY HOLDING LLC 82-Res 3345 E Main St Plainfield IN 46168
025-120521-200027 PACE PROPERTY HOLDING LLC 67 Com 3345 E Main St Plainfield IN 46168
025-120521-285002 PACE PROPERTY HOLDING LLC 73-Ind 3345 E Main St Plainfield IN 46168
025-120521-285003 PACE PROPERTY HOLDING LLC 73-Ind 3345 E Main St Plainfield IN 46168
025-120521-285004 PACE PROPERTY HOLDING LLC 73-Ind 3345 E Main St Plainfield IN 46168
025-120521-285006 PACE PROPERTY HOLDING LLC 73-Ind 3345 E Main St Plainfield IN 46168
025-120521-400010 PACE PROPERTY HOLDING LLC 82-Res 3345 E Main St Plainfield IN 46168
025-120521-400013 PACE PROPERTY HOLDING LLC 82-Res 3345 E Main St Plainfield IN 46168
025-120521-400021 PACE PROPERTY HOLDING LLC 65-Ag 3345 E MAIN ST Plainfield IN 46168

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025-120521-200024 PACE PROPERTY HOLDING LLC 73-Ind 3345 E MAIN ST Plainfield IN 46168
025-120521-285008 PACE PROPERTY HOLDING LLC 73-Ind 3345 E MAIN ST Plainfield IN 46168
025-120521-400019 PACE PROPERTY HOLDING LLC 82-Res 3345 E MAIN ST Plainfield IN 46168
025-120521-400030 PACE PROPERTY HOLDING LLC 65-Ag 3345 E MAIN ST Plainfield IN 46168
025-120521-400040 PACE PROPERTY HOLDING LLC Inactive 3345 E MAIN ST Plainfield IN 46168
012-420521-400008 PACE PROPERTY HOLDING LLC 67 Com 3345 E MAIN ST Plainfield IN 46168
012-420521-400009 PACE PROPERTY HOLDING LLC 67 Com 3345 E MAIN ST Plainfield IN 46168
025-120521-400040 PACE PROPERTY HOLDING LLC Inactive 3345 E MAIN ST Plainfield IN 46168
025-120521-400053 PACE PROPERTY HOLDING LLC 0 3345 E MAIN ST Plainfield IN 46168
021-231521-485010 PARTNERSHIP WAY-PLAINFIELD LLC 73 I 6315 Brookville Rd Indianapolis IN 46219
021-231521-482003 PEP BOYS (THE) - MANNY, MOE & JACK 73 I 3111 W Allegheny Ave Philadelphia PA 19132

021-130521-470003
PK PLAINFIELD PARTNERS LLC 37.5 % &
M M WEYBRIGHT LLC 62.5%
73 I 10711 America Way Ste 200 Fishers IN 46038
21-2-01-41E-480-002 PLAINFIELD TRADE CENTER LLC 67-Com 6925 East 96th St STE 200 Indianapolis IN 46250
021-130521-400004 PROLOGIS LOGISTICS SERVICES INC 65 Ag 4545 Airport Way Denver CO 80239
021-232521-111001 PROLOGIS THIRD US PROPERTIES LP 67-Com 1800 Wazee St Denver CO 80202
021-231521-111002 PROLOGIS THIRD US PROPERTIES LP 73 I 1800 Wazee St Denver CO 80202
021-231521-227001 PROLOGIS THIRD US PROPERTIES LP 73 I 1800 Wazee St Denver CO 80202
021-129521-101002 PROLOGIS THIRD US PROPERTIES LP 73 I 4546 Airport Way Denver CO 80239
021-129521-104001 PROLOGIS THIRD US PROPERTIES LP 73 I 4546 Airport Way Denver CO 80239
021-129521-100012 PROLOGIS THIRD US PROPERTIES LP 73 I 4546 Airport Way Denver CO 80239
21-2-06-42E-376-001 PRP Properties LLC 73-I PO BOX 492081 Los Angeles CA 90042
21-2-32-52E-354-002 REGIONS BANK 73-I 250 RIVERCHASE PKWY E STE 600 Birmingham AL 35244
025-120521-265003 ROUTE 40 LLC 67-Com 10650 N Michigan Rd Zionsville IN 46077
025-120521-270007 ROUTE 40 LLC 67-Com 10650 N Michigan Rd Zionsville IN 46077
025-120521-400048 ROUTE 40 LLC 67-Com 10650 N Michigan Rd Zionsville IN 46077
021-129521-305003 RT AIRTECH LLC 65 Ag C/O NTRG PO Box 638 Addiston TX 75001
021-129521-305001 RT AIRTECH LLC 65 Ag C/O NTRG PO Box 638 Addiston TX 75001
021-206421-115002 S & K Investments LLC 73 I 1301 Perry Rd Plainfield IN 46168
025-118521-400005 SADDLER ROBERTA J & SMITH GARY R 65-Ag 803 Charing Cross Danville IN 46122
9748579 v13

TIC

021-206421-302001
SADE PAUL & ELEANOR TRUST
AMENDED

73 1I C/O Eleanor Sade PO Box 378 Alamo CA 94507
21-2-06-42E-352-001 SG DEVELOPMENT LLC 73-I 1540 S PERRY RD Plainfield IN 46168
025-120521-226001 SODREL WILLIAM E 67-Com 2711 S State Rd 267 Plainfield IN 46168
025-120521-400051 SODREL WILLIAM E 67 Com 2711 S State Rd 267 Plainfield IN 46168
025-120521-400050 SODREL WILLIAM E 68 Com 2711 S State Rd 267 Plainfield IN 46168
025-120521-265004 SODREL WILLIAM E 69 Com 2711 S State Rd 267 Plainfield IN 46168
021-232521-103001 Sunbeam Metro LLC 73 -I 11800 Exit 5 Parkway, Suite 110 Fishers IN 46037
21-2-01-41E-215-009 Testarossa LLC 73-I PO BOX 110997 Tacoma WA 98411
21-2-01-41E-215-008 Testarossa LLC 73-I PO BOX 110997 Tacoma WA 98411
021-231521-485011 TKO Commercial Development LLC Lt-Mfg 2751 Stafford Rd Plainfield IN 46168
021-206421-115001 TSP INKY INDUSTRIAL LLC 73 I 8235 Douglas Ave Ste 450 Dallas Tx 75225
025-120521-300044 US 40 PARTNERS LLC 67-Com 40243 PO Box Indianapolis IN 46240
025-120521-330003 US 40 PARTNERS LLC Res 40243 PO Box Indianapolis IN 46240
025-118521-200009

WAL-MART REAL ESTATE BUSINESS
TRUST

67-Com PO Box 8050 DC No. 8564 Bentonville AR
72716-
8050

021-231521-205002 WESTERN A MIDWEST IN LLC 73-1 2 N Riverside Plz. Ste. 2350 Chicago IL
60606-
2350

021-231521-485005 WESTERN A MIDWEST INC LLC 73-1 2 N Riverside Plz. Ste 2350 Chicago IL
60606-
2600

021-231521-485001 WESTERN A MIDWEST INC LLC 73-1 2 N Riverside Plz. Ste. 2350 Chicago IL
60606-
2600

021-231521-485003 WESTERN A MIDWEST INC LLC 73-1 2 N Riverside Plz. Ste. 2350 Chicago IL
60606-
2600

021-231521-205003 WESTERN A MIDWEST INC LLC 73-1 2 N Riverside Plz. Ste. 2600 Chicago IL
60606-
2600

021-206421-235006 WHITAKER PROPERTIES LLC 73 I
C/O Niagara Bottling LLC. 2560 W
Philadelphia St.
Ontario CA 91761

021-205421-150002 WPT PBC II LP 73 -I 4350 Baker Rd Ste 400 Minnetonka MN 55343

EXHIBIT C

Budgeting and Assessment Methodology

The following proposed budget was development on the existing \$.00034 assessment used in the prior EID values. The methodology used to determine this rate is to provide ample funding for benefiting the companies within the EID, while maintaining the lowest rate possible for a 10-year period.

2018(estimate)	Budget	Actual	Variance
Surplus	\$186,000.00		
Assessment Disbursement - Spring 2020	280,000.00		0
Assessment Disbursement - Fall 2020	280,000.00		0
Total Assessment Collections	\$186,000.00	560,000.00	-
Management Fees	Budget	Actual	Variance
Total Management Fees	48,000.00	-	-
Transportation Services	Budget	Actual	Variance
Total Transportation Fee	360,000.00	-	-
Misc. Costs	Budget	Actual	Variance
Recruitment	1.00		0
Marketing	1.00		0
P3 Initiatives	1.00		0
PHS-TDL Pathway	0.00		0
BRE	0.00		0
HEC- Training	0.00		0
Bus Shelters	0.00		0
Legal Fees	1.00		0
Total Misc. Costs	4.00	-	-
Total Costs	\$186,000.00	408,004.00	-
Overall Budget Surplus/(Deficit)	\$186,000.00	151,996.00	-

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