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WESTFIELD REDEVELOPMENT COMMISSION
CONFIRMATORY RESOLUTION NO. 7-2013

RESOLUTION CONFIRMING THE DECLARATORY RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION REGARDING THE SOUTHSIDE ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield Redevelopment Commission (the "Commission") of the City of Westfield, Indiana (the "City") has investigated, studied and surveyed economic development areas within the corporate boundaries of the City; and

WHEREAS, the Commission has selected an economic development area to be development under Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the "Act");

WHEREAS, on July 9, 2013, the Commission of the City of Westfield adopted its Resolution No. 5-2013 (the "Declaratory Resolution"), thereto including the creation of the Southside Economic Development Area; and,

WHEREAS, the Declaratory Resolution established an allocation area (the "Allocation Area") within the Southside Economic Development Area in accordance with Indiana Code 36-7-14-39; and,

WHEREAS, as required by the Act, on August 5, 2013, the Plan Commission adopted its Order Number 13-03 approving the Declaratory Resolution and the proposed economic development plan (the "Southside Economic Development Plan") to create the Southside Economic Development Area; and,

WHEREAS, on August 12, 2013, the Common Council approved the (i) Order of the Plan Commission, (ii) Declaratory Resolution, and the (iii) Southside Economic Development Plan, and,

WHEREAS, the Commission published notice in *The Indianapolis Star* on August 9, 2013 and *The Times* on August 9, 2013, of the adoption and substance of the Declaratory Resolution in accordance with Indiana Code 36-7-14-17.5 and Indiana Code 5-3-1 which public notice also gave notice of a public hearing on the proposed confirmation of the Declaratory Resolution to be considered by the Commission and the opportunity to have remonstrances and objections heard by the Commission; and,

WHEREAS, the public notice described in the preceding paragraph was also filed in the office of the Plan Commission, the Westfield Board of Zoning Appeals, the Westfield Building Commissioner, the Westfield Board of Public Works and the Westfield Board of Parks and Recreation, and any other departments, bodies or officers having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits; and,

WHEREAS, copies of the public notice and a tax impact statement as required by Indiana Code 36-7-14-17(c) were also 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 Southside Economic Development Area, together with a statement disclosing the impact of such on the proposed Southside Economic Development Area; and,

WHEREAS, prior to the adoption of this resolution, and at such meeting, the Commission conducted a public hearing at which the Commission heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed, if any; and,

WHEREAS, after being fully advised in the matter,

NOW, THEREFORE, BE IT RESOLVED by the Commission, as follows:

1. The Redevelopment Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to adopt the Declaratory Resolution and to proceed with the Southside Economic Development Plan.

2. Upon consideration of the evidence and findings presented to the Commission, the Commission hereby finds the creation of the Southside Economic Development Area will benefit the public health and welfare of the citizens of the City and the State of Indiana and hereby approves and confirms the Declaratory Resolution. The allocation provision of the Allocation Area shall expire twenty-five (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 in accordance with Indiana Code 36-7-14-39(b).

3. The Commission hereby finds that the Southside Economic Development Plan, conforms to the plan of development for the City and is hereby confirmed.

4. The Declaratory Resolution, as confirmed, shall be attached to and incorporated in this Confirmatory Resolution, as Exhibit A. The Secretary is hereby directed to maintain a copy of this Confirmatory Resolution with the Commission and record this Confirmatory Resolution with the Hamilton County Recorder.

5. In all other respects, the Declaratory Resolution and the Southside Economic Development Plan shall remain in full force and effect.

6. The adoption of this Confirmatory Resolution constitutes final action, pursuant to Indiana Code 36-7-14-17(d), by the Commission determining the public utility and benefit of the proposed projects and confirming the Declaratory Resolution pertaining to the Southside Economic Development Area.

7. This Confirmatory Resolution shall be effective upon its adoption and passage.

ADOPTED AND PASSED THIS 19TH DAY OF AUGUST, 2013,
BY A VOTE OF 3 IN FAVOR AND 1 OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA.

By: _____
Joseph Plankis, President

By: _____
Joseph E. Ingalls, Vice President

By: _____
Scott Robison, Secretary

By: _____
Jill Doyle, Member

By: _____
Doug Holtz, Member

ATTEST:

_____

This resolution prepared by:

Andrew Murray
City of Westfield
317-379-9080

I, Andrew Murray, affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

EXHIBIT A

DECLARATORY RESOLUTION NO. 5-2013 OF THE WESTFIELD REDEVELOPMENT COMMISSION REGARDING THE SOUTHSIDE ECONOMIC DEVELOPMENT AREA, adopted by the Westfield Redevelopment Commission on July 9, 2013

WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 5-2013

DECLARATORY RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION REGARDING THE SOUTHSIDE ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield Redevelopment Commission (the "Redevelopment Commission") of the City of Westfield, Indiana (the "City") has investigated, studied and surveyed economic development areas within the corporate boundaries of the City; and

WHEREAS, the Redevelopment Commission has selected an economic development area to be developed under Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the "Act");

WHEREAS, the Redevelopment Commission has prepared an economic development plan (the "Plan") for the selected economic development area, which the Plan is attached to and incorporated by reference as Exhibit A; and

WHEREAS, the Redevelopment Commission has caused to be prepared:

1) Maps and plats showing:

   a. The boundaries of the area in which property would be acquired for, or otherwise affected by, the establishment of a redevelopment project area;

   b. The location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning or redevelopment of the area, and any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the establishment of the redevelopment project area;

   c. The parts of the area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other public purposes under the Plan (as defined herein); and

2) Lists of the owners of the various parcels of property proposed to be acquired; and

3) An estimate of the cost of acquisition, redevelopment and economic development.

WHEREAS, the Redevelopment Commission has caused to be prepared a factual report (the "Report") in support of the findings contained in the resolution, which the Report is attached as and incorporated by reference as Exhibit B;

NOW, THEREFORE, BE IT RESOLVED by the Westfield Redevelopment Commission, as follows:

1) The Redevelopment Commission has selected as an economic development area an area within its corporate boundaries, which area the Redevelopment Commission is hereby designating as the Southside Economic Development Area (the "Economic Development Area"), and which the Economic Development Area is described in Exhibit C and Exhibit D.

2) The Redevelopment Commission finds that the Plan for the Economic Development Area:

    a. Promotes significant opportunities for the gainful employment of citizens of the City.

    b. Assists in the attraction of new business enterprises to the City.

    c. Provides for local public improvements in the Area.

    d. Attracts permanent jobs.

    e. Increases the property tax base.

    f. Improves the diversity of the economic base of the City.

3) The Redevelopment Commission finds that the Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resorting to the powers allowed by the Redevelopment Commission under IC § 36-7-14 because of the following:

    a. The lack of local public improvements;

    b. The undeveloped and rural nature of the area nearby and the City's ability to compete for private development.

    c. The lack of regulatory process available to building the infrastructure that will facilitate and encourage the economic development growth contemplated in the Plan.

4) The Redevelopment Commission finds that the accomplishment of the Plan will be of public utility and benefit as measured by:

    a. The attraction and retention of permanent jobs;

    b. An increase in the property tax base;

c. Improved diversity of the economic base; and

d. Other similar benefits that specifically serve as a basis for making future public capital expenditures.

5) The Plan for the Economic Development Area conforms to other development and redevelopment plans for the City.

6) The Redevelopment Commission finds that no residents of the Economic Development Area will be displaced by any project resulting from the Plan and, therefore, the Redevelopment Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

7) This paragraph shall be considered the allocation provision for the purposes of IC § 36-7-14-39. The entire Economic Development Area shall constitute an allocation area as defined in IC § 36-7-14-39 (the "Southside 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 IC § 36-7-14-39. The base assessment date for property in the allocation area shall be March 1, 2013. The allocation provision of the Southside Allocation Area shall expire twenty-five (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 in accordance with Indiana Code 36-7-14-39(b). The Redevelopment Commission directs the presiding officer to notify the Indiana Department of Local Government Finance of the designation of the Economic Development Area as an allocation area.

8) All of the rights, powers, privileges and immunities that may be exercised by the Redevelopment Commission in a Redevelopment Area or Urban Renewal Area may be exercised by the Redevelopment Commission in the Economic Development Area, subject to the limitations in IC § 36-7-14-43.

9) The presiding officer of the Redevelopment Commission is hereby authorized and directed to submit this resolution, the Plan, and the Report to the Westfield-Washington Advisory Plan Commission (the "Plan Commission") for its approval.

10) The Redevelopment Commission also directs the presiding officer, upon receipt of the written order of approval of the Plan Commission and the approval of the Plan Commission's order by the Common Council of the City, to publish notice of the adoption and substance of this resolution in accordance with IC § 5-3-1-4 and to file notice with the Plan Commission, Board of Zoning Appeals, Board of Public Works, the Park Board, the building commissioner and any other departments or agencies of the City concerned with City planning, zoning variances, land use or the issuance of building permits. The notice must state the maps and plats have been prepared and can be reviewed at the office of the City's Economic and Community Development Department and must establish a date when the Redevelopment Commission will receive and hear

remonstrance and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determined the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under IC § 6-1.1-17-5 for each taxing unit that is either wholly or partly located with the proposed allocation area.

11) The Redevelopment Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the allocation area, including the following:

a. The estimated economic benefit and costs incurred by the allocation area, as measured by increase 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 with the allocation area. A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required under Section 17 of the Act at least ten (10) days before the date of the public hearing described in Section 10 of this Resolution.

12) The Redevelopment Commission further directs the presiding officer to submit this resolution to the Common Council of the City for its approval of the establishment of the Economic Development Area.

13) This Resolution shall be effective upon its adoption and passage.

[Remainder of page intentionally left blank.]

ADOPTED AND PASSED THIS 9th DAY OF July, 2013,
BY A VOTE OF 3 IN FAVOR AND 0 OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA.

By: _____
Joseph Plankis, President

By: _____
Joseph E. Ingalls, Vice President

By: _____
Scott Robison, Secretary

By: _____
Jill Doyle, Member

By: _____
Doug Holtz, Member

ATTEST:

_____
Andrew Murray

This resolution prepared by:

Andrew Murray
City of Westfield
Economic & Community Development
317.379.9080

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Table of Exhibits

Exhibit A	Southside Economic Development Area: Economic Development Plan (4 pages)
Exhibit B	Southside Economic Development Area: Factual Report (4 pages)
Exhibit C	Southside Economic Development Area: Legal Description (6 pages)
Exhibit D	Southside Economic Development Area: Description of Economic Development Area and List of Parcel Owners (6 pages)

WESTFIELD REDEVELOPMENT COMMISSION

SOUTHSIDE ECONOMIC DEVELOPMENT PLAN

Purpose and Introduction.

This document creates the Southside Economic Development Plan (the "Plan") for the Southside Economic Development Area (the "Area") for the City of Westfield, Indiana (the "City").

The City wishes to provide for the possible development and redevelopment along the US Highway 31 corridor ("US 31") in the City's southern portion of jurisdiction. US 31 is the major north-south thoroughfare through Hamilton County and the City. With US 31 upgrading to an interstate standard, more efficient connectivity between transportation routes and major destinations will be provided and lead to economic development activity. Attractive office, service and institutional uses have been established south of the City, and similar uses of a similar character are envisioned to be continued as the corridor develops further.

Over the next 25 years, the area planned for development identified in Exhibit D, will lead to new permanent jobs, an increase in the real property tax base within the Area and diversify the City's economic base.

The Plan and Area are intended for approval by the Westfield Redevelopment Commission, the Westfield-Washington Township Advisory Plan Commission and the Westfield City Council, in conformance with IC § 36-7-14.

Plan Objectives.

The purposes of this Plan are to benefit the public health, safety, morals and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to do the following:

1. Promote significant opportunities for the gainful employment of citizens of the City.
2. Assist in the attraction of new business enterprises to the City.
3. Provide for local public improvements in the Area.
4. Attract permanent jobs.
5. Increase the property tax base.
6. Improve the diversity of the economic base of the City.

The factual report attached to this Plan as Exhibit B contains the supporting data for the above declared purposes of the Plan.

Description of Project Area.

The Area is located in the City and is legally described in Exhibit C. The Area includes the parcels identified in Exhibit D to Declaratory Resolution 5-2013 to which the Plan is attached.

Project Description.

The economic development of the Area will include but not be limited to the following improvements in, serving or benefiting the Area (the "Projects"):

1. Road improvements within and/or serving the Area.
2. Road construction within and/or serving the Area.
3. Repair of existing road and utility infrastructure.
4. Construction of private facilities.
5. Expansion or extension of utility facilities as well as recapitalization cost for facilities that serve the Area.
6. Construction and improvements to drainage and retention facilities.
7. Construction and improvement of public amenities within or serving the Area shall include, but not be limited to, trailheads, playgrounds, plazas, parks, benches, water fountains and bike racks.
8. Construction and improvement of parking facilities.
9. Installation and maintenance of landscaping within the Area.
10. Expansion or extension of fiber optic network to serve the Area.

Acquisition of Property.

The Westfield Redevelopment Commission has no present plans to acquire real property. The Westfield Redevelopment Commission shall follow procedures in IC § 36-7-14-19 in future acquisition of property.

Procedures with respect to the Projects

In accomplishing the Projects, the Westfield Redevelopment Commission may proceed with the Projects before the acquisition of all interests in land, if any are later determined to be needed, in the Area.

All contracts for material or labor in the accomplishment of the Projects shall be let under IC § 36-1, if applicable.

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 Westfield

Redevelopment Commission shall proceed in the same manner as private owners of the property. The Westfield Redevelopment Commission may negotiate with the proper officers and agencies of the City 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 Westfield Redevelopment Commission may carry out the construction work if all plans, specifications and drawing 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 Westfield Redevelopment Commission.

The Westfield Redevelopment Commission may pay any charges or assessments made on account of orders, approval, 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 Westfield Redevelopment Commission has obtained the consents and approval of the department or agency under whose jurisdiction the property will be placed.

Disposal of Property

The Westfield Redevelopment 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 Department of Redevelopment. The Westfield Redevelopment 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 IC § 5-3-1. The Westfield Redevelopment Commission will follow the procedures of IC § 36-7-14-22 in making a sale or lease of real property acquired.

Financing of the Projects

It is the intention of the Westfield Redevelopment Commission to issue bonds, if necessary, payable from incremental ad valorem property taxes allocated under IC § 36-7-14-39 and other sources in order to raise money for completion of the Projects in the Area. The amount of

these bonds may not exceed the total, as estimated by the Westfield Redevelopment 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 expense 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 is reasonably required.
4. Expenses that the Westfield Redevelopment Commission is required or permitted to pay under IC § 8-23-17.

In the issuance of bonds the Westfield Redevelopment Commission will comply with IC § 36-7-14-25.1.

As an alternative to the issuance of bonds or in conjunction with it, the Westfield Redevelopment Commission may enter into a lease of any property that could be financed with the proceeds of bonds under IC § 36-7-14. The lease is subject to the provisions of IC § 36-7-14-25.2 and IC § 36-7-14-25.3.

Amendment of the Southside Economic Development Plan

By following the procedures specified in IC § 36-7-14-17.5, the Redevelopment Commission may amend the Plan for the Area. However, any enlargement of the boundary of the Area must be approved by the Westfield City Council pursuant to IC § 36-7-14-41.

WESTFIELD REDEVELOPMENT COMMISSION

FACTUAL REPORT IN SUPPORT OF FINDINGS OF FACT CONTAINED IN DECLARATORY RESOLUTION NO. 5-2013, RELATED TO THE SOUTHSIDE ECONOMIC DEVELOPMENT AREA

This report is prepared to support the Declaratory Resolution No. 5-2013 adopted on July 9, 2013.

1. The Westfield Redevelopment Commission (the "Redevelopment Commission") has investigated, studied and surveyed additional economic development areas within the corporate boundaries of the City of Westfield (the "City").

2. The Redevelopment Commission has selected Southside Economic Development Area (the "Area") as an additional economic development area to be developed under IC § 36-7-14 and IC § 36-7-25 et seq., and all acts supplemental and amendatory thereto (the "Act").

3. The Redevelopment Commission proposes to establish the Area, as described in Exhibit C and Exhibit D attached hereto.

4. The Redevelopment Commission has prepared an economic development plan (the "Plan") for the Area.

5. The Redevelopment Commission has caused to be prepared:

    a. Maps and plats showing:

        i. the boundaries of the Area in which property would be acquired for, or otherwise affected by, the establishment of a redevelopment project area;

        ii. the location of the various parcels of property, streets, alleys and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning or redevelopment of the Area, and any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the establishment of the redevelopment project area;

iii. the parts of the Area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other purposes under the Plan.

b. Lists of the owners of the various parcels of property proposed to be acquired, if any are known at this time;

c. An estimate of the cost of acquisition, redevelopment and economic development of the Area.

6. The proposed Plan for the Area will promote significant opportunities for the gainful employment and benefit to citizens of the City. The Plan describes the development of commercial, retail and multi-family facilities creating new job opportunities, as well as infrastructure improvements that will spur the potential for new development in and around the Area.

7. The Plan describes the development and redevelopment within the Area over the coming months and years. The Plan also estimates that the estimated tax revenue generated will result in at least $3,500,000 annually by the end of 25 years in additional tax revenue to the City. Further, the projects described within the Plan are not all-inclusive. Other development is anticipated throughout the Area subject to the City's ability to construct the necessary road and infrastructure improvements noted in the Plan and the rate of private investment within the Area.

8. The Plan will assist in the attraction of new business enterprises and facilitate the orderly development of the City's targeted areas for commercial development. Road, building, utility and walkway projects, as well as other infrastructure and equipment acquisition will facilitate the continued orderly development of major projects within the Area. The projects may include general office, medical office, grocery, drug stores, restaurants and other similar retail uses.

9. The planning and redevelopment of the Area will benefit the public health, safety and welfare; increase the economic well-being of the City and the State of Indiana and serve to protect and increase property values in the City and the State of Indiana by promoting development with the construction of roads, utilities and other infrastructure improvements in, serving or benefiting the Area, thereby encouraging development and increasing property values.

10. The proposed Area will enhance the public health, safety and welfare of the City from a public safety standpoint by improving traffic flow into and out of the Area and providing capacity for new development to occur. The area will also incorporate key elements of the City of Westfield Thoroughfare Plan herein.

11. The current revenues of the City alone are insufficient to generate the financing necessary to support the economic development of the Area contemplated by the Redevelopment Commission. Therefore, the Redevelopment Commission finds it is apparent that another form of revenue be generated or created in order to help the City facilitate successful economic development in the proposed Area.

12. The City has other limited means of funding the necessary public infrastructure needs to facilitate the orderly development of the Area. The establishment of the Area will provide the means to accomplish the Plan. The expected projects outlined in the Plan could result in an estimated $100,000,000 in assessed value.

13. The accomplishment of the Plan's initial objectives for the Area will be of public utility and benefit as measured by:

    a. The attraction of new permanent jobs;

    b. The increase in real property tax base within the Area; and

    c. The possibility of improved diversity of the economic base by the addition of commercial, retail and industrial development, thereby diversifying the City's economic base.

14. The Plan for the Area cannot be achieved by regulatory processes or by ordinary operation of private enterprise without resort to the Act because of the lack of local public improvements and the lack of regulatory process available to build the infrastructure that will facilitate and encourage the economic development growth contemplated in the Plan.

15. The Westfield Redevelopment Commission estimates that it may need to issue bonds or enter into lease financings in the estimated aggregate principal amount of approximately $10,000,000 in order to implement some of the Plan's initial projects referenced in item 12 above as public investments. It is anticipated that the Plan will

require several, additional projects. As additional tax increment materializes within the Area, future projects can be addressed.

WESTFIELD REDEVELOPMENT COMMISSION

LEGAL DESCRIPTIONS

Parcel A

Beginning at the NE1/4 of the SW 1/4 Section 12, Township 18N Range 3E

S 55-14-55 W	29.49 to a point of beginning
S 87-52-58 W	280.171
S 0-0-0 W	770.49
N 90-0-0 E	281.46
N 0-6-31 W	780.841 back to the point of beginning containing 5 acres more or less.

Parcel B

Beginning at the NE1/4 of the SW 1/4 Section 12, Township 18N Range 3E

S 39-14-50 E	73.589 to a point of beginning
S 0-3-54 E	742.805
S 89-48-25 E	442.273
N 0-14-56 W	748.976
S 87-26-14 W	150.159
N 47-33-46 W	21.21
S 87-26-14 W	274.47 back to the point of beginning containing 7.58 acres more or less.

Parcel Group C

Beginning at the NE1/4 of the SE ¼ Section 12, Township 18N, Range 3E

S 47-7-12 W	29.777 to a point of beginning
S 0-1-58 W	1245.819
S 1-34-2 W	207.318
S 0-6-12 E	403.529
N 88-19-50 E	21.567
S 0-4-56 E	465.57
S 9-4-32 W	140.995
N 90-0-0 E	22.55
S 0-5-11 E	19.83
S 9-34-58 W	96.953
S 20-56-42 E	7.581
S 0-0-0 W	300
S 3-20-10 W	150.365

S 13-0-0 E	101.666
S 6-44-42 E	136.736
S 0-54-20 E	1012.257
N 10-45-34 W	787.953
N 13-53-38 W	125.976
N 15-27-1 W	822.628
N 22-14-8 W	64.216
N 14-34-31 W	236.543
N 88-25-48 E	28.306
N 14-53-55 W	518.06
N 15-16-52 W	623.481
N 87-39-43 E	35.644
N 10-35-24 W	360.38
N 5-1-59 W	637.45
N 23-23-52 E	181.8
N 56-48-10 E	71.81
N 87-26-14 E	188.719
N 80-40-51 E	380.474
N 87-54-8 E	90.241 back to the point of beginning containing 40.88 acres more or less.

Parcel Group D

Beginning at the SE ¼ of the SE ¼ Township 18N 3E Section 12

N 89-19-15 W	588.091 to a point of beginning
N 13-50-30 W	763.676
S 87-58-51 W	517.381
S 0-58-53 W	388.857
S 0-6-22 W	351.141
N 88-38-58 E	707.267 back to the point of beginning containing 10.48 acres more or less.

Parcel Group E

Beginning at the NE ¼ of the NE ¼ Township 18N 3E Section 13

S 78-50-30 W	568.663 to a point of beginning
S 36-11-53 E	21.7
S 12-16-1 E	836.53
S 57-16-6 W	234.95
S 32-43-54 E	136.05
S 10-7-47 W	193.134
S 88-24-13 E	256.361
S 10-15-33 E	121.69
S 1-57-11 E	395.83
S 88-28-28 W	20.1

S 46-46-13 E	139.99
S 2-55-50 E	562.507
S 22-59-59 W	10.455
S 23-1-48 W	42.48
S 78-37-40 W	86.68
N 89-58-29 W	47.366
N 89-58-28 W	72.985
N 69-17-34 W	109.211
N 60-31-33 W	215.535
N 76-13-38 W	78.865
N 84-51-19 W	97.405
S 85-36-19 W	86.915
S 70-46-13 W	137.025
S 71-6-56 W	334.453
N 1-19-56 W	586.738
S 89-54-21 E	176.68
N 0-8-46 E	662.882
N 0-4-17 E	1305.811
N 88-39-0 E	556.21
S 70-16-58 E	46.433
S 26-31-49 E	47.81
S 67-6-46 E	69.51
N 75-11-46 E	46.42 back to the point of beginning containing 55.11 acres more or less.

Parcel Group F

Beginning at the NW ¼ of the NW ¼ Township 18N 3E Section 18

S 1-43-5 E	1989.478 to the point of beginning
N 89-19-32 E	615.17
S 0-34-15 E	633.618
S 90-0-0 W	218.75
N 87-53-52 W	60.423
S 89-9-22 W	225.069
N 37-51-55 W	83.15
N 6-19-40 W	559.319 back to the point of beginning containing 8.41 acres more or less.

Parcel Group G

Beginning at the NE ¼ of the NE ¼ Township 18N 3E Section 13

S 6-17-11 W	2726.011 to a point of beginning
S 1-44-32 E	826.182
S 1-42-49 E	140.783
S 7-33-57 W	150.611

S 22-3-2 W	323.18
N 59-52-47 W	111.356
N 40-27-46 W	86.077
N 20-40-25 W	57.642
N 8-14-30 W	101.013
N 4-29-34 E	127.151
N 11-8-3 E	160.481
N 11-22-34 W	66.313
N 29-56-39 W	364.276
N 49-58-6 W	675.704
N 47-44-26 W	205.268
N 71-22-45 E	467.017
N 86-55-12 E	80.216
S 79-54-20 E	68.064
S 77-1-2 E	118.982
S 62-53-30 E	253.711
S 72-47-49 E	168.278 back to the point of beginning containing 17.48 acres more or less.

Parcel H

Beginning at the NE1/4 of the SW1/4 18N Range4E Section 18

S 88-4-9 W	2220.451 to a point of beginning
S 89-0-0 W	219.473
S 40-44-20 W	54.719
S 15-20-7 W	10.587
S 0-10-23 E	198.771
S 89-40-58 E	283.604
N 0-0-0 E	228.66
N 44-0-10 W	37.786 back to the point of beginning containing 1.62 acres more or less.

Parcel Group I

Beginning at the SW1/4 of the SE1/4 Township 18N Range 3E Section 24

N 59-12-57 E	2088.194 to a point of beginning
N 90-0-0 E	9.99
N 2-56-36 E	107.111
N 29-28-13 E	130.15
N 47-22-3 E	46.907
N 37-0-13 E	29.076
N 89-0-42 E	40.576
N 17-45-35 W	54.193
N 8-17-8 W	33.379
N 1-29-51 E	126.422

N 3-23-52 E	51.631
N 11-32-44 E	157.885
N 13-2-37 W	21.813
N 18-41-31 W	15.648
N 31-26-26 W	360.17
S 0-29-9 E	1048.648 back to the point of beginning containing 2.71 acres more or less.

Parcel Group J

Beginning at the SW1/4 of the SE1/4 Township 18N Range 3E Section 13

N 86-40-55 E	1897.773 to a point of beginning
N 88-43-4 E	526.83
N 51-0-48 E	76.14
N 3-5-56 E	273.439
N 0-52-26 W	417.919
N 4-49-28 W	255.865
N 31-10-18 W	9.64
N 89-35-51 W	106.735
N 78-13-57 W	34.127
S 89-4-23 W	131.647
N 58-11-13 W	221.341
S 84-28-33 W	26.594
S 62-9-15 W	53.822
S 38-24-48 W	52.951
S 17-26-2 W	76.934
S 0-37-5 E	673.158
S 0-37-8 E	309.216
S 45-49-56 E	16.02 back to the point of beginning containing 14.71 acres more or less.

Parcel K

Beginning at the SW ¼ of the SW ¼ 18N 4E Section 23

N 16-10-7 E	321.871 to a point of beginning
N 89-19-34 E	287.43
S 82-26-51 E	30.585
S 2-0-25 W	9.996
S 87-49-15 E	80.478
S 82-8-48 E	91.922
S 77-39-40 E	110.298
S 69-59-16 E	444.424
S 80-24-46 E	137.977
S 86-9-10 E	48.439
N 0-11-14 W	2089.631
S 88-0-53 W	1281.009
S 1-14-35 E	1780.719

S 44-0-0 E 47.405 back to the point of beginning containing 55.88 acres more or less.

Parcel Group L

Beginning at the SW ¼ of the SW ¼ 18N 3E Section 23

N 69-28-35 E	51.627 to a point of beginning
N 0-5-2 E	109.23
N 44-59-59 E	47.051
N 89-17-30 E	260.44
S 61-58-59 E	6.706
S 86-16-11 E	119.583
S 79-11-52 E	120.852
S 71-56-24 E	121.769
S 64-30-21 E	127.062
S 5-1-14 E	19.997
S 88-45-36 W	474.991
N 0-29-43 W	13.891
S 89-20-30 W	295.04 back to the point of beginning containing 2.12 acres more or less.

CITY OF Westfield INDIANA

Description of Economic Development Area & Map

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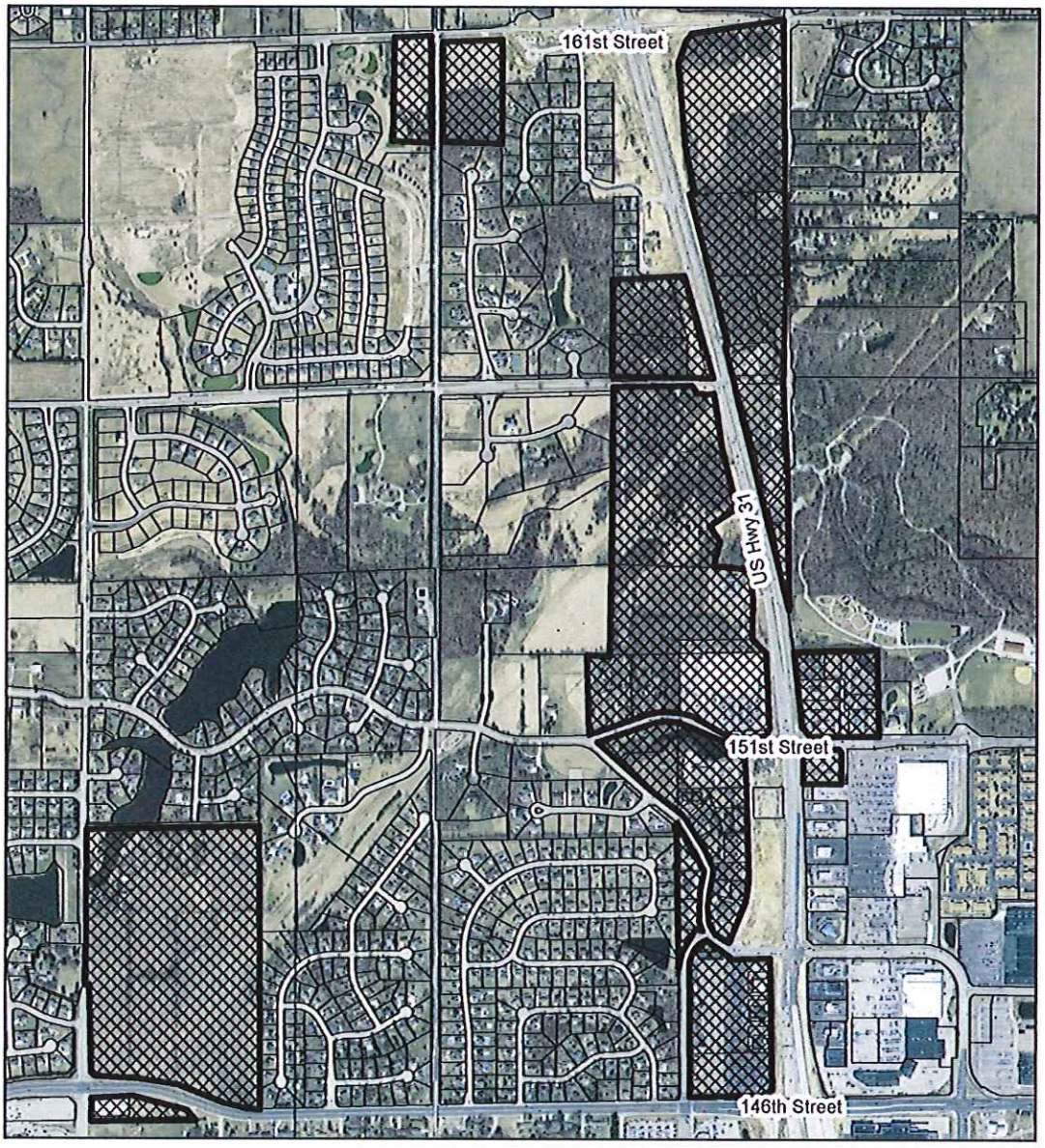
Not To Scale



Economic Development Area

CITY OF Westfield INDIANA

Description of Economic Development Area & Map

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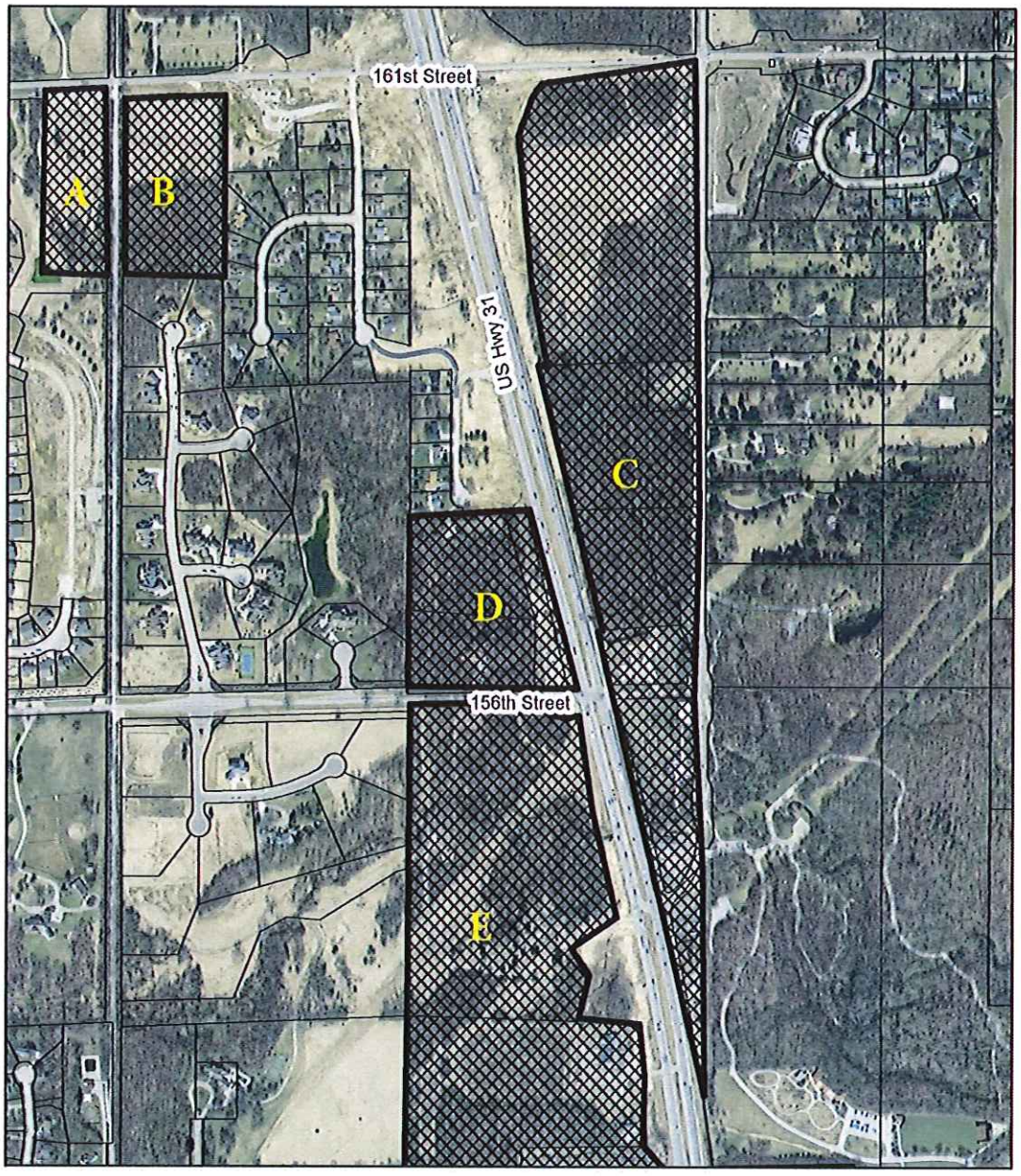
Not To Scale



Economic Development Area

CITY OF Westfield INDIANA

Description of Economic Development Area & Map

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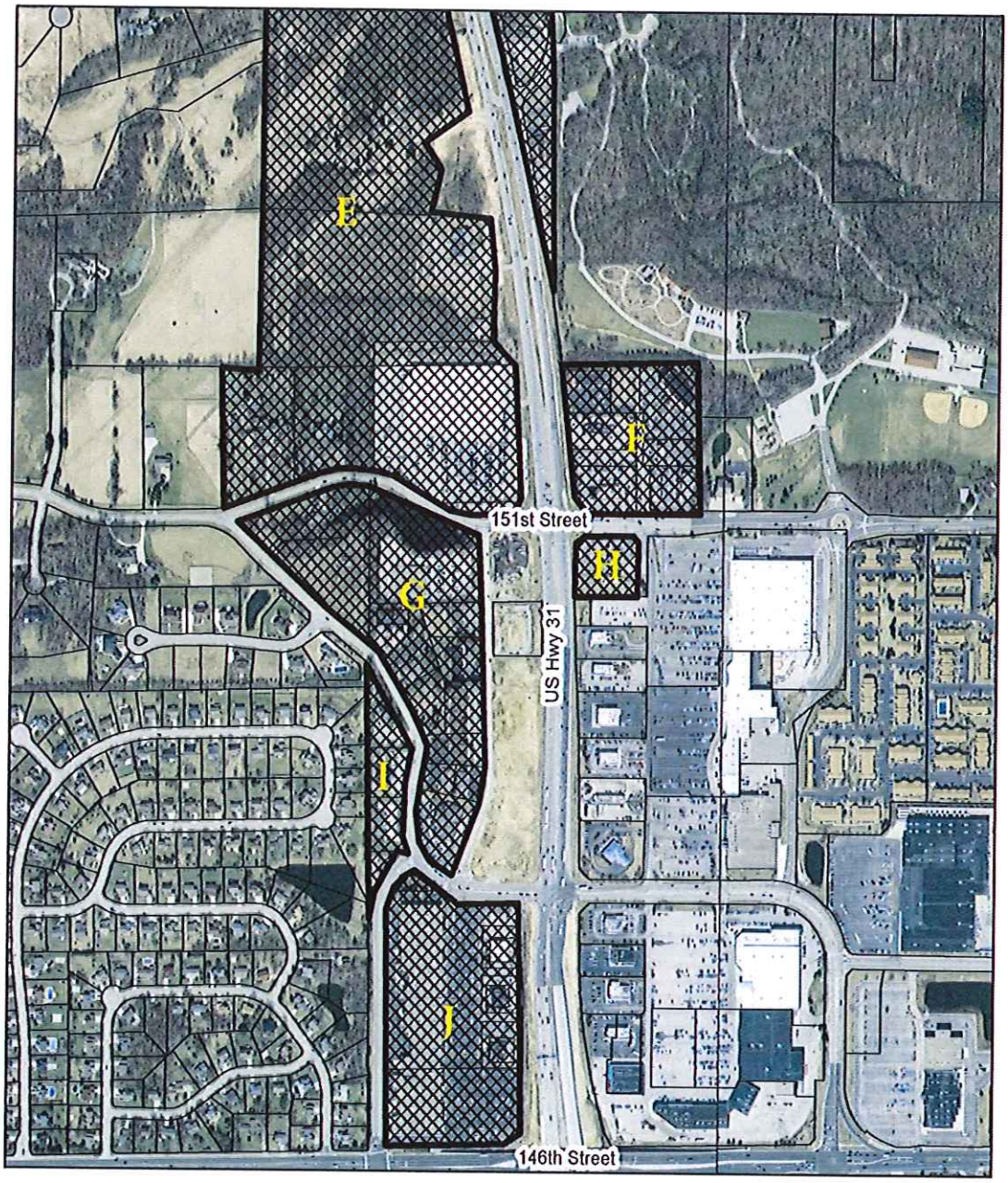

Economic Development Area

CITY OF Westfield INDIANA

Description of Economic Development Area & Map

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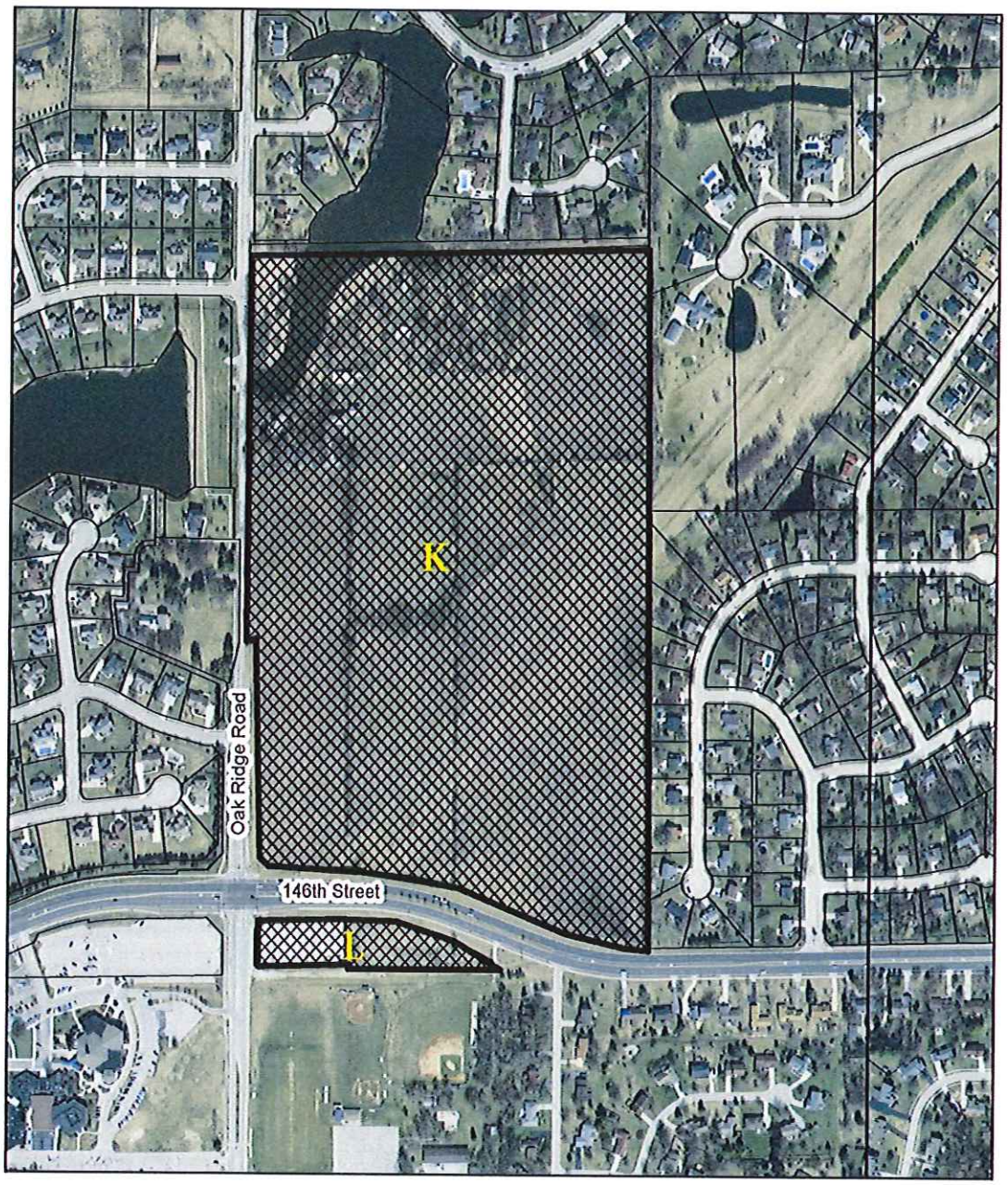

Economic Development Area

List of Parcel Owners

Parcel No.	Deeded Owner	Address
08-09-12-00-00-024.001	Pulte Homes of Indiana LLC (SEE LEGAL DESCRIPTION, PARCEL A)	0 W 156th St
08-09-12-00-00-021.002	Pulte Homes of Indiana LLC	0 W 156th St
09-09-12-00-00-014.000	161st & 31 Associates LLP	0 161st St E
09-09-12-00-00-015.001	Reit Realty II LLC	15714 Westfield Blvd
09-09-12-00-00-015.000	Purves, Catherine	0 Westfield Blvd
09-09-12-00-00-017.000	Wehmeier, Mary Ann, Kurt O Wehmeier, Julie K Gilliam, Linda S Mendell & Dana A Randall	0 Westfield Blvd
09-09-12-00-00-016.000	Anderson, Helen M, Juanita Lauth & Maybelle Sturm T/C	0 Westfield Blvd
09-09-12-00-00-018.000	SePRO Development Company I LLC	1730 E 156th St
09-09-13-00-00-007.001	Habig, Lynn & Robert D	15311 Westfield Blvd
08-09-12-00-00-020.000	Long, Chris	15750 US 31 N
08-09-13-00-00-006.000	Westtec Land Acquisitions LLC	1148 W 146th St
09-09-13-00-00-007.000	Habig, Lynn & Robert D	15224 Westfield Blvd
08-09-13-00-00-008.001	Dayton Hudson Corporation	0 US 31 N
09-09-13-00-00-009.000	Dayton Hudson Corporation	15160 US 31 S
09-09-13-00-00-010.000	Dayton Hudson Corporation	0 E 151st St
09-09-13-00-00-010.001	Dayton Hudson Corporation	0 E 151st St
08-09-13-00-00-012.013	Banchero, Lisa 1/2 int, Jerry & Maryanne Rimstidt h&w 1/2 int	1438 E 151st St
08-09-13-00-00-012.018	Mayer, Ronald G & Karen K	1350 E 151st St
08-09-13-00-00-012.005	1270 Greyhound Pass	1270 Greyhound Pass
08-09-13-00-00-012.009	Ryan, Garret Patrick	1441 E 151st St
08-09-13-00-00-012.109	Ryan, Garret Patrick	0 Greyhound Pass
09-09-13-00-04-001.000	Technology Marketing Management	1526 Greyhound Pass
09-09-13-00-04-002.000	S & S Manso Enterprises LLC	1528 Greyhound Pass
09-09-13-00-00-012.024	Price, Daniel A	15026 Greyhound Ct
09-09-13-00-00-012.026	Vca Real Property Acquisition	15018 Greyhound Ct
09-09-13-00-00-012.036	CAW Realty LLC	0 Greyhound Pass
09-09-13-00-00-012.035	CAW Realty LLC	0 Greyhound Pass
09-09-13-00-00-012.012	Greyhound Court Plaza LLC	14950 Greyhound Ct
09-09-13-00-00-012.028	Greyhound Court Plaza LLC	14928 Greyhound Ct
09-09-13-00-00-012.027	Duke, Charles E	1609 Greyhound Pass
09-09-13-00-00-012.025	5 Hs LLC	1610 Greyhound Pass
09-09-13-00-00-012.125	Vacation Limited Partnership	14904 Greyhound Ct
09-09-13-00-00-012.034	Westfield Medical Office Park LLC	14828 Greyhound Ct
09-09-13-00-00-012.029	Greyhound Capital LLC	0 Greyhound Pass
09-09-13-00-00-012.000	Greyhound Plaza Associates LP	0 Greyhound Pass
09-09-13-00-00-014.000	Greyhound Plaza Associates LP	0 US 31 N
09-09-13-00-00-015.000	Greyhound Plaza Associates LP	0 US 31 N
09-09-13-00-00-014.004	GPB Realty LP	0 US 31 N
09-09-13-00-00-014.006	GPB Realty LP	0 US 31 N
09-09-13-00-00-014.002	USRP Funding 2001-A LP	0 US 31 N
09-09-13-00-00-014.003	Musa Realty Group LC	0 US 31 N
09-09-13-00-00-014.005	GPB Realty LP	0 US 31 N
09-09-13-00-00-014.001	Greyhound Investments LLC	0 US 31 N
08-09-13-00-00-020.001	Panhandle Eastern Pipe Line Co	14599 Oak Ridge Rd
08-09-13-00-00-022.000	Roman Catholic Diocese of Lafayette Indiana Inc	0 W 146th St
08-09-13-00-00-020.000	Ressler, Floyd & Jean T/C	14851 Oak Ridge Rd
09-10-18-00-00-016.007	Halle Properties LLC	15151 US 31 S
09-10-18-00-00-016.000	SGW Properties 3 LLC	1820 E 151st St
09-10-18-00-00-016.005	Meridian Lodging Inc	0 E 151st St
09-10-18-00-00-016.206	Greyhound Office Company LP	15135 US 31 S
09-10-18-00-00-016.006	Greyhound Office Company LP	0 US 31 N
09-10-18-00-00-016.306	Greyhound Office Company LP	1840 E 151st St
09-10-18-00-00-016.406	Greyhound Office Company LP	15101 US 31 S
09-10-18-00-00-016.106	L & Q Realty LLC	1850 E 151st St
09-10-18-00-00-015.001	Macs Convenience Stores LLC	1821 E 151st St
09-09-13-00-00-012.037	Washington Township Hamilton County Indiana	1549 Greyhound Pass
09-09-13-00-00-011.000	Goodwill Industries of Central Ind Inc	1617 E 151st St

08-09-13-00-00-008.000	Indiana Association of 7th Day Adventists	15250 US 31 N
08-09-12-00-00-019.000	Fairbanks Hospital Inc	1550 E 156th St
08-09-12-00-00-020.001	Town of Westfield	15602 US 31 N