Westfield City Council Members
Mark Keen, President (District 1)
Steve Hoover (District 2)
Robert L. Horkay, (District 5)
Chuck Lehman, (District 4)
Joe Edwards (District 3)
Cindy L. Spoljaric (At Large)
Jim Ake Vice President (At Large)

CITY OF WESTFIELD, IN

CityCouncil_Meeting_Agenda_09_09_2019

Monday, September 09, 2019 at 07:00 PM

BOARD OR COMMISSION: **City Council Meeting**
MEETING DATE: **Monday, September 09, 2019 at 07:00 PM**
MEETING PLACE: **Westfield City Hall- Assembly Room**

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE COUNCIL

AGENDA

Pledge of Allegiance

Invocation by- Laura Ballinger from Christ United Methodist Church

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:
Documents: Meeting Minutes for August 12, 2019

Claims:
Documents: Docket

Approval of Claims

Miscellaneous Business/Special Recognition:

Old Business:

Ordinance 19-21: Midtown at Westfield PUD
Council Introduction: June 3, 2019

APC Public Hearing: July 15, 2019
APC Recommendation: August 19, 2019
Adoption Consideration: September 9, 2019
Documents: Ordinance 19-21 | Department Report | Location Map | Public Comment | Reforestation Guidelines | Character Exhibit | Concept Plan

Ordinance 19-27: Orchard View PUD
Council Introduction: July 8, 2019
APC Public Hearing: August 5, 2019
APC Recommendation: September 3, 2019
Adoption Consideration: September 9, 2019
Documents: Ordinance 19-27 | Department Report | Location Map | Concept Plan | Landscape Plan | Character Exhibit | Orchard Vew Neighborhood Meeting | Public Comment

Ordinance 19-29: Additional Appropriation
Council Introduction: August 12, 2019
Public Hearing: August 12, 2019
Adoption Consideration: September 9, 2019
Documents: Ordinance 19-29

Ordinance 19-31: Amendment to Ordinance 18-09 (Solicitation for the City of Westfield)
Council Introduction: August 12, 2019
Adoption Consideration: September 9, 2019
Documents: Ordinance 19-31

Ordinance 19-37: Wheeler Landing PUD Amendment I
Council Introduction: August 12, 2019
APC Public Hearing: September 3, 2019
APC Recommendation: September 3, 2019
Adoption Consideration: September 9, 2019
Documents: Ordinance 19-37 | APC Certification | Department Report | Grand Park Sports Campus Concept | Location Map

New Business:

Resolution 19-118: City of Westfield, Approving an Increase in Income Tax Rates for Hamilton County, Indiana
Council Introduction: September 9, 2019
Public Hearing: September 9, 2019
Adoption Consideration: September 9, 2019
Documents: Resolution 19-118

Resolution 19-119: Confirming Establishment of an Economic Revitalization Area for 16805 Southpark Drive

Council Introduction: September 9, 2019
Public Hearing: September 9, 2019
Adoption Consideration: September 9, 2019
Documents: Resolution 19-119 | Location Map

Resolution 19-120: Real Property Abatement for 16805 Southpark Drive
Council Introduction: September 9, 2019
Adoption Consideration: September 9, 2019
Documents: Resolution 19-120 | Form SB-1 | Location Map

Resolution 19-121: Establishment of an Economic Revitalization Area for Northpoint Industrial Park
Council Introduction: September 9, 2019
Adoption Consideration: September 9, 2019
Documents: Resolution 19-121 | Northpoint ERA Location Map

Resolution 19-122: Personal Property Tax Abatement for Biodynamics of Indiana
Council Introduction: September 9, 2019
Adoption Consideration: September 9, 2019
Documents: Resolution 19-122 | Biodynamics Location Map | SB-1 Personal Property

Ordinance 19-41: City of Westfield Amending the Traffic Regulations of the City of Westfield
Council Introduction: September 9, 2019
Adoption Consideration: September 23, 2019
Documents: Ordinance 19-41

Ordinance 19-42: 2019 GO Bond,
Council Introduction: September 9, 2019
Public Hearing: September 23, 2019
Adoption Consideration: October 14, 2019
Documents: Ordinance 19-42 | Redline Ordinance 19-42

Ordinance 19-52: Appropriating the Proceeds of the City of Westfield 2019 GO Bonds
Council Introduction: September 9, 2019
Public Hearing: September 23, 2019
Adoption Consideration: October 14, 2019
Documents: Ordinance 19-52

Ordinance 19-43: 2020 Budget
Council Introduction: September 9, 2019
Budget Workshop: September 16, 2019
Public Hearing: September 23, 2019

Adoption Consideration: October 14, 2019
Documents: 2020 Budget Introduction

Ordinance 19-44: Custom Commerce Park PUD, Amendment IV (BDX)
Council Introduction: September 9, 2019
APC Public Hearing: October 7, 2019
APC Recommendation: November 6, 2019
Adoption Consideration: November 11, 2019
Documents: Ordinance 19-44 | Location Map | Project Narrative

Ordinance 19-45: The Trails PUD, Amendment III
Council Introduction: September 9, 2019
APC Public Hearing: October 7, 2019
APC Recommendation: November 6, 2019
Adoption Consideration: November 11, 2019
Documents: Ordinance 19-45 | Location Map | Concept Plan | Illustrative Exhibits

Ordinance 19-46: Claiborne Farms by Del Webb
Council Introduction: September 9, 2019
APC Public Hearing: October 7, 2019
APC Recommendation: November 6, 2019
Adoption Consideration: November 11, 2019
Documents: Ordinance 19-46 | Location Map | Concept Plan | Character Exhibit | Narrative Statement | Presentation Slides

Ordinance 19-47: Dartown Crossing PUD Amendment
Council Introduction: September 9, 2019
APC Public Hearing: October 7, 2019
APC Recommendation: November 6, 2019
Adoption Consideration: November 11, 2019
Documents: Ordinance 19-47 | Location Map | Kennel Location | Dartown Concept Plan | Elevations | Project Description | Presentation Slides

Ordinance 19-48: Village Park Plaza II PUD
Council Introduction: September 9, 2019
APC Public Hearing: October 7, 2019
APC Recommendation: November 6, 2019
Adoption Consideration: November 11, 2019
Documents: Ordinance 19-48 | Concept Plan | Location Map | Narrative Statement

Ordinance 19-49: Grand Park Village PUD Amendment III
Council Introduction: September 9, 2019
APC Public Hearing: October 7, 2019
APC Recommendation: November 6, 2019
Adoption Consideration: November 11, 2019

Documents: Ordinance 19-49 | Location Map | Site Plan | Elevations | Landscape Plan | Narrative Statement

Ordinance 19-50: Maple Knoll PUD Amendment IV
Council Introduction: September 9, 2019
APC Public Hearing: October 7, 2019
APC Recommendation: November 6, 2019
Adoption Consideration: November 11, 2019
Documents: Ordinance 19-50 | Site Plan | Elevations (Gas Station) | Elevations (Meijer) | Landscape Plan | Location Map

Ordinance 19-51: Chatham Hills PUD Amendment VII
Council Introduction: September 9, 2019
APC Public Hearing: October 7, 2019
APC Recommendation: November 6, 2019
Adoption Consideration: November 11, 2019
Documents: Ordinance 19-51 | Character Imagery | Concept Plan | Location Map | Petitioner's Narrative | Petitioner's Presentation

Guests:

Residents who wish to address the Council on items not on the agenda may do so at this time.

Council Response to Guest Comments

City Council Comments

Mayor Comments

Adjourn

Executive Session: I.C. 5-14-1.5-6.1 (b) (2) (B): Legal Issues

Working Meeting

ORDINANCE NO. 19-___

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, AUTHORIZING THE ISSUANCE AND SALE OF BONDS OF THE CITY FOR THE PURPOSE OF PROCURING FUNDS TO PAY FOR (I) CERTAIN AGREEMENTS TO PURCHASE OR LEASE PURCHASE CERTAIN PROPERTY INCLUDING BUT NOT LIMITED TO VEHICLES AND OTHER EQUIPMENT, (II) INFORMATION TECHNOLOGY INFRASTRUCTURE AND (III) CERTAIN ROAD PROJECT EXPENSES, TOGETHER WITH THE INCIDENTAL EXPENSES IN CONNECTION THEREWITH AND ON ACCOUNT OF THE ISSUANCE OF THE BONDS THEREFOR

WHEREAS, the City of Westfield, Indiana (the ‘‘City”), is authorized by Indiana Code 36-4-6 and all laws amendatory thereof and supplemental thereto to issue bonds to procure moneys to be used in the exercise of the powers of the City;

WHEREAS, the City intends (i) to enter or has entered into certain agreements to purchase or lease purchase certain property including but not limited to vehicles and other equipment, (ii) information technology infrastructure and (iii) to pay for certain road project expenses (collectively, the “Project”);

WHEREAS, this Council now determines that it is necessary and a proper exercise of the powers of the City to provide funds for the cost of the Project;

WHEREAS, this Council has determined that the estimated cost of the Project, and the incidental expenses necessary to be incurred in connection with the Project and with the issuance of the bonds, which may be issued as a multiple series of bonds, to finance the Project will be in an amount not to exceed Five Million Dollars ($5,000,000);

WHEREAS, this Council finds that it is necessary to authorize the issuance of bonds for the purpose of providing funds to be applied to the Project, and that the bonds in such amount should now be authorized;

NOW THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, THAT:

Section 1. Determination to Proceed; Authorization and Details of Bonds.

(a) The City shall proceed to undertake the Project and such undertaking is hereby confirmed.

(b) In order to procure funds with which to pay the costs of the Project and the costs of issuance of the bonds on account of the Project, the Clerk-Treasurer is authorized and directed to have prepared and to issue and sell the bonds of the City, to be designated as (i) “General

Obligation Bonds, Series 201__ (with such further series or other designation as determined to be necessary, desirable or appropriate, including such series designation to indicate the year in which the bonds are issued)" in the aggregate principal amount not to exceed Five Million Dollars ($5,000,000) (the "Bonds").

(c) The Bonds shall be sold at a price of not less than 99.00% of the par value thereof, and each issued in fully registered form in denominations of (i) $5,000 or any integral multiple thereof or (ii) $100,000 and any $5,000 integral multiple in excess thereof, numbered consecutively from R-1 upward, dated as of the issue date and shall bear interest at a rate or rates estimated not to exceed five percent (5%) per annum (the exact rate or rates to be determined by bidding), which interest shall be payable semiannually on January 1 and July 1 of each year, commencing on July 1, 2020, or as otherwise determined appropriate by Financial Solutions Group, Inc. (the "Municipal Advisor" to the City). Interest on the Bonds shall be calculated according to a 360-day year containing twelve 30-day months. The Bonds shall mature semiannually, or shall be subject to mandatory sinking fund redemption if term bonds are issued, on January 1 and July 1 of each year with a final maturity no later than January 1, 2027 and in such amounts as determined by the Clerk-Treasurer. Following the sale of the Bonds, the City is hereby authorized and directed to negotiate with the successful purchaser to modify the amortization schedule based upon the rates bid so as to comply with the level debt service requirements contained in Indiana law.

All or a portion of each of the Bonds may be issued as one or more term bonds. Upon election of the successful bidder. Such term bonds shall have a stated maturity or maturities as determined by the successful bidder or by negotiation with the purchaser, but in no event later than the last serial date of the Bonds as determined in accordance with the above paragraph. The term bonds shall be subject to mandatory sinking fund redemption and final payment(s) at maturity at 100% of the principal amount thereof, plus accrued interest to the redemption date, on dates and in the amounts hereinafter determined by this Council.

(d) This Council and the Clerk-Treasurer are authorized and directed to appoint as Registrar and Paying Agent a designee of this Council, the Clerk-Treasurer or a qualified banking institution (the "Registrar" or "Paying Agent") for the Bonds, which shall be charged with the responsibility of authenticating the Bonds. This Council and the Clerk-Treasurer are hereby authorized to enter into such agreements or understandings with such bank, if a bank is so designated, as will enable the bank to perform the services required of a Registrar and Paying Agent. This Council and the Clerk-Treasurer are further authorized to pay such fees as the bank may charge for the services it provides as Registrar and Paying Agent, and such fees may be paid from the bond fund established to pay the principal of and interest on the Bonds. Upon agreement between the City and the successful bidder for the Bonds, the Clerk-Treasurer may be designated as the Registrar and Paying Agent, and, in that case, shall be charged with all responsibilities of a Registrar and Paying Agent.

(e) The principal of the Bonds shall be payable at the principal office or corporate trust office of the Paying Agent. Interest on each of the Bonds shall be paid by check mailed by first class mail one business day prior to the interest payment date to the registered owner, as of the last day of the month immediately preceding the interest payment date (the "Record Date"),

to the address as it appears on the registration books kept by the Registrar or at such other address as is provided to the Paying Agent in writing by such registered owner. If payment of principal or interest is made to a depository, payment shall be made by wire transfer on the payment date in same-day funds. If the payment date occurs on a date when financial institutions are not open for business, the wire transfer shall be made on the next succeeding business day. The Paying Agent shall be instructed to wire transfer payments by 1:00 p.m. (New York City time) so such payments are received at the depository by 2:30 p.m. (New York City time). All payments on the Bonds shall be made in any lawful money of the United States of America, which on the date of such payment shall be legal tender for the payment of public and private debts.

(f) Each Bond shall be transferable or exchangeable only upon the books of the City kept for that purpose at the office or corporate trust office of the Registrar by the registered owner or by its attorney duly authorized in writing, upon surrender of such Bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed by the registered owner or its attorney duly authorized in writing, and thereupon a new fully registered Bond or Bonds in the same aggregate principal amount and of the same maturity, shall be executed and delivered in the name of the transferee or transferees or the registered owner, as the case may be, in exchange therefor. The City and the Registrar and Paying Agent for the Bonds may treat and consider the person in whose name such Bonds are registered as the absolute owner thereof for all purposes including for the purpose of receiving payment of, or on account of, the principal thereof and interest due thereon.

(g) Bonds shall bear an original date which shall be their issue date, and each Bond shall also bear the date of its authentication. Bonds authenticated on or before the Record Date immediately preceding the first interest payment date shall be paid interest from the original date. Bonds authenticated thereafter shall be paid interest from the interest payment date to which interest has been paid next preceding the date of authentication of such Bonds unless the Bonds are authenticated after the Record Date and on or before the corresponding interest payment date, in which case interest thereon shall be paid from such interest payment date. If at the time of authentication of any Bond interest is in default thereon, that Bond shall bear interest from the date to which interest has been paid in full.

(h) Bonds shall be signed in the name of the City by the manual or facsimile signature of the Mayor, and the seal of the City shall be affixed, imprinted, engraved or otherwise reproduced thereon and attested by the manual or facsimile signature of the Clerk-Treasurer. The Bonds shall be authenticated with the manual signature of an authorized representative of the Registrar, and no Bond shall be valid or become obligatory for any purpose until the certificate of authentication thereon shall have been so executed. Subject to registration provisions, the Bonds shall be negotiable under the laws of the State of Indiana.

(i) If the City upon advice of the City Municipal Advisor determines that it may be beneficial to the City to have the Bonds held by a central depository system pursuant to an agreement between the City and The Depository Trust Company, New York, New York (the "Depository Trust Company") and have transfers of the Bonds effected by book-entry on the books of the central depository system (the "Book Entry System"), the Bonds may be initially

issued in the form of a single authenticated fully registered Bond for the aggregate principal amount of the Bonds. In such case, upon initial issuance, the ownership of such Bonds shall be registered in the register kept by the Registrar in the name of CEDE & CO., as nominee of the Depository Trust Company.

With respect to the Bonds registered in the register kept by the Registrar in the name of CEDE & CO., as nominee of the Depository Trust Company, the City and the Paying Agent shall have no responsibility or obligation to any other holders or owners (including any beneficial owner ("Beneficial Owner")) of the Bonds with respect to (i) the accuracy of the records of the Depository Trust Company, CEDE & CO., or any Beneficial Owner with respect to ownership questions, (ii) the delivery to any bondholder (including any Beneficial Owner) or any other person, other than the Depository Trust Company, of any notice with respect to the Bonds including any notice of redemption, or (iii) the payment to any bondholder (including any Beneficial Owner) or any other person, other than the Depository Trust Company, of any amount with respect to the principal of, or premium, if any, or interest on the Bonds except as otherwise provided herein.

No person other than the Depository Trust Company shall receive an authenticated Bond evidencing an obligation of the City to make payments of the principal of and interest on the Bonds pursuant to this ordinance. The City and the Registrar and Paying Agent may treat as and deem the Depository Trust Company or CEDE & CO. to be the absolute bondholder of each of the Bonds for the purpose of (i) payment of the principal of and premium, if any, and interest on such Bonds; (ii) giving notices of redemption and other notices permitted to be given to bondholders with respect to such Bonds; (iii) registering transfers with respect to such Bonds; (iv) obtaining any consent or other action required or permitted to be taken of or by bondholders; (v) voting; and (vi) for all other purposes whatsoever. The Paying Agent shall pay all principal of and interest on the Bonds only to or upon the order of the Depository Trust Company, and all such payments shall be valid and effective fully to satisfy and discharge the City's and the Paying Agent's obligations with respect to principal of and interest on the Bonds to the extent of the sum or sums so paid. Upon delivery by the Depository Trust Company to the City of written notice to the effect that the Depository Trust Company has determined to substitute a new nominee in place of CEDE & CO., and subject to the provisions herein with respect to consents, the words "CEDE & CO." in this ordinance shall refer to such new nominee of the Depository Trust Company. Notwithstanding any other provision hereof to the contrary, so long as any Bond is registered in the name of CEDE & CO., as nominee of the Depository Trust Company, all payments with respect to the principal of and interest on such Bonds and all notices with respect to such Bonds shall be made and given, respectively, to the Depository Trust Company as provided in a representation letter from the City to the Depository Trust Company.

Upon receipt by the City of written notice from the Depository Trust Company to the effect that the Depository Trust Company is unable or unwilling to discharge its responsibilities and no substitute depository willing to undertake the functions of the Depository Trust Company hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, then the Bonds shall no longer be restricted to being registered in the register of the City kept by the Registrar in the name of CEDE & CO., as nominee of the Depository Trust Company, but may be registered in whatever name or names the bondholders

transferring or exchanging the Bonds shall designate, in accordance with the provisions of this ordinance. If the City determines that it is in the best interest of the bondholders that they be able to obtain certificates for the fully registered Bonds, the City may notify the Depository Trust Company and the Registrar, whereupon the Depository Trust Company will notify the Beneficial Owners of the availability through the Depository Trust Company of certificates for the Bonds. In such event, the Registrar shall prepare, authenticate, transfer and exchange certificates for the Bonds as requested by the Depository Trust Company and any Beneficial Owners in appropriate amounts, and whenever the Depository Trust Company requests the City and the Registrar to do so, the Registrar and the City will cooperate with the Depository Trust Company by taking appropriate action after reasonable notice (i) to make available one or more separate certificates evidencing the fully registered Bonds of any Beneficial Owner's Depository Trust Company account or (ii) to arrange for another securities depository to maintain custody of certificates for and evidencing the Bonds.

If the Bonds shall no longer be restricted to being registered in the name of the Depository Trust Company, the Registrar shall cause the Bonds to be printed in blank in such number as the Registrar shall determine to be necessary or customary; provided, however, that the Registrar shall not be required to have such Bonds printed until it shall have received from the City indemnification for all costs and expenses associated with such printing.

In connection with any notice or other communication to be provided to bondholders by the City or the Registrar with respect to any consent or other action to be taken by bondholders, the City or the Registrar, as the case may be, shall establish a record date for such consent or other action and give the Depository Trust Company notice of such record date not less than fifteen (15) calendar days in advance of such record date to the extent possible. So long as the Bonds are registered in the name of the Depository Trust Company or CEDE & CO. or any substitute nominee, the City and the Registrar and Paying Agent shall be entitled to request and to rely upon a certificate or other written representation from the Beneficial Owners of the Bonds or from the Depository Trust Company on behalf of such Beneficial Owners stating the amount of their respective beneficial ownership interests in the Bonds and setting forth the consent, advice, direction, demand or vote of the Beneficial Owners as of a record date selected by the Registrar and the Depository Trust Company, to the same extent as if such consent, advice, direction, demand or vote were made by the bondholders for purposes of this ordinance and the City and the Registrar and Paying Agent shall for such purposes treat the Beneficial Owners as the bondholders. Along with any such certificate or representation, the Registrar may request the Depository Trust Company to deliver, or cause to be delivered, to the Registrar a list of all Beneficial Owners of the Bonds, together with the dollar amount of each Beneficial Owner ' s interest in the Bonds and the current addresses of such Beneficial Owners.

Section 2. Redemption of Bonds. The Bonds may at the option of the City, with such determination being made at the time of sale of the Bonds, be subject to optional redemption prior to maturity on a date to be determined by the City, or as otherwise determine necessary by the City upon the advice of the City Municipal Advisor, at the price of par plus accrued interest to the date of redemption.

If any Bond is issued as a term bond, the Paying Agent shall credit against the mandatory

sinking fund requirement for the Bonds maturing as term bonds, and corresponding mandatory redemption obligation, in the order determined by the City, any Bonds maturing as term bonds which have previously been redeemed (otherwise than as a result of a previous mandatory redemption requirement) or delivered to the Registrar for cancellation or purchased for cancellation by the Paying Agent and not theretofore applied as a credit against any redemption obligation. Each Bond maturing as a term bond so delivered or canceled shall be credited by the Paying Agent at 100% of the principal amount thereof against the mandatory sinking fund obligation on such mandatory sinking fund date, and any excess of such amount shall be credited on future redemption obligations, and the principal amount of the Bonds to be redeemed by operation of the mandatory sinking fund requirement shall be accordingly reduced; provided, however, the Paying Agent shall credit only such Bonds maturing as term bonds to the extent received on or before forty-five (45) days preceding the applicable mandatory redemption date as stated above.

Each minimum authorized denomination shall be considered a separate Bond for purposes of redemption. If less than an entire maturity is called for redemption, the Bonds to be called shall be selected by lot by the Registrar.

Notice of redemption shall be mailed to the address of the registered owner as shown on the registration records of the Registrar, as of the date which is forty-five (45) days prior to the date fixed for redemption, not less than thirty (30) days prior to such redemption date, unless notice is waived by the owner of the Bond or Bonds redeemed. The notice shall specify the date and place of redemption and sufficient identification of the Bonds called for redemption. The place of redemption may be determined by the City. Interest on the Bonds so called for redemption shall cease and the Bonds will no longer be deemed outstanding under this ordinance on the redemption date fixed in such notice if sufficient funds are available at the place of redemption to pay the redemption price, including accrued interest to the redemption date, on the date so named. Failure to give such notice by mailing, or any defect in such notice, with respect to any Bond shall not affect the validity of any proceedings for redemption of other Bonds.

If the Bonds are not presented for payment or redemption on the date fixed therefor, the City may deposit in trust with the Paying Agent an amount sufficient to pay such Bond or the redemption price, as the case may be, including accrued interest to the date of such payment or redemption, and thereafter the registered owner shall look only to the funds so deposited in trust with the Paying Agent for payment, and the City shall have no further obligation or liability in respect thereto.

Section 3. Sale of Bonds. (a) The Clerk-Treasurer shall cause to be published either (i) a notice of such sale in the authorized newspaper(s) published in the city, two (2) times, at least one week apart, with the first publication being made at least fifteen (15) days before the date of the sale and the second publication being made at least three days before the date of the sale or (ii) a notice of intent to sell bonds in the authorized newspaper(s) and the *Court & Commercial Record,* all in accordance with Indiana Code 5-1-11, as amended, and Indiana Code 5-3-1, as amended. The notice shall state the character, the amount and the authorized denominations of the Bonds, the maximum rate or rates of interest thereon, the terms and

conditions upon which bids will be received and the sale made, and such other information as the Clerk-Treasurer and the attorneys employed by the City shall deem advisable. The method of bid submission may be determined by the City upon the guidance by its Municipal Advisor and shall be set forth in the sale notice including electronic bids submitted through Parity. Any summary notice may contain any information deemed so advisable. The notice may provide, among other things, that the purchaser is required to submit to the City a good faith deposit in the form of a certified or cashier's check (or wire transfer such amount as instructed by the City) not later than a time determined by the Municipal Advisor on the next business day following the award. In the event the successful bidder shall fail or refuse to accept delivery of the Bonds and pay for the same as soon as the Bonds are ready for delivery, or at the time fixed in the notice of sale, then such good faith deposit and the proceeds thereof shall be the property of the City and shall be considered as its liquidated damages on account of such default. Bidders for the Bonds will be required to name the rate or rates of interest which the Bonds are to bear, not exceeding the maximum rate hereinbefore fixed, and that such interest rate or rates shall be in multiples of one-one hundredth (1/100) of one percent (1%). The rate bid on a maturity shall be equal to or greater than the rate bid on the immediately preceding maturity. No conditional bid or bid for less than the applicable minimum percentage of the par value of the Bonds set forth in Section 1 of this Ordinance will be considered. The opinion of Krieg DeVault LLP ("Bond Counsel") approving the legality of the Bonds will be furnished to the purchaser at the expense of the City.

Prior to the delivery of the Bonds, the Clerk-Treasurer shall obtain a legal opinion as to the validity of the Bonds from Bond Counsel, and shall furnish this opinion to the purchaser of the Bonds. The cost of this opinion, the services of the City's Attorney, the services of this Council's Attorney and the services of the City's Municipal Advisor, shall be considered as part of the costs incidental to these proceedings and may be paid out of proceeds of the Bonds.

(b) Distribution of an Official Statement (preliminary and final) for the Bonds, if necessary, prepared by the City's Municipal Advisor, on behalf of the City, is hereby authorized and approved and the Clerk-Treasurer or Common Council are authorized and directed to execute the Official Statement on behalf of the City in a form consistent with this ordinance. The Clerk-Treasurer is hereby authorized to designate the Official Statement as nearly final for purposes of Rule 15c2-12, as amended, promulgated by the Securities and Exchange Commission.

(c) If the City's Municipal Advisor certifies to the City that it would be economically advantageous for the City to obtain a municipal bond insurance policy for the Bonds, the City hereby authorizes and directs this Council and the Clerk-Treasurer to obtain such an insurance policy. The acquisition of a municipal bond insurance policy is hereby deemed economically advantageous if the difference between the present value cost of (a) the total debt service on the Bonds if issued without municipal bond insurance and (b) the total debt service on the Bonds if issued with municipal bond insurance, is greater than the cost of the premium on the municipal bond insurance policy.

Section 4. Preparation of Bonds. The Clerk-Treasurer is hereby authorized and directed to have each of the Bonds prepared, and the Council and the Clerk-Treasurer are hereby

authorized and directed to execute the Bonds in the form and manner provided in this ordinance.

Section 5. Form of the Bonds. The forms and tenor of the Bonds shall be substantially. as follows (all blanks to be properly completed prior to the preparation of the Bonds):

UNITED STATES OF AMERICA
STATE OF INDIANA
CITY OF WESTFIELD, INDIANA

No. R- $ _____

GENERAL OBLIGATION BONDS, SERIES 201__

Interest Rate	Maturity Date	Original Date	Authentication Date	CUSIP
%				

REGISTERED OWNER:

PRINCIPAL AMOUNT:

The City of Westfield, Indiana (the "City"), for value received, hereby acknowledges itself indebted and promises to pay, to the Registered Owner (named above) or registered assigns, the Principal Amount set forth above on the Maturity Date set forth above, and to pay interest on such Principal Amount to the registered owner of this Bond (as defined below) until the City's obligation with respect to the payment of such Principal Amount shall be discharged, at the rate per annum specified above from the interest payment date immediately preceding the date of authentication of this Bond unless this Bond is authenticated on or before June 15, 2020, in which case interest shall be paid from the Original Date, or unless this Bond is authenticated between the fifteenth day of the month preceding an interest payment date and the interest payment date, in which case interest shall be paid from such interest payment date. Interest shall be payable on January 1 and July 1 of each year, commencing July 1, 2020. Interest shall be calculated on the basis of twelve 30-day months for a 360-day year.

The principal on this Bond is payable in lawful money of the United States of America upon presentation of this Bond at the principal office or corporate trust office of _____ as Registrar and Paying Agent (the "Registrar" or "Paying Agent"), in the City of _____, Indiana, or at the principal corporate trust office of any successor paying agent appointed under the Bond Ordinance defined below. Interest on this Bond shall be paid by check mailed one business day prior to the interest payment date to the registered owner of this Bond at the address as it appears on the registration books kept by the Registrar as of the fifteenth day of the month immediately preceding the interest payment date or at such other address as is provided to the Registrar in writing by the registered owner. All payments on the

Bond shall be made in any coin or currency of the United States of America, which on the dates of such payment, shall be legal tender for the payment of public and private debts.

[The Bonds shall be initially issued in a Book Entry System (as defined in the Bond Ordinance). The provisions of this Bond and of the Bond Ordinance are subject in all respects to the provisions of the Letter of Representations between the City and The Depository Trust Company, or any substitute agreement, effecting such Book Entry System.]

THIS BOND IS PAYABLE OUT OF PROPERTY TAXES FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS TO BE LEVIED, COLLECTED, APPROPRIATED AND APPLIED FOR THAT PURPOSE AS SET FORTH IN INDIANA CODE 6-1.1-18.5-8. THE BONDS ARE SUBJECT TO INDIANA CODE 6-1.1-20.6 REGARDING CERTAIN TAX CREDITS AND THE STATE OF INDIANA INTERCEPT OF FUNDS TO PAY DEBT SERVICE ON THE BONDS. THIS BOND IS NEGOTIABLE PURSUANT TO THE LAWS OF THE STATE OF INDIANA.

This Bond is one of an authorized issue of bonds of the City with an aggregate principal amount of $_____ (the "Bonds"), designated as "General Obligation Bonds, Series 201__." The Bonds are numbered consecutively from R-1 upwards, and are issued pursuant to an ordinance adopted by the Common Council of the City of Westfield, Indiana (the "Common Council"), on October 14, 2019 (the "Bond Ordinance") and in strict compliance with the Indiana Code and all related and supplemental acts as in effect on the issue date of the Bonds, including, without limitation, Indiana Code 5-1-14 and Indiana Code 36-4-6 (collectively the "Act"), for the purpose of providing funds to be applied on the Costs of the Project (as defined in the Bond Ordinance), to fund capitalized interest, and paying incidental expenses incurred in connection with the issuance of the Bonds. The Bonds and any bonds issued on a parity with the Bonds under the Bond Ordinance are referred to collectively as the "Bonds."

Reference is hereby made to the Bond Ordinance for a description of the rights, duties and obligations of the City, and the owners of the Bonds, the terms and conditions upon which the Bonds are or may be issued and the terms and conditions upon which the Bonds will be paid at or prior to maturity, or will be deemed to be paid and discharged upon the making of provisions for payment therefor. Copies of the Bond Ordinance are on file at the principal office of the Registrar. THE OWNER OF THIS BOND, BY ACCEPTANCE OF THIS BOND, HEREBY AGREES TO ALL OF THE TERMS AND PROVISIONS IN THE BOND ORDINANCE.

[The Bonds maturing on or after _____, 20__ are subject to optional redemption prior to maturity on any date on or after _____, 20__, with thirty (30) days notice, at a redemption price equal to the principal amount plus accrued interest to the date of redemption.]

[The Bonds are subject to mandatory sinking fund redemption prior to maturity at a redemption price equal to the principal amount plus accrued interest to the date of redemption on the dates and in the amounts set forth as follows:]

[Notice of such redemption shall be mailed to the address of the registered owner as shown on the registration records of the City and the Registrar at least thirty (30) days prior to the date fixed for redemption unless the notice is waived by the registered owner of this Bond. The

notice shall specify the date and place of redemption and sufficient identification of the Bonds called for redemption. The place of redemption shall be the principal office or corporate trust office of the Registrar and Paying Agent, unless the City selects another place. Interest on the Bonds so called for redemption shall cease on the redemption date fixed in such notice if sufficient funds are available at the place of redemption to pay the redemption price on the redemption date. Each minimum authorized denomination shall be considered a separate bond for purposes of mandatory redemption.]

This Bond is transferable or exchangeable only upon the books of the City kept for that purpose at the office of the Registrar by the registered owner in person, or by its attorney duly authorized in writing, upon surrender of this Bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed by the Registered Owner or its attorney duly authorized in writing, and thereupon a new fully registered Bond or Bonds in the same aggregate principal amount and of the same maturity, shall be executed and delivered in the name of the transferee or transferees or the Registered Owner, as the case may be, therefor. The City and the Registrar for this Bond may treat and consider the person in whose name this Bond is registered as the absolute owner for all purposes including for the purpose of receiving payment of, or on account of, the principal hereof and interest due hereon. The Registrar shall not be required to register, transfer or exchange any Bond after the fifteenth day of the month immediately preceding an interest payment date on the Bonds until such interest payment date. The Registrar will not be required to (i) register, transfer or exchange any Bond during the period fifteen days next preceding mailing of a notice of redemption on any Bonds, or (ii) to register, transfer or exchange any Bonds selected, called or being called for redemption in whole or in part after mailing notice of such call.

The Bonds are issuable only in fully registered form in the denomination of [$5,000 principal amount or any integral multiple thereof] [$100,000 principal amount and any $5,000 integral multiple in excess thereof] not exceeding the aggregate principal amount of the Bonds maturing in such year.

If this Bond shall have become due and payable in accordance with its terms or shall have been duly called for redemption or irrevocable instructions to call this Bond or a portion thereof for redemption shall have been given, and the whole amount of the principal of and interest so due and payable on this Bond or portion thereof then outstanding shall be paid or (i) sufficient moneys, or (ii) non-callable, direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America, the principal of and the interest on which when due will provide sufficient moneys for such purpose, or (iii) obligations of any state of the United States of America or any political subdivision thereof, the full payment of principal of and interest on which (a) are unconditionally guaranteed or insured by the United States of America, or (b) are provided for by an irrevocable deposit of securities described in clause (ii) and are not subject to call or redemption by the issuer thereof prior to maturity or for which irrevocable instructions to redeem have been given, shall be held in trust for such purpose, and provision shall also have been made for paying all fees and expenses in connection with the redemption, then and in that case this Bond shall no longer be deemed outstanding or an indebtedness of the City.

It is hereby certified, recited and declared that all acts, conditions and things required to be done precedent to and in the execution, issuance, sale and delivery of this Bond have been properly done, happened and performed in regular and due form as prescribed by law, and that the total indebtedness of the City, including the Bonds, does not exceed any constitutional, statutory or local ordinance or ordinance code limitation of indebtedness.

This Bond shall not be valid or become obligatory for any purpose until the certificate of authentication shall have been duly executed by the authorized representative of the Registrar.

IN WITNESS WHEREOF, the City of Westfield, Indiana, has caused this Bond to be executed by the manual or facsimile signature of the Mayor, and attested by the manual or facsimile signature of the Clerk-Treasurer of the City, who has caused the seal of the City to be impressed or a facsimile to be printed on this Bond.

CITY OF WESTFIELD, INDIANA

By: _____
J. Andrew Cook, Mayor

(SEAL)

Attest:

_____
Cindy Gossard, Clerk-Treasurer

REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds described in the within mentioned Bond Ordinance.

_____, as Registrar
Authorized Representative

(end of bond form)

Section 6. Defeasance. If, when the Bonds or any portion thereof shall have become due and payable in accordance with their terms or shall have been duly called for redemption or irrevocable instructions to call the Bonds or a portion thereof for redemption shall have been given, and the whole amount of the principal and the interest so due and payable upon all of the Bonds then outstanding or any portion thereof shall be paid, or (i) sufficient moneys, or (ii) direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America, the principal of and the interest on which when due will provide sufficient moneys, or shall be held in trust for such purpose, and provision

shall also be made for paying all fees and expenses for the redemption, then and in that case the Bonds issued hereunder or any designated portion thereof shall no longer be deemed outstanding or entitled to the pledge of taxes to be levied upon all property in the City.

Section 7. Deposit and Application of Bond Proceeds; Surplus to Bond Fund. The City of Westfield General Obligation Bonds, Series 2019 Bond Fund is created hereby (the "Bond Fund"). The Clerk-Treasurer is hereby authorized and directed to deposit the balance of the proceeds of the applicable Bonds in a separate fund (the "Acquisition Fund"), and to designate the Acquisition Fund for the applicable Project, to pay for: (1) the cost of the respective Project and all other costs and expenses incurred in connection with the Project; and (2) costs of issuance of the Bonds. Except as described in this Section, the designated Acquisition Fund for each of the Project may not be used for any other purpose. The Acquisition Fund shall, in accordance with Indiana Code 5-13, be deposited, at interest, with the depository or depositories of other public funds of the City, and all interest collected on it belongs to the fund. Any surplus remaining from the proceeds of the Bonds after all costs and expenses are fully paid shall, in accordance with Indiana Code 5-1-13, either be paid into and become a part of the City's Bond Fund for the Bonds, or, at the direction of the City, with approval by the Common Council, be used by the City to pay debt service on any other outstanding obligations of the City. If the Clerk-Treasurer is designated as the Registrar and Paying Agent or if no agreement is executed as described in Section 1(d), the City covenants, under Indiana Code 6-1.1-20.6-10, to determine if the Bond Fund has sufficient funds to pay the principal of and interest on the Bonds at least five (5) days before such payments are due. If the Bond Fund is not sufficient because of the operation of the tax credits granted under the provisions of Indiana Code 6-1.1-20.6, the City agrees to the following:

(i) The Clerk-Treasurer shall determine or cause to be determined the amount of the deficiency in the Bond Fund ("Deficiency"); and

(ii) The Deficiency shall be immediately reported and a claim filed by the City with the Treasurer of the State of Indiana for an amount equal to such Deficiency.

Section 8. Tax Pledge. The full faith and credit of the City are hereby irrevocably pledged to the punctual payment of the principal of and the interest on the Bonds according to their terms. The City covenants that it will cause a property tax for the payment of the principal of and interest on the Bonds to be levied, collected, appropriated and applied for that purpose as set forth in Indiana Code 6-1.1-18.5-8. There shall be levied in each year upon all taxable property in the City, real and personal, and collected a tax in an amount and in such manner sufficient to meet and pay the principal of and interest on the Bonds as they become due beginning July 1, 2020, and the proceeds of this tax are hereby pledged solely to the payment of the Bonds.

Section 9. Tax Covenants and Representations. In order to preserve the exclusion of interest on the Bonds from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as existing on the date of issuance of the Bonds and the Regulations in effect and applicable to the Bonds on the date of issuance of the Bonds (collectively, "Code") and as an inducement to purchasers of the Bonds, this Council represents, covenants and agrees that:

(a) The Project will be available for use by members of the general public. Use by a member of the general public means use by natural persons not engaged in a trade or business. No person or entity other than the City or another state or local governmental unit will use more than 10% of the proceeds of the Bonds or property financed by the Bond proceeds other than as a member of the general public. No person or entity other than the City or another state or local governmental unit will own property financed by Bond proceeds or will have any actual or beneficial use of such property pursuant to a lease, a management or incentive payment contract, arrangements such as take-or-pay or output contracts or any other type of arrangement that conveys other special legal entitlements and differentiates that person's or entity's use of such property from use by the general public, unless such uses in the aggregate relate to no more than 10% of the proceeds of the Bonds. If the City enters into a management contract for the Project, the terms of the contract will comply with IRS Revenue Procedure 97-13, as it may be amended, supplemented or superseded from time to time, so that the contract will not give rise to private business use under the Code and the Regulations, unless such use in aggregate relates to no more than 10% of the proceeds of the Bonds.

(b) No more than 5% of the Bond proceeds will be loaned to any person or entity other than another state or local governmental unit. No more than 5% of the Bond proceeds will be transferred, directly or indirectly, or deemed transferred to a nongovernmental person in any manner that would in substance constitute a loan of the Bond proceeds.

(c) The City reasonably expects, as of the date hereof, that the Bonds will not meet either the private business use test described in paragraph (a) above or the private loan test described in paragraph (b) above during the entire term of the Bonds.

(d) No more than 5% of the proceeds of the Bonds will be attributable to private business use as described in (a) attributable to unrelated or disproportionate private business use. For this purpose, the private business use test is applied by taking into account only use that is not related to any governmental use of proceeds of the issue (Unrelated Use) and use that is related but disproportionate to any governmental use of those proceeds (Disproportionate Use).

(e) The City will not take any action nor fail to take any action with respect to the Bonds that would result in the loss of the exclusion from gross income for federal tax purposes on the Bonds pursuant to Section 103 of the Code, nor will the City act in any other manner which would adversely affect such exclusion. The City covenants and agrees not to enter into any contracts or arrangements which would cause the Bonds to be treated as private activity bonds under Section 141 of the Code.

(f) It shall be not an event of default under this ordinance if the interest on any Bond is not excludable from gross income for federal tax purposes or otherwise pursuant to any provision of the Code which is not currently in effect and in existence on the date of issuance of the Bonds.

(g) These covenants are based solely on current law in effect and in existence on the date of delivery of such Bonds.

(h) *[Reserved]*.

(i) Notwithstanding any other provisions of this ordinance, the covenants and authorizations contained in this ordinance (the "Tax Sections") which are designed to preserve the exclusion of interest on the Bonds from gross income under federal law (the "Tax Exemption") need not be complied with if the City receives an opinion of nationally recognized bond counsel that compliance with any Tax Section is unnecessary to preserve the Tax Exemption.

Section 10. Continuing Disclosure. The Clerk-Treasurer is hereby authorized and directed, if necessary, to complete, execute and attest on behalf of the City a Continuing Disclosure Agreement (the "Agreement") that complies with the requirements of SEC Rule 15c2-12. Notwithstanding any other provisions of this ordinance, failure of the City to comply with the Agreement shall not be considered an event of default under the Bonds or this ordinance.

Section 11. Debt Limit Not Exceeded. The City represents and covenants that the Bonds herein authorized, when combined with other outstanding indebtedness of the City at the time of issuance of the Bonds, will not exceed any applicable constitutional or statutory limitation on the City's indebtedness.

Section 12. Declaration of Official Intent to Reimburse. The City intends that this Ordinance constitute a declaration of official intent pursuant to Treas. Reg. §1.150-2 to reimburse itself or be reimbursed for all, or part of, the costs of the Project from the proceeds of tax-exempt obligations.

Section 13. Severability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section; paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section 14. Repeal of Conflicting Provisions. All ordinances, or parts thereof, in conflict with the provisions of this ordinance, are, to the extent of such conflict, hereby repealed or amended.

Section 15. Amendments to Ordinance. This ordinance may, from time to time hereafter, be amended without the consent of the owners of the Bonds, if in the sole discretion of the Council, such amendment shall not adversely affect the rights of the owners of any of the Bonds.

Section 16. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Remainder of page intentionally left blank.]

ADOPTED AND PASSED THIS _____ DAY OF OCTOBER, 2019, BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL
Hamilton County, Indiana

WESTFIELD COMMON COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steve Hoover	Steve Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark Keen	Mark Keen	Mark Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer
City of Westfield, Indiana

I hereby certify that ORDINANCE 19-___ was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at ___:___ __.m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 19-___

this _____ day of _____, 2019

at ___:___ __.m.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 19-___

this _____ day of _____, 2019

at ___:___ __.m.

_____
J. Andrew Cook, Mayor

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. */s/ James T. Crawford, Jr.*

This document prepared by James T. Crawford, Jr., Esq. Krieg DeVault LLP, 12800 North Meridian Street, Suite 300, Carmel, IN 46032, (317) 238-6239.

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Tuesday, September 3, 2019, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1909-PUD-27
Ordinance No.	19-37
Petitioner	Wheeler Landing I LLC
Description	An amendment to the State Highway 32 Overlay District Standards of the Wheeler Landing Planned Unit Development (PUD) District.

On September 3, 2019, the Plan commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

Kevin M. Todd, Secretary

September 4, 2019
Date

ORDINANCE NUMBER 19-37

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE WHEELER LANDING PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council enacted Ordinance No. 18-04, the Wheeler Landing Planned Unit Development District (the "Wheeler Landing PUD Ordinance") on September 24, 2018;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered Petition No. _____ (the "Petition"), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in Exhibit A, attached hereto (the "Real Estate"); and

WHEREAS, the Commission forwarded the Petition No. _____ to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____recommendation (xx-xx) in accordance with Indiana Code§ 36-7-4-608, as required by Indiana Code§ 36-7-4-1505; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019; and

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36- 7-4-1507 and Indiana Code§ 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Wheeler Landing PUD Ordinance, Unified Development Ordinance, and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend the Wheeler Landing PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Wheeler Landing PUD Ordinance ; and (iii) the

provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Wheeler Landing PUD Ordinance, as amended.

1.2 Chapter (" Chapter'') and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) the Wheeler Landing PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance or the Wheeler Landing PUD Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. **Overlay Districts**.

3.1 All provisions of this section of the approved Wheeler Landing PUD shall remain in full force and effect with the following addition. The standards of the 32 Overlay shall only apply to the development of Area II of the Real Estate with the following additional exception:

A. Article 5.3(K) Trail Corridor Requirement: Shall apply; however, Article 5.3(K)(4)(a) Trail Corridor Design Standards; Trail Corridor Width shall be modified to a minimum width of ten (10) feet. The Existing Improvements in Area II as shown on the Concept Plan within the Trail Corridor are hereby deemed to satisfy the requirements of Article 5.3(K)(5) Trail Corridor Plantings.

(SIGNATURE PAGE IMMEDIATELY FOLLOWS)

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-37** was delivered to the Mayor of Westfield on the _____day of _____, 2019, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-37**

this _____day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-37**

this _____day of _____, 2019.

_____
J. Andrew Cook, Mayor

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

_____
Printed Name of Declarant

Prepared by _____, Church Church Hittle & Antrim, 2 North 9th Street, Noblesville, IN 46060 317.773.2190

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

EXHIBIT A

Real Estate (Legal Description)

Wheeler Farms LLC Parcels:

Parcel #08-05-35-00-00-012.000: *Begin at the Northeast corner of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, and run South 60 rods; thence West 32 rods; thence North 60 rods; thence East 32 rods; to the place of beginning, containing 12 acres, more or less.*

Parcel #08-05-36-00-00-045.000: *Beginning at a point 70 rods North of the Southwest corner of Section 36, Township 19 North, Range 3 East, and run East 80 rods; thence North 54 rods; thence West 80 rods; thence South 54 rods to the place of beginning, containing 27 acres, more or less.*

Parcel #08-05-36-00-00-042.000: *Begin 11 rods east of the Southwest corner of Section 36, Township 19 North, Range 3 East, in Hamilton County, Indiana; run thence North 70 rods; thence East 34 rods; thence South 70 rods to the South line of Section 36, West 34 rods to the place of beginning, containing 15 acres, more or less.*

Parcel #08-05-36-00-00-041.000: *Begin 45 rods East of the Southwest corner of Section 36, Township 19 North, Range 3 East; run thence North 70 rods; East 35 rods, more or less, to the East line of the West Half of the Southwest Quarter of said Section: thence South 70 rods; thence West 35 rods, more or less, to the place of beginning, containing 15 acres, more or less.*

Parcel #08-05-35-00-00-010.000: *Begin at the Northwest corner of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, and run East 80 rods; thence South 60 rods; thence West 80 rods; thence North 60 rods to the place of beginning. EXCEPT: 12 acres off the East end leaving 18 acres, more or less.*

ALSO EXCEPT: A part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being more specifically described as follows: Commencing at the Northeast corner of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, thence North 89 degrees 53 minutes 49 seconds West (assumed bearing) 1327.35 feet on and along the North line of said Southeast Quarter to its intersection with the center line of Dartown Road, thence South 00 degrees 39 minutes 07 seconds West 635.35 feet on and along the centerline of Dartown Road to the place of beginning of this description, thence North 89 degrees 11 minutes 15 seconds East 457.73 feet, thence South 00 degrees 39 minutes 07 seconds West 190.39 feet, thence South 89 degrees 11 minutes 15 seconds West 457.73 feet to the center line of said Dartown Road, thence North 00 degrees 39 minutes 07 seconds East 190.39 feet on and along the center line of Dartown Road to the place of beginning. Containing 2.00 acres more or less and being subject to all easements and rights-of-way of records.

Parcel #08-05-36-00-00-048.000: *Part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, bounded as follows: Begin 40 rods East of the Northwest corner of said Southwest Quarter and run thence South 36 rods; thence East 40 rods; thence North 36 rods; thence West 40 rods to the place of beginning, containing 9 acres, more or less.*

Parcel #08-05-35-00-00-009.000: *The Southeast Quarter of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, containing 40 acres, more or less.*

Parcel #08-05-36-00-00-046.000: *Beginning at the Northwest corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, and run South 36 rods; thence East*

40 rods; thence North 36 rods; thence West 40 rods to the place of beginning, containing 9 acres, more or less, in Washington Township, Hamilton County, Indiana.
EXCEPT: A part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana and being more specifically described as follows:
Beginning at a point on the North line of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, said place of beginning being North 90 degrees 00 minutes 00 seconds East (assumed bearing) 532.44 feet from the Northwest corner of said Southwest Quarter, thence North 90 degrees 00 minutes 00 seconds East 145.58 feet on and along the North line of said Southwest Quarter, thence South 00 degrees 31 minutes 29 seconds West 598.46 feet, thence South 90 degrees 00 minutes 00 seconds West 145.58 feet, thence North 00 degrees 31 minutes 29 seconds East 598.46 feet to the place of beginning. Containing 2.00 acres, more or less, being subject to all easements and rights of way of record.

Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000:

Part of the West Half of the Southwest Quarter of Section Thirty-six (36), Township Nineteen (19) North, Range Three (3) East and part of the East Half of the Southeast Quarter of Section Thirty-five (35), Township Nineteen (19) North, Range Three (3) East in Hamilton County, Indiana more particularly described as follows:

Beginning at the Southwest corner of the West Half of the Southwest Quarter of Section 36, Township 19 North, Range 3 East; thence North 90 degrees 00 minutes East (assumed bearing) on and along the South line of said West Half 181.5 feet; thence North 00 degrees 29 minutes East parallel with the West line of said West Half 1155.00 feet; thence North 90 degrees 00 minutes West parallel with the South line of the West Half 181.5 feet to the West line thereof; and the East line of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East; thence North 00 degrees 29 minutes East on and along aforesaid East line 495.0 feet; thence South 89 degrees 50 minutes West parallel with the South line of said East Half 393.0 feet to the centerline of Evan Kendall Ditch; thence Southerly following the meanderings of said Evan Kendall Ditch to the South line of said East Half; thence North 89 degrees 50 minutes East on and along aforesaid South line 508.0 feet to the place of beginning, containing 22.29 acres, more or less.

Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000 (continued):

EXCEPT: A part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East and more specifically described as follows:

Beginning at a point on the South line of the Southwest Quarter of Section 36, Township 19 North, Range 3 East said point being North 90 degrees 00 minutes East (assumed bearing) 100.64 feet from the Southwest corner of said Southwest Quarter, thence North 00 degrees 29 minutes East 306.5 feet parallel with the West line of said Southwest Quarter, thence North 90 degrees 00 minutes East 80.86 feet, thence South 00 degrees 29 minutes West 306.5 feet to a point on the South line of said Southwest Quarter, thence South 90 degrees 00 minutes West 80.86 feet to the place of beginning containing 0.569 acres, more or less and subject to all easements and right of ways.

ALSO EXCEPT: Beginning at the Southwest corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, thence North 00 degrees 29 minutes East (assumed bearing) 306.5 feet on and along the West line of said Southwest Quarter thence North 90 degrees 00 minutes East 100.64 feet, thence South 00 degrees 29 minutes West 306.5 feet to a point on the South line of said Southwest Quarter, thence South 90 degrees 00 minutes West 100.64 feet to the place of beginning containing 0.708 acres, more or less and subject to all easements and right of ways.

ALSO EXCEPT: A part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East and located in Washington Township, Hamilton County, Indiana, and more specifically described as follows: Beginning at the Southeast corner of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, thence South 89 degrees 50 minutes West (assumed bearing) 102.00 feet on and along the South line of said Southeast Quarter; thence North 00 degrees 05 minutes East 306.5 feet, thence North 89 degrees 50 minutes 23 seconds East 104.14 feet to a point on the East line of said Southeast Quarter, thence South 00 degrees 29 minutes West 306.5 feet to the place of beginning containing .725 acres, more or less, and subject to all easements and right of ways.

Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000 (continued):

ALSO EXCEPT: Part of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, in Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of said Half-Quarter Section; thence South 89 degrees 50 minutes 00 seconds West (assumed bearing) along the South line thereof 102.00 feet to the Southwest corner of a 2.841 acres tract of real estate described in a Warranty Deed recorded as Instrument Number 200300096364 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 05 minutes 00 seconds East along the West line of said 2.841 acre tract 50.00 feet to the North right of way line of State Road 32 per Dedication of Public Right-Of-Way recorded in Instrument Number 9809810527 in the Office of the Recorder of Hamilton County, Indiana, and the POINT OF BEGINNING; thence South 89 degrees 50 minutes 00 seconds West along said right of way line 50.00 feet to a 5/8 inch rebar with red cap; thence South 00 degrees 05 minutes 00 seconds West parallel with the West line of said 2.841 acre tract 50.00 feet to the South line of said Half-Quarter Section; thence South 89 degrees 50 minutes 00 seconds West along said South line 366.00 feet, more or less, to the centerline of the Evan Kendall Ditch; thence Northerly along the centerline of said ditch 400.00 feet, more or less; thence North 89 degrees 50 minutes 00 seconds East parallel to the South line of said Half-Quarter Section 405.31 feet, more or less, to the Norwest corner of aforesaid 2.841 acre tract; thence South 00 degrees 05 minutes 00 seconds West along the West line of said 2.841 acre tract 348.61 feet to the point of beginning and containing 3.745 acres, more or less.

ALSO EXCEPT: Part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, in Hamilton County, Indiana, and part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, in Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 35; thence North 00 degrees 32 minutes 28 seconds East (assumed bearing), along the East line of the Southeast Quarter of said Section 35, 398.61 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereinafter referred to

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as rebar) at the Point of Beginning; thence South 89 degrees 50 minutes 00 seconds West, parallel with the South line of said Southeast Quarter Section, 510.49 feet to the centerline of the Evan Kendall Ditch as now located; thence North 09 degrees 08 minutes 18 seconds East along said centerline, 32.63 feet; thence North 05 degrees 04 minutes 32 seconds East, along said centerline, 30.63 feet; thence North 10 degrees 44 minutes 11 seconds East, along said centerline, 29.11 feet; thence North 03 degrees 57 minutes 48 seconds East, along said centerline, 25.09 feet; thence North 89 degrees 50 minutes 00 seconds East, parallel with the South line of said Southeast Quarter Section, 496.54 feet to a point on the East line of said Southeast Quarter Section; thence South 89 degrees 58 minutes 00 seconds East, parallel with the South line of said Southwest Quarter Section, 181.50 feet to a rebar thence South 00 degrees 32 minutes 28 seconds West, parallel with the West line of said Southwest Quarter Section, 60.00 feet to a rebar; thence North 89 degrees 58 minutes 00 seconds West, parallel with the South line of said Southwest Quarter Section, 181.50 feet to a point on the West line of said Southwest Quarter Section; thence South 00 degrees 32 minutes 28 seconds West, along said West line of said Southwest Quarter Section, 56.34 feet to the Point of Beginning and containing 1.593 acres, more or less.

ALSO EXCEPT: A part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East and a part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East; thence North 00 degrees 29 minutes 00 seconds East (assumed bearing) 306.50 feet along the West line of the Southwest Quarter of said section and along the West line of a 0.708 acre tract of land described in Instrument #644 and recorded in Deed Record 264, page 316, in the records of Hamilton County, Indiana to the Northwest corner of said 0.708 acre tract and the POINT OF BEGINNING OF THIS DESCRIPTION; thence South 30 degrees 00 minutes 00 seconds East 131.50 feet along the North line of said 0.708 acre tract of land and long the North line of a 0.569 acre tract of land described in Instrument #644 and recorded in Deed Record 264, page 316 in said records to the Northeast corner of said 0.569 acre tract; thence North 00 degrees 29 minutes 00 seconds East 148.45 feet along the Northerly extension of the East line of said 0.569 acre tract; thence North 90 degrees 00 minutes 00 seconds West 181.50 feet to a point on the West line of said Southwest Quarter, said point also being on the East line of the Southeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 29 minutes 00 seconds West 56.34 feet along the East line of said Southeast Quarter; thence South 89 degrees 50 minutes 23 seconds West 104.78 feet to a point on the Northerly extension of the West line of a 0.725 acre tract of land described in Instrument #644 and recorded in Deed Record 264, page 316 in said records; thence South 00 degrees 05 minutes 00 seconds West 92.11 feet along the Northerly extension of said

Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000 (continued):

0.725 acre tract of land to its Northwest corner; thence North 89 degrees 50 minutes 23 seconds East 104.14 feet along the North line of said 0.725 acre tract of land to the POINT OF BEGINNING. Containing 0.839 acre, more or less.

Wheeler Airport LLC Parcels:

Parcels #08-05-35-00-00-003.001 & 08-05-35-00-00-004.000: *A Survey of a part of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows: BEGINNING at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being collinear with and equidistant from the Northeast Corner and the Northwest Corner of said Northwest Quarter; said Point of Beginning also being South 89 degrees 47 minutes 17 seconds West (assumed bearing) 1324.21 feet from the Northeast Corner of said Northwest Quarter; thence North 89 degrees 47 minutes 17 seconds East 300.00 feet on and along the North line of said Northwest Quarter; thence South 00 degrees 14 minutes 52 seconds West 1324.35 feet to a point on the North line of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 50 minutes 46 seconds East 1021.88 feet on and along the North line of the Southeast Quarter of said Northeast Quarter to the Northeast Corner of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 20 minutes 53 seconds West 1325.40 feet on and along the East line of said Northwest Quarter to the Southeast Corner of said Northwest Quarter; thence South 89 degrees 54 minutes 16 seconds West 1319.55 feet on and along the South line of said Northwest Quarter to the Southwest Corner of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 14 minutes 52 seconds East 2648 .08 feet on and along the West line of the East Half of said Northwest Quarter to the Point of Beginning. Containing 49.28 acres or less, being subject to all applicable easements and rights-of-way of record.*

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Parcel #08-05-35-00-00-006.000:

All that part of the West Half of the Northeast Quarter of Section 35, Township 19 North, Range 3 East that lies South of the center of the angling road running from the Southeast corner of the same in a Northwesterly direction across said real estate, containing 18 acres, more or less.

EXCEPT: A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the west line of said Northeast Quarter to the southwest corner of a 0.12 of an acre tract of real estate described in Instrument #9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the south line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue to the point of intersection of the centerline of Kinsey Avenue and the centerline of Grassy Branch Creek, said point of intersection also being the POINT OF BEGINNING of this description; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 61.75 feet on and along the centerline of Kinsey Avenue; thence South 44 degrees 15 minutes 45 seconds West 200.00 feet; thence South 89 degrees 26 minutes 40 seconds West 274.01 feet to a point on the centerline of Grassy Branch Creek (The following 6 courses are included for closure purposes, the actual boundary line follows the centerline of Grassy Branch Creek) (1) thence North 07 degrees 46 minutes 52 seconds West 223.08 feet; (2) thence North 09 degrees 55 minutes 50 seconds West 134.90 feet; (3) thence North 09 degrees 02 minutes 37 seconds West 89.88 feet; (4) thence North 05 degrees 17 minutes 44 seconds West 119.55 feet; (5) thence North 35 degrees 23 minutes 52 seconds West 25.47 feet; (6) thence North 17 degrees 09 minutes 27 seconds East 45.00 feet to the POINT OF BEGINNING. Containing 3.63 acres, more or less and being subject to all applicable easements and rights-of-way of record.

Parcel #08-05-35-00-00-006.000 (continued):

EXCEPT: A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of real estate described in Instrument #9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 61.75 feet on and along the centerline of Kinsey Avenue to the POINT OF BEGINNING of this description; thence South 45 degrees 44 minutes 15 seconds East 460.02 feet on and along the centerline of Kinsey Avenue; thence South 89 degrees 26 minutes 40 seconds West 718.18 feet to the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 183.84 feet on and along the centerline of Grassy Branch Creek; thence North 89 degrees 26 minutes 40 seconds East 274.01 feet; thence North 44 degrees 15 minutes 45 seconds East 200.00 feet to the POINT OF BEGINNING. Containing 3.13 acres, more or less.

EXCEPT: A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

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Parcel #08-05-35-00-00-006.000 (continued):

Commencing at the Northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of real estate described in Instrument #9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet; on and along the centerline of Kinsey Avenue; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 521.77 feet on and along the centerline of Kinsey Avenue to the POINT OF BEGINNING of this description; thence South 45 degrees 44 minutes 15 seconds East 189.62 feet on and along the centerline of Kinsey Avenue; thence South 43 degrees 04 minutes 30 seconds East 60.38 feet on and along the centerline of Kinsey Avenue to the Southeast corner of the West Half of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 89 degrees 26 minutes 40 seconds West 871.99 feet on and along the South line of said West half to the point of intersection of the South line of said West Half and the centerline of Grassy Branch Creek; thence North 07 degrees 18 minutes 42 seconds West 131.02 feet on and along the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 48.43 feet on and along the centerline of Grassy Branch Creek; thence north 89 degrees 26 minutes 40 seconds East 718.18 feet to the POINT OF BEGINNING. Containing 3.26 acres, more or less.

EXCEPT: A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, more particularly described as follows:

Beginning at an iron stake 1373.7 feet South of Northwest corner of said Northeast Quarter; thence South on and along the West line of said Northeast Quarter a distance of 100 feet to an iron stake; thence South 90 degrees East 103.4 feet to an iron stake on the westerly right-of-way line to a County Highway; thence North 46 degrees West 143.1 feet to the place of beginning. Containing .12 acre, more or less.

Parcels #08-05-35-00-00-022.000 & 08-05-35-00-00-023.000: *The Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, containing 80 acres.*
EXCEPT: A part of the South Half of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:
Parcels #08-05-35-00-00-022.000 & 08-05-35-00-00-023.000 (continued): *Commencing at the ½" iron rod at the Northeast corner of the Southwest Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 04 minutes 05 seconds East (assumed bearing) 149.37 feet on and along the East line of said Southwest Quarter to the Point of Beginning of this description; thence South 89 degrees 23 minutes 45 seconds West 1022.89 feet; thence South 00 degrees 06 minutes 00 seconds East 1165.03 feet, more or less, to a point on the South line of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 38 minutes 22 seconds East 1022.21 feet to the Southeast corner of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 26 minutes 51 seconds East 1060.09 feet, more or less, on and along the South line of the Northwest Quarter of the Southeast Quarter of said Section 35 to the Southwest corner of a one (1) acre tract of real estate described in Instrument No. 9245061; thence North 00 degrees 02 minutes 26 seconds East 165.00 feet to the Northwest corner of said one (1) acres tract; thence North 89 degrees 26 minutes 51 seconds East 264.00 feet to a mag nail at the Northeast corner of said one (1) acre tract; thence North 00 degrees 02 minutes 26 seconds East 605.49 feet on and along the East line of the Northwest Quarter of said Southeast Quarter to a mag nail; thence South 88 degrees 29 minutes 15 seconds West 469.15 feet; thence North 00 degrees 02 minutes 26 seconds East 114.50 feet; thence South 89 degrees 25 minutes 17 seconds West 856.75 feet, more or less, to a point on the West line of said Southeast Quarter; thence North 00 degrees 04 minutes 05 seconds West 292.66 feet, to the Point of Beginning.*
EXCEPT: Part of the Northwest Quarter of the Southeast Quarter of Section 35, Township 19 North, Range 3 East described as follows:
Begin at the Southeast corner of said Northwest Quarter of said Southeast Quarter and run thence North 165.00 feet; thence West 264.00 feet; thence South 165.00 feet; thence East 264.00 feet to the place of beginning.

Parcels #08-05-35-00-00-028.000 & 08-05-35-00-00-028.002: *A survey of a part of the Southwest Quarter of Section 35, Township19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:*
BEGINNING at a point on the South line of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being South 89 degrees 39 minutes 49 seconds West (assumed bearing) 1021.48 feet from the Southeast corner of said Southwest Quarter; thence South 89 degrees 39 minutes 49 seconds West 296.71 feet to the Southwest corner of the Southeast Quarter of said Southwest Quarter; thence North 00 degrees 02 minutes 02 seconds East 1321.63 feet to the Northwest corner of the Southeast Quarter of said Southwest Quarter; thence North 89 degrees 46 minutes 55 seconds East 296.71 feet on and along the North line of the Southeast Quarter of said Southwest Quarter; thence South 00 degrees 02 minutes 02 seconds West 1321.02 feet to the Point of Beginning. Containing 9.00 acres, more or less, being subject to all applicable easements and rights-of-way of record.

Leslie S Wheeler Revocable Trust Parcel:

Parcel #08-05-35-00-00-022.001: *A part of the South Half of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows:*
Commencing at the ½" iron rod at the Northeast corner of the Southwest Quarter of Section 35, Township19 North, Range 3 East; thence South 00 degrees 04 minutes 05 seconds East (assumed bearing) 149.37 feet on and along the East line of said Southwest Quarter to the Point of Beginning of this description; thence South 89 degrees 23 minutes 45 seconds West 1022.89 feet; thence South 00 degrees 06 minutes 00 seconds East 1165.03 feet, more or less, to a point on the South line of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 38 minutes 22 seconds East 1022.21 feet to the Southeast corner of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 26 minutes 51 seconds East 1060.09 feet, more or less, on and along the South line of the Northwest Quarter of the Southeast Quarter of said Section 35 to the Southwest corner of a one (1) acre tract of real estate described in Instrument No. 9245061; thence North 00 degrees 02 minutes 26 seconds East 165.00 feet to the Northwest corner of said one (1) acre tract; thence North 89 degrees 26 minutes 51 seconds East 264.00 feet to a mag nail at the Northeast corner of said one (1) acre tract; thence North 00 degrees 02 minutes 26 seconds East 605.49 feet on and along the East line of the Northwest Quarter of said Southwest Quarter to a mag nail; thence South 88 degrees 29 minutes 15 seconds West 469.15 feet; thence North 00 degrees 02 minutes 26 seconds East 114.5 feet; thence South 89 degrees 25 minutes 17 seconds West 856.75 feet, more or less, to a point on the West line of said Southeast Quarter; thence North 00 degrees 04 minutes 05 seconds West 292.66 feet, to the Point of Beginning. Containing 51.882 acres, more or less.

Andrew and Marcia Wheeler Parcel – 18206 Kinsey Ave:
Parcel #08-05-35-00-00-006.001: *A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:*
Commencing at the northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the west line of said Northeast Quarter to the southwest corner of a 0.12 of an acres tract of real estate described in Instrument #9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the south line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue to the point of intersection of Kinsey Avenue and the centerline of Grassy Branch Creek said point of intersection also being the POINT OF BEGINNING of this description; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 61.75 feet on and along the centerline of Kinsey Avenue; thence South 44 degrees 15 minutes 45 seconds West 200.00 feet; thence South 89 degrees 26 minutes 40 seconds West 274.01 feet to a point of the centerline of Grassy Branch Creek (The following 6 courses are included for closure purposes, the actual boundary line follows the centerline of Grassy Branch Creek) (1.) thence North 07 degrees 46 minutes 52 seconds West 223.08 feet; (2.) thence North 09 degrees 55 minutes 50 seconds West 134.90 feet; (3.) thence North 09 degrees 02 minutes 37 seconds West 89.88 feet; (4.) thence North 05 degrees 17 minutes 44 seconds West 119.55 feet; (5.) thence North 35 degrees 23 minutes 52

seconds West 25.47 feet; (6.) thence North 17 degrees 09 minutes 27 seconds East 45.00 feet to the POINT OF BEGINNING. Containing 3.63 acres, more or less and being subject to all applicable easements and rights-of-way of record.

Charles Wheeler Parcels – 18110 Kinsey Ave:

Parcel #08-05-35-00-00-006.003: *A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:*

Commencing at the Northwest corner of the Northeast Quarter of said Section 35; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.70 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 acre tract described in Instrument #9310457, in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 521.77 feet on and along the centerline of Kinsey Avenue to the Point of Beginning of this description; thence South 45 degrees 44 minutes 15 seconds East 189.62 feet on and along the centerline of Kinsey Avenue; thence South 43 degrees 04 minutes 30 seconds East 69.38 feet on and along the centerline of Kinsey Avenue to the Southeast corner of the West Half of the Northeast Quarter of said Section 35; thence South 89 degrees 26 minutes 40 seconds West 871.99 feet on and along the South line of said West Half to the point of intersection of the South line of said West Half and the centerline of Grassy Branch Creek; thence North 07 degrees 18 minutes 42 seconds West 131.052 feet on and along the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 48.43 feet on and along the centerline of Grassy Branch Creek; thence North 89 degrees 26 minutes 40 seconds East 718.18 feet to the point of beginning, containing 3.26 acres, more or less.

EXCEPT: That part conveyed by Quitclaim Deed dated October 5, 2003, recorded July 9, 2004, as Instrument Number 200400047663, in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows:

A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 35; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.70 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 acre tract described in Instrument #9310457, in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point of the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue to the point of intersection of the centerline of Kinsey Avenue and the centerline of Grassy Branch Creek; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet along the centerline of said Kinsey Avenue; thence south 45 degrees 44 minutes 15 seconds East 401.77 feet along the centerline of said Kinsey Avenue; thence South 68 degrees 30 minutes 09 seconds West 236.65 feet to the point of beginning of this description; thence South 68 degrees 30 minutes 09 seconds West 112.02 feet; thence South 89 degrees 26 minutes 40 seconds West 302.34 feet to

the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 40.36 feet along the centerline of said Grassy Branch Creek; thence North 89 degrees 26 minutes 40 seconds East 412.04 feet to the Point of Beginning, containing 0.33 acres, more or less.

Parcel #08-05-35-00-006.102: *A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:*

Commencing at the Northwest Quarter of said Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.70 feet along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of Real Estate described in Instrument #9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet along the centerline of Kinsey Avenue to the Point of Intersection of the centerline of Kinsey Avenue and the centerline of Grassy Branch Creek; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet along the centerline of said Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 401.77 feet along the centerline of said Kinsey Avenue to the point of beginning of this description; thence South 45 degrees 44 minutes 15 seconds East 120.00 feet along the centerline of said Kinsey Avenue; thence South 89 degrees 26 minutes 40 seconds West 306.14 feet; thence North 68 degrees 30 minutes09 seconds East 236.65 feet to the point of beginning. Containing 0.30 of an acre, more or less.

Maddox Parcel – 801 E 181st St:

Parcel #08-05-36-00-00-047.000: *A part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana and more specifically described as follows:*

Beginning at a point on the North line of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, said point being 532.44 feet East of the Northwest corner of said Southwest Quarter, thence East 127.56 feet, thence South parallel with th West line of said Southwest Quarter 598.46 feet, thence West 127.56 feet, thence north 598.46 feet to the place of beginning. Containing 1.75 acres more or less.

Wood Family Farm Parcel:

Parcel #08-05-35-00-00-003.000: *The East Half of the Northwest Quarter of Section Thirty-five (35), Township Nineteen (19) North, Range Three (3) East, in Hamilton County, Indiana. EXCEPT: Beginning at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being collinear with and equidistant from the Northeast Corner and the Northwest Corner of said Northwest Quarter; said Point of Beginning also being South 89 Degrees 47 minutes 17 seconds West (assumed bearing) 1324.21 feet from the Northeast Corner of said Northwest Quarter; thence North 89 degrees 47 minutes 17 seconds East 300.00 feet on and along the North line of said Northwest Quarter; thence South 00 degrees 14 minutes 52 seconds West 1324.35 feet to a point on the North line of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 50 minutes 46 seconds East 1021.88 feet on and along the North line of the Southeast Quarter of said Northwest Quarter to the Northeast Corner of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 20 minutes 53 seconds West*

1325.40 feet on and along the East line of said Northwest Quarter to the Southeast Corner of said Northwest Quarter; thence South 89 degrees 54 minutes 16 seconds West 1319.55 feet on and along the South line of said Northwest Quarter to the Southwest Corner of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 14 minutes 52 seconds East 2648.08 feet on and along the West line of the East Half of said Northwest Quarter to the Point of Beginning. Containing 49.28 acres more ore less, being subject to all applicable easements and rights-of-way of record.

ALSO EXCEPT: Beginning at a point on the North line of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being South 89 degrees 47 minutes 17 seconds West (assumed bearing) 440.96 feet from the Northeast Corner of said Northwest Quarter; thence South 00 degrees 26 minutes 28 seconds East 235.18 feet; thence South 89 degrees 47 minutes 17 seconds West 339.08 feet; thence North 00 degrees 26 minutes 28 seconds West 235.18 feet to a point on the North line of said Northwest Quarter; thence North 89 degrees 47 minutes 17 seconds East 339.08 feet on and along the North line of said Northwest Quarter to the Point of Beginning. Containing 1.83 acres more or less, being subject to all applicable easements and rights-of-way record.

ALSO EXCEPT: A part of the Northwest Quarter of Section 35, Township 19 North Range 3 East located in Washington Township, Hamilton County, Indiana being bounded as follows: BEGINNING at a point on the North line of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said point of beginning being South 89 degrees 47 minutes 17 seconds West 385.41 feet from the Northeast corner of said Northwest Quarter; thence South 89 degrees 47 minutes 17 seconds West 55.55 feet along the North line of said Northwest Quarter to the Northeast corner of a 1.83 acre tract of land described in Deed Record 318, page 554 in the records of Hamilton County, Indiana; thence South 00 degrees 26 minutes 28 seconds East 235.18 feet to the Southeast corner of said 1.83 acre tract of land; thence South 89 degrees 47 minutes 17 seconds West 339.08 feet parallel to the North line of said Northwest Quarter to the Southwest corner of said 1.83 acres tract of land; thence South 00 degrees 26 minutes 28 seconds East 37.67 feet on the extension of the West line of said 1.83 tract of land; thence South 89 degrees 55 minutes 00 seconds East 387.03 feet; thence North 01 degree 08 minutes 45 seconds East 274.92 feet to the North line of said Northwest Quarter and the POINT OF BEGINNING. Containing 0.626 acres, more or less, subject to all applicable easements and rights-of-way of record.

ALSO EXCEPT: A part of the Northwest Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows: BEGINNING at a point on the North line of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being South 89 degrees 47 minutes 17 seconds West (assumed bearing) 780.24 feet from the Northeast corner of said Northwest Quarter; thence South 00 degrees 26 minutes 28 seconds East 272.85 feet; thence North 89 degrees 55 minutes 00 seconds West 86.55 feet; thence North 00 degrees 26 minutes 28 seconds West 272.40 feet; thence North 89 degrees 47 minutes 17 seconds East 86.55 feet to the POINT OF BEGINNING. Containing 0.542 of an acre, more or less and being subject to all applicable easements and rights-of-way of record.

ALSO EXCEPT: A part of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Beginning at the Northeast corner of said quarter section; thence South 00 degrees 22 minutes 52 seconds West 496.94 feet along the East line of said quarter section; thence North

89 degrees 26 minutes 58 seconds West 48.66 feet; thence North 00 degrees 33 minutes 02 seconds East 100.00 feet; thence northerly 155.08 feet along an arc to the left having a radius of 512.00 feet and subtended by a long chord having a bearing of North 08 degrees 07 minutes 35 seconds West and a length of 154.49 feet; thence northerly 170.70 feet along an arc to the right having a radius of 588.00 feet and subtended by a long chord having a bearing of North 08 degree 29 minutes 13 seconds West and a length of 170.10 feet; thence North 00 degrees 10 minutes 13 seconds West 15.00 feet; thence South 89 degrees 49 minutes 47 seconds West 288.67 feet more or less to the East line of that parcel of land described in Instrument Number 2006-4685; thence North 01 degrees 11 minutes 15 seconds East 60.02 feet along said East line to the North line of said quarter section; thence North 89 degrees 49 minutes 47 seconds East 385.41 feet along said North line to the point of beginning and containing 1.184 acres, more or less.

Sill Parcels – 18150 Kinsey Ave:

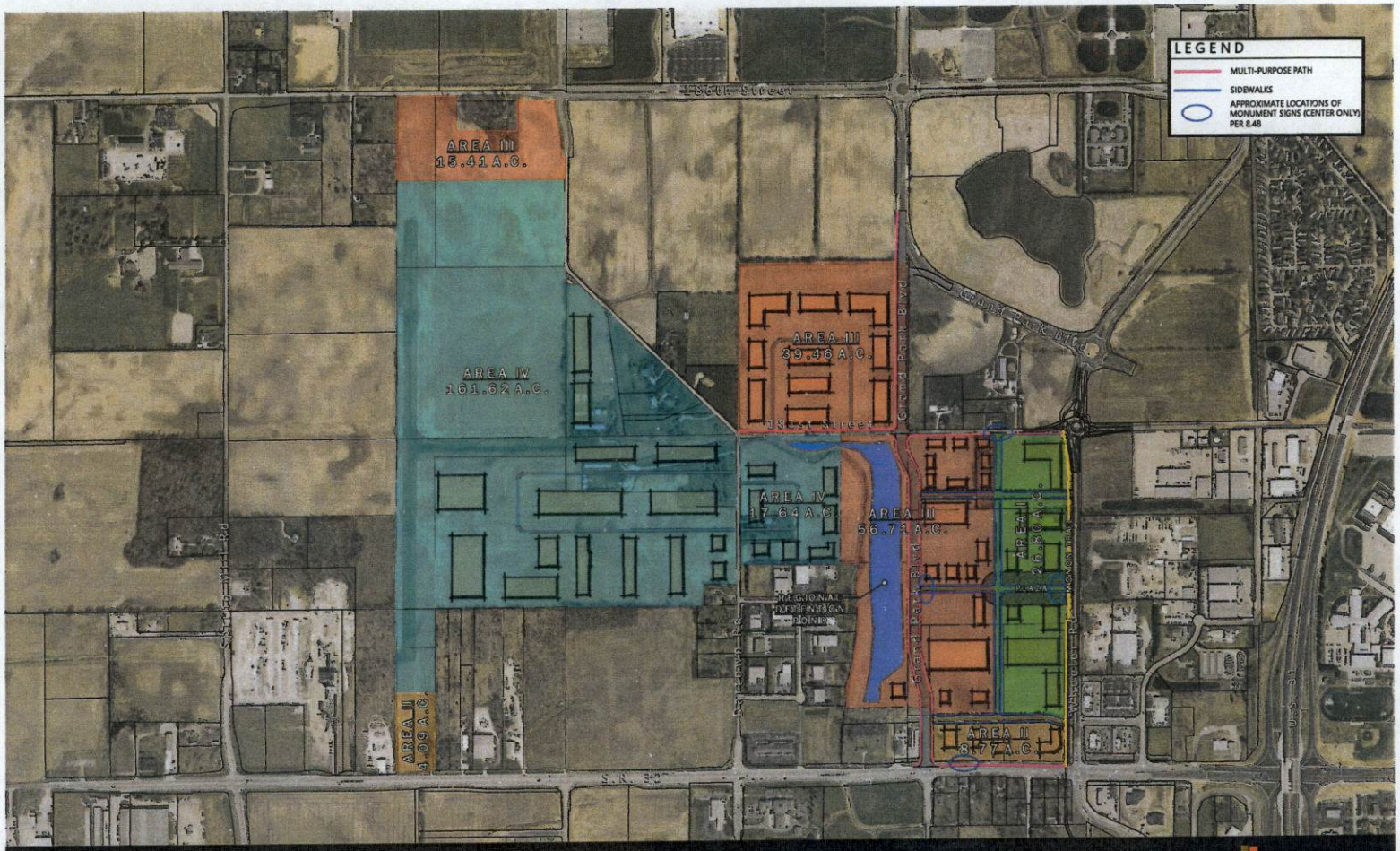
Parcel #08-05-35-00-00-006.002: *Part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:*

Commencing at the Northwest corner of the Northeast Quarter of Section3 5, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of real estate described in Instrument No. 9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 50 minutes 25 seconds 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 61.75 feet on and along the center line of Kinsey Avenue to the Point of Beginning of this description; thence South 45 degrees 44 minutes 15 seconds East 460.02 feet on and along the centerline of Kinsey Avenue; thence South 89 degrees 26 minutes 40 seconds West 718.18 feet to the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 183.84 feet on and along the centerline of Grassy Branch Creek; thence North 89 degrees 29 minutes 40 seconds East 274.01 feet; thence North 44 degrees 15 minutes 45 seconds East 200.00 feet to the point of beginning. Containing 3.13 acres more or less.

EXCEPT: Part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows: Commencing at the Northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degree 13 minutes 37 seconds West (assumed bearing) 1437.7 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of real estate described in Instrument No.9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet along the centerline of Kinsey Avenue, to the point of intersection of the centerline of Kinsey Avenue and the centerline of Grassy Branch Creek; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet along the centerline of said Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 401.77 feet along the centerline of said

Kinsey Avenue to the point of beginning of this description; thence South 45 degrees 44 minutes 15 seconds East 120.00 feet along the centerline of said Kinsey Avenue; thence South 89 degrees 26 minutes 40 seconds West 306.14 feet; thence North 68 degrees 30 minutes 09 seconds East 236.65 feet to the Point of Beginning, containing 0.30 of an acre more or less.
Parcel #08-05-35-00-00-006.103: *Part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:*
Commencing at the Northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of real estate described in Instrument No. 9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet along the centerline of Kinsey Avenue, to the point of intersection of the centerline of Kinsey Avenue and the centerline of Grassy Branch Creek; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet along the centerline of said Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 401.77 feet along the centerline of said Kinsey Avenue; thence South 68 degrees 30 minutes 09 seconds West 236.65 feet to a point of beginning of this description; thence South 68 degrees 30 minutes 09 seconds West 112.02 feet; thence South 89 degrees 26 minutes 40 seconds West 302.34 feet to the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 40.36 feet along the centerline of said Grassy Branch Creek; thence North 89 degrees 26 minutes 40 seconds West 412.04 feet to the Point of Beginning, containing 0.33 of an acre, more or less.

Wallace Parcel – 17939 Dartown Rd:
Parcel #08-05-35-00-00-011.000: *A part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, thence North 89 degrees 53 minutes 49 seconds West (assumed bearing) 1327.35 feet on and along the North line of said Southeast Quarter to its intersection with the center line of Dartown Road, thence South 00 degrees 39 minutes 07 seconds West 635.35 feet on and along the center line of said Dartown Road to the place of beginning of this description, thence North 89 degrees 11 minutes 15 seconds East 457.73 feet, thence South 00 degrees 39 minutes 07 seconds West 190.39 feet, thence South 89 degrees 11 minutes 15 seconds West 457.73 feet to the center line of said Dartown Road, thence North 00 degrees 39 minutes 07 seconds East 190.39 feet on and along the centerline of said Dartown Road to the place of beginning. Containing 2.00 acres more or less and being subject to all easements and rights-of-way of record.*



Wheeler Landing Concept Plan, Exhibit B

Westfield, Indiana

September 20, 2018

AMERICAN STRUCTUREPOINT INC.

Westfield City Council Report

Ordinance Number:	19-37
APC Petition Number:	1909-PUD-27
Petitioner:	Wheeler Landing I LLC (the "Petitioner")
Representative:	Wheeler Landing I LLC
Requested Action:	Requests an amendment to the State Highway 32 Overlay District Standards of the Wheeler Landing Planned Unit Development (PUD) District.
Current Zoning:	Wheeler Landing PUD
Current Land Use:	Agriculture / Vacant
Exhibits:	1. Department Report 2. Location Map 3. Proposed Ordinance 19-37 4. Grand Park Sports Campus Concept 5. APC Certification
Prepared by:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the August 12, 2019, City Council meeting. The petition received a public hearing at the September 3, 2019, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded a (7-0) favorable recommendation to Council at the September 3, 2019, meeting.

PROJECT OVERVIEW

Location: The Property is located generally at the northwest corner of Wheeler Road and SR 32 (see **Exhibit 2**).

Property Description: The Property is zoned the Wheeler Landing PUD District (Ordinance 18-04).

Overlay Districts: The Trail Corridor Width shall be a minimum width of ten (10) feet parallel and immediately abutting the State Highway 32 right-of-way line.

MODIFICATIONS SINCE PUBLIC HEARING

No modifications were made since the public hearing.

COMPREHENSIVE PLAN

The Property falls within the Employment Corridor, Business Park and New Suburban land use areas of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area. Manufacturing, subordinate office, retail, and services, research and development and warehousing uses are contemplated as appropriate uses within the Business Park area. Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Family Sports Capital Addendum II

The Property falls within the Grand Park Sports Campus (see **Exhibit 4**).

In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Sports Campus or after development of the Sports Campus has been initiated. The total additional land area to be utilized for such purposes will be many times the size of the Sports Campus as shown in Exhibit A of the Family Sports Capital Addendum II.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the September 3, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the August 12, 2019, Council meeting.

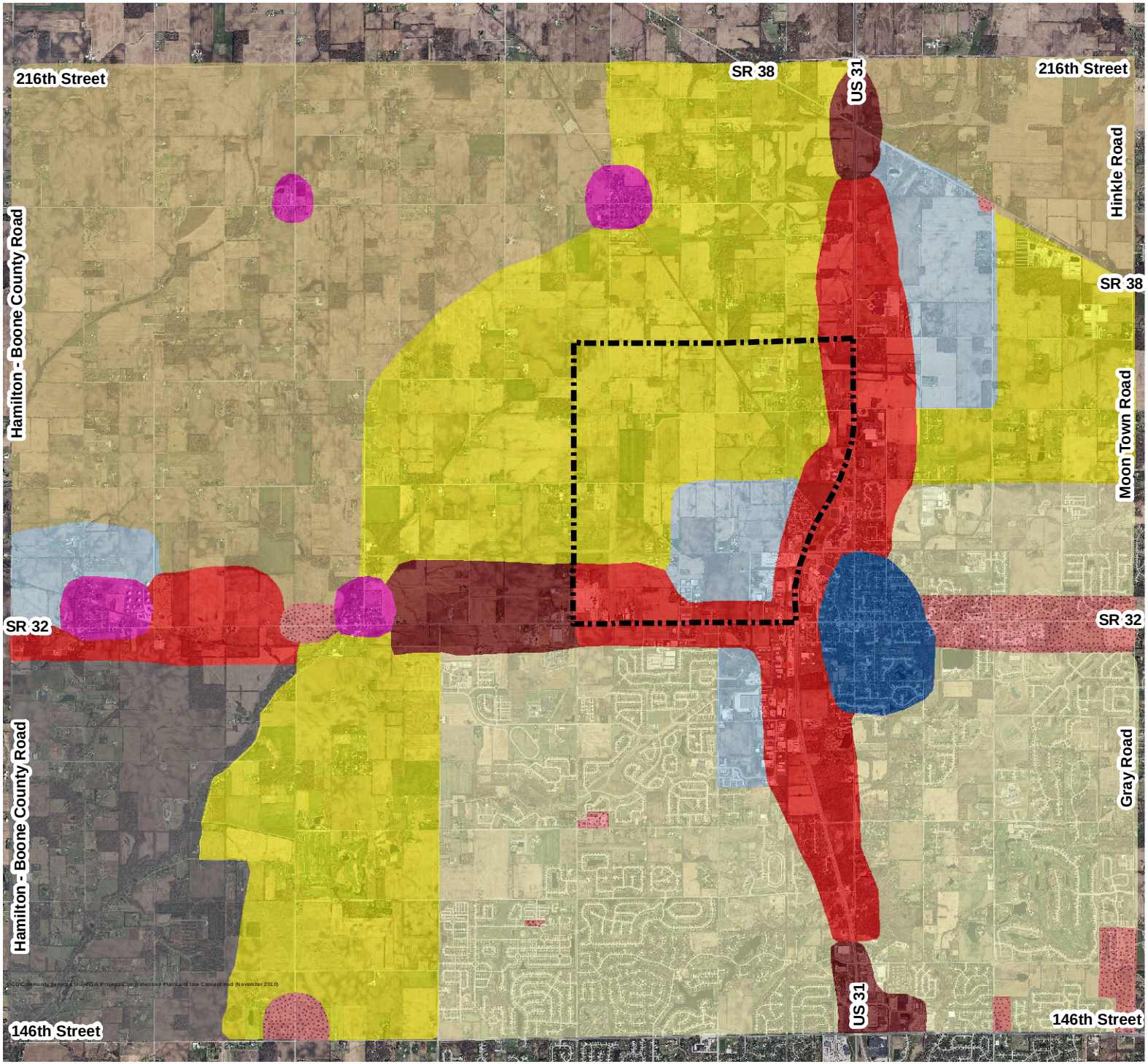
RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its September 3, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 7 in favor, 0 opposed) (see **Exhibit 5**).

City Council

Introduction:	August 12, 2019
Eligible for Adoption:	September 9, 2019
Submitted by:	Caleb Ernest, Associate Planner
	Economic and Community Development Department



Westfield - Washington Land Use Concept Map

Exhibit A

Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America

N
W E
S

Community Development Department

1 inch = 1 mile

DISCLAIMER: The Town of Westfield, Indiana has created this map in an attempt to increase the availability of public information and enhance public knowledge. The Town is continually collecting, maintaining and updating data. Information for the map themes was obtained from existing, and many times historical documentation. Because of this, the information displayed on this map is not guaranteed to be completely accurate or all inclusive. The Town of Westfield retains the right to change the content of this map without prior notice. The Town of Westfield assumes no liability for any actions or occurrences that may result from persons viewing the information contained on this map. This map is not meant to take the place of any existing guidelines, rules, regulations or legal procedures. No information displayed on this map should be used in place of legal documentation. Field investigations are still necessary for locating underground facilities, and contact with appropriate departmental staff is still required for determining location-based fees/designations.

Property Location Map
Wheeler Landing PUD Amendment
Planned Unit Development Amendment
1909-PUD-27

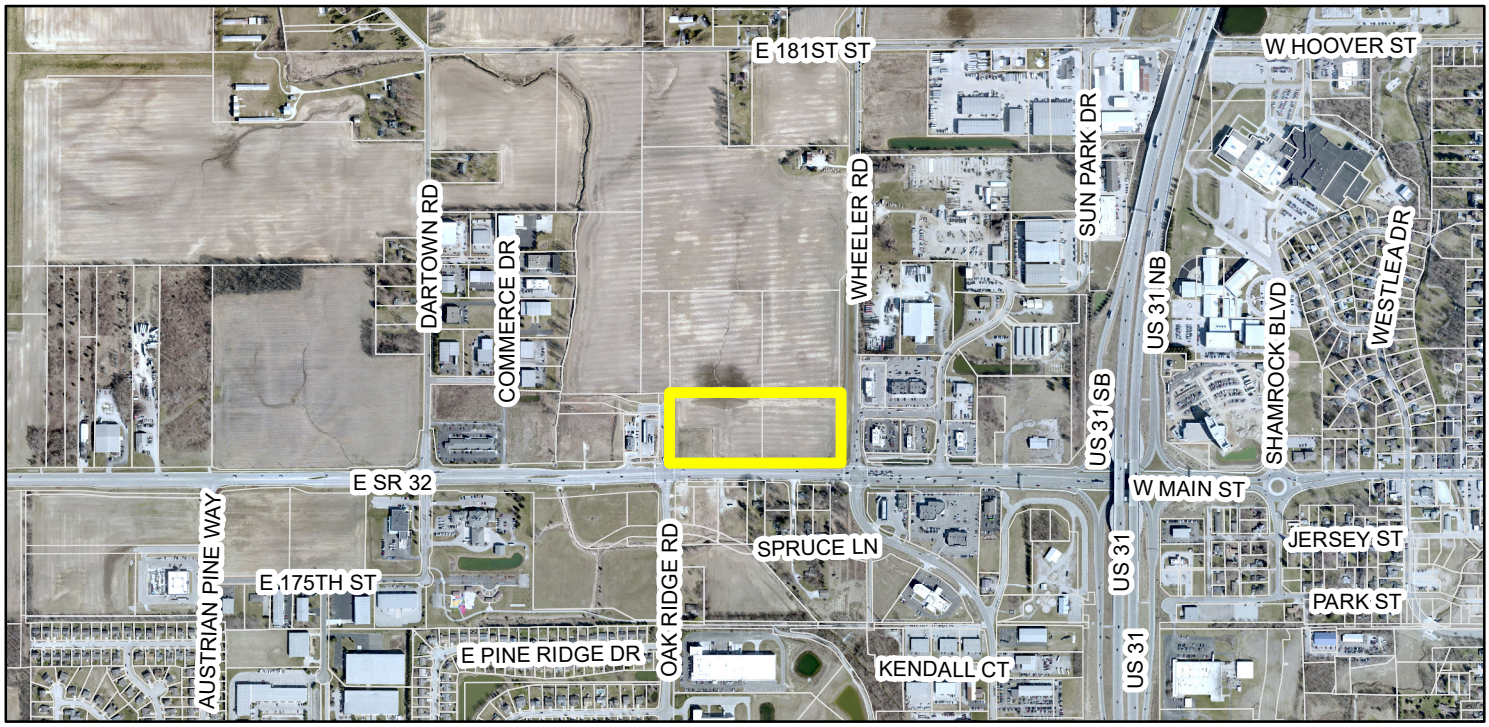
CITY OF Westfield INDIANA

N W E S

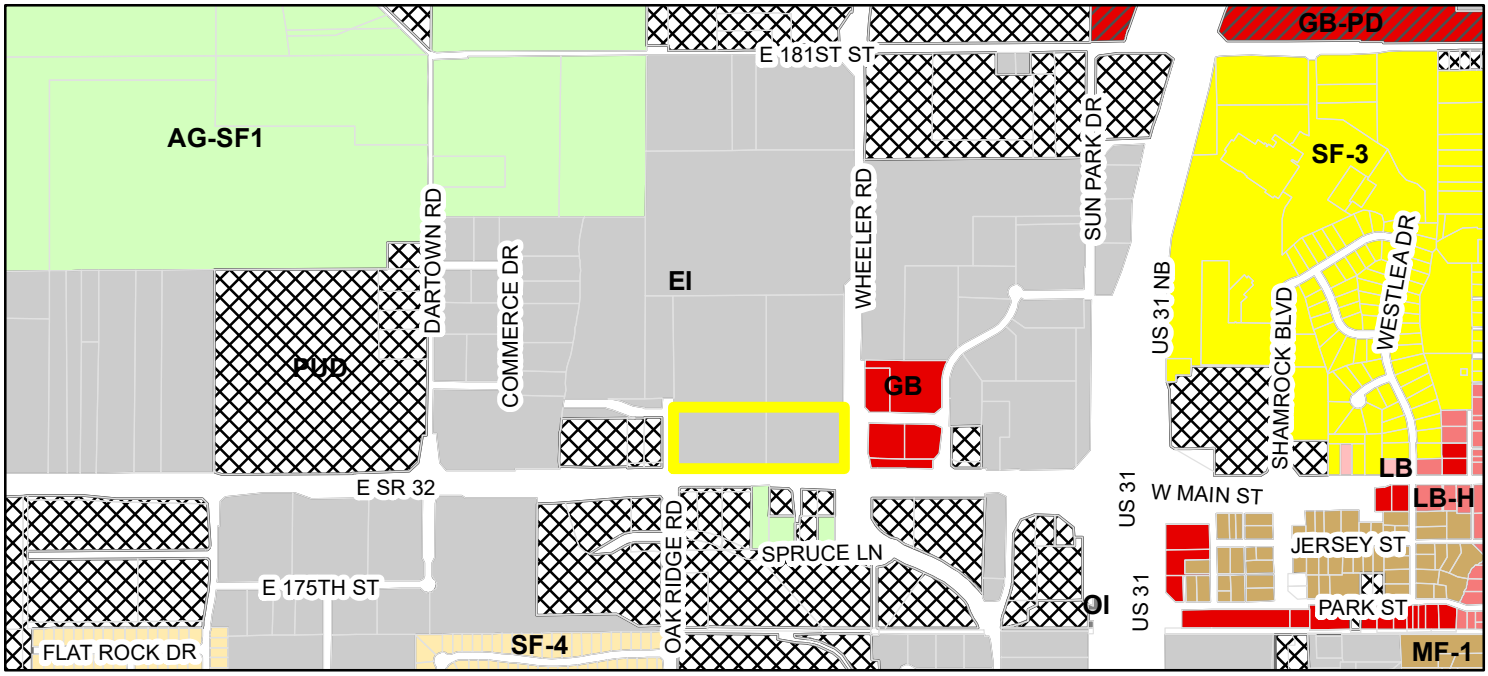
Not To Scale

Aerial Location Map

Site



Zoning Map

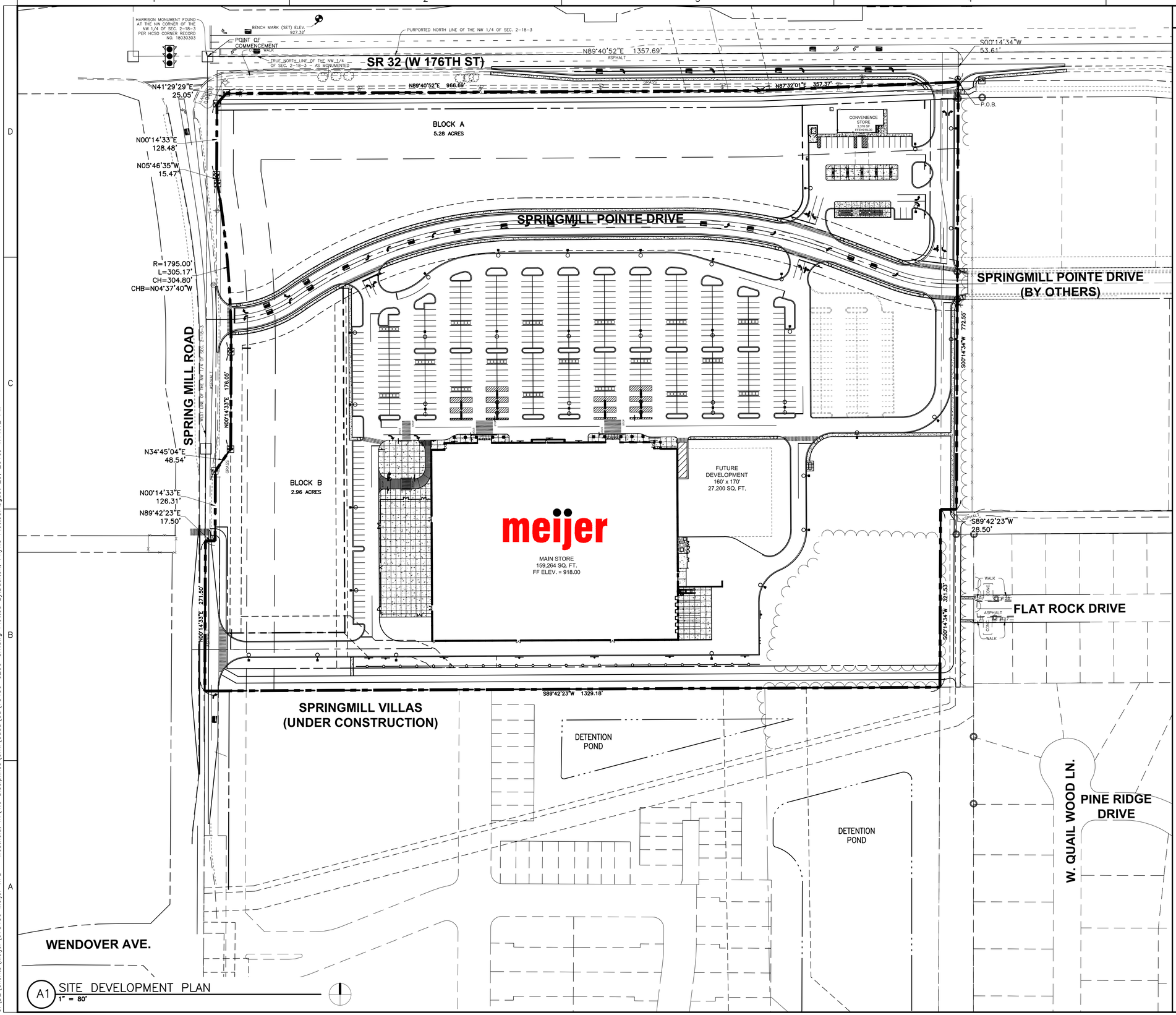


Parcel

Zoning - All

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- LB (Local Business)
- LB-H (Local Business - Historical)
- MF-1 (Multiple Family - 1)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)
- SF-4 (Single Family - 4)



A1 SITE DEVELOPMENT PLAN
1" = 80'

GENERAL NOTES

1. NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
2. DIMENSIONS AND/OR COORDINATES ARE TO BACK OF CURB, FACE OF BUILDING (FACE OF PRECAST), EDGE OF PAVEMENT OR CENTER OF STRUCTURE OR SIGN. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
3. BUILDING SLABS, UNDERBED THICKNESS AND LOCATIONS ARE SHOWN FOR REFERENCE. VERIFY WITH STRUCTURAL DRAWINGS.
4. REFER TO SHEET C500 AND C501 FOR STRIPING/SIGNAGE, AND PARKING COUNT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND PERFORM REQUIRED COMPACTION OPERATIONS.
6. PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS AND OTHER OPENINGS TO KEEP OUT UNAUTHORIZED PERSONS AND FOR PUBLIC SAFETY AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.
7. NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED IN THE RIGHT-OF-WAY.
8. WORK SHALL CONFORM TO THE REQUIREMENTS OF MEIJER STANDARD SPECIFICATIONS, GOVERNING AGENCIES HAVING JURISDICTION. GRADING, PAVING AND MATERIALS SHALL COMPLY WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS PROJECT SPECIFICATIONS AND DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
9. EXTERIOR CONCRETE SLABS ADJACENT TO BUILDING SHALL BE PLACED ON 4" STRUCTURAL CUSHION, UNLESS NOTED OTHERWISE. REFER TO THE STRUCTURAL DRAWINGS FOR INFORMATION ON THE GARDEN CENTER SLAB.
10. AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE DETAIL C5 AND D1 ON SHEET C701.

ACREAGE SUMMARY

MEIJER PARCEL	19.00± ACRES
CONVENIENCE STORE	1.38± ACRES
BLOCK A	5.27± ACRES
BLOCK B	2.79± ACRES
MIDLAND TRAIL CORRIDOR R/W	1.45± ACRES
SR 32 TRAIL CORRIDOR R/W	0.92± ACRES
PUBLIC ROAD R/W	2.12± ACRES
TOTAL	33.93± ACRES

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
333 North Alabama Street
Suite 100
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

PRELIMINARY
FOR
REVIEW
08/30/19

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

OVERALL SITE DEVELOPMENT PLAN

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C200

Indiana 811
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Layout Tab Name: C200, Images: Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
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ORDINANCE NUMBER 19-XXX

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE MAPLE KNOLL PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORIANCE

This is an ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council enacted Ordinance No. 04-02, Maple Knoll Planned Unit Development District on February 9, 2004;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered **Petition No. 19XX-PUD-XX** (the "Petition"), requesting an amendment to the Unified Development Ordinance with regard to the subject real estate more particularly described in **Exhibit A**, attached hereto (the "Real Estate"); and

WHEREAS, the Commission forwarded the **Petition No. 19XX-PUD-XX** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____recommendation (XX-XX) in accordance with Indiana Code § 36-7-4-608, as required by the Indiana Code § 36-7-4-1505; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019; and

WHEREAS, the Common Council is subject to the provisions of the Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Maple Knoll PUD Ordinance and Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance

1.1 This Ordinance shall amend the Maple Knoll PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Maple Knoll PUD Ordinance; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable

to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, or expressly made in applicable by this Ordinance or the Maple Knoll PUD Ordinance, as amended.

1.2 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) the Maple Knoll PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Development Standards

Exterior Materials and Colors. For the Meijer Property only (reference **Exhibit A**, Legal Description), specifically the Meijer Main Store (Lot 1) and Gas Station (Lot 2) only; the construction and building finishes shall meet the Design intent of Exhibit 13, Section 3 of the Maple Knoll PUD, Ordinance 04-02.
Specifically related to building exterior; The Meijer buildings referenced shall be constructed using pre-cast concrete panels with brick imprint to simulate the brick finish stated in the PUD. Meijer will substantially comply with the provisions of the exterior design and finish elements stated in the PUD.

The following exterior building material shall only apply the Meijer owned Main Store and Gas Station located on the property defined by the Exhibit A legal description.
The specific materials for the Meijer building are identified in **Exhibit B** and shall be:

- Pre-cast wall panels with Brick imprint
- Glass with Aluminum Framing
- Painted Metal fascia, trims and copings
- Ornamental aluminum fencing

Section 3. Development Standards

Sign Standards. Signage shall be installed in substantial compliance with the Signage Exhibits, attached hereto and incorporated herein as **Exhibit B**. This amendment only applies to the following signs, as labeled and identified in **Exhibit B**:

A. Sign A1, Fuel Canopy Sign

B. Sign A3, Convenience Store Wall Sign

C. Sign A4, Welcome Sign

D. Sign A5, Fresh Entrance Sign

E. Sign B3, Home Entrance Sign

F. Sign B4, Licensee Signs

G. Sign B5, Meijer Front Wall Sign

H. Sign C3, Pharmacy Drive-Up Sign

I. Sign C4, Express Sign

J. Sign C5, Meijer Side Wall Sign

K. Sign D1, SR 32 Development Sign

L. Sign D2, Spring Mill Road Development Sign

ALL OF WHICH IS HEREBY ORDAINED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
James J. Edwards	James J. Edwards	James J. Edwards
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Mark F. Keen	Mark F. Keen	Mark F. Keen
Charles Lehman	Charles Lehman	Charles Lehman
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby certify that ORDINANCE 19-XXX was delivered to the Mayor of Westfield on the _____ day of_____, 2019, at _____ __m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-XXX** 105

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-XXX**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I 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: Caleb Ernest

Prepared by: Caleb Ernest

EXHIBITS

EXHIBIT A Real Estate – Legal Description

EXHIBIT B Signage Exhibits

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A HARRISON MONUMENT FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 PER THE HAMILTON COUNTY SURVEYORS OFFICE CORNER RECORD NUMBER 18030303; THENCE SOUTH 00 DEGREES 14 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 875.59 FEET TO THE NORTHWEST CORNER OF TRACT 1 PER THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2006-00045611 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 1329.18 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 1 AND THE NORTHWEST CORNER OF TRACT 2 PER SAID WARRANTY DEED;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, CONTINUING ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 28.50 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 34 SECONDS EAST, ALONG A LINE 28.50 FEET EAST OF AND PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 5.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF PINE RIDGE SECTION FIVE, RECORDED AS INSTRUMENT NUMBER 9921163 IN PLAT CABINET 2, SLIDE 247 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PINE RIDGE SECTION FIVE, A DISTANCE OF 31.50 FEET TO THE NORTHWEST CORNER OF SAID PINE RIDGE SECTION FIVE;
THENCE SOUTH 00 DEGREES 01 MINUTE 58 SECONDS WEST, ALONG THE WEST LINE OF SAID PINE RIDGE SECTION FIVE, A DISTANCE OF 276.49 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 23 SECONDS WEST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1390.20 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2;
THENCE NORTH 00 DEGREES 14 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 271.50 FEET TO THE POINT OF BEGINNING, CONTAINING 8.66 ACRES, MORE OR LESS.
THE BEARINGS IN THIS DESCRIPTION ARE BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83).

EXCEPT THAT PART CONVEYED TO THE CITY OF WESTFIELD AND DEDICATED FOR PUBLIC RIGHT-OF-WAY PER DEDICATION AND CONVEYANCE OF PUBLIC RIGHT-OF-WAY RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON MAY 06, 2019 AS INSTRUMENT NUMBER 2019018276.

PARCEL 2.1

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1,329.35 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF 876.48 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 17 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 1,329.40 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 14 MINUTES 55 SECONDS EAST ALONG SAID WEST LINE 876.48 FEET TO THE PLACE OF BEGINNING,

EXCEPT THOSE PARTS THEREOF APPROPRIATED TO THE STATE OF INDIANA PER THE AGREED FINDING AND JUDGMENT RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON APRIL 24, 2008 PER INSTRUMENT NUMBER 2008022010;

CONTAINING 24.14 NET ACRES, MORE OR LESS.

PARCEL 2.2

AND, A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1,329.35 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID QUARTER SECTION AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG SAID NORTH LINE 28.50 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION 876.48 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 17 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 28.50 FEET TO THE WEST LINE OF SAID EAST HALF; THENCE NORTH 00 DEGREES 14 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE 876.48 FEET TO THE PLACE OF BEGINNING;

EXCEPT THAT PART THEREOF APPROPRIATED TO THE STATE OF INDIANA PER THE AGREED FINDING AND JUDGMENT RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON APRIL 24, 2008 PER INSTRUMENT NUMBER 2008022010;

EXCEPT THAT PART CONVEYED TO THE CITY OF WESTFIELD AND DEDICATED FOR PUBLIC RIGHT-OF-WAY PER DEDICATION AND CONVEYANCE OF PUBLIC RIGHT-OF-WAY RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON MAY 06, 2019 AS INSTRUMENT NUMBER 2019018276.

CONTAINING 0.51 NET ACRES, MORE OR LESS.

Woolpert, Inc.
333 N Alabama Street, Suite 00
Indianapolis, IN 46204
317.299.7500

EXHIBIT B

SR-32 (W 176TH ST)

BLOCK A

BLOCK B

SPRINGMILL POINTE DRIVE

SPRING MILL ROAD

SPRINGMILL POINTE DRIVE (BY OTHERS)

FLAT ROCK DRIVE

SPRINGMILL VILLAS (UNDER CONSTRUCTION)

CONVENIENCE STORE 3,376 SF FFE=919.00

DEVELOPMENT PYLON SIGN D1

EXPRESS SIGN C4

CONVENIENCE STORE WALL SIGN A3

GAS CANOPY SIGN A1

GAS CANOPY SIGN A1

GAS CANOPY SIGN A1

DEVELOPMENT PYLON SIGN D2

LICENSEE SIGN B4

LICENSEE SIGN B4

LICENSEE SIGN B4

LICENSEE SIGN B4

WELCOME SIGN A4

HOME SIGN B3

MEIJER WALL SIGN B5

FRESH SIGN A5

WELCOME SIGN A4

PHARMACY DRIVE UP SIGN C3

FUTURE DEVELOPMENT 160' x 170' 27,200 SQ. FT.

meijer

MAIN STORE
159,264 SQ. FT.
FF ELEV. = 918.00

OUTDOOR GARDEN CENTER

MEIJER WALL SIGN C5

GRADE LEVEL RECEIVING

TRUCK DOCK RECEIVING

FUTURE PARKING

493

90

32

SIGNAGE SITE PLAN
1" = 60'

WOOLPERT
ARCHITECTURE | ENGINEERING | BRANDING
333 North Alabama Street
Suite 100
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

SIGNAGE SITE PLAN

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C500

Layout Tab Name: C500, Images: , Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
Last Saved By:Sheidler, 8/29/2019 11:51:20 AM
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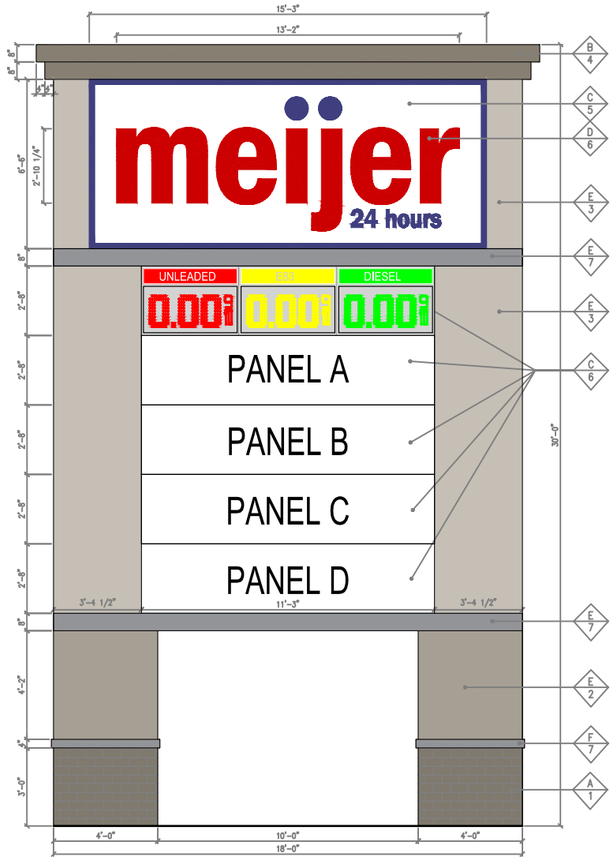
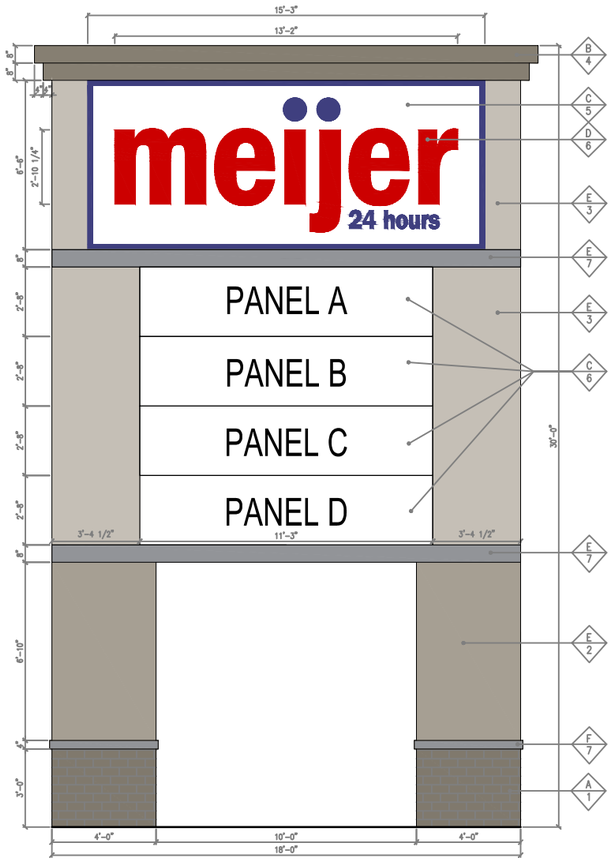


SIGNAGE SQUARE FOOTAGE	
SIGN	SQUARE FOOTAGE
MEIJER	99.1 SQ. FT.
PRICE BOX	30 SQ. FT.
PANEL A	30 SQ. FT.
PANEL B	30 SQ. FT.
PANEL C	30 SQ. FT.
PANEL D	30 SQ. FT.
TOTAL	249.1 SQ. FT.

FINISH SCHEDULE	
	FINISH MATERIAL
A	FULL UTILITY BRICK W/ 1/3 RUNNING BOARD
B	PRE-FINISHED SHEET METAL
C	ALUMINUM CABINET
D	MEIJER LOGO - PUSH THRU LETTERS
E	METAL PANELS
F	PRECAST CONCRETE TRIM
	FINISH COLOR
1	BRICK TO MATCH SHERWIN WILLIAMS - SW 7046 - ANONYMOUS
2	PAINTED SHERWIN WILLIAMS - SW 7640 FAWN BRINDLE
3	PAINTED SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY
4	PAC-CLAD - GRANITE
5	WHITE
6	INTERNALLY ILLUMINATED (DOUBLE SIDED)
7	LIGHT GRAY

D1 DEVELOPMENT PYLON SIGN (SR 32)
NTS 249.1 SF.



SIGNAGE SQUARE FOOTAGE	
SIGN	SQUARE FOOTAGE
MEIJER	99.1 SQ. FT.
PANEL A	30 SQ. FT.
PANEL B	30 SQ. FT.
PANEL C	30 SQ. FT.
PANEL D	30 SQ. FT.
TOTAL	219.1 SQ. FT.

FINISH SCHEDULE	
	FINISH MATERIAL
A	FULL UTILITY BRICK W/ 1/3 RUNNING BOARD
B	PRE-FINISHED SHEET METAL
C	ALUMINUM CABINET
D	MEIJER LOGO - PUSH THRU LETTERS
E	METAL PANELS
F	PRECAST CONCRETE TRIM
	FINISH COLOR
1	BRICK TO MATCH SHERWIN WILLIAMS - SW 7046 - ANONYMOUS
2	PAINTED SHERWIN WILLIAMS - SW 7640 FAWN BRINDLE
3	PAINTED SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY
4	PAC-CLAD - GRANITE
5	WHITE
6	INTERNALLY ILLUMINATED (DOUBLE SIDED)
7	LIGHT GRAY

D2 DEVELOPMENT PYLON SIGN (SPRING MILL RD.)
NTS 219.1 SF.

WOOLPERT
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
333 North Alabama Street
Suite 100
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

EXTERIOR SITE SIGNAGE DETAILS

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO. 075430

C501

Layout Tab Name: C503, Images: GasWallSign.jpg; Main Store Pylon Section.jpg; Monument Section.jpg; WESTFIELD@4x (1).png; , Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
Last Saved By:Sheidler, 8/29/2019 1:59:55 PM
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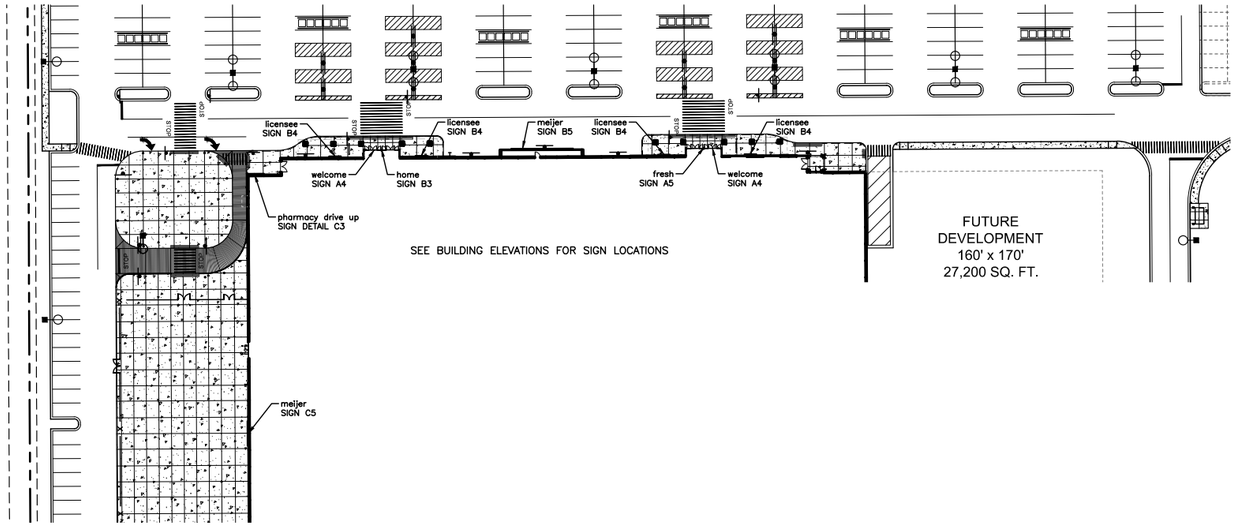
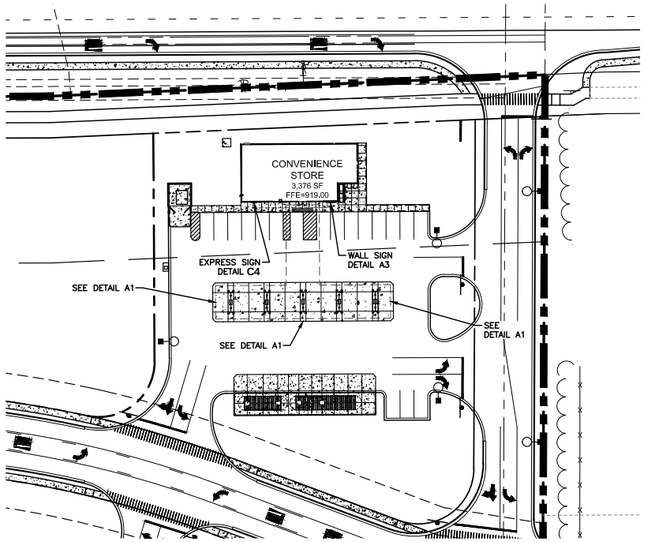
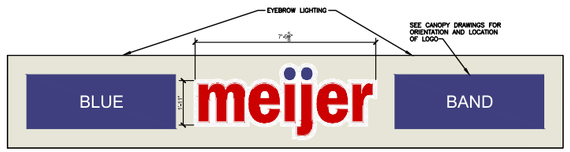


FRONT EXTERIOR SIGNAGE PLAN – DS1.5 PROTOTYPE STORE
1" = 50'



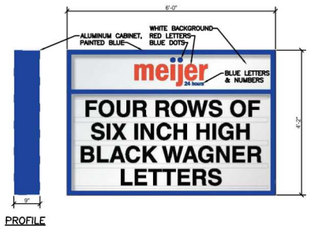
EXTERIOR SIGNAGE PLAN – CONVENIENCE STORE
1" = 50'



A1 GAS CANOPY SIGN LAYOUT (3 SIDES OF CANOPY)
NTS 16.7 SF. EACH

C3 PHARMACY DRIVE UP SIGN
NTS 27.8SF.

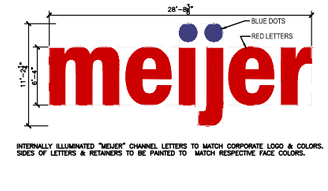
B3 HOME SIGN
NTS 66.5 SF.



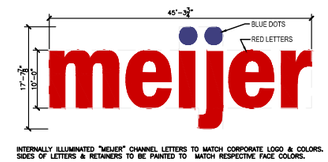
C4 EXPRESS SIGN
NTS 28.7 SF.

B4 LICENSEE SIGN
NTS 20.0 SF.

A4 WELCOME SIGN
NTS 4.1 SF. EACH



C5 MEIJER WALL SIGN
NTS 200.0 SF



B5 MEIJER WALL SIGN
NTS 498.6 SF

A5 FRESH SIGN
NTS 74.6 SF.

SITE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
D1	1	DEVELOPMENT SIGN	
		LOGO	99,1
		PRICE BOX	30,0
		PANEL A	30,0
		PANEL B	30,0
		PANEL C	30,0
		PANEL D	30,0
		TOTAL	249,1
D2	1	DEVELOPMENT SIGN	
		LOGO	99,1
		PANEL A	30,0
		PANEL B	30,0
		PANEL C	30,0
		PANEL D	30,0
		TOTAL	219,1

CONVENIENCE STORE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
A1	3	Canopy Logo (16.7sf. ea.)	50.1
A3	1	Convenience Store Wall Sign	25.0
C4	1	Express Sign	28.7
		Total	103,8

STORE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
A4	2	welcome (4.1 sf. ea.)	8.2
A5	1	fresh	74,6
B5	1	meijer	498,6
B3	1	home	66.5
B4	3	Licensee (20.0 sf. ea.)	60.0
C3	1	pharmacy drive up	27.8
C5	1	meijer	200,0
		Total	935.7

GRAND TOTAL SIGNAGE: 1,507.7 SQUARE FEET

WOOLPERT
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
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meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

EXTERIOR SIGNAGE PLAN
& DETAILS

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C502

Layout Tab Name: C502, Images: GasWallSign.jpg; Main Store Pylon Section.jpg; Monument Section.jpg; WESTFIELD@4x (1).png; - Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
Last Saved By:Sheidler, 8/29/2019 1:59:55 PM
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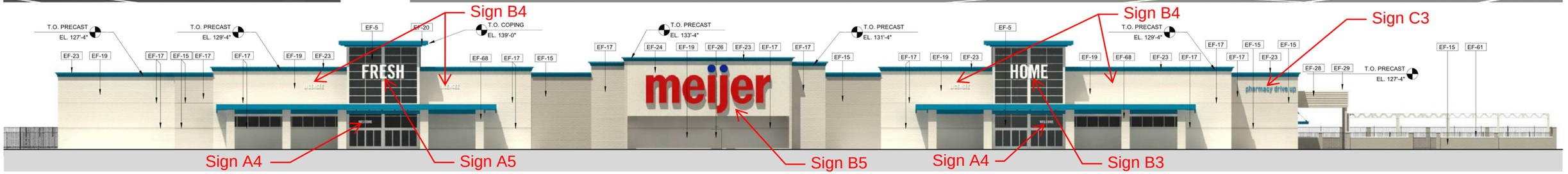
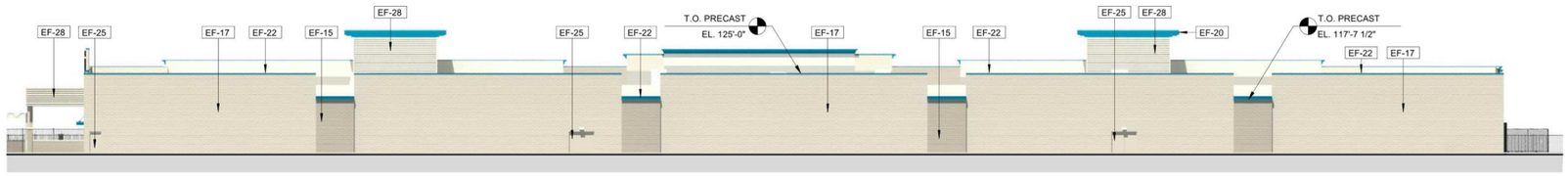
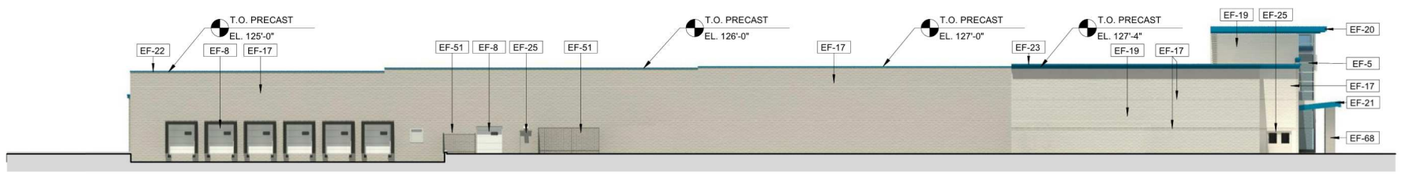


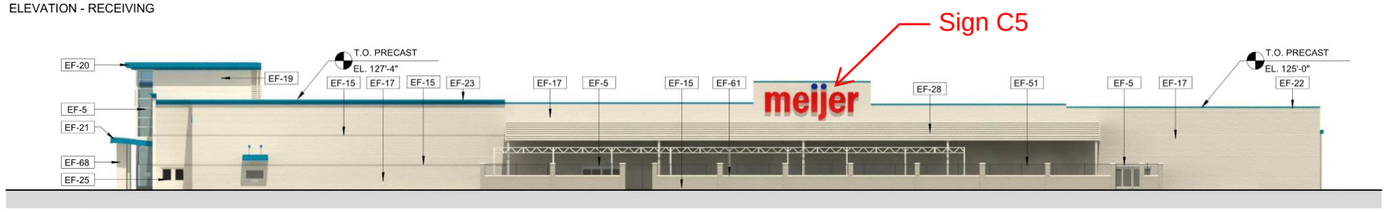
ELEVATION - FRONT



ELEVATION - BACK



ELEVATION - RECEIVING



ELEVATION-GARDEN CENTER

RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-5	ENTRANCE AND STOREFRONT FRAMES	–	CLEAR ANODIZED ALUMINUM
EF-8	SECTIONAL OVERHEAD DOORS	–	WHITE
EF-15	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-16	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-17	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-18	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-19	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-20	CANOPY FASCIA PANEL AND SOFFIT	PAC-CLAD	INTERSTATE BLUE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	INTERSTATE BLUE
EF-22	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT PARAPET	PAC-CLAD	INTERSTATE BLUE
EF-23	DECORATIVE CORNICE	PAC-CLAD	INTERSTATE BLUE
EF-24	EXTERIOR INSULATED FINISH SYSTEM	–	SW 7641 COLONNADE GRAY
EF-25	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-26	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-28	METAL PANELS	PAC-CLAD	GRANITE
EF-29	SHEET METAL FLASHING AND TRIM	PAC-CLAD	GRANITE
EF-51	DECORATIVE ALUMINUM FENCE	–	BLACK
EF-61	CAST STONE CAP	–	NATURAL
EF-66	UTILITY THIN BRICK	DUTCH GRAY VELOUR	(TO MATCH) SW 7640 FAWN BRINDLE
EF-68	4" UTILITY BRICK	GLEN-GERY	(TO MATCH) SW 7640 FAWN BRINDLE

meijer

WESTFIELD, INDIANA

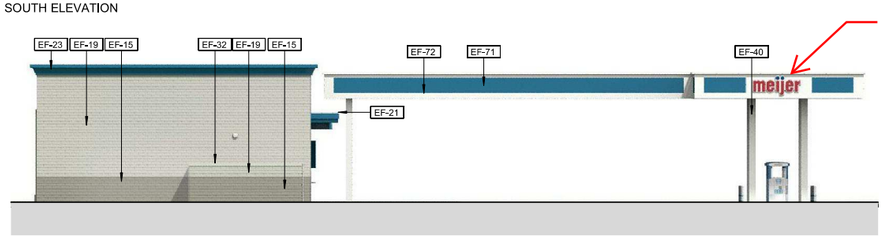
W. 176TH ST. (SR 32) & SPRINGMILL RD.
WASHINGTON TWP., HAMILTON COUNTY 46074

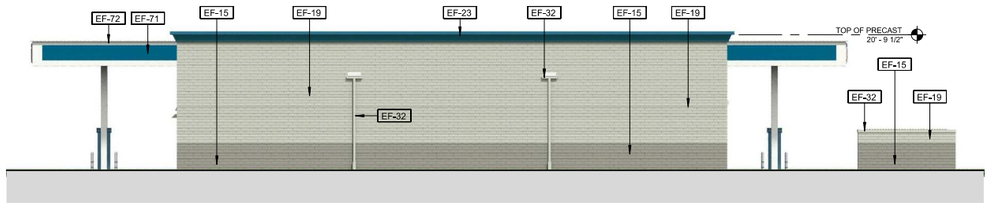
THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

08/23/2019

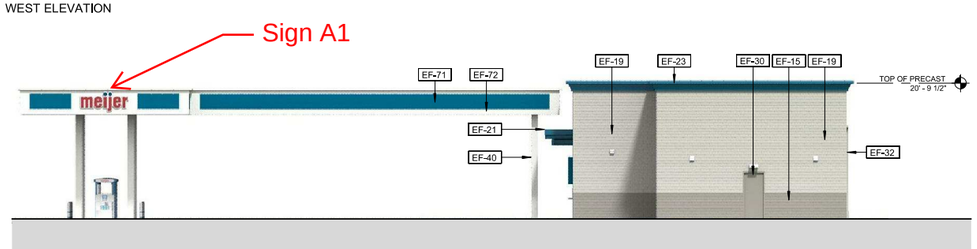
SOUTH ELEVATION





NORTH ELEVATION

WEST ELEVATION



EAST ELEVATION

RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-14	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-15	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-18	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-19	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	INTERSTATE BLUE
EF-22	SHEET METAL FLASHING AND TRIM - ROOF EDGE FLASHING	PAC-CLAD	INTERSTATE BLUE
EF-23	DECORATIVE CORNICE	PAC-CLAD	INTERSTATE BLUE
EF-30	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-32	SHEET METAL FLASHING AND TRIM - COPINGS, GUTTERS AND DOWNSPOUTS	PAC-CLAD	GRANITE
EF-40	FUEL ISLAND CANOPY COLUMNS	ALPOLIC	COW WHITE
EF-62	INSULATED PANELS	ALPOLIC	CAG GREY
EF-70	WOOD FENCE	PPG PROLUXE	RUBBOL SOLID STAIN - BEACHWOOD
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	3M	SHADOW BLUE 177
EF-72	FUEL ISLAND CANOPY	ALPOLIC	COW WHITE

meijer

WESTFIELD, INDIANA

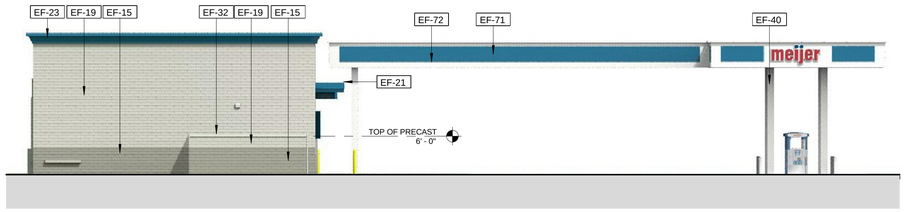
W. 176TH ST. (SR 32) & SPRINGMILL RD.
WASHINGTON TWP., HAMILTON COUNTY 46074

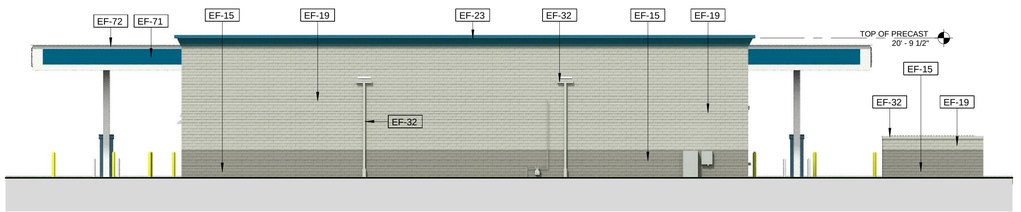
THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

06/10/2019

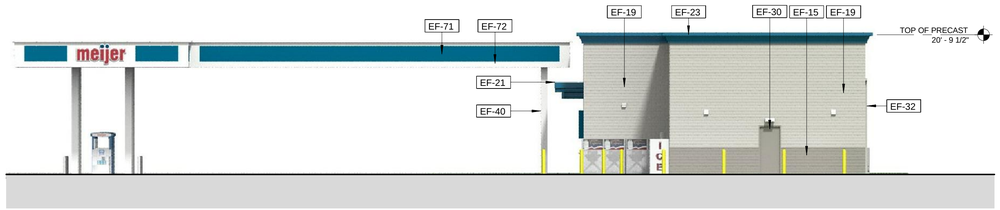
SOUTH ELEVATION





WEST ELEVATION

NORTH ELEVATION



EAST ELEVATION

RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-14	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-15	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-18	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-19	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	INTERSTATE BLUE
EF-22	SHEET METAL FLASHING AND TRIM - ROOF EDGE FLASHING	PAC-CLAD	INTERSTATE BLUE
EF-23	DECORATIVE CORNICE	PAC-CLAD	INTERSTATE BLUE
EF-30	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-32	SHEET METAL FLASHING AND TRIM - COPINGS, GUTTERS AND DOWNSPOUTS	PAC-CLAD	GRANITE
EF-40	FUEL ISLAND CANOPY COLUMNS	ALPOLIC	COW WHITE
EF-62	INSULATED PANELS	ALPOLIC	CAG GREY
EF-70	WOOD FENCE	PPG PROLUXE	RUBBOL SOLID STAIN - BEACHWOOD
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	3M	SHADOW BLUE 177
EF-72	FUEL ISLAND CANOPY	ALPOLIC	COW WHITE

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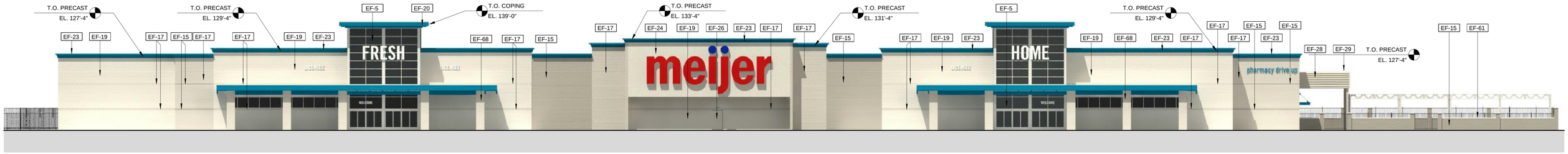
WESTFIELD, INDIANA

W. 176TH ST. (SR 32) & SPRINGMILL RD.
WASHINGTON TWP., HAMILTON COUNTY 46074

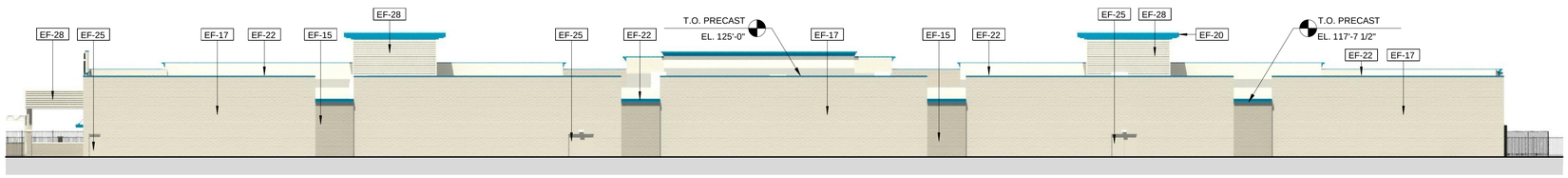
THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

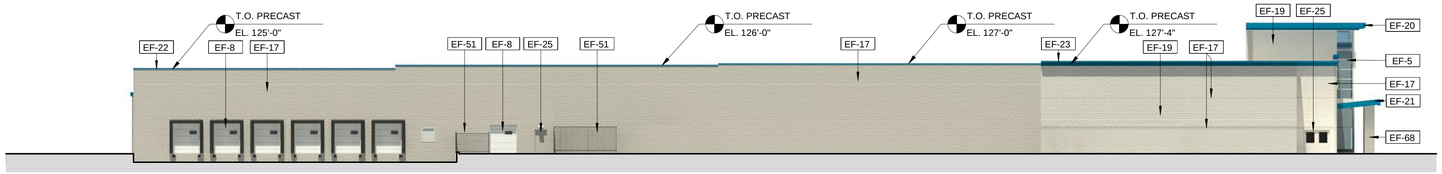
08/23/2019



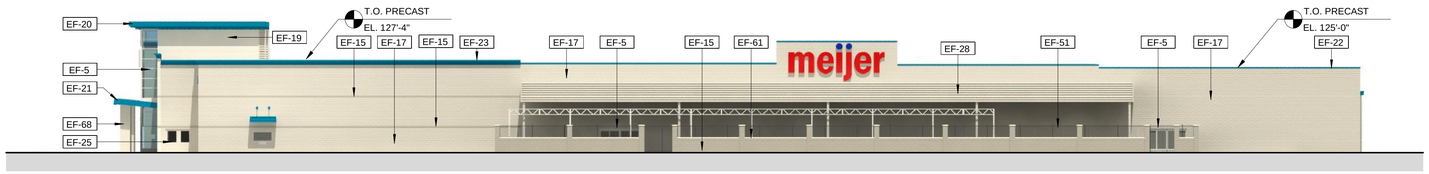
ELEVATION - FRONT



ELEVATION - BACK



ELEVATION - RECEIVING



ELEVATION-GARDEN CENTER

RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-5	ENTRANCE AND STOREFRONT FRAMES	--	CLEAR ANODIZED ALUMINUM
EF-8	SECTIONAL OVERHEAD DOORS	--	WHITE
EF-15	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-16	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-17	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-18	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-19	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-20	CANOPY FASCIA PANEL AND SOFFIT	PAC-CLAD	INTERSTATE BLUE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	INTERSTATE BLUE
EF-22	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT PARAPET	PAC-CLAD	INTERSTATE BLUE
EF-23	DECORATIVE CORNICE	PAC-CLAD	INTERSTATE BLUE
EF-24	EXTERIOR INSULATED FINISH SYSTEM	--	SW 7641 COLONNADE GRAY
EF-25	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-26	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-28	METAL PANELS	PAC-CLAD	GRANITE
EF-29	SHEET METAL FLASHING AND TRIM	PAC-CLAD	GRANITE
EF-51	DECORATIVE ALUMINUM FENCE	--	BLACK
EF-61	CAST STONE CAP	--	NATURAL
EF-66	UTILITY THIN BRICK	DUTCH GRAY VELOUR	(TO MATCH) SW 7640 FAWN BRINDLE
EF-68	4" UTILITY BRICK	GLEN-GERY	(TO MATCH) SW 7640 FAWN BRINDLE

meijer

WESTFIELD, INDIANA

W. 176TH ST. (SR 32) & SPRINGMILL RD.
WASHINGTON TWP., HAMILTON COUNTY 46074

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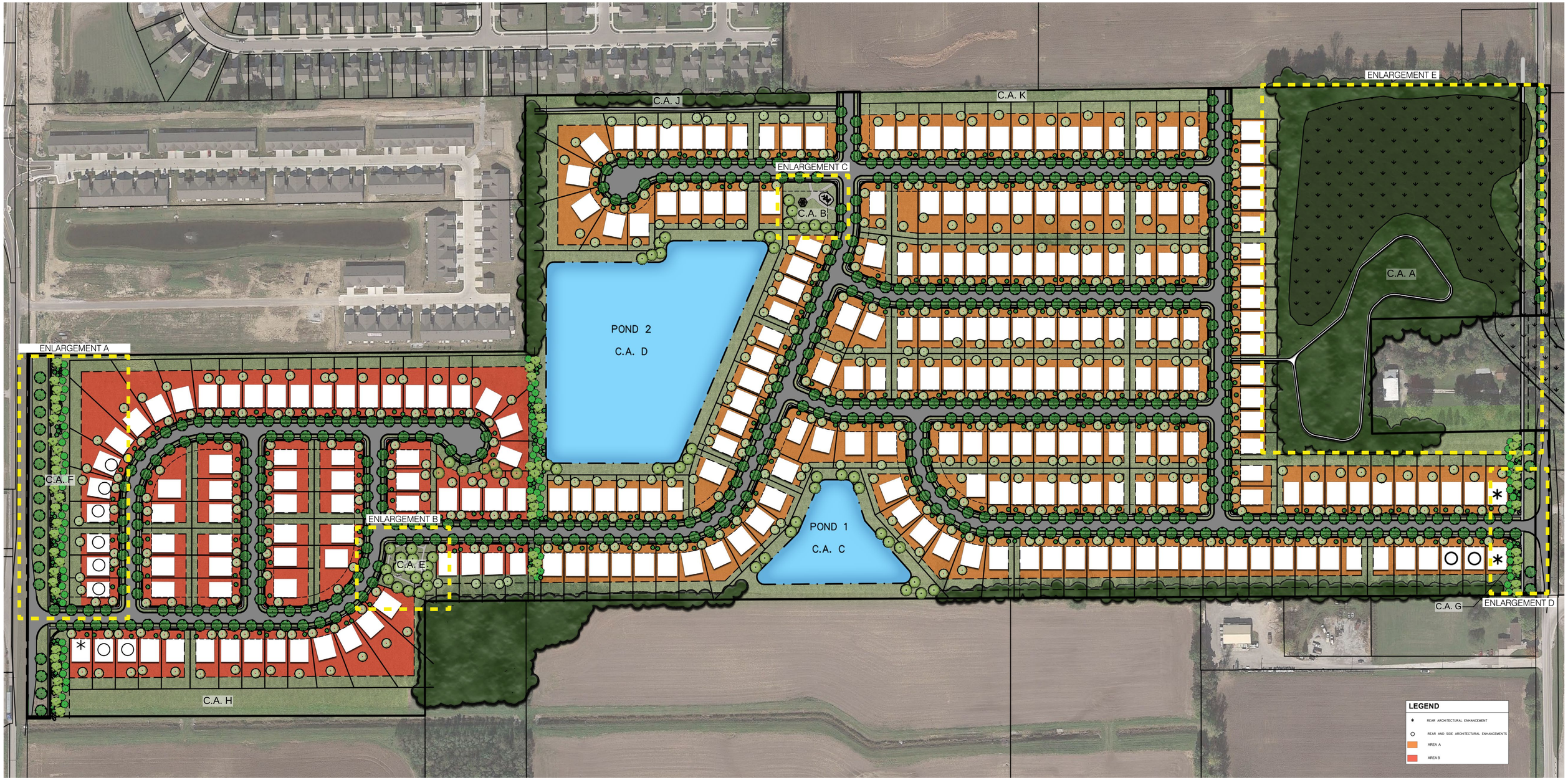
BERGMANN
ARCHITECTS ENGINEERS PLANNERS

08/23/2019



Overall Landscape Exhibit

Orchard View
Spring Mill Road
Westfield, Indiana

ARBOR HOMES

AMERICAN STRUCTUREPOINT INC.

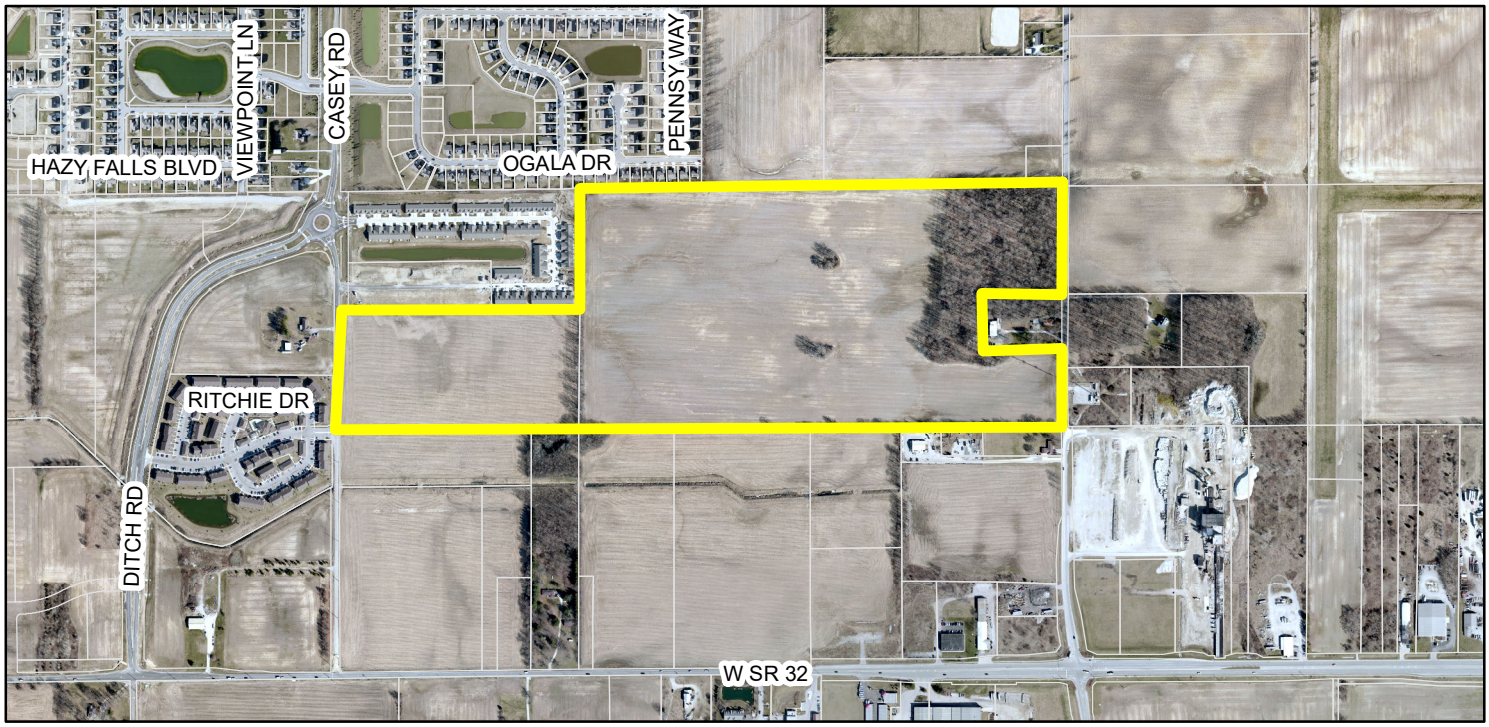
2019.00121

Property Location Map
Orchard View of Westfield
Proposed Ordinance 19-27
1908-PUD-21

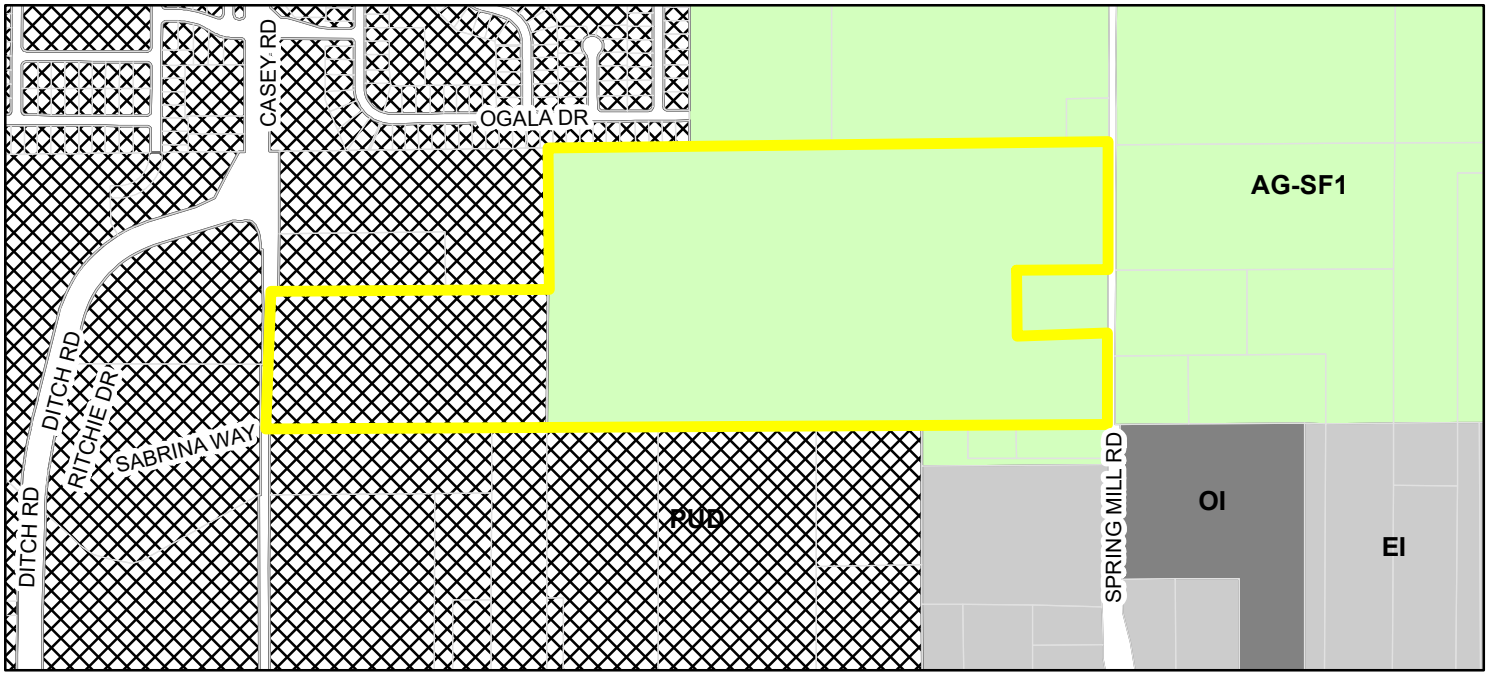
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

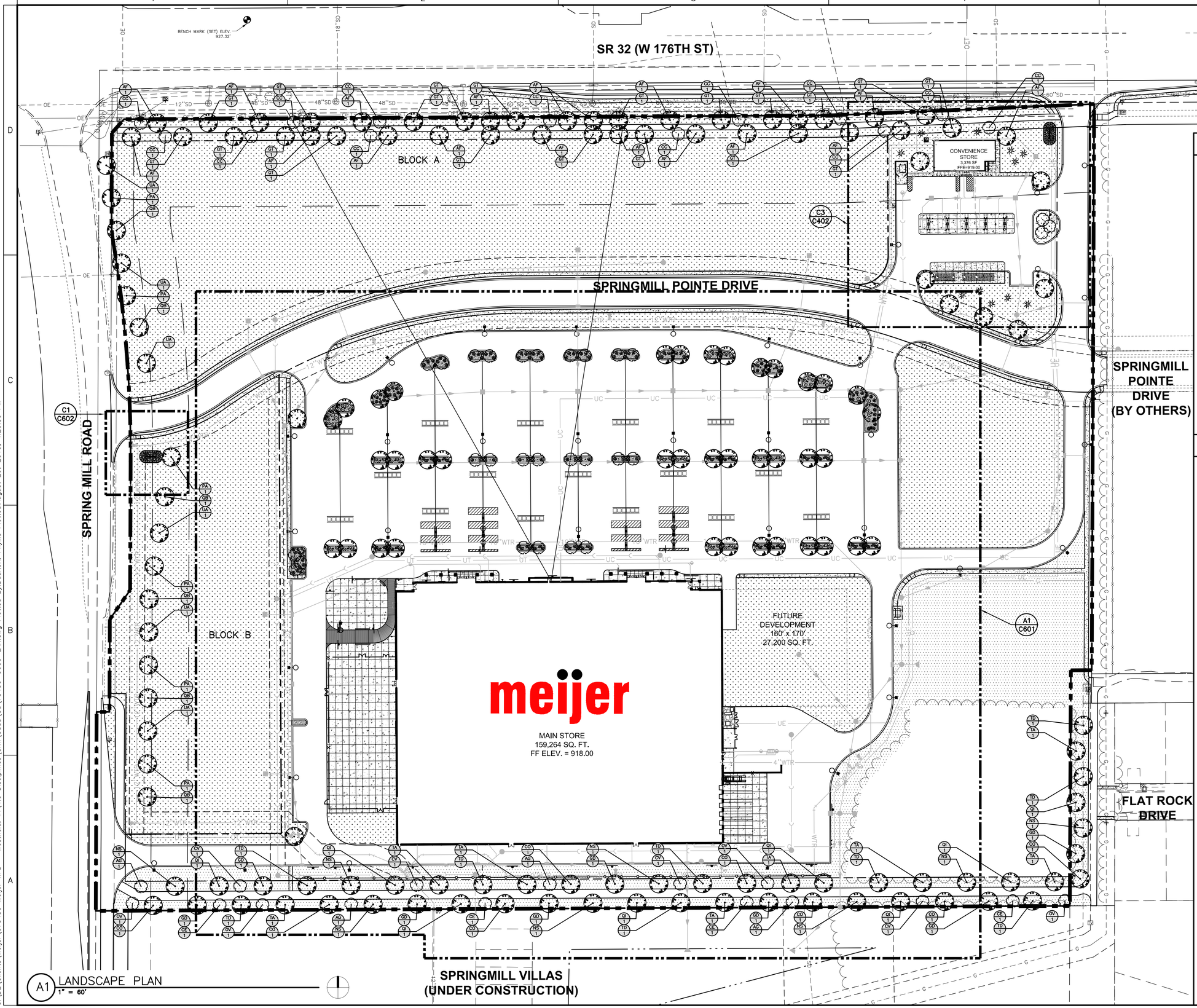
Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

OI (Open Industrial)

PUD (Planned Unit Development)



A1 LANDSCAPE PLAN
1" = 60'

LANDSCAPE NOTES

1. COORDINATE PLACEMENT OF PLANTS WITH UTILITY LOCATIONS. MAKE ADJUSTMENTS AS REQUIRED TO AVOID PLANTING OVER THE UTILITIES.
2. THE CENTER OF LARGE ISLANDS IS TO BE SIX INCHES HIGHER THAN TOP OF CURB. ENSURE ALL ISLANDS ARE SLOPED FOR POSITIVE DRAINAGE.
3. ALL AREAS THAT REQUIRE SEEDING SHALL RECEIVE 4" MINIMUM TOPSOIL, UNLESS NOTED OTHERWISE.
4. SEED ALL AREAS INDICATED ON THE LANDSCAPE PLAN, THE SOIL EROSION CONTROL PLAN AND ALL DISTURBED AREA. REVIEW AREAS OF SEEDING WITH CONSTRUCTION MANAGER PRIOR TO ANY SEEDING. ANY AREAS DISTURBED BY THE CONTRACTOR WHICH ARE BEYOND THE LIMITS OF GRADING AND EARTHWORK SHALL BE SEEDED AT NO ADDITIONAL COST TO THE OWNER.
5. TOPSOIL SHALL BE TESTED AND AMENDED AS NECESSARY DURING FINAL GRADING AND PREPARATION FOR SEEDING.
6. APPLY STARTER FERTILIZER (16-32-4) AT 250 POUNDS/ACRE TO SEEDED AREAS.
7. ALL LANDSCAPE ISLANDS SHALL BE 3" DEEP SHREDDED HARDWOOD MULCH EXCEPT AS NOTED.
8. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE EFFINGHAM, ILLINOIS LANDSCAPE ORDINANCE.
9. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER.
10. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1, CURRENT EDITION.

LANDSCAPE LEGEND

- SIGHT LINE
- SEED MIXTURE TYPE A (555,000 SF)
- SEED MIXTURE TYPE B (120,000 SF)
- SHREDDED HARDWOOD MULCH TO 3" DEPTH, UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS
- SHADE TREE
- ORNAMENTAL & EVERGREEN TREE
- SHRUBS

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
333 North Alabama Street
Suite 100
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

PRELIMINARY FOR REVIEW 08/30/19

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

LANDSCAPE PLAN

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO. 075430

C600

Indiana 811
Know what's below. Call before you dig.

Layout Tab Name: C600, Images: , Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
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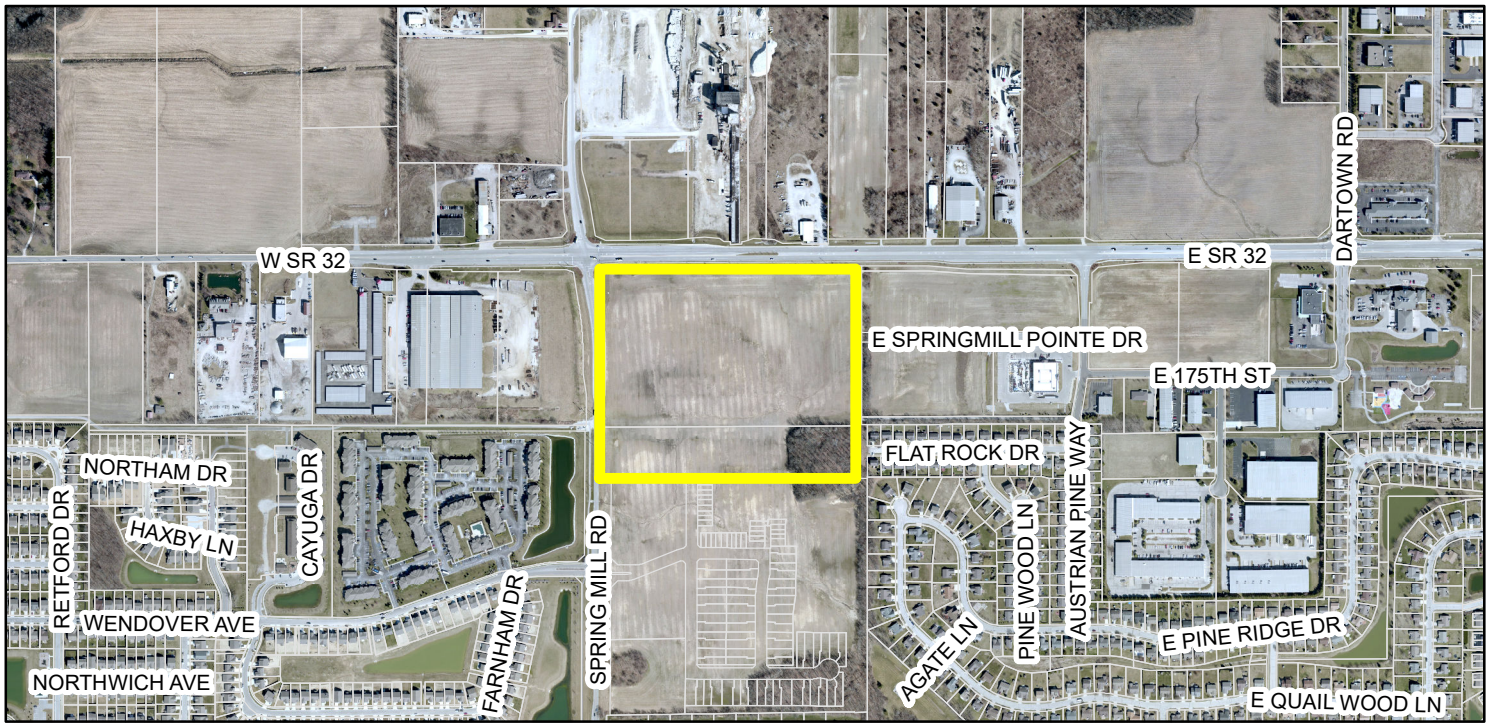
CITY OF Westfield INDIANA

Property Location Map
Maple Knoll PUD Amend. IV
Planned Unit Development
1910-PUD-39

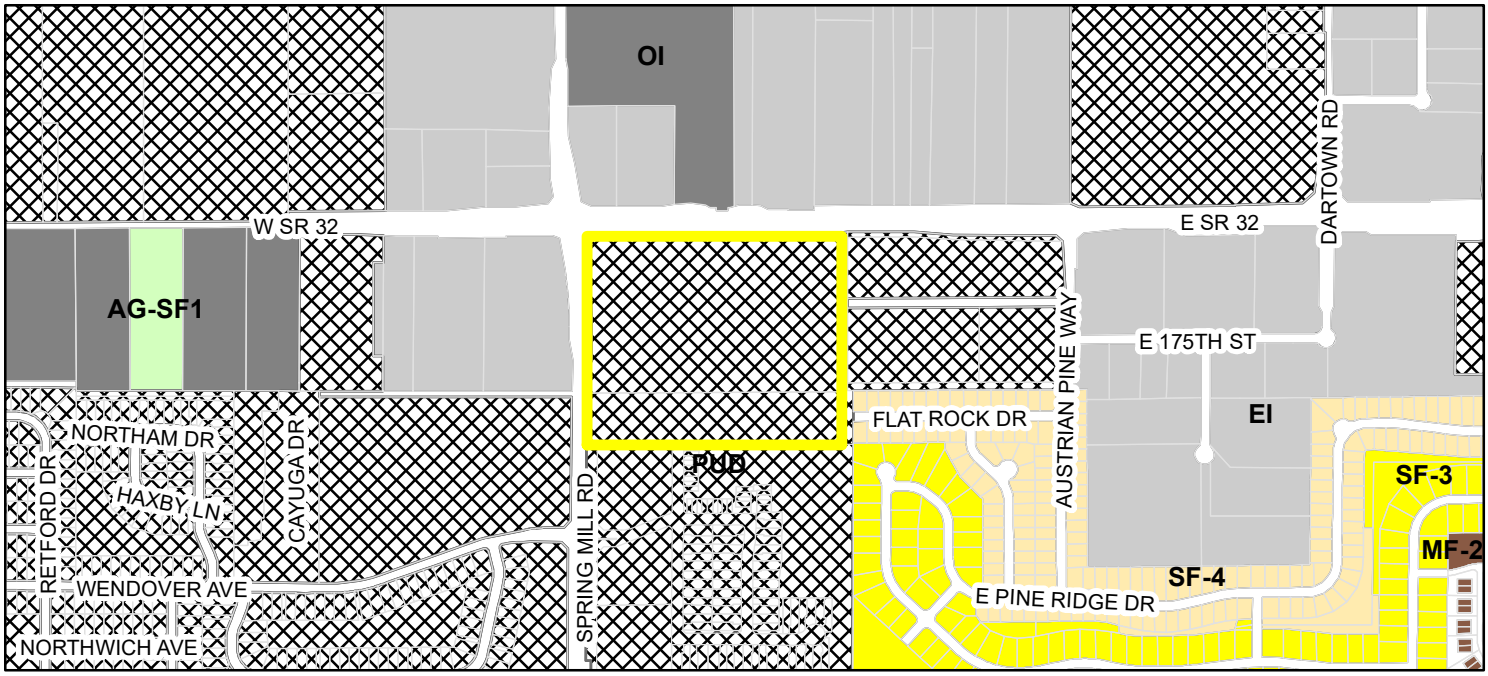
N W E S
Not To Scale

Aerial Location Map

Site



Zoning Map

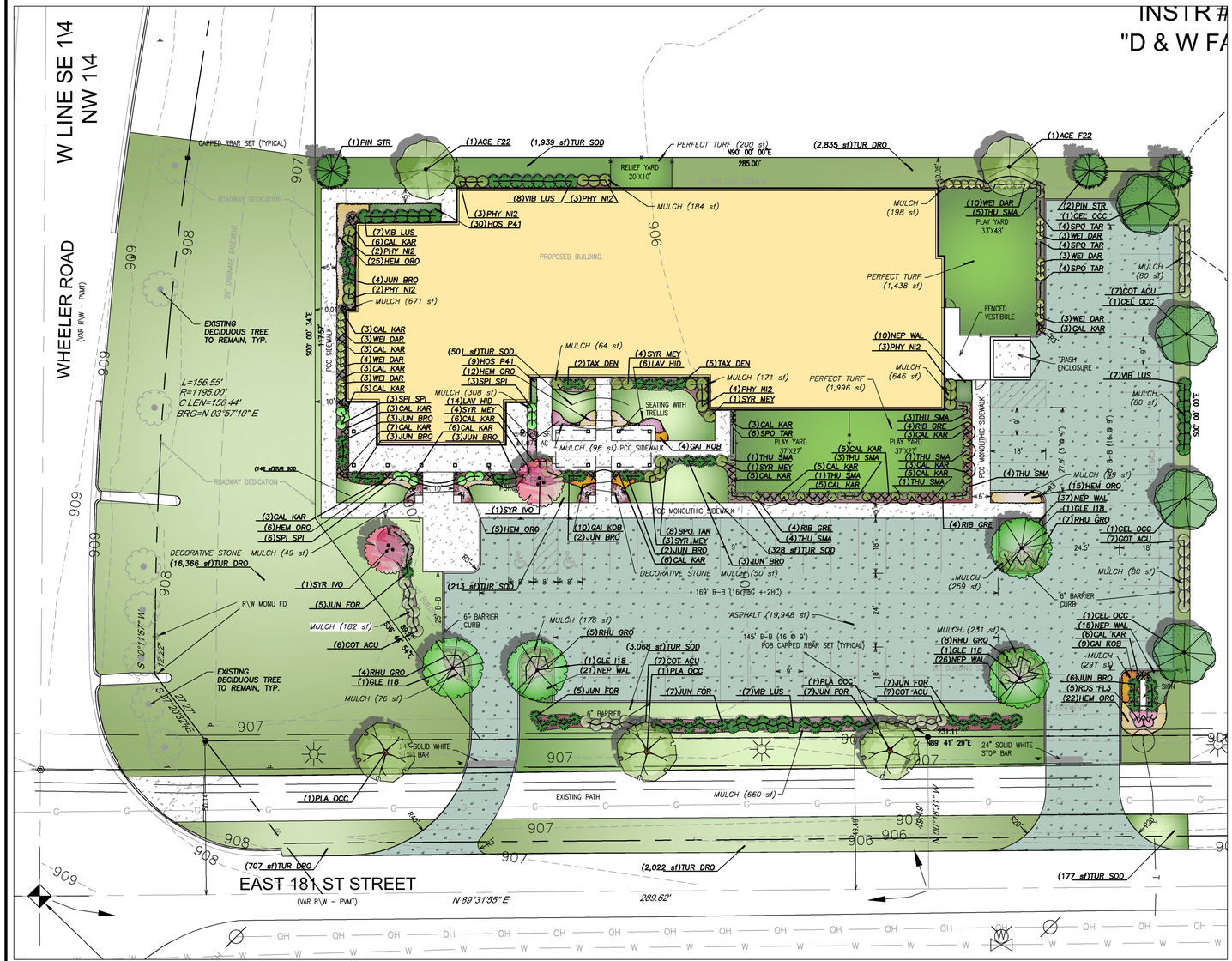


Parcel

Zoning - All

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- MF-2 (Multiple Family - 2)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)
- SF-4 (Single Family - 4)


W LINE SE 1\4
NW 1\4
WHEELER ROAD
(VAR R\W - PVMT)
EAST 181ST STREET
(VAR R\W - PVMT)
N 89°31'55" E
289.62'
PROPOSED BUILDING
EXISTING DECIDUOUS TREE TO REMAIN, TYP.
EXISTING DECIDUOUS TREE TO REMAIN, TYP.
CAPPED RBAR SET (TYPICAL)
ROADWAY DEDICATION
20' DRAINAGE EASEMENT
PCC SIDEWALK
PCC MONOLITHIC SIDEWALK
RELIEF YARD 20'X10'
PLAY YARD 33'X48'
PLAY YARD 37'X27'
PLAY YARD 37'X27'
FENCED VESTIBULE
TRASH ENCLOSURE
SEATING WITH TRELLIS
DECORATIVE STONE MULCH (49 sf)
(16,366 sf)TUR DRO
MULCH (64 sf)
MULCH (184 sf)
MULCH (198 sf)
MULCH (80 sf)
MULCH (1,996 sf)
MULCH (646 sf)
MULCH (80 sf)
MULCH (98 sf)
MULCH (308 sf)
MULCH (171 sf)
MULCH (39 sf)
MULCH (50 sf)
MULCH (259 sf)
MULCH (80 sf)
MULCH (182 sf)
MULCH (176 sf)
MULCH (231 sf)
MULCH (76 sf)
MULCH (660 sf)
MULCH (671 sf)
PERFECT TURF (200 sf)
PERFECT TURF (1,438 sf)
(2,835 sf)TUR DRO
(1,939 sf)TUR SOD
(501 sf)TUR SOD
(213 sf)TUR SOD
(328 sf)TUR SOD
(3,068 sf)TUR SOD
(707 sf)TUR DRO
(2,022 sf)TUR DRO
(177 sf)TUR SOD
(1)PIN STR
(1)ACE F22
(8)VIB LUS
(3)PHY NI2
(30)HOS P41
(7)VIB LUS
(2)PHY NI2
(25)HEM ORO
(4)JUN BRO
(2)PHY NI2
(3)CAL KAR
(3)WEI DAR
(3)CAL KAR
(4)WEI DAR
(3)CAL KAR
(3)WEI DAR
(5)CAL KAR
(3)SPI SPI
(3)CAL KAR
(3)JUN BRO
(7)CAL KAR
(3)JUN BRO
(9)HOS P41
(12)HEM ORO
(3)SPI SPI
(14)LAV HID
(4)SYR MEY
(6)CAL KAR
(6)CAL KAR
(3)JUN BRO
(2)TAX DEN
(4)SYR MEY
(6)LAV HID
(5)TAX DEN
(4)PHY NI2
(1)SYR MEY
(3)CAL KAR
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(3)CAL KAR
(4)THU SMA
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(7)RHU GRO
(1)CEL OCC
(7)COT ACU
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(2)JUN BRO
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(6)CAL KAR
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(5)ROS FL3
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(7)COT ACU
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(26)NEP WAL
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(9)GAI KOB
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(1)SYR IVO
(5)JUN FOR
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RESOLUTION NUMBER 19-121

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA REGARDING THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA

WHEREAS, pursuant to I.C. 6-1.1-12.1-1, *et. seq.* (the "Act"), the City of Westfield, Indiana (the "City") by and through its Common Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act (the "Council") has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area and to also abate the payment of personal property taxes within the Economic Revitalization Area; and

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the City is an Economic Revitalization Area and may by adoption of a resolution declare such area to be an Economic Revitalization Area which resolution must be confirmed, modified, or rescinded; and

WHEREAS, the Council desires to declare the area generally located on the northeast corner of 196th Street and East Street, Westfield, Indiana more particularly described in Exhibit A (the "Area") attached hereto and made a part hereof which Area is also shown on the map attached hereto as Exhibit B and made a part hereof as an Economic Revitalization Area in which property owners and lessees making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA AS FOLLOWS:

SECTION I. The Area is located within the corporate boundaries of the City.

SECTION II. The Area is hereby declared to be an Economic Revitalization Area as defined in the Act.

SECTION III. A public hearing shall be held at the time and place of the regular meeting of the Council on October 14, 2019 at 7:00 P.M. at the Westfield City Hall, 130 Penn Street, Westfield, Indiana. The Council shall publish or cause to be published, pursuant to the Act, notice (the "Notice") of the adoption and substance of this Resolution in accordance with I.C. 5-3-1 one (1) time at least ten (10) days before the date of the public hearing on this matter (the "Public Hearing"), which Notice shall state the date and time for the Public Hearing, that the Council will hear all remonstrance's and objections from interested persons at the Public Hearing, that at the conclusion of the Public Hearing the Council may take final action on the proposed designation determining whether the qualifications for an economic revitalization area have been met and confirming, modifying, or rescinding this Resolution, and that a copy of this Resolution, including the description of the Area, has been filed with and shall be available for inspection

in the office of the Hamilton County Assessor.

SECTION IV. Pursuant to Section 2.5(b) of the Act, a copy of this Resolution shall be filed with the Hamilton County Assessor.

SECTION V. Pursuant to Section 2.5(c) of the Act, the Council shall file a copy of the Notice with each taxing unit that has authority to levy property taxes in the geographic area where the Area is located. Such information shall be filed with the officers of the taxing unit who are authorized to fix budgets, tax rates, and tax levies under I.C. 6 1.1-17-5 at least ten (10) days prior to the date of the Public Hearing.

SECTION VI. This Resolution shall be in full force and effect immediately upon its adoption.

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ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 9th DAY OF SEPTEMBER, 2019.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
Chuck Lehman	Chuck Lehman	Chuck Lehman
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Dr. Mark Keen	Dr. Mark Keen	Dr. Mark Keen
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Joe Edwards	Joe Edwards	Joe Edwards

ATTEST:

Cindy Gossard, Clerk-Treasurer

I 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: Amanda Rubadue

I hereby certify that RESOLUTION 19-121 was delivered to the Mayor of Westfield on the _____day of _____, 2019, at _____m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 19-121
This _____ day of _____, 2019

_____
J. Andrew Cook, Mayor

I hereby VETO Resolution 19-121
This _____ day of _____, 2019

_____
J. Andrew Cook, Mayor

Prepared By:
Amanda Rubadue, Economic Development Director
Mayor's Office
City of Westfield, Indiana

EXHIBIT A

Parcels Included in Area:

08-06-19-00-00-009.000
08-06-19-00-00-006.000
08-06-19-00-00-007.000
08-06-19-00-00-008.000
09-06-19-00-01-001.104
09-06-19-00-01-001.206
09-06-19-00-01-001.006
09-06-19-00-01-001.004
09-06-19-00-01-001.205
08-06-19-00-02-004.000
08-06-19-00-02-003.000
08-06-19-00-02-005.000
09-06-19-00-01-001.115
09-06-19-00-01-001.125
09-06-19-00-00-004.001
09-06-19-00-00-004.000
09-06-19-00-00-004.302
09-06-19-00-00-004.102
09-06-19-00-00-004.402
08-06-20-00-00-001.002
08-06-20-00-00-001.102

EXHIBIT B

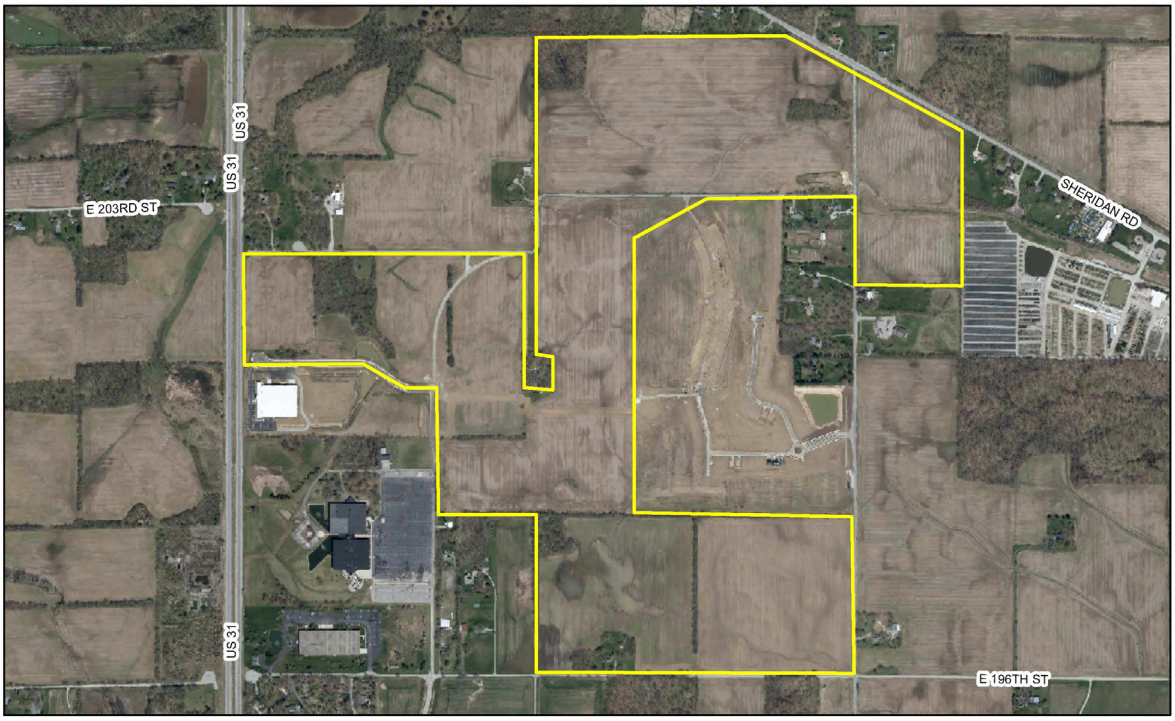
CITY OF Westfield INDIANA

Economic Revitalization Area
Northpoint Business Park

N W E S
Not To Scale

Aerial Location Map

Site



ORDINANCE NO. 19-___

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, AUTHORIZING THE ISSUANCE AND SALE OF BONDS OF THE CITY FOR THE PURPOSE OF PROCURING FUNDS TO PAY FOR (I) CERTAIN AGREEMENTS TO PURCHASE OR LEASE PURCHASE CERTAIN PROPERTY INCLUDING BUT NOT LIMITED TO VEHICLES AND OTHER EQUIPMENT, (II) INFORMATION TECHNOLOGY INFRASTRUCTURE AND (III) CERTAIN ROAD PROJECT EXPENSES, TOGETHER WITH THE INCIDENTAL EXPENSES IN CONNECTION THEREWITH AND ON ACCOUNT OF THE ISSUANCE OF THE BONDS THEREFOR

WHEREAS, the City of Westfield, Indiana (the ‘‘City”), is authorized by Indiana Code 36-4-6 and all laws amendatory thereof and supplemental thereto to issue bonds to procure moneys to be used in the exercise of the powers of the City;

WHEREAS, the City intends (i) to enter or has entered into certain agreements to purchase or lease purchase certain property including but not limited to vehicles and other equipment, (ii) information technology infrastructure and (iii) to pay for certain road project expenses (collectively, the “Project”);

WHEREAS, this Council now determines that it is necessary and a proper exercise of the powers of the City to provide funds for the cost of the Project;

WHEREAS, this Council has determined that the estimated cost of the Project, and the incidental expenses necessary to be incurred in connection with the Project and with the issuance of the bonds, which may be issued as a multiple series of bonds, to finance the Project will be in an amount not to exceed Five Million Dollars ($5,000,000);

WHEREAS, this Council finds that it is necessary to authorize the issuance of bonds for the purpose of providing funds to be applied to the Project, and that the bonds in such amount should now be authorized;

NOW THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, THAT:

Section 1. Determination to Proceed; Authorization and Details of Bonds.

(a) The City shall proceed to undertake the Project and such undertaking is hereby confirmed.

(b) In order to procure funds with which to pay the costs of the Project and the costs of issuance of the bonds on account of the Project, the Clerk-Treasurer is authorized and directed to have prepared and to issue and sell the bonds of the City, to be designated as (i) “General

Obligation Bonds, Series 201__ (with such further series or other designation as determined to be necessary, desirable or appropriate, including such series designation to indicate the year in which the bonds are issued)" in the aggregate principal amount not to exceed Five Million Dollars ($5,000,000) (the "Bonds").

(c) The Bonds shall be sold at a price of not less than 99.00% of the par value thereof, and each issued in fully registered form in denominations of (i) $5,000 or any integral multiple thereof or (ii) $100,000 and any $5,000 integral multiple in excess thereof, numbered consecutively from R-1 upward, dated as of the issue date and shall bear interest at a rate or rates estimated not to exceed five percent (5%) per annum (the exact rate or rates to be determined by bidding), which interest shall be payable semiannually on January 1 and July 1 of each year, commencing on July 1, 2020, or as otherwise determined appropriate by Financial Solutions Group, Inc. (the "Municipal Advisor" to the City). Interest on the Bonds shall be calculated according to a 360-day year containing twelve 30-day months. The Bonds shall mature semiannually, or shall be subject to mandatory sinking fund redemption if term bonds are issued, on January 1 and July 1 of each year with a final maturity no later than January 1, 2027 and in such amounts as determined by the Clerk-Treasurer. Following the sale of the Bonds, the City is hereby authorized and directed to negotiate with the successful purchaser to modify the amortization schedule based upon the rates bid so as to comply with the level debt service requirements contained in Indiana law.

All or a portion of each of the Bonds may be issued as one or more term bonds. Upon election of the successful bidder. Such term bonds shall have a stated maturity or maturities as determined by the successful bidder or by negotiation with the purchaser, but in no event later than the last serial date of the Bonds as determined in accordance with the above paragraph. The term bonds shall be subject to mandatory sinking fund redemption and final payment(s) at maturity at 100% of the principal amount thereof, plus accrued interest to the redemption date, on dates and in the amounts hereinafter determined by this Council.

(d) This Council and the Clerk-Treasurer are authorized and directed to appoint as Registrar and Paying Agent a designee of this Council, the Clerk-Treasurer or a qualified banking institution (the "Registrar" or "Paying Agent") for the Bonds, which shall be charged with the responsibility of authenticating the Bonds. This Council and the Clerk-Treasurer are hereby authorized to enter into such agreements or understandings with such bank, if a bank is so designated, as will enable the bank to perform the services required of a Registrar and Paying Agent. This Council and the Clerk-Treasurer are further authorized to pay such fees as the bank may charge for the services it provides as Registrar and Paying Agent, and such fees may be paid from the bond fund established to pay the principal of and interest on the Bonds. Upon agreement between the City and the successful bidder for the Bonds, the Clerk-Treasurer may be designated as the Registrar and Paying Agent, and, in that case, shall be charged with all responsibilities of a Registrar and Paying Agent.

(e) The principal of the Bonds shall be payable at the principal office or corporate trust office of the Paying Agent. Interest on each of the Bonds shall be paid by check mailed by first class mail one business day prior to the interest payment date to the registered owner, as of the last day of the month immediately preceding the interest payment date (the "Record Date"),

to the address as it appears on the registration books kept by the Registrar or at such other address as is provided to the Paying Agent in writing by such registered owner. If payment of principal or interest is made to a depository, payment shall be made by wire transfer on the payment date in same-day funds. If the payment date occurs on a date when financial institutions are not open for business, the wire transfer shall be made on the next succeeding business day. The Paying Agent shall be instructed to wire transfer payments by 1:00 p.m. (New York City time) so such payments are received at the depository by 2:30 p.m. (New York City time). All payments on the Bonds shall be made in any lawful money of the United States of America, which on the date of such payment shall be legal tender for the payment of public and private debts.

(f) Each Bond shall be transferable or exchangeable only upon the books of the City kept for that purpose at the office or corporate trust office of the Registrar by the registered owner or by its attorney duly authorized in writing, upon surrender of such Bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed by the registered owner or its attorney duly authorized in writing, and thereupon a new fully registered Bond or Bonds in the same aggregate principal amount and of the same maturity, shall be executed and delivered in the name of the transferee or transferees or the registered owner, as the case may be, in exchange therefor. The City and the Registrar and Paying Agent for the Bonds may treat and consider the person in whose name such Bonds are registered as the absolute owner thereof for all purposes including for the purpose of receiving payment of, or on account of, the principal thereof and interest due thereon.

(g) Bonds shall bear an original date which shall be their issue date, and each Bond shall also bear the date of its authentication. Bonds authenticated on or before the Record Date immediately preceding the first interest payment date shall be paid interest from the original date. Bonds authenticated thereafter shall be paid interest from the interest payment date to which interest has been paid next preceding the date of authentication of such Bonds unless the Bonds are authenticated after the Record Date and on or before the corresponding interest payment date, in which case interest thereon shall be paid from such interest payment date. If at the time of authentication of any Bond interest is in default thereon, that Bond shall bear interest from the date to which interest has been paid in full.

(h) Bonds shall be signed in the name of the City by the manual or facsimile signature of the Mayor, and the seal of the City shall be affixed, imprinted, engraved or otherwise reproduced thereon and attested by the manual or facsimile signature of the Clerk-Treasurer. The Bonds shall be authenticated with the manual signature of an authorized representative of the Registrar, and no Bond shall be valid or become obligatory for any purpose until the certificate of authentication thereon shall have been so executed. Subject to registration provisions, the Bonds shall be negotiable under the laws of the State of Indiana.

(i) If the City upon advice of the City Municipal Advisor determines that it may be beneficial to the City to have the Bonds held by a central depository system pursuant to an agreement between the City and The Depository Trust Company, New York, New York (the "Depository Trust Company") and have transfers of the Bonds effected by book-entry on the books of the central depository system (the "Book Entry System"), the Bonds may be initially

issued in the form of a single authenticated fully registered Bond for the aggregate principal amount of the Bonds. In such case, upon initial issuance, the ownership of such Bonds shall be registered in the register kept by the Registrar in the name of CEDE & CO., as nominee of the Depository Trust Company.

With respect to the Bonds registered in the register kept by the Registrar in the name of CEDE & CO., as nominee of the Depository Trust Company, the City and the Paying Agent shall have no responsibility or obligation to any other holders or owners (including any beneficial owner ("Beneficial Owner")) of the Bonds with respect to (i) the accuracy of the records of the Depository Trust Company, CEDE & CO., or any Beneficial Owner with respect to ownership questions, (ii) the delivery to any bondholder (including any Beneficial Owner) or any other person, other than the Depository Trust Company, of any notice with respect to the Bonds including any notice of redemption, or (iii) the payment to any bondholder (including any Beneficial Owner) or any other person, other than the Depository Trust Company, of any amount with respect to the principal of, or premium, if any, or interest on the Bonds except as otherwise provided herein.

No person other than the Depository Trust Company shall receive an authenticated Bond evidencing an obligation of the City to make payments of the principal of and interest on the Bonds pursuant to this ordinance. The City and the Registrar and Paying Agent may treat as and deem the Depository Trust Company or CEDE & CO. to be the absolute bondholder of each of the Bonds for the purpose of (i) payment of the principal of and premium, if any, and interest on such Bonds; (ii) giving notices of redemption and other notices permitted to be given to bondholders with respect to such Bonds; (iii) registering transfers with respect to such Bonds; (iv) obtaining any consent or other action required or permitted to be taken of or by bondholders; (v) voting; and (vi) for all other purposes whatsoever. The Paying Agent shall pay all principal of and interest on the Bonds only to or upon the order of the Depository Trust Company, and all such payments shall be valid and effective fully to satisfy and discharge the City's and the Paying Agent's obligations with respect to principal of and interest on the Bonds to the extent of the sum or sums so paid. Upon delivery by the Depository Trust Company to the City of written notice to the effect that the Depository Trust Company has determined to substitute a new nominee in place of CEDE & CO., and subject to the provisions herein with respect to consents, the words "CEDE & CO." in this ordinance shall refer to such new nominee of the Depository Trust Company. Notwithstanding any other provision hereof to the contrary, so long as any Bond is registered in the name of CEDE & CO., as nominee of the Depository Trust Company, all payments with respect to the principal of and interest on such Bonds and all notices with respect to such Bonds shall be made and given, respectively, to the Depository Trust Company as provided in a representation letter from the City to the Depository Trust Company.

Upon receipt by the City of written notice from the Depository Trust Company to the effect that the Depository Trust Company is unable or unwilling to discharge its responsibilities and no substitute depository willing to undertake the functions of the Depository Trust Company hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, then the Bonds shall no longer be restricted to being registered in the register of the City kept by the Registrar in the name of CEDE & CO., as nominee of the Depository Trust Company, but may be registered in whatever name or names the bondholders

transferring or exchanging the Bonds shall designate, in accordance with the provisions of this ordinance. If the City determines that it is in the best interest of the bondholders that they be able to obtain certificates for the fully registered Bonds, the City may notify the Depository Trust Company and the Registrar, whereupon the Depository Trust Company will notify the Beneficial Owners of the availability through the Depository Trust Company of certificates for the Bonds. In such event, the Registrar shall prepare, authenticate, transfer and exchange certificates for the Bonds as requested by the Depository Trust Company and any Beneficial Owners in appropriate amounts, and whenever the Depository Trust Company requests the City and the Registrar to do so, the Registrar and the City will cooperate with the Depository Trust Company by taking appropriate action after reasonable notice (i) to make available one or more separate certificates evidencing the fully registered Bonds of any Beneficial Owner's Depository Trust Company account or (ii) to arrange for another securities depository to maintain custody of certificates for and evidencing the Bonds.

If the Bonds shall no longer be restricted to being registered in the name of the Depository Trust Company, the Registrar shall cause the Bonds to be printed in blank in such number as the Registrar shall determine to be necessary or customary; provided, however, that the Registrar shall not be required to have such Bonds printed until it shall have received from the City indemnification for all costs and expenses associated with such printing.

In connection with any notice or other communication to be provided to bondholders by the City or the Registrar with respect to any consent or other action to be taken by bondholders, the City or the Registrar, as the case may be, shall establish a record date for such consent or other action and give the Depository Trust Company notice of such record date not less than fifteen (15) calendar days in advance of such record date to the extent possible. So long as the Bonds are registered in the name of the Depository Trust Company or CEDE & CO. or any substitute nominee, the City and the Registrar and Paying Agent shall be entitled to request and to rely upon a certificate or other written representation from the Beneficial Owners of the Bonds or from the Depository Trust Company on behalf of such Beneficial Owners stating the amount of their respective beneficial ownership interests in the Bonds and setting forth the consent, advice, direction, demand or vote of the Beneficial Owners as of a record date selected by the Registrar and the Depository Trust Company, to the same extent as if such consent, advice, direction, demand or vote were made by the bondholders for purposes of this ordinance and the City and the Registrar and Paying Agent shall for such purposes treat the Beneficial Owners as the bondholders. Along with any such certificate or representation, the Registrar may request the Depository Trust Company to deliver, or cause to be delivered, to the Registrar a list of all Beneficial Owners of the Bonds, together with the dollar amount of each Beneficial Owner ' s interest in the Bonds and the current addresses of such Beneficial Owners.

Section 2. Redemption of Bonds. The Bonds may at the option of the City, with such determination being made at the time of sale of the Bonds, be subject to optional redemption prior to maturity on a date to be determined by the City, or as otherwise determine necessary by the City upon the advice of the City Municipal Advisor, at the price of par plus accrued interest to the date of redemption.

If any Bond is issued as a term bond, the Paying Agent shall credit against the mandatory

sinking fund requirement for the Bonds maturing as term bonds, and corresponding mandatory redemption obligation, in the order determined by the City, any Bonds maturing as term bonds which have previously been redeemed (otherwise than as a result of a previous mandatory redemption requirement) or delivered to the Registrar for cancellation or purchased for cancellation by the Paying Agent and not theretofore applied as a credit against any redemption obligation. Each Bond maturing as a term bond so delivered or canceled shall be credited by the Paying Agent at 100% of the principal amount thereof against the mandatory sinking fund obligation on such mandatory sinking fund date, and any excess of such amount shall be credited on future redemption obligations, and the principal amount of the Bonds to be redeemed by operation of the mandatory sinking fund requirement shall be accordingly reduced; provided, however, the Paying Agent shall credit only such Bonds maturing as term bonds to the extent received on or before forty-five (45) days preceding the applicable mandatory redemption date as stated above.

Each minimum authorized denomination shall be considered a separate Bond for purposes of redemption. If less than an entire maturity is called for redemption, the Bonds to be called shall be selected by lot by the Registrar.

Notice of redemption shall be mailed to the address of the registered owner as shown on the registration records of the Registrar, as of the date which is forty-five (45) days prior to the date fixed for redemption, not less than thirty (30) days prior to such redemption date, unless notice is waived by the owner of the Bond or Bonds redeemed. The notice shall specify the date and place of redemption and sufficient identification of the Bonds called for redemption. The place of redemption may be determined by the City. Interest on the Bonds so called for redemption shall cease and the Bonds will no longer be deemed outstanding under this ordinance on the redemption date fixed in such notice if sufficient funds are available at the place of redemption to pay the redemption price, including accrued interest to the redemption date, on the date so named. Failure to give such notice by mailing, or any defect in such notice, with respect to any Bond shall not affect the validity of any proceedings for redemption of other Bonds.

If the Bonds are not presented for payment or redemption on the date fixed therefor, the City may deposit in trust with the Paying Agent an amount sufficient to pay such Bond or the redemption price, as the case may be, including accrued interest to the date of such payment or redemption, and thereafter the registered owner shall look only to the funds so deposited in trust with the Paying Agent for payment, and the City shall have no further obligation or liability in respect thereto.

Section 3. Sale of Bonds. (a) The Clerk-Treasurer shall cause to be published either (i) a notice of such sale in the authorized newspaper(s) published in the city, two (2) times, at least one week apart, with the first publication being made at least fifteen (15) days before the date of the sale and the second publication being made at least three days before the date of the sale or (ii) a notice of intent to sell bonds in the authorized newspaper(s) and the *Court & Commercial Record,* all in accordance with Indiana Code 5-1-11, as amended, and Indiana Code 5-3-1, as amended. The notice shall state the character, the amount and the authorized denominations of the Bonds, the maximum rate or rates of interest thereon, the terms and

conditions upon which bids will be received and the sale made, and such other information as the Clerk-Treasurer and the attorneys employed by the City shall deem advisable. The method of bid submission may be determined by the City upon the guidance by its Municipal Advisor and shall be set forth in the sale notice including electronic bids submitted through Parity. Any summary notice may contain any information deemed so advisable. The notice may provide, among other things, that the purchaser is required to submit to the City a good faith deposit in the form of a certified or cashier's check (or wire transfer such amount as instructed by the City) not later than a time determined by the Municipal Advisor on the next business day following the award. In the event the successful bidder shall fail or refuse to accept delivery of the Bonds and pay for the same as soon as the Bonds are ready for delivery, or at the time fixed in the notice of sale, then such good faith deposit and the proceeds thereof shall be the property of the City and shall be considered as its liquidated damages on account of such default. Bidders for the Bonds will be required to name the rate or rates of interest which the Bonds are to bear, not exceeding the maximum rate hereinbefore fixed, and that such interest rate or rates shall be in multiples of one-one hundredth (1/100) of one percent (1%). The rate bid on a maturity shall be equal to or greater than the rate bid on the immediately preceding maturity. No conditional bid or bid for less than the applicable minimum percentage of the par value of the Bonds set forth in Section 1 of this Ordinance will be considered. The opinion of Krieg DeVault LLP ("Bond Counsel") approving the legality of the Bonds will be furnished to the purchaser at the expense of the City.

Prior to the delivery of the Bonds, the Clerk-Treasurer shall obtain a legal opinion as to the validity of the Bonds from Bond Counsel, and shall furnish this opinion to the purchaser of the Bonds. The cost of this opinion, the services of the City's Attorney, the services of this Council's Attorney and the services of the City's Municipal Advisor, shall be considered as part of the costs incidental to these proceedings and may be paid out of proceeds of the Bonds.

(b) Distribution of an Official Statement (preliminary and final) for the Bonds, if necessary, prepared by the City's Municipal Advisor, on behalf of the City, is hereby authorized and approved and the Clerk-Treasurer or Common Council are authorized and directed to execute the Official Statement on behalf of the City in a form consistent with this ordinance. The Clerk-Treasurer is hereby authorized to designate the Official Statement as nearly final for purposes of Rule 15c2-12, as amended, promulgated by the Securities and Exchange Commission.

(c) If the City's Municipal Advisor certifies to the City that it would be economically advantageous for the City to obtain a municipal bond insurance policy for the Bonds, the City hereby authorizes and directs this Council and the Clerk-Treasurer to obtain such an insurance policy. The acquisition of a municipal bond insurance policy is hereby deemed economically advantageous if the difference between the present value cost of (a) the total debt service on the Bonds if issued without municipal bond insurance and (b) the total debt service on the Bonds if issued with municipal bond insurance, is greater than the cost of the premium on the municipal bond insurance policy.

Section 4. Preparation of Bonds. The Clerk-Treasurer is hereby authorized and directed to have each of the Bonds prepared, and the Council and the Clerk-Treasurer are hereby

authorized and directed to execute the Bonds in the form and manner provided in this ordinance.

Section 5. Form of the Bonds. The forms and tenor of the Bonds shall be substantially. as follows (all blanks to be properly completed prior to the preparation of the Bonds):

UNITED STATES OF AMERICA
STATE OF INDIANA
CITY OF WESTFIELD, INDIANA

No. R- $ _____

GENERAL OBLIGATION BONDS, SERIES 201__

Interest Rate	Maturity Date	Original Date	Authentication Date	CUSIP
%				

REGISTERED OWNER:

PRINCIPAL AMOUNT:

The City of Westfield, Indiana (the "City"), for value received, hereby acknowledges itself indebted and promises to pay, to the Registered Owner (named above) or registered assigns, the Principal Amount set forth above on the Maturity Date set forth above, and to pay interest on such Principal Amount to the registered owner of this Bond (as defined below) until the City's obligation with respect to the payment of such Principal Amount shall be discharged, at the rate per annum specified above from the interest payment date immediately preceding the date of authentication of this Bond unless this Bond is authenticated on or before June 15, 2020, in which case interest shall be paid from the Original Date, or unless this Bond is authenticated between the fifteenth day of the month preceding an interest payment date and the interest payment date, in which case interest shall be paid from such interest payment date. Interest shall be payable on January 1 and July 1 of each year, commencing July 1, 2020. Interest shall be calculated on the basis of twelve 30-day months for a 360-day year.

The principal on this Bond is payable in lawful money of the United States of America upon presentation of this Bond at the principal office or corporate trust office of _____ as Registrar and Paying Agent (the "Registrar" or "Paying Agent"), in the City of _____, Indiana, or at the principal corporate trust office of any successor paying agent appointed under the Bond Ordinance defined below. Interest on this Bond shall be paid by check mailed one business day prior to the interest payment date to the registered owner of this Bond at the address as it appears on the registration books kept by the Registrar as of the fifteenth day of the month immediately preceding the interest payment date or at such other address as is provided to the Registrar in writing by the registered owner. All payments on the

Bond shall be made in any coin or currency of the United States of America, which on the dates of such payment, shall be legal tender for the payment of public and private debts.

[The Bonds shall be initially issued in a Book Entry System (as defined in the Bond Ordinance). The provisions of this Bond and of the Bond Ordinance are subject in all respects to the provisions of the Letter of Representations between the City and The Depository Trust Company, or any substitute agreement, effecting such Book Entry System.]

THIS BOND IS PAYABLE OUT OF PROPERTY TAXES FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS TO BE LEVIED, COLLECTED, APPROPRIATED AND APPLIED FOR THAT PURPOSE AS SET FORTH IN INDIANA CODE 6-1.1-18.5-8. THE BONDS ARE SUBJECT TO INDIANA CODE 6-1.1-20.6 REGARDING CERTAIN TAX CREDITS AND THE STATE OF INDIANA INTERCEPT OF FUNDS TO PAY DEBT SERVICE ON THE BONDS. THIS BOND IS NEGOTIABLE PURSUANT TO THE LAWS OF THE STATE OF INDIANA.

This Bond is one of an authorized issue of bonds of the City with an aggregate principal amount of $_____ (the "Bonds"), designated as "General Obligation Bonds, Series 201__." The Bonds are numbered consecutively from R-1 upwards, and are issued pursuant to an ordinance adopted by the Common Council of the City of Westfield, Indiana (the "Common Council"), on October 14, 2019 (the "Bond Ordinance") and in strict compliance with the Indiana Code and all related and supplemental acts as in effect on the issue date of the Bonds, including, without limitation, Indiana Code 5-1-14 and Indiana Code 36-4-6 (collectively the "Act"), for the purpose of providing funds to be applied on the Costs of the Project (as defined in the Bond Ordinance), to fund capitalized interest, and paying incidental expenses incurred in connection with the issuance of the Bonds. The Bonds and any bonds issued on a parity with the Bonds under the Bond Ordinance are referred to collectively as the "Bonds."

Reference is hereby made to the Bond Ordinance for a description of the rights, duties and obligations of the City, and the owners of the Bonds, the terms and conditions upon which the Bonds are or may be issued and the terms and conditions upon which the Bonds will be paid at or prior to maturity, or will be deemed to be paid and discharged upon the making of provisions for payment therefor. Copies of the Bond Ordinance are on file at the principal office of the Registrar. THE OWNER OF THIS BOND, BY ACCEPTANCE OF THIS BOND, HEREBY AGREES TO ALL OF THE TERMS AND PROVISIONS IN THE BOND ORDINANCE.

[The Bonds maturing on or after _____, 20__ are subject to optional redemption prior to maturity on any date on or after _____, 20__, with thirty (30) days notice, at a redemption price equal to the principal amount plus accrued interest to the date of redemption.]

[The Bonds are subject to mandatory sinking fund redemption prior to maturity at a redemption price equal to the principal amount plus accrued interest to the date of redemption on the dates and in the amounts set forth as follows:]

[Notice of such redemption shall be mailed to the address of the registered owner as shown on the registration records of the City and the Registrar at least thirty (30) days prior to the date fixed for redemption unless the notice is waived by the registered owner of this Bond. The

notice shall specify the date and place of redemption and sufficient identification of the Bonds called for redemption. The place of redemption shall be the principal office or corporate trust office of the Registrar and Paying Agent, unless the City selects another place. Interest on the Bonds so called for redemption shall cease on the redemption date fixed in such notice if sufficient funds are available at the place of redemption to pay the redemption price on the redemption date. Each minimum authorized denomination shall be considered a separate bond for purposes of mandatory redemption.]

This Bond is transferable or exchangeable only upon the books of the City kept for that purpose at the office of the Registrar by the registered owner in person, or by its attorney duly authorized in writing, upon surrender of this Bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed by the Registered Owner or its attorney duly authorized in writing, and thereupon a new fully registered Bond or Bonds in the same aggregate principal amount and of the same maturity, shall be executed and delivered in the name of the transferee or transferees or the Registered Owner, as the case may be, therefor. The City and the Registrar for this Bond may treat and consider the person in whose name this Bond is registered as the absolute owner for all purposes including for the purpose of receiving payment of, or on account of, the principal hereof and interest due hereon. The Registrar shall not be required to register, transfer or exchange any Bond after the fifteenth day of the month immediately preceding an interest payment date on the Bonds until such interest payment date. The Registrar will not be required to (i) register, transfer or exchange any Bond during the period fifteen days next preceding mailing of a notice of redemption on any Bonds, or (ii) to register, transfer or exchange any Bonds selected, called or being called for redemption in whole or in part after mailing notice of such call.

The Bonds are issuable only in fully registered form in the denomination of [$5,000 principal amount or any integral multiple thereof] [$100,000 principal amount and any $5,000 integral multiple in excess thereof] not exceeding the aggregate principal amount of the Bonds maturing in such year.

If this Bond shall have become due and payable in accordance with its terms or shall have been duly called for redemption or irrevocable instructions to call this Bond or a portion thereof for redemption shall have been given, and the whole amount of the principal of and interest so due and payable on this Bond or portion thereof then outstanding shall be paid or (i) sufficient moneys, or (ii) non-callable, direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America, the principal of and the interest on which when due will provide sufficient moneys for such purpose, or (iii) obligations of any state of the United States of America or any political subdivision thereof, the full payment of principal of and interest on which (a) are unconditionally guaranteed or insured by the United States of America, or (b) are provided for by an irrevocable deposit of securities described in clause (ii) and are not subject to call or redemption by the issuer thereof prior to maturity or for which irrevocable instructions to redeem have been given, shall be held in trust for such purpose, and provision shall also have been made for paying all fees and expenses in connection with the redemption, then and in that case this Bond shall no longer be deemed outstanding or an indebtedness of the City.

It is hereby certified, recited and declared that all acts, conditions and things required to be done precedent to and in the execution, issuance, sale and delivery of this Bond have been properly done, happened and performed in regular and due form as prescribed by law, and that the total indebtedness of the City, including the Bonds, does not exceed any constitutional, statutory or local ordinance or ordinance code limitation of indebtedness.

This Bond shall not be valid or become obligatory for any purpose until the certificate of authentication shall have been duly executed by the authorized representative of the Registrar.

IN WITNESS WHEREOF, the City of Westfield, Indiana, has caused this Bond to be executed by the manual or facsimile signature of the Mayor, and attested by the manual or facsimile signature of the Clerk-Treasurer of the City, who has caused the seal of the City to be impressed or a facsimile to be printed on this Bond.

CITY OF WESTFIELD, INDIANA

By: _____
J. Andrew Cook, Mayor

(SEAL)

Attest:

_____
Cindy Gossard, Clerk-Treasurer

REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds described in the within mentioned Bond Ordinance.

_____, as Registrar
Authorized Representative

(end of bond form)

Section 6. Defeasance. If, when the Bonds or any portion thereof shall have become due and payable in accordance with their terms or shall have been duly called for redemption or irrevocable instructions to call the Bonds or a portion thereof for redemption shall have been given, and the whole amount of the principal and the interest so due and payable upon all of the Bonds then outstanding or any portion thereof shall be paid, or (i) sufficient moneys, or (ii) direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America, the principal of and the interest on which when due will provide sufficient moneys, or shall be held in trust for such purpose, and provision

shall also be made for paying all fees and expenses for the redemption, then and in that case the Bonds issued hereunder or any designated portion thereof shall no longer be deemed outstanding or entitled to the pledge of taxes to be levied upon all property in the City.

Section 7. Deposit and Application of Bond Proceeds; Surplus to Bond Fund. The City of Westfield General Obligation Bonds, Series 2019 Bond Fund is created hereby (the "Bond Fund"). The Clerk-Treasurer is hereby authorized and directed to deposit the balance of the proceeds of the applicable Bonds in a separate fund (the "Acquisition Fund"), and to designate the Acquisition Fund for the applicable Project, to pay for: (1) the cost of the respective Project and all other costs and expenses incurred in connection with the Project; and (2) costs of issuance of the Bonds. Except as described in this Section, the designated Acquisition Fund for each of the Project may not be used for any other purpose. The Acquisition Fund shall, in accordance with Indiana Code 5-13, be deposited, at interest, with the depository or depositories of other public funds of the City, and all interest collected on it belongs to the fund. Any surplus remaining from the proceeds of the Bonds after all costs and expenses are fully paid shall, in accordance with Indiana Code 5-1-13, either be paid into and become a part of the City's Bond Fund for the Bonds, or, at the direction of the City, with approval by the Common Council, be used by the City to pay debt service on any other outstanding obligations of the City. If the Clerk-Treasurer is designated as the Registrar and Paying Agent or if no agreement is executed as described in Section 1(d), the City covenants, under Indiana Code 6-1.1-20.6-10, to determine if the Bond Fund has sufficient funds to pay the principal of and interest on the Bonds at least five (5) days before such payments are due. If the Bond Fund is not sufficient because of the operation of the tax credits granted under the provisions of Indiana Code 6-1.1-20.6, the City agrees to the following:

(i) The Clerk-Treasurer shall determine or cause to be determined the amount of the deficiency in the Bond Fund ("Deficiency"); and

(ii) The Deficiency shall be immediately reported and a claim filed by the City with the Treasurer of the State of Indiana for an amount equal to such Deficiency.

Section 8. Tax Pledge. The full faith and credit of the City are hereby irrevocably pledged to the punctual payment of the principal of and the interest on the Bonds according to their terms. The City covenants that it will cause a property tax for the payment of the principal of and interest on the Bonds to be levied, collected, appropriated and applied for that purpose as set forth in Indiana Code 6-1.1-18.5-8. There shall be levied in each year upon all taxable property in the City, real and personal, and collected a tax in an amount and in such manner sufficient to meet and pay the principal of and interest on the Bonds as they become due beginning July 1, 2020, and the proceeds of this tax are hereby pledged solely to the payment of the Bonds.

Section 9. Tax Covenants and Representations. In order to preserve the exclusion of interest on the Bonds from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as existing on the date of issuance of the Bonds and the Regulations in effect and applicable to the Bonds on the date of issuance of the Bonds (collectively, "Code") and as an inducement to purchasers of the Bonds, this Council represents, covenants and agrees that:

(a) The Project will be available for use by members of the general public. Use by a member of the general public means use by natural persons not engaged in a trade or business. No person or entity other than the City or another state or local governmental unit will use more than 10% of the proceeds of the Bonds or property financed by the Bond proceeds other than as a member of the general public. No person or entity other than the City or another state or local governmental unit will own property financed by Bond proceeds or will have any actual or beneficial use of such property pursuant to a lease, a management or incentive payment contract, arrangements such as take-or-pay or output contracts or any other type of arrangement that conveys other special legal entitlements and differentiates that person's or entity's use of such property from use by the general public, unless such uses in the aggregate relate to no more than 10% of the proceeds of the Bonds. If the City enters into a management contract for the Project, the terms of the contract will comply with IRS Revenue Procedure 97-13, as it may be amended, supplemented or superseded from time to time, so that the contract will not give rise to private business use under the Code and the Regulations, unless such use in aggregate relates to no more than 10% of the proceeds of the Bonds.

(b) No more than 5% of the Bond proceeds will be loaned to any person or entity other than another state or local governmental unit. No more than 5% of the Bond proceeds will be transferred, directly or indirectly, or deemed transferred to a nongovernmental person in any manner that would in substance constitute a loan of the Bond proceeds.

(c) The City reasonably expects, as of the date hereof, that the Bonds will not meet either the private business use test described in paragraph (a) above or the private loan test described in paragraph (b) above during the entire term of the Bonds.

(d) No more than 5% of the proceeds of the Bonds will be attributable to private business use as described in (a) attributable to unrelated or disproportionate private business use. For this purpose, the private business use test is applied by taking into account only use that is not related to any governmental use of proceeds of the issue (Unrelated Use) and use that is related but disproportionate to any governmental use of those proceeds (Disproportionate Use).

(e) The City will not take any action nor fail to take any action with respect to the Bonds that would result in the loss of the exclusion from gross income for federal tax purposes on the Bonds pursuant to Section 103 of the Code, nor will the City act in any other manner which would adversely affect such exclusion. The City covenants and agrees not to enter into any contracts or arrangements which would cause the Bonds to be treated as private activity bonds under Section 141 of the Code.

(f) It shall be not an event of default under this ordinance if the interest on any Bond is not excludable from gross income for federal tax purposes or otherwise pursuant to any provision of the Code which is not currently in effect and in existence on the date of issuance of the Bonds.

(g) These covenants are based solely on current law in effect and in existence on the date of delivery of such Bonds.

(h) *[Reserved]*.

(i) Notwithstanding any other provisions of this ordinance, the covenants and authorizations contained in this ordinance (the "Tax Sections") which are designed to preserve the exclusion of interest on the Bonds from gross income under federal law (the "Tax Exemption") need not be complied with if the City receives an opinion of nationally recognized bond counsel that compliance with any Tax Section is unnecessary to preserve the Tax Exemption.

Section 10. Continuing Disclosure. The Clerk-Treasurer is hereby authorized and directed, if necessary, to complete, execute and attest on behalf of the City a Continuing Disclosure Agreement (the "Agreement") that complies with the requirements of SEC Rule 15c2-12. Notwithstanding any other provisions of this ordinance, failure of the City to comply with the Agreement shall not be considered an event of default under the Bonds or this ordinance.

Section 11. Debt Limit Not Exceeded. The City represents and covenants that the Bonds herein authorized, when combined with other outstanding indebtedness of the City at the time of issuance of the Bonds, will not exceed any applicable constitutional or statutory limitation on the City's indebtedness.

Section 12. Declaration of Official Intent to Reimburse. The City intends that this Ordinance constitute a declaration of official intent pursuant to Treas. Reg. §1.150-2 to reimburse itself or be reimbursed for all, or part of, the costs of the Project from the proceeds of tax-exempt obligations.

Section 13. Severability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section; paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section 14. Repeal of Conflicting Provisions. All ordinances, or parts thereof, in conflict with the provisions of this ordinance, are, to the extent of such conflict, hereby repealed or amended.

Section 15. Amendments to Ordinance. This ordinance may, from time to time hereafter, be amended without the consent of the owners of the Bonds, if in the sole discretion of the Council, such amendment shall not adversely affect the rights of the owners of any of the Bonds.

Section 16. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Remainder of page intentionally left blank.]

ADOPTED AND PASSED THIS _____ DAY OF OCTOBER, 2019, BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL
Hamilton County, Indiana

WESTFIELD COMMON COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steve Hoover	Steve Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark Keen	Mark Keen	Mark Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer
City of Westfield, Indiana

I hereby certify that ORDINANCE 19-___ was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at ___:___ __.m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 19-___

this _____ day of _____, 2019

at ___:___ __.m.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 19-___

this _____ day of _____, 2019

at ___:___ __.m.

_____
J. Andrew Cook, Mayor

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. */s/ James T. Crawford, Jr.*

This document prepared by James T. Crawford, Jr., Esq. Krieg DeVault LLP, 12800 North Meridian Street, Suite 300, Carmel, IN 46032, (317) 238-6239.

Project Description
Claiborne Farms by Del Webb

"Claiborne Farms by Del Webb" is a proposed residential Planned Unit Development ("PUD") consisting of approximately 245 acres proposed by Del Webb by Pulte Homes of Indiana, LLC ("Del Webb by Pulte"). The site is located generally west of and adjacent to Towne Road and north of and adjacent to 146th Street (the "Real Estate"). The Real Estate is shown on the attached location map and context exhibits. The current zoning of the Real Estate is AG-SF1: Agriculture / Single-Family Rural District, as shown on the attached zoning map, and is agricultural and vacant in use.

Del Webb by Pulte is seeking approval of this Change of Zoning Application ("Rezone Request") to allow for the creation of a Del Webb age-restricted residential neighborhood regulated under the Housing for Older Persons Act of 1995 ("HOPA"). The neighborhood would include approximately 490 single-family homes. A range of homes attractive to homebuyers desiring to downsize into an empty-nester age restricted community will be available. Examples of the three (3) home product lines have been included in the PUD. Furthermore, a comprehensive maintenance program will be provided for every lot in the neighborhood, including but not limited to, landscape maintenance and snow removal.

Claiborne Farms will be a Del Webb active adult community with a large, multi-million dollar amenity center including a minimum 7,000 square foot indoor facility and an extensive interconnecting trail network. Other amenities include bocce ball, pickle ball, community gardens, fitness center, an outdoor kitchen, and dog park. These amenities, examples of which can be found in the PUD, will be maintained by the HOA.

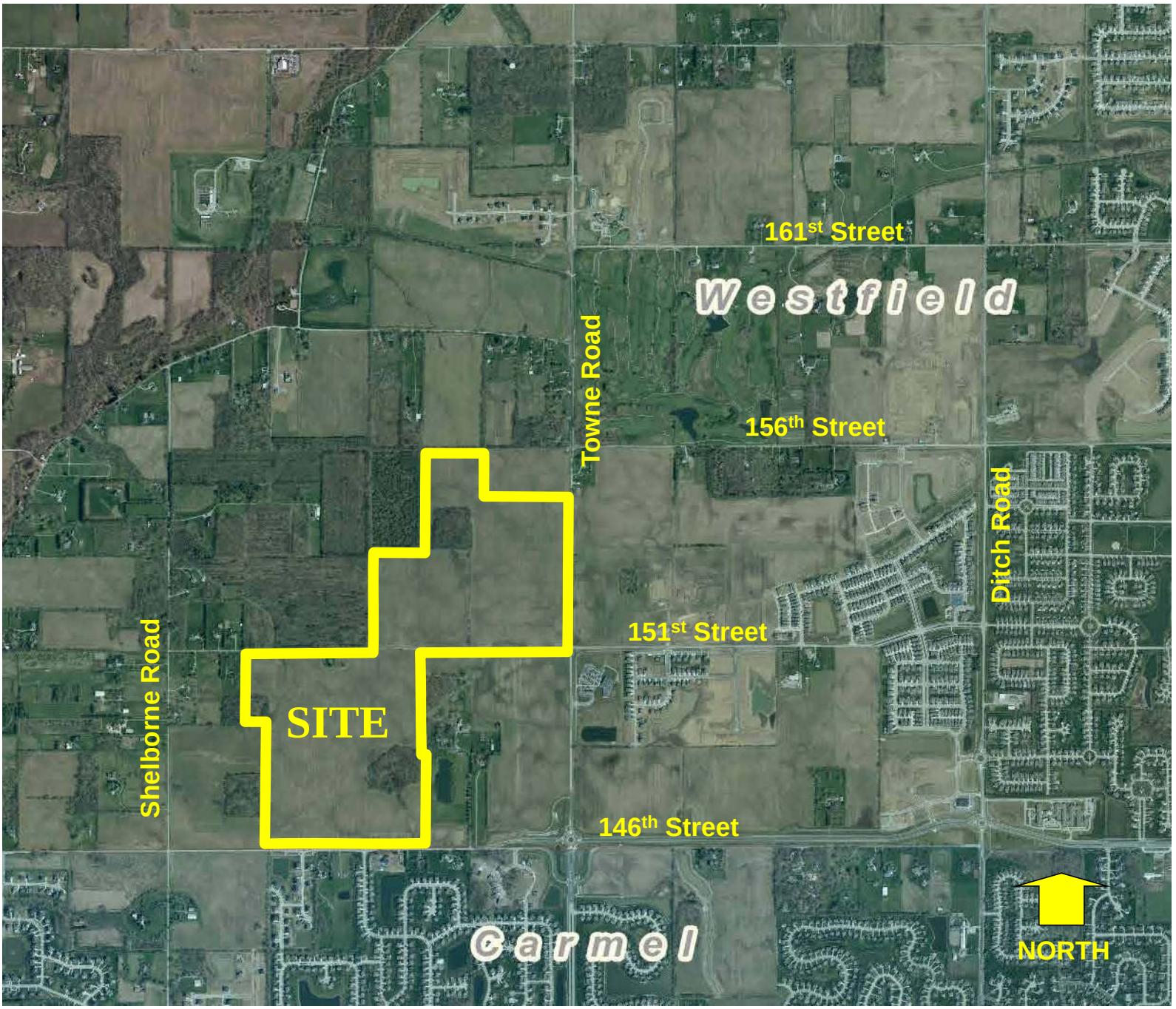
The neighborhood will feature an enhanced minimum 200' wide buffer yard along the west perimeter including reforestation areas, tree preservation areas, and natural open space. Landscape buffer standards which will exceed the current UDO standards. Likewise, External Street Frontage Landscaping will be provided along Towne Road, 151st Street and 146th Street. Examples of the street frontage plantings and entry design are provided in the PUD. Enhanced open space, buffers and limited housing density along the west side of the plan have been designed to provide transitions to the surrounding properties, as encouraged in the Comprehensive Plan and required under the terms of the PUD. Preservation of existing wooded areas will also be incorporated into the design of the development as illustrated on the Concept Plan.

Del Webb is an age restricted community:

Del Webb is an age restricted community which will have a positive impact on the Westfield Community in the following ways:

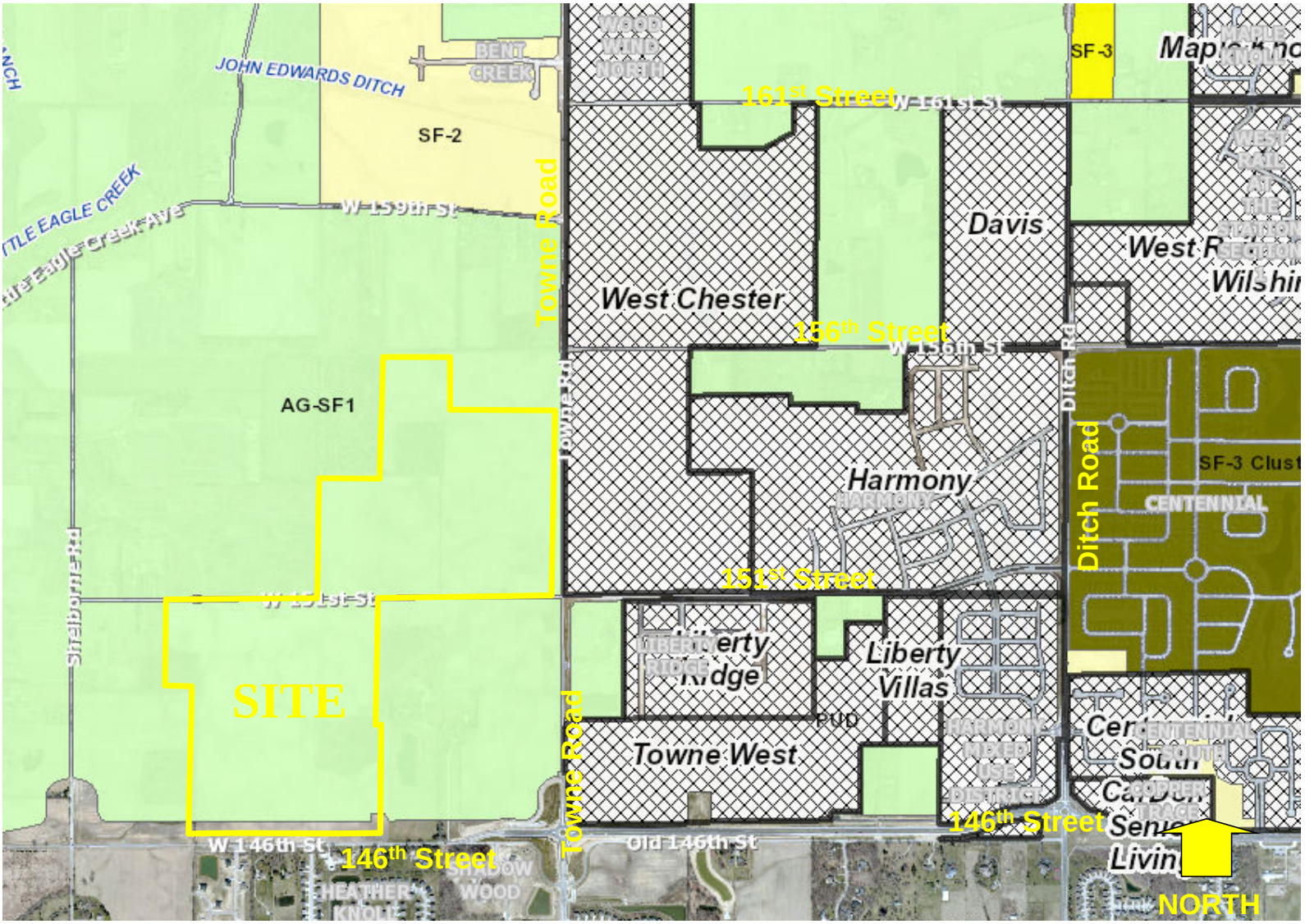
(i) Local schools, churches and civic groups, and Wood Wind Golf Course will benefit from higher levels of volunteerism and use by residents;
(ii) There will be **no** impact on local schools (all tax benefits with no school age children);
(iii) Lower peak hour traffic is projected than for traditional subdivisions and approximately 50% fewer trips overall;
(iv) Less water and sewer utilization is also anticipated than traditional subdivisions due to smaller household sizes; and
(v) It is anticipated that 40% of residents will maintain full or part-time employment.

The age restricted community will be deed restricted thru the provisions in the PUD Ordinance. See the following regulating text from the PUD: *"The The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) ("HOPA"), as they may be amended, to qualify the Dwellings in the District as "housing intended and operated for occupancy by persons 55 years of age or older", as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act's (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the "Act") prohibition against discrimination because of familial status. The development of Single-family Dwellings in the District is intended to provide housing primarily for persons 55 years of age or older. The District shall be operated as an age restricted community in compliance with all applicable state and federal laws. The provisions of this Section 5.3 (B) shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age of older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within the District shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner(s) of the District Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law."*



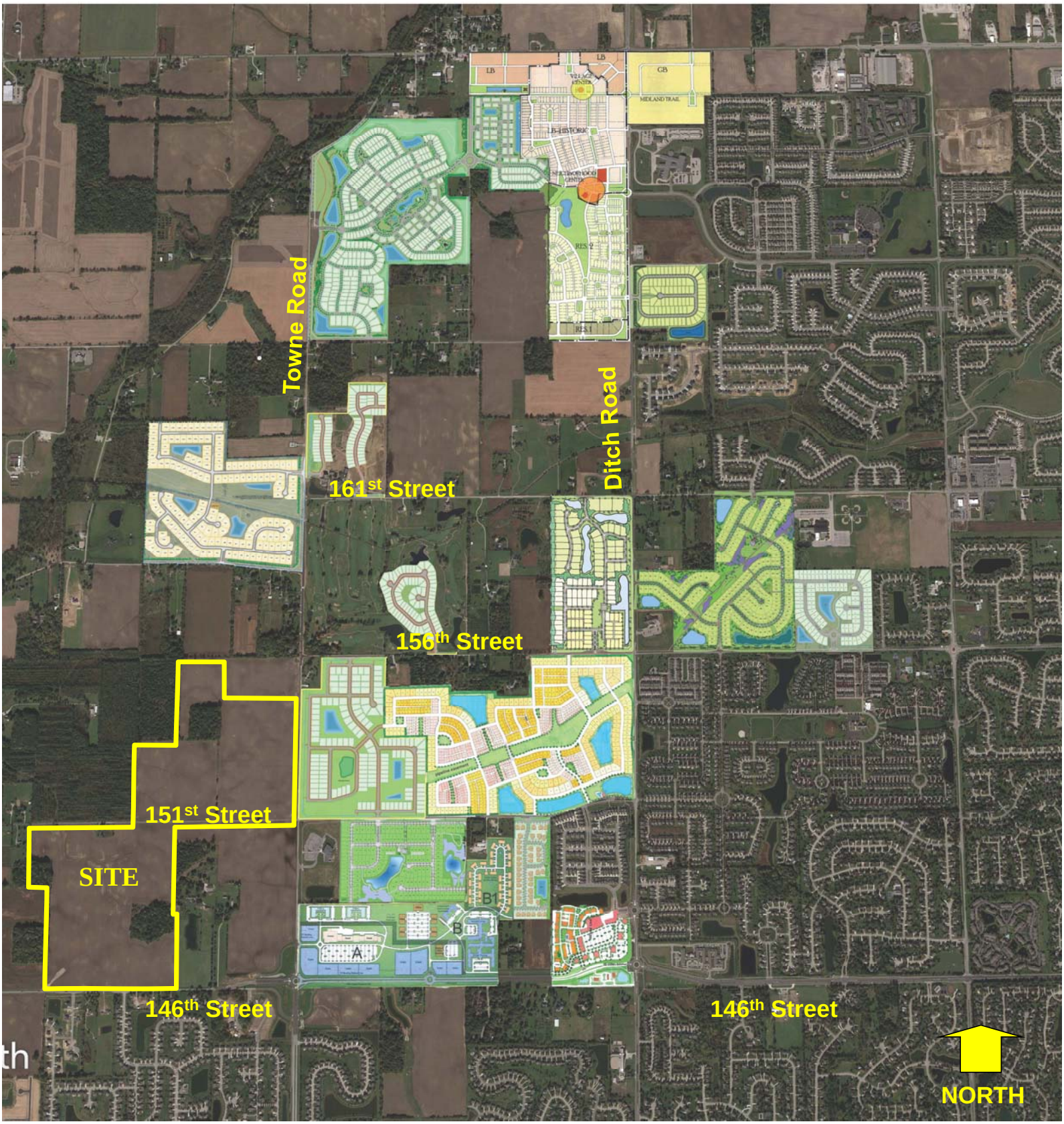
Del Webb Westfield

Site Location Map



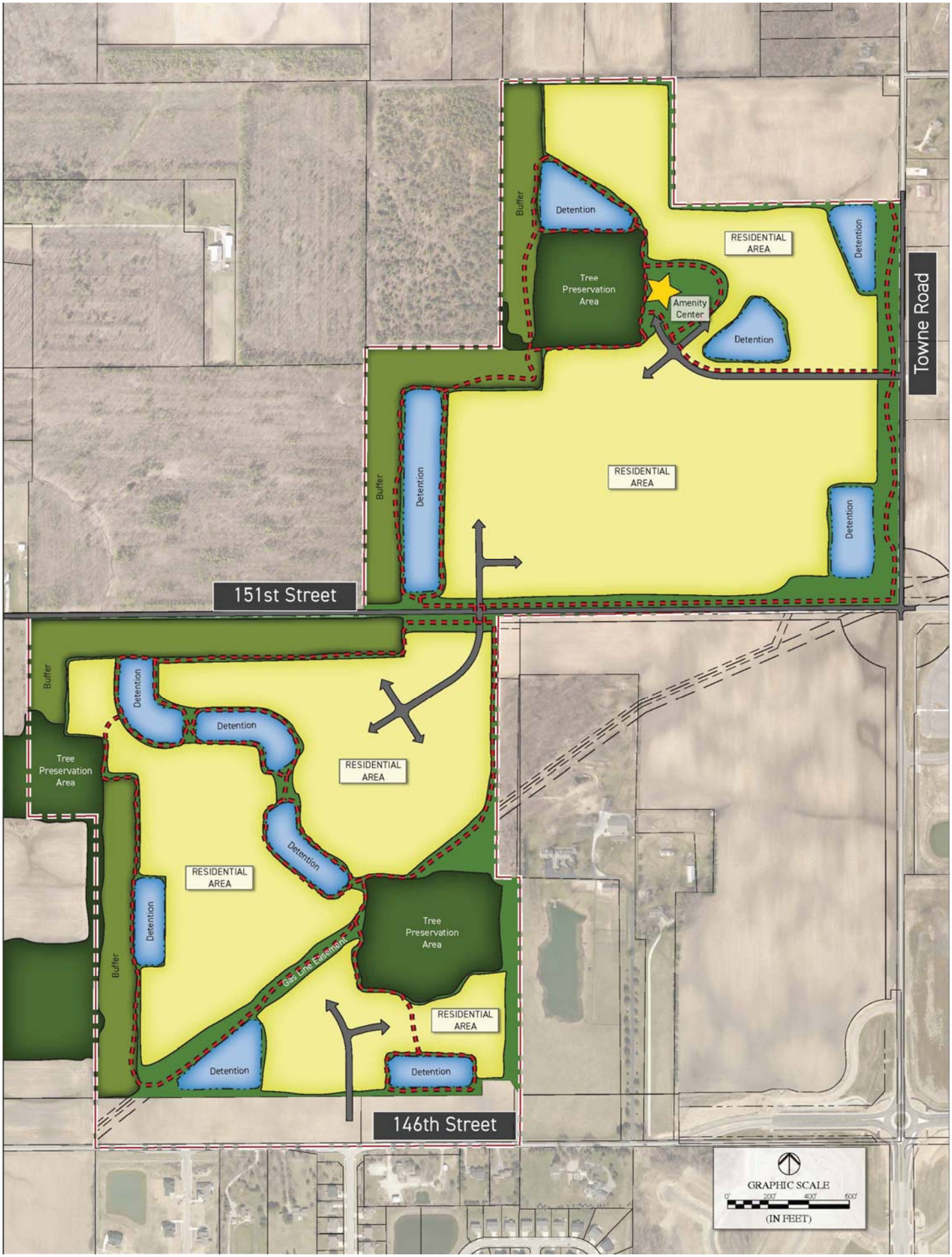
Del Webb Westfield

Site Zoning Map



Del Webb Westfield

Context Exhibit



Claiborne Farms by Del Webb

Concept Plan

ORDINANCE 19-31

ORDINANCE OF THE CITY OF WESTFIELD TO REPLACE THE WESTFIELD SOLICITATION ORDINANCE ATTACHMENT

WHEREAS, The City of Westfield, ("City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council ("Council"); and,

WHEREAS, the Council from time to time may find it necessary to amend previously adopted ordinances to assure that the desired purposes are carried out as contemplated by the Council; and,

NOW, THEREFORE, BE IT ORDAINED by the Westfield City Common Council meeting in session as follows:

Section 1. The Council now finds that Westfield Solicitation Ordinance 18-09 should be amended by replacing its Exhibit "A".

Section 2. The Westfield Code of Ordinances shall be updated by the provisions adopted herein by Exhibit "A", attached hereto and incorporated by reference herein.

Section 3. The Clerk-Treasurer shall be responsible for the duties outlined in this Ordinance and shall collect all fees, fines and issue all licenses pursuant to this Ordinance and establish appropriate documents necessary to carry out the intent of this Ordinance.

Section 4. This Ordinance shall be in full force and effect in accordance with Indiana Law, upon its passage by the City Council, its publication in accordance with law and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby ordered amended or repealed. All acts undertaken or taken pursuant to the adoption of this Ordinance are hereby authorized and/or ratified.

ALL OF WHICH IS ORDAINED THIS _____DAY OF _____2019.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy Spoljaric	Cindy Spoljaric	Cindy Spoljaric

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 19-31 was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 19-31 this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 19-31 this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266

Chapter 46 – DOOR-TO-DOOR SOLICITATION

General Provisions

No Soliciting Signs and Stickers

Westfield City Services hereby authorized and directed to maintain a supply of "No Soliciting" sticker, decals, signs, or other means of notification for free distribution to any resident of the city upon the request of such citizen. Additionally, signs may be downloaded from the City's website at https://www.westfield.in.gov/ or picked up at City Services.

Enforcement

This chapter shall be enforced by the Westfield Police Department and shall provide prompt response to any call for assistance to a resident upon whose private property a trespass has occurred after warning by sign or other notification reasonably intended to advise a person or persons to remove themselves from such private property.

Sec. 46-1. Definitions. Whenever used in this Chapter, the following words and phrases shall be defined as herein stated below:

Door-to-door Solicitation. Shall include all methods and means of soliciting funds and/or of selling commercial products, services or property within the corporate limits of the city of Westfield, Indiana ("City"), by and through the uninvited in-person solicitation of City residents on private property.

Exempt Persons. Shall include the following:

(1) An individual while and to the extent he or she is engaged in protected political speech or activity;
(2) An individual while and to the extent he or she is engaged in protected religious speech or activity;
(3) An individual engaged in the solicitation of funds and/or the sale of cookies, candies, paper products or similar sundries for and on behalf of a not-for-profit organization or association that is exempt from the Indiana Gross Retail Tax;
(4) An individual who, due to applicable federal or state law, is exempt from local licensing requirements. These individuals shall follow the established hours, manner, and restrictions, in which door-to-door soliciting may be conducted within the city.

Vendor. A person, partnership, corporation, company, organization or entity who is not an exempt person and who is engaged in the selling, peddling, marketing for future sales, merchandising or brokering of products, services or property to the general public for a commercial purpose and/or who is engaged in the solicitation of funds.

Sec. 46-2. Licensing required. It shall be unlawful for any vendor, and vendor's employees and agents to engage in door-to-door soliciting within the city until that person complies with the provisions of this chapter.

Sec. 46-3. Licensing.

(1) Any vendor who desires to engage in door-to-door solicitation shall first obtain from the Westfield Clerk Treasurer's Office a non-transferable door-to-door solicitation license ("License") permitting such activity by vendor and/or by vendor's employees and agents.

(2) The Westfield Clerk Treasurer's Office shall provide to any person, upon request, a door-to-door vendor application form ("Application") to be completed by a vendor and processed by the Westfield Clerk Treasurer's Office. The application shall seek general information about the vendor, vendor's business and the nature of vendor's proposed door-to-door solicitation. The application shall also require a vendor to list the name of every employee and agent who will be involved in door-to-door solicitation pursuant to a license issued to the vendor under this section, and to obtain from the Indiana State Police Department and attach to the application a copy of the limited criminal history of the vendor and of each employee and agent of same who will be involved in door-to-door solicitation. All completed applications shall be submitted to the Westfield Clerk Treasurer's Office for review.

(3) A license and a non-transferable identification care shall be issued to each employee by the Westfield Clerk Treasurer's Office upon such vendor's completion of an application, confirmation that such vendor and employees have no felony or misdemeanor conviction within 15 years of the application date for a crime of dishonesty, fraud, theft and/or moral turpitude, and such vendor has paid the following license fees for each employee who will be involved in door-to-door soliciting:

1 day license	$15.00
1 week license	$25.00
1 month license	$125.00
1 year license	$300

Upon receipt of a license, a vendor must also purchase from the Westfield Clerk Treasurer's Office, at the cost of $1 each, non-transferable identification cards for each employee and agent of vendor listed on vendor's application and for whom the Westfield Clerk Treasurer's Office has confirmed has no felony or misdemeanor conviction within 15 years of vendor's application date for a crime of dishonesty, fraud, theft and/or moral turpitude.

(4) The decision as to whether an application is approved or denied shall be made by the Westfield Clerk Treasurer's Office within 10 business days from the date the application is submitted to the Westfield Clerk Treasurer's Office for processing.

(5) Vendor, and each of vendor's employees and agents, shall openly display upon his or her person an identification card issued by the Westfield Clerk Treasurer's Office whenever engaging in door-to-door solicitation. When requested, identification cards shall be presented to a police officer of the city or any person.

(6) Subject to earlier revocation, pursuant to this section, a license, as well as any identification card(s) issued therewith, shall be valid for exactly one day, exactly one week, exactly one month, or exactly one year as applicable, from the date the license or identification card was issued, and shall thereafter immediately expire and become null and void.

Sec. 46-4. Restrictions on license/door-to-door solicitation.

(1) Vendor, and vendor's employees and agents, shall comply with all applicable federal, state and local laws and regulations while engaging in door-to-door solicitation.

(2) Vendor, and vendor's employees and agents shall not approach any home displaying a No Soliciting sticker, decal, sign, or other means of notification. Vendor may not approach any home that has registered with the City of Westfield's No Solicitation List maintained by the City at https://www.westfield.in.gov/

(3) Vendors are responsible for reviewing said list and treating each home listed as if a fully visible "No Solicitation" sign is located on the home.

(4) Door-to-door solicitation by vendors may be conducted between the hours of 10:00 a.m. and Dusk local time only.

(5) The holder shall not trespass or enter into or on any house, building, or other structure of any land or property, without the prior consent of the owner or occupant thereof.

(6) The holder of a license shall make no false statement or misrepresentation of fact in the course of carrying on the activity for which the license is granted and shall conduct business at all times in an orderly and lawful manner.

(7) The holder of a license who takes orders for the future delivery of any type of goods or service shall be required to deliver such goods or service before any payment is made. It is unlawful to require "deposit" money for the expectation of future delivery of goods and services.

(8) The City reserves the right to restrict the location of operation.

Sec. 46-5 License revocation or denial.

(1) If the Westfield Clerk Treasurer's Office determines that one or more of the following apply to a vendor and/or to any employee or agent of vendor who applies for a license or who is involved in door-to-door solicitation, then the Westfield Clerk Treasurer's Office shall deny the application and/or revoke an issued license and/or identification card(s) relating thereto, whichever action is applicable under the circumstances:

(a) Vendor submitted an application that contains materially false or misleading information;

(b) Vendor or any of vendor's employees or agents was, within 15 years prior the date of vendor's application, convicted of a felony or misdemeanor crime of dishonesty, fraud, theft and/or moral turpitude;

(c) Vendor or any of vendor's employees or agents has violated this section or has been charged with or convicted of a felony or misdemeanor crime of dishonesty, fraud, theft and/or moral turpitude after the issuance of but prior to the expiration date of such person's license and/or identification card;

(d) Vendor or any of vendor's employees or agents has failed to properly display his/her identification card while engaged in door-to-door solicitation;

(e) Two or more written and sworn complaints have been delivered to the Westfield Clerk Treasurer's Office regarding allegedly untruthful or illegal conduct concerning vendor or vendor's employees or agents during his/her door-to-door solicitation, including but not limited to violating any No Solicitation sign or the Westfield No Solicitation List ;

(2) All license and/or identification card denials/revocations shall be in writing, shall state thereon the effective date of the denial/revocation and the reason for same, and shall be served by U.S. certified mail or by personal service on vendor at vendor's address as contained in the application.

(3) Any vendor, within 20 days from the date on which notice of such license and/or identification card denial or revocation notice is served thereon, may by written request made and delivered to the Westfield Clerk Treasurer's Office within such time period, appeal such action to the Westfield Board of Public Works and Safety ("Board"). If a timely appeal is not made, the decision of the Westfield Clerk Treasurer's Office is final. If a timely appeal is made, the Board shall hear the appeal at a public hearing which shall begin no more than 30 days from the date of the receipt of the appeal request by the Westfield Clerk Treasurer's Office. The Board shall issue its written decision on the appeal no more than 10 days from the ending date of the hearing thereon, which Board decision shall be final.

(4) No application, license or identification card fees shall be returned or refunded upon the revocation of a license and/or identification card issued pursuant to this section, all such monies being deemed forfeited.

Sec. 46-6 Penalties.

(1) Any vendor and/or any employee or agent or vendor who engages in door-to-door solicitation in violation of this section shall be subject to a fine of $100 for each separate offense during which the same engages in such conduct, with a maximum penalty of $500.00 for each day during which the same engages in such conduct.

(2) A vendor and/or any employee or agent of vendor who commits a violation under this chapter is subject to the enforcement procedures provided in I.C. 34-28-5, et

al. Violations may be filed in any court of competent jurisdiction in Hamilton County Indiana.

(3) The City may seek a temporary and/or permanent restraining order against any vendor and/or employee or agent thereof in any court of competent jurisdiction.

(4) The City's remedies hereunder shall be cumulative and pursuit of one remedy shall not preclude the pursuit of others under this section or otherwise.

(5) Willful or intentional disregard of this section shall, to the full extent permitted by law, entitle the City to collect from the violator the City's attorney fees, court costs, litigation expenses, and all other reasonable costs and expenses incurred in obtaining a restraining order and/or any other enforcement remedies against same.

Sec. 46-7.1 Administrative Appeal of License Revocation.

(1) A vendor whose license has been revoked as outlined by this Ordinance shall have the right to appeal to the Westfield Solicitation Review Board within 3 days of being notified that the license has been revoked.

(2) Any appeal must be presented to the Clerk-Treasurer Office. The Meeting of the Board will then be set within 3 business days from the request.

(3) The appeal to the Westfield Solicitation Review Board is a condition precedent to seeking any further civil remedy.

(4) The Westfield Solicitation Review Board shall consist of the following persons:

(a) The Clerk-Treasurer or designee thereof.
(b) The Westfield Police Chief or designee thereof.
(c) The Westfield Economic and Development Director or designee thereof.

Sec. 46-7 Severability clause. If any paragraph, sentence or other part of this chapter shall, for any reason, be adjudged invalid by any court of competent jurisdiction, such judgment shall not affect, impair or invalidate the remainder of this chapter, but shall be confined in its operation to the paragraph, sentence or other part thereof which is directly involved in the controversy in which such judgment is rendered.

Sec. 46-8 Effect and scope. The adoption of this chapter by the City, and the license of any vendor hereunder, shall not constitute an endorsement of approval of the cause, goods, property and/or services represented or provided by, nor the product of any person while engaged in door-to-door solicitation.

I have read and will comply by Ordinance 18-09, including the No Solicitation List maintained at https://www.westfield.in.gov/ and I am aware that non-compliance may result in penalties and possible revocation of my solicitation permit.

_____ _____

Name Date

SOUTH BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

WEST BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1	NATURAL STONE VENEER
2	CAST STONE SILL
3	FIBER-CEMENT HORIZONTAL LAP SIDING
4	FIBER-CEMENT BOARD & BATTEN VERTICAL SIDING
5	FIBER-CEMENT TRIM BOARDS
6	ARCHITECTURAL GRADE ASPHALT SHINGLE
7	STANDING SEAM METAL ROOFING
8	ALUMINUM WINDOWS W/ SIMULATED DIVIDED LITE
9	STONE PIER WITH CAST STONE TOP
10	CARPENTER BUILT STAINED WOOD COLUMN WRAP
11	CARPENTER BUILT FREE-STANDING STAINED WOOD TRELLIS AND SUPPORT COLUMNS
12	ILLUMINATED BUILDING SIGNAGE - ALL SIGNAGE UNDER SEPARATE PERMIT
13	CARPENTER BUILT DECORATIVE TRUSS AT GABLE END
14	STAINED WOOD BARN DOORS WITH METAL HARDWARE, NON-OPERABLE/ FIXED
15	8 FT TALL ALUMINUM VERTICAL PICKET FENCE
16	8 FT TALL PVC FENCE
17	STEEL AND GLASS OVERHEAD DOOR
18	HOLLOW METAL DOOR WITH LITE
19	ALUMINUM ENTRY DOOR WITH SIDE / TRANSOM WINDOWS
20	PRE-FINISHED METAL COPING
21	6 FT 4 INCH TALL MASONRY TRASH ENCLOSURE WITH PVC FRONT SWING GATES
22	DECORATIVE CHIMNEY SHROUD

LINDENGROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

RWE MANAGEMENT COMPANY
16 W 361 S. FRONTAGE RD., SUITE 106
BURR RIDGE, IL 60527
(630) 734-0883
JASON@RWEMANAGEMENT.COM

COYNE VETERINARY CENTER

181ST STREET & WHEELER ROAD
GRAND PARK VILLAGE
WESTFIELD, INDIANA

DRAWN DESCRIPTION
ISSUED TO WESTFIELD

DATE
08/30/19

2019-0096
PROJECT NUMBER

FILE NUMBER

08/30/2019
DATE

LGI
DRAWN BY

FINAL REVIEW

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PRELIMINARY
BUILDING
ELEVATIONS

SHEET NAME

PD-4.0

SHEET

SHEET OF

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NORTH BUILDING ELEVATION UNPROTECTED OPENINGS:

THE NORTH BUILDING FACADE IS LOCATED 9 FEET, 10 FEET AND 21 FEET AWAY FROM THE INTERIOR PROPERTY LINE. 25, 45% AND UNLIMITED UNPROTECTED OPENINGS IS ALLOWED PER IBC 2012, 705.8 FOR SPRINKLERED BUILDINGS. SEE CIVIL DRAWING FOR BUILDING FACADE LOCATION.

FACADE AT 9 FEET FROM PROPERTY LINE
- TOTAL = 1,185 SQFT.
- ALLOWABLE UNPROTECTED OPENINGS = 296 SQFT (25%)
- PROVIDED UNPROTECTED OPENINGS = 112 SQFT (COMPLIES)

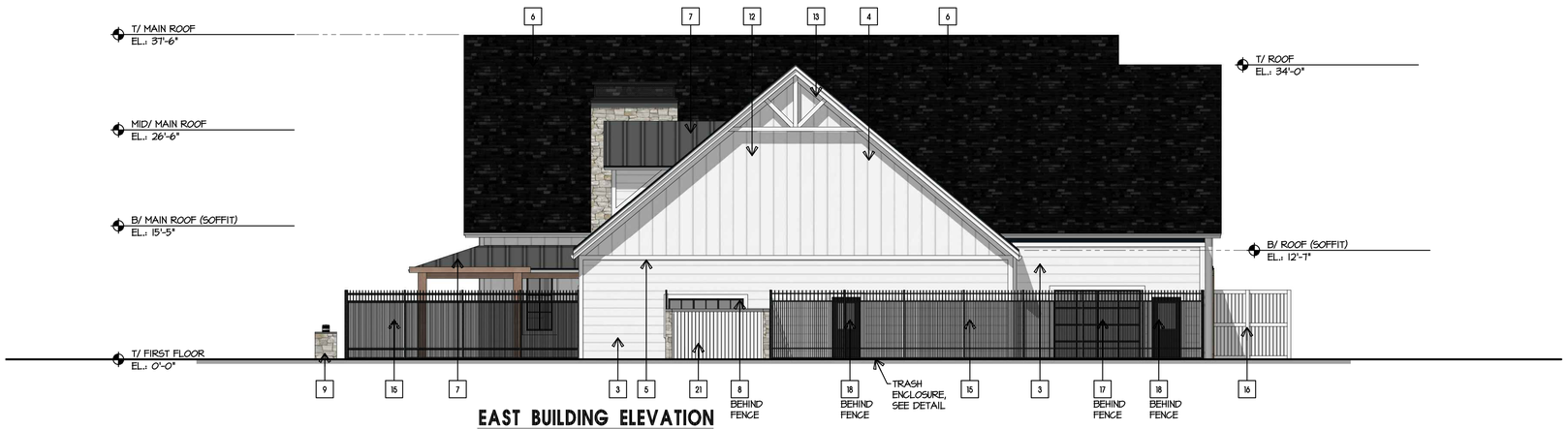
FACADE AT 10 FEET FROM PROPERTY LINE
- TOTAL = 1,440 SQFT.
- ALLOWABLE UNPROTECTED OPENINGS = 648 SQFT (45%)
- PROVIDED UNPROTECTED OPENINGS = 160 SQFT (COMPLIES)

FACADE AT 21 FEET FROM PROPERTY LINE
- TOTAL = 955 SQFT.
- UNLIMITED ALLOWABLE UNPROTECTED OPENINGS

NORTH BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"



EAST BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1	NATURAL STONE VENEER
2	CAST STONE SILL
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22	DECORATIVE CHIMNEY SHROUD

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10100 ORLAND PARKWAY SUITE 110
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RWE MANAGEMENT COMPANY
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JASON@RWEMANAGEMENT.COM

COYNE VETERINARY CENTER

181ST STREET & WHEELER ROAD
GRAND PARK VILLAGE
WESTFIELD, INDIANA

DRAWN DESCRIPTION
ISSUED TO WESTFIELD

DATE 08/30/19

2019-0096
PROJECT NUMBER

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DATE

LGI
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PRELIMINARY BUILDING ELEVATIONS

SHEET NAME

PD-4.1

SHEET

SHEET OF

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RENDERED VIEW OF SOUTH ELEVATION

RENDERED VIEW OF SOUTH ELEVATION

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LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
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PRELIMINARY EXTERIOR VIEWS

SHEET NAME
PD-4.2
SHEET

SHEET OF

RENDERED VIEW OF SOUTH ELEVATION

RENDERED VIEW OF SOUTH ELEVATION

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DATE	DRAWN	DESCRIPTION
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DATE

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PRELIMINARY EXTERIOR VIEWS

SHEET NAME

PD-4.3

SHEET

SHEET OF

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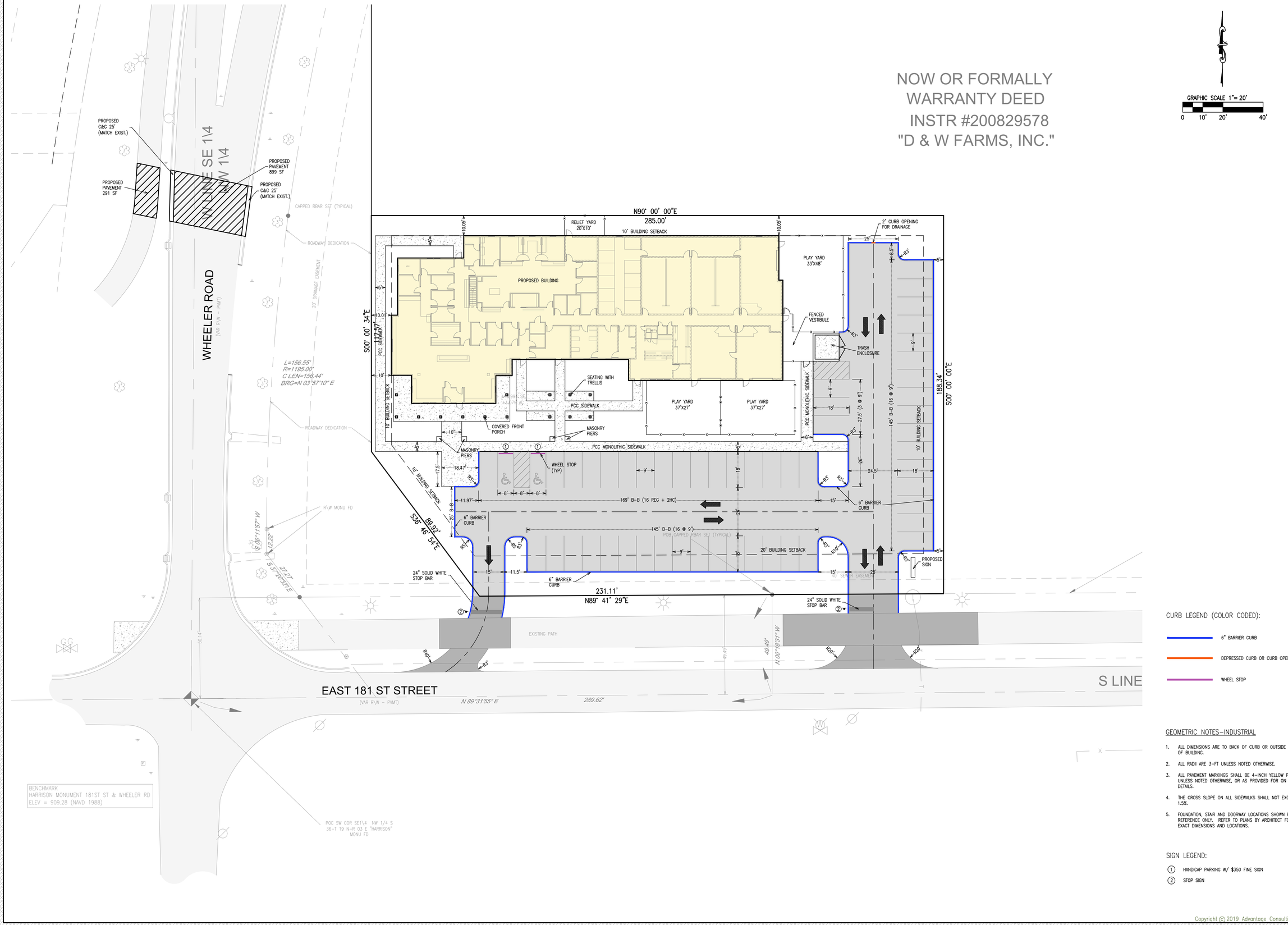
Exhibit "E"

Dartown Crossing PUD Amendment I Project Description

"Dartown Crossing PUD Amendment I" is a proposed amendment adding real estate to the Dartown Crossing PUD Ordinance 17-13 consisting of approximately 9.51 acres proposed by MR3 Development, LLC. The site is located generally at the northwest corner of State Highway 32 and Austrian Pine Way and is identified as parcel 08-05-35-00-00-024.000 (the "Real Estate"). The current zoning of the Real Estate is the EI: Enclosed Industrial and the parcel is vacant in use.

MR3 Development, LLC is seeking approval of this Change of Zoning Application ("Rezone Request") to allow for the extension of the Dartown Crossing PUD and amending the development standards regarding the entire District. The proposed amendment would allow a kennel to be erected on the site substantially compliant with Exhibit D of the ordinance. Other amendments include updating the development standards that have been applied in previously approved PUDs regarding signage, building size, and landscaping.



CURB LEGEND (COLOR CODED):

- 6" BARRIER CURB
- DEPRESSED CURB OR CURB OPENING
- WHEEL STOP

GEOMETRIC NOTES–INDUSTRIAL

1. ALL DIMENSIONS ARE TO BACK OF CURB OR OUTSIDE FACE OF BUILDING.
2. ALL RADII ARE 3-FT UNLESS NOTED OTHERWISE.
3. ALL PAVEMENT MARKINGS SHALL BE 4-INCH YELLOW PAINT UNLESS NOTED OTHERWISE, OR AS PROVIDED FOR ON THE DETAILS.
4. THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
5. FOUNDATION, STAIR AND DOORWAY LOCATIONS SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY ARCHITECT FOR EXACT DIMENSIONS AND LOCATIONS.

SIGN LEGEND:

(1) HANDICAP PARKING W/ $350 FINE SIGN
(2) STOP SIGN

NO.	DATE	REMARKS

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758
www.adengr.us

GEOMETRIC PLAN

COYNE VETERINARY CENTER
181st ST. & WHEELER RD.
WESTFIELD, IN 46704

RWE | MANAGEMENT COMPANY
16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527
PH: (630)-734-0883

AUGUST 30, 2019
JOB: 19-043

SHEET:
L1
3 OF 12

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ORDINANCE NO. 19-52

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, APPROPRIATING THE PROCEEDS OF THE CITY OF WESTFIELD, INDIANA GENERAL OBLIGATION BONDS, SERIES 2019 AND ANY INVESTMENT EARNINGS THEREON

WHEREAS, the Common Council of the City of Westfield, Indiana (the ‘‘City”), has determined to undertake certain projects including but not limited to paying for (i) purchase or lease purchase certain property including but not limited to vehicles and other equipment, (ii) information technology infrastructure and (iii) certain road project expenses (collectively, the “Project”), all as described in an ordinance adopted by the Common Council of the City (the “Council”) prior in time to the adoption of this ordinance on October 14, 2019; and

WHEREAS, the Council has determined that the estimated cost of the Project, and the incidental expenses necessary to be incurred in connection with the Project and with the issuance of its City of Westfield, Indiana General Obligation Bonds, Series 2019 (the “Bonds”) to finance the Project, will be in an amount not to exceed Five Million Dollars ($5,000,000); and

WHEREAS, the Council has determined to issue the Bonds to fund the costs of the Project in an original aggregate principal amount not to exceed Five Million Dollars ($5,000,000); and

WHEREAS, there has been published a notice of a public hearing on the appropriation of the proceeds of the Bonds and any investment earnings thereon to be held on this date; the hearing has been held and the Council has considered the evidence presented at the hearing;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, THAT:

Section 1. The Council finds that all proceedings required before appropriation of the proceeds of the Bonds and any investment earnings thereon have been accomplished and completed.

Section 2. For the purpose of paying the costs of the Project, and incidental expenses necessary to be incurred with the Project and the Bonds, an amount not to exceed Five Million Dollars ($5,000,000) and any investment earnings thereon and premium, if any, shall be appropriated from the proceeds of the Bonds.

Section 3. The Clerk-Treasurer is directed to submit and certify this ordinance and the related proceedings to the Department of Local Government Finance in accordance with Indiana Code 6-1.1-18-5.

Section 4. This ordinance shall be in full force and effect from and after its passage.

ADOPTED AND PASSED THIS _____ DAY OF OCTOBER, 2019, BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL
Hamilton County, Indiana

WESTFIELD COMMON COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steve Hoover	Steve Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark Keen	Mark Keen	Mark Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____

Cindy J. Gossard, Clerk-Treasurer
City of Westfield, Indiana

I hereby certify that ORDINANCE 19-___ was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at ___:___ __.m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 19-___

this _____ day of _____, 2019

at ___:___ __.m.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 19-___

this _____ day of _____, 2019

at ___:___ __.m.

_____
J. Andrew Cook, Mayor

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. */s/ James T. Crawford, Jr.*

This document prepared by James T. Crawford, Jr., Esq. Krieg DeVault LLP, 12800 North Meridian Street, Suite 300, Carmel, IN 46032, (317) 238-6239.

KD_10385536_2.docx

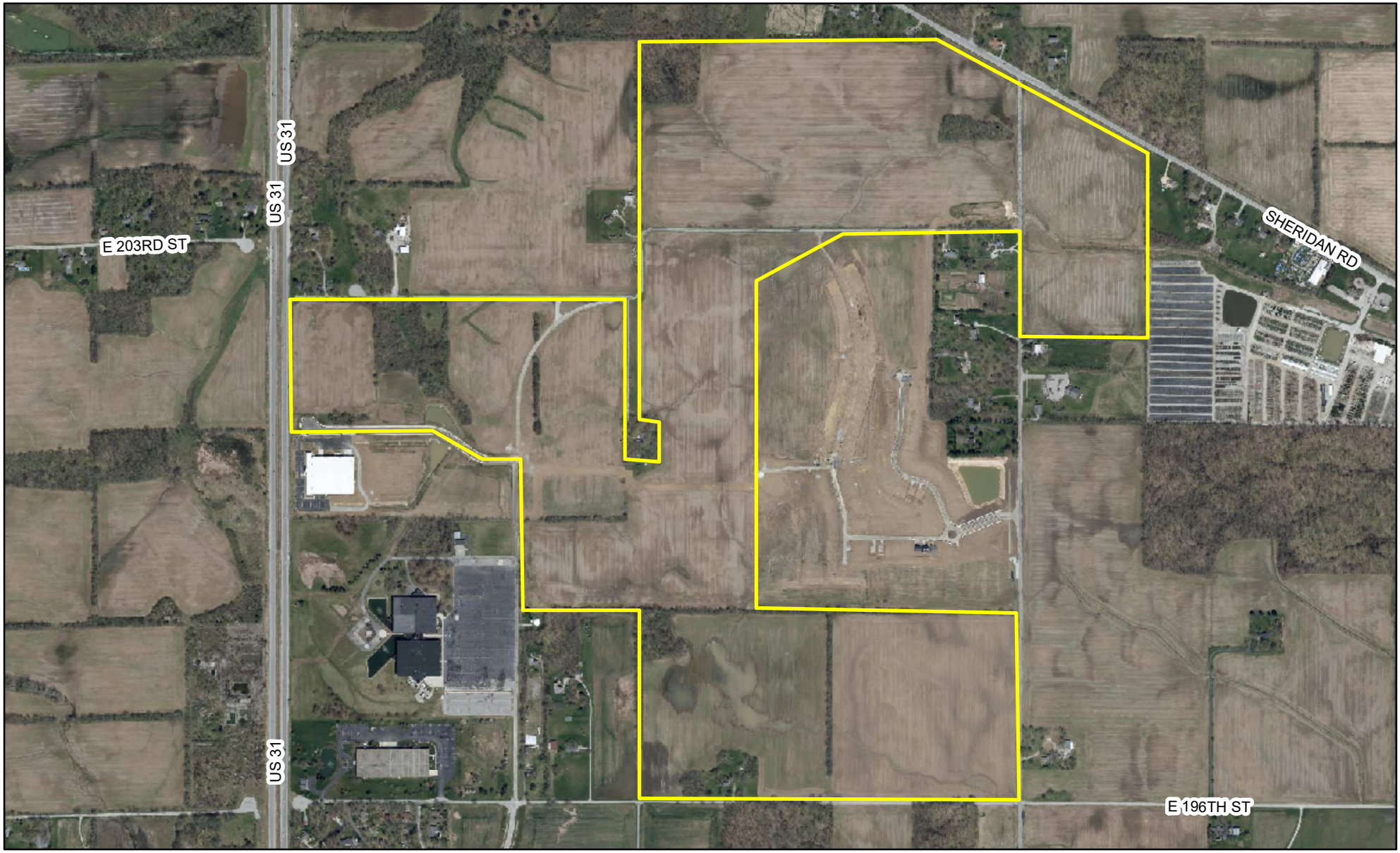
CITY OF Westfield INDIANA

Economic Revitalization Area
Northpoint Business Park

N
W E
S
Not To Scale

Aerial Location Map

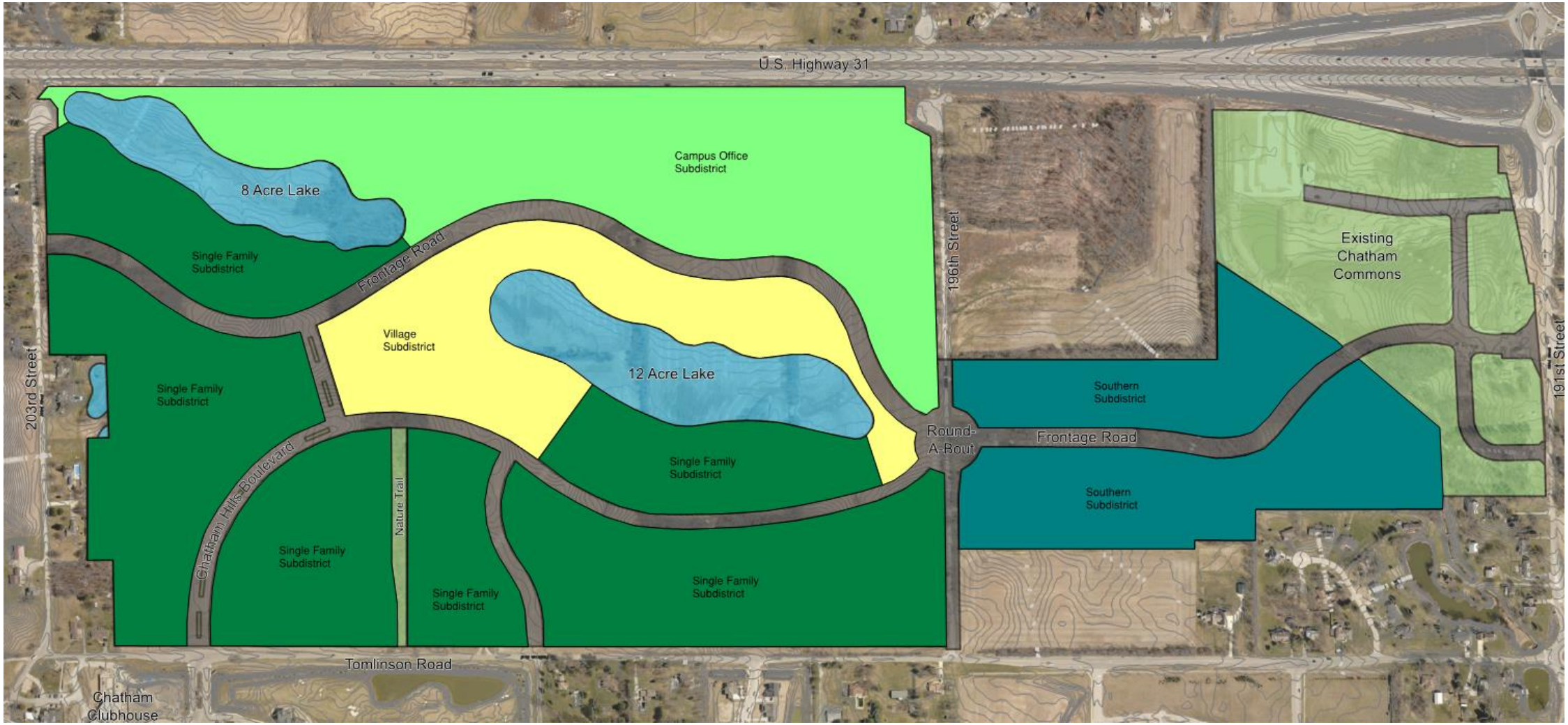
Site



Grand Park Village PUD – Amendment I

Narrative Statement

a. RWE Management Company, on behalf of Chatham Hills LLP, is requesting a change of zoning to permit outdoor runs as a permitted land use on Lot 1, Section 6, of the Grand Park Village. The revised permitted use would be defined as; Veterinarian Clinics, kennels and Boarding facilities *with outdoor runs*. The proposed land use for this site as illustrated in the submitted Detailed Development Plan is a full-service veterinary care center that includes basic veterinary services along with specialized surgeries, physical therapy, pet grooming, dog day care, dog training classes, and dog and cat boarding. The proposed hours of operation will be 6:30am – 8pm Monday through Friday, 6:30am -6pm Saturday and 9am – 3pm Sunday. The full service Animal care services offered by Coyne Veterinary Services provide pet services that are in demand in the City of Westfield. Their animal care model provides the convenience of multiple services in one place, and the accessibility of extended hours, appointment free, to busy pet loving families. All overnight boarding kennels are proposed to be contained inside the building. The outdoor play area will include an open play areas. Dogs are moved through this area as part of the daily routine for exercise and for relief. The outdoor play areas are only utilized during open hours of the facility and is supervised at all times.



Chatham Village

September 9, 2019

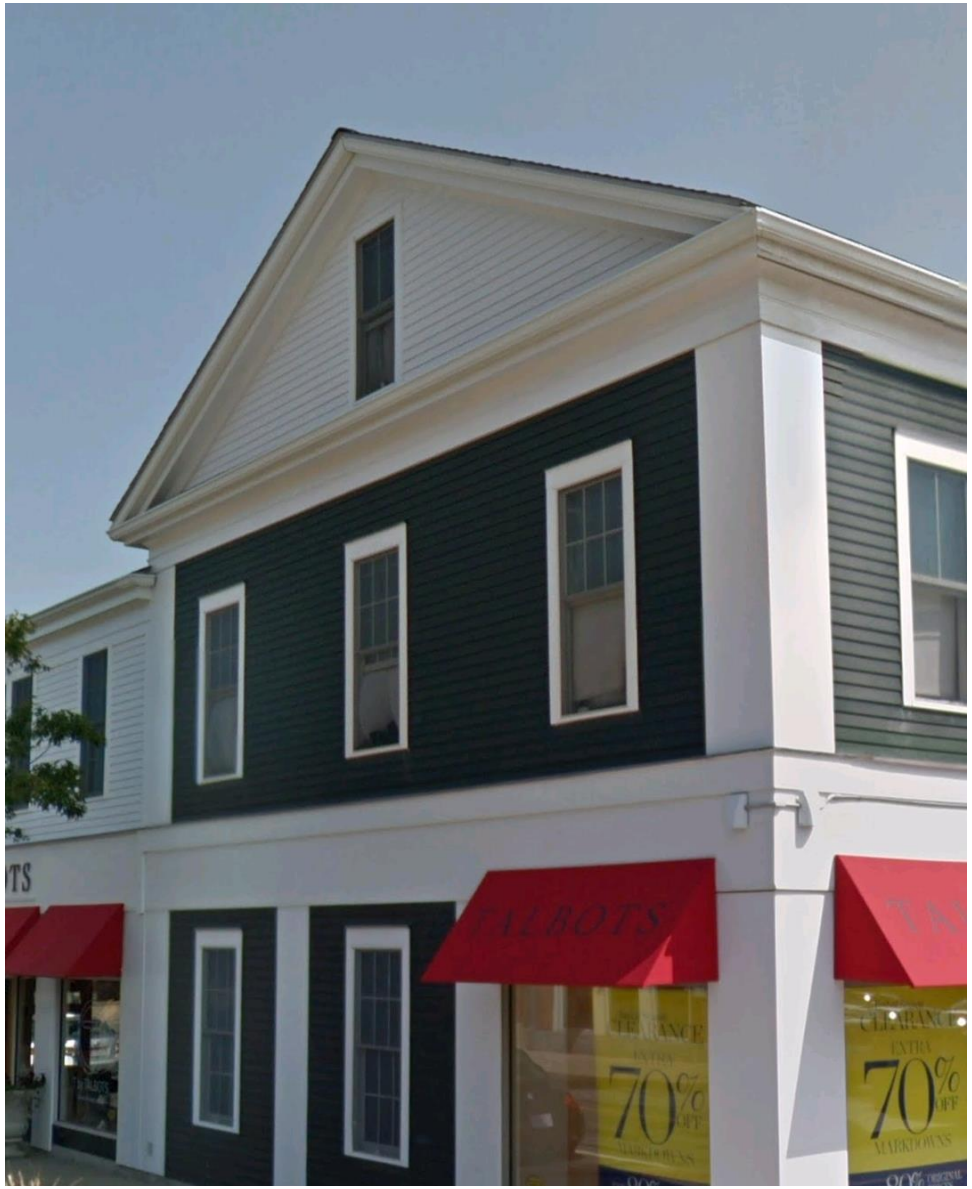
Chatham Hills
WESTFIELD

Chatham Hills
WESTFIELD

Chatham Hills
WESTFIELD

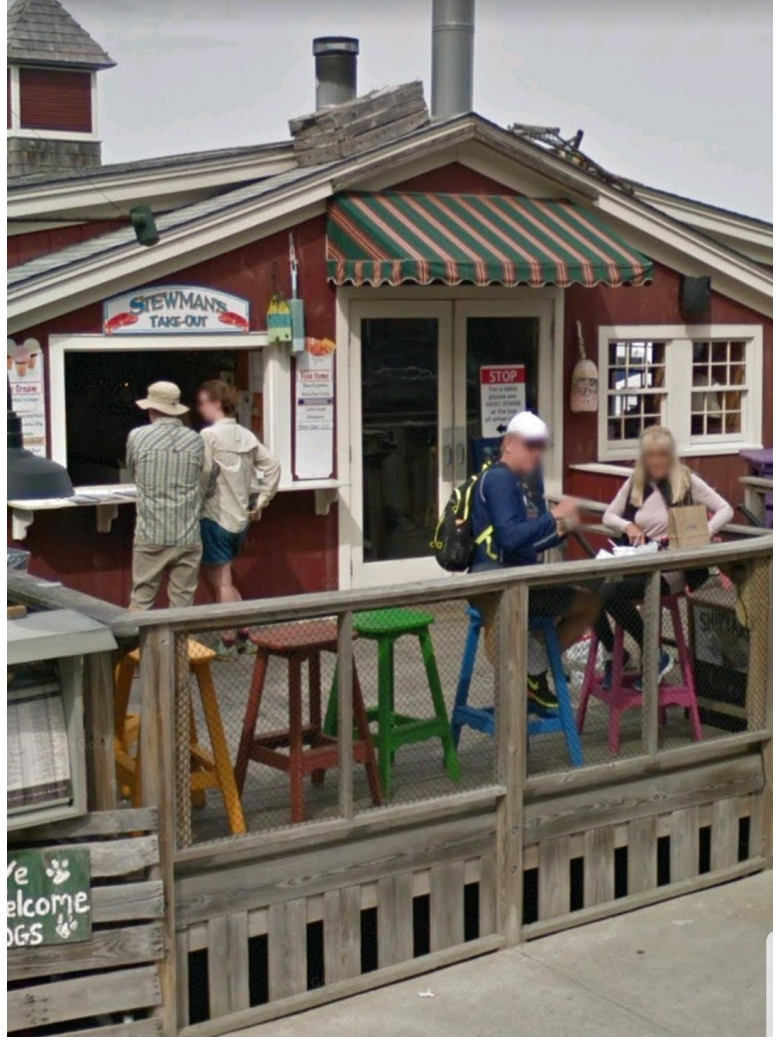
vineyard vines
vineyard vines

WHITE HALL
BizHub



Chatham Hills
WESTFIELD

MT. DESERT ISLAND
ICE CREAM
ICE CREAM
DESSERTS • COFFEE


STEWMAN'S
TAKE-OUT
STOP

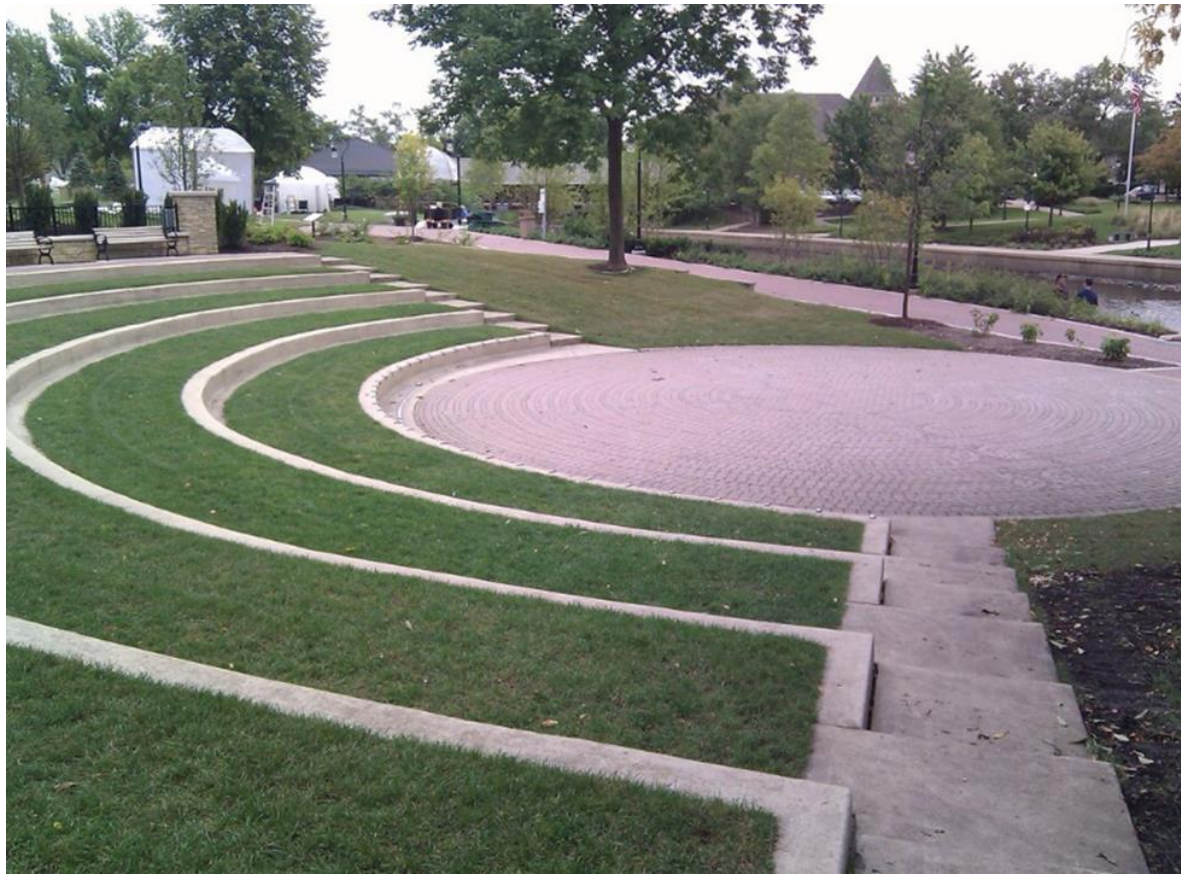
QUIETSIDE CAFE & ICE CREAM SHOP

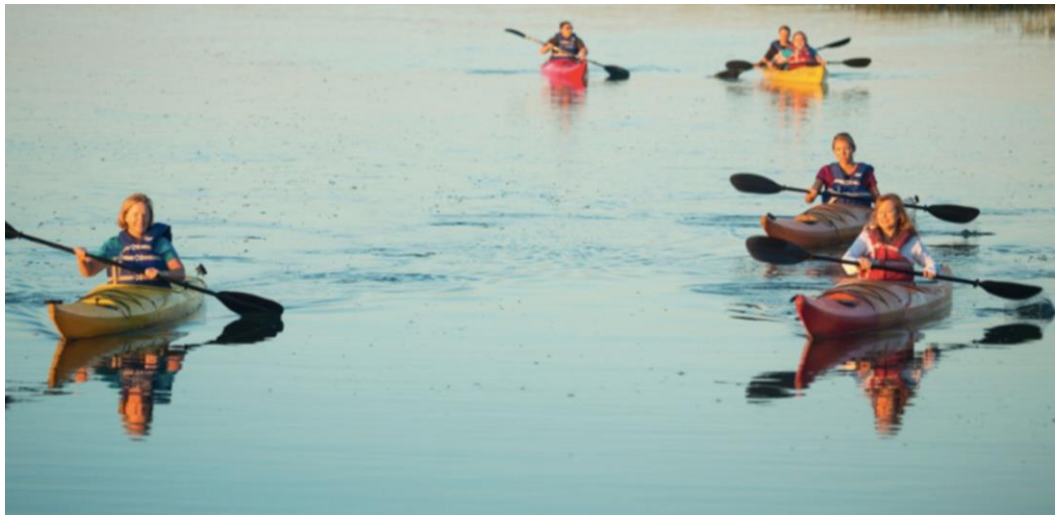
Sabal Trust
Company

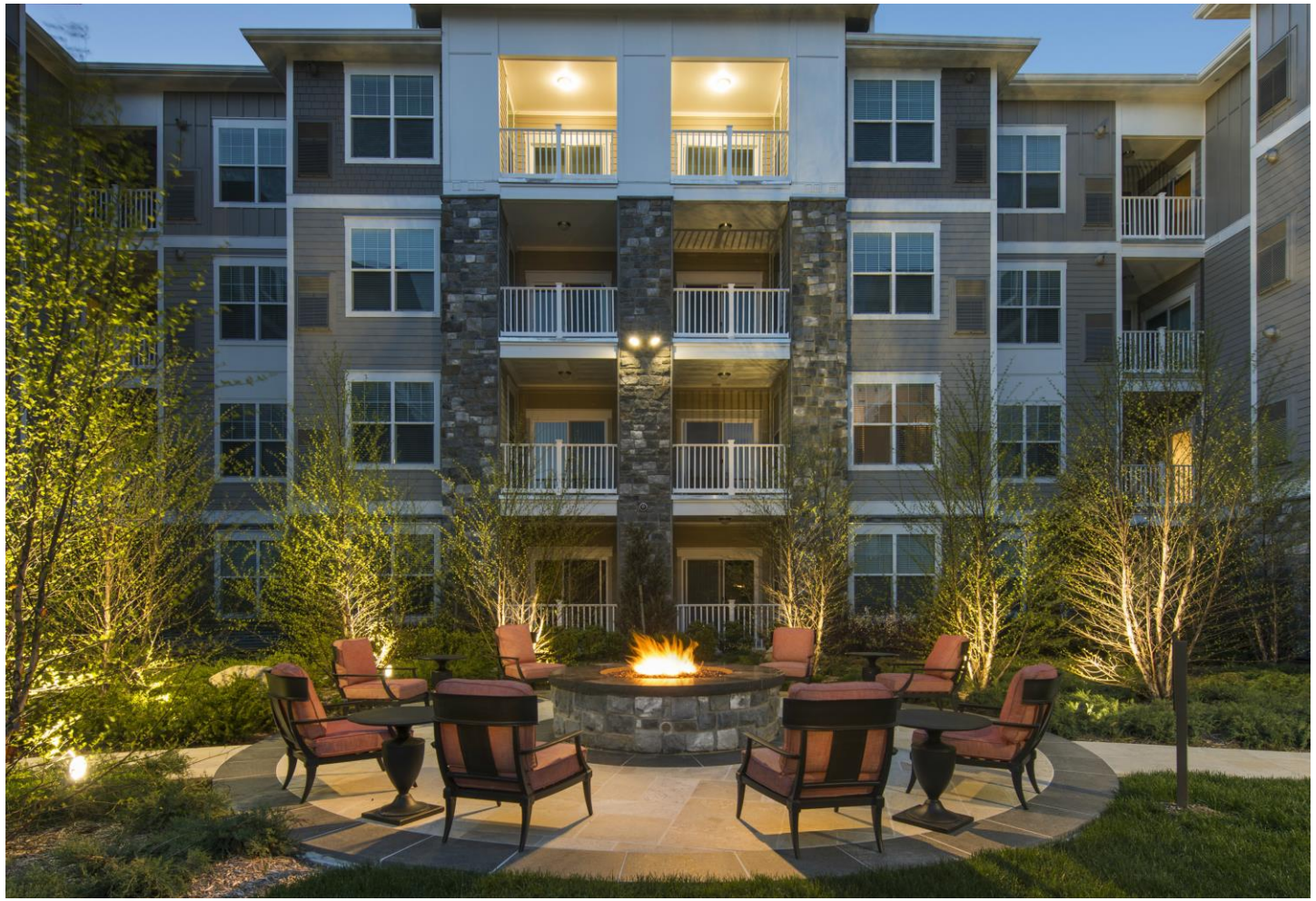
TRAVEL
MEMBERSHIP

GOURMET

Chatham Hills
WESTFIELD







Chatham Hills
WESTFIELD

ORED FAMILY HEALTH & FIT
ALTA SKELTON NP

General Shale

SynerG
LAW COMPLEX

Chatham Village

Chatham Hills
WESTFIELD

Westfield City Council Report

Ordinance Number:	19-27
APC Petition Number:	1908-PUD-21
Petitioner:	Arbor Homes (the "Petitioner")
Representative:	Eric Douthit, Church Church Hittle & Antrim
Requested Action:	A change in zoning of approximately 103 acres +/- from the AG-SF1: Agricultural / Single-Family Rural District and the Spring Mill Trails PUD District to the Orchard View PUD District.
Current Zoning:	AG-SF1: Agricultural / Single-Family Rural District
	Springmill Trails PUD (Ord. 11-19)
Current Land Use:	Agricultural / Vacant
Approximate Acreage:	103 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Proposed Ordinance 19-27
	4. Concept Plan
	5. Landscape Plan
	6. Character Exhibits
	7. Neighbor Meeting
	8. Public Comments
Prepared by:	Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the July 8, 2019, City Council meeting. The Petitioner held a neighborhood meeting on July 23, 2019. The petition received a public hearing at the August 5, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

The Plan Commission sent 1908-PUD-21 to the City Council with a favorable recommendation by a vote of five (5) to one (1) at their September 3, 2019, meeting.

PROJECT OVERVIEW

Location: The Property is located at approximately 17922 Spring Mill Road, east of Casey Road, and north of State Road 32 (see **Exhibit 2**).

Project Description: The Petitioner is requesting a change of zoning to the Orchard View PUD District (Ordinance 19-27) that would allow for residential development. The proposed PUD Ordinance establishes the SF4: Single-Family High Density as the Underlying Zoning District.

Permitted Uses: The proposed PUD Ordinance defaults to the permitted and prohibited uses of the SF4: Single-Family High Density in addition to prohibiting detached outbuildings other than the primary structure and above-ground pools.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

	Proposed Area A	**Proposed Area B**	**SF4 District**
Minimum Lot Frontage	30’	30’	40’
Minimum Lot Width	60’	25’	50’
Minimum Lot Area	7,200 sq ft	7,800 sq ft	9,000 sq ft
Minimum Setbacks			
Front Yard			
Two Car Garage	25’	25’	25’
Three Car Garage	20’	20’	25’
Side Yard / Building Separation	5’ / 15’	5’ / 10’	8’
Rear Yard	15’	10’	25’
Maximum Building Height	35’	30’	25’
Minimum Living Area			
Single Story	1,300 sq ft	1,400 sq ft	1,000 sq ft
Mulit-Story	1,600 sq ft	1,600 sq ft	750 sq ft

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Architectural Standards: Shall apply; except as modified below.

1. Article 6.2 (C)(1) Perimeter Lots: In addition to the standards outlined within Section 7 of Ordinance 19-27, all Dwellings indicated by the (*) or (o) in **Exhibit 4** shall meet the following Perimeter Lot Standards for the Side and Rear Elevations.
    a. Article 6.2 (C)(1)(b) Side Elevations: Those Lots indicated with a (o) shall require a minimum of three (3) different finish façade styles from the list below for each side elevation. A brick or stone wainscot is required as one of the finished façade styles. This requirement excludes dwellings with a hip roof whereas the requirement shall be two (2) different finish façade styles. Should a full first floor brick wrap is selected, said brick shall satisfy the intent of this requirement. Finished Façade Styles shall include but are not limited to Brick, Stone, Horizontal Siding, Bat and Board Siding, Tudor Style Siding and Cedar Shake Siding.
    b. Article 6.2 (C)(1)(b) Rear Elevations: Those Lots indicated with (*) shall require one of the following a sunroom, screened-in porch, covered patio or covered porch, or a four (4') feet deep offset on the rear. The windows on said rear elevation shall have shutters and window grids.
2. Front Elevation Masonry: All homes shall have masonry on at least fifty percent (50%) of the front elevation. If a home has a front porch, the home shall have a minimum masonry of at least thirty percent (30%).
3. Finished Façade Materials: The primary building material for all façade shall include masonry, wood, cement fiber board, stucco, shakes, board and batten, vinyl lap siding (minimum thickness of 0.044"). Vinyl siding shall not be restricted in the percentage of any building façade material allowed on any elevation except where limited in the front elevation.
4. Garages: All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door and shall not be required to be recessed from the other bays. The total two-car garage door width may not exceed forty-five (45%) percent of the linear footage of the primary elevation of the Dwelling. The total three-car garage door width shall not exceed fifty (50%) percent of the linear footage of the primary elevation of the Dwelling. Garage elevations shall include design elements to vary the appearance of the garage façade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.

Landscaping Standards: Shall apply, except as modified below.

1. Article 6.8 (K) Minimum Lot Landscaping: All Dwellings in the District shall include at least one (1) front yard ornamental or evergreen tree, one (1) front yard shade tree, with corner lots to include an additional one (1) shade tree in the street side yard. Rear yards shall have one (1) deciduous tree planted in the rear yard, with

all trees being a minimum two (2) inch caliper, or six (6') feet in height for evergreen trees at time of planting. All Dwellings in the District shall include a minimum of eight (8) shrubs or bushes in the front foundation planting bed and all shrubs or bushes shall be a minimum of eighteen (18") inches in height at the time of planting.

2. Tree Preservation Easement: A Tree Preservation Easement (TPE) shall be located along certain areas of the perimeter of the development for the purpose of maintaining the existing healthy, non-evasive trees and shrubs. Said easement is designed to provide a natural barrier surrounding the development from existing uses.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

Processes & Permits: As proposed, the PUD Ordinance defaults to the standards of the Unified Development Ordinance Chapter 10.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made changes to the petition since the August 5, 2019 public hearing. While some were purely formatting or clarification of the text, others were substantive and are briefly described in the following paragraphs.

First, addressing concerns from citizens regarding a trail to the Northern Boundary of the site. Along with addressing Public, Council, and Plan Commission concerns regarding language on Garages, Street Widths, Street Trees, and Streetscape Diversity. Lastly, in addressing comments towards a surrounded parcel, Arbor Homes has been in discussion with the Property Owner about eventually bringing in their home to the subdivision and have increased the total amount of maximum dwellings to two hundred and eighty-two (282) units to include a future amendment of this parcel.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property New Suburban land use area and the Regional Commercial land use area. Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the New Suburban area. Along with development that ensures that infill development is compatible in mass, scale, density, materials, and architectural style to existing developments. The Regional Commercial area details Regional Commercial (such as big-box type retail and large anchor stores), Office, Attached Residential Dwellings, and similar uses as appropriate. These Region Commercial areas are intended to be kept reserved for exclusively Commercial Development for the benefit of the economic health of the community and uses that do not contribute to that economic

health should not be allowed. As areas encouraging this Regional Commercial Development are meant to limited to those areas designated on the Land Use Concept map at the north and south ends of US 31 and on SR 32 near Eagletown. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the July 1, 2019, Plan Commission meeting. Notice of the public hearings was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the July 8, 2019, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its September 3, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 5 in favor, 1 opposed).

City Council

Introduction:	July 8, 2019
Eligible for Adoption:	September 9, 2019
Submitted by:	Jonathan Dorsey, Associate Planner
	Economic and Community Development Department

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, August 5, 2019, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

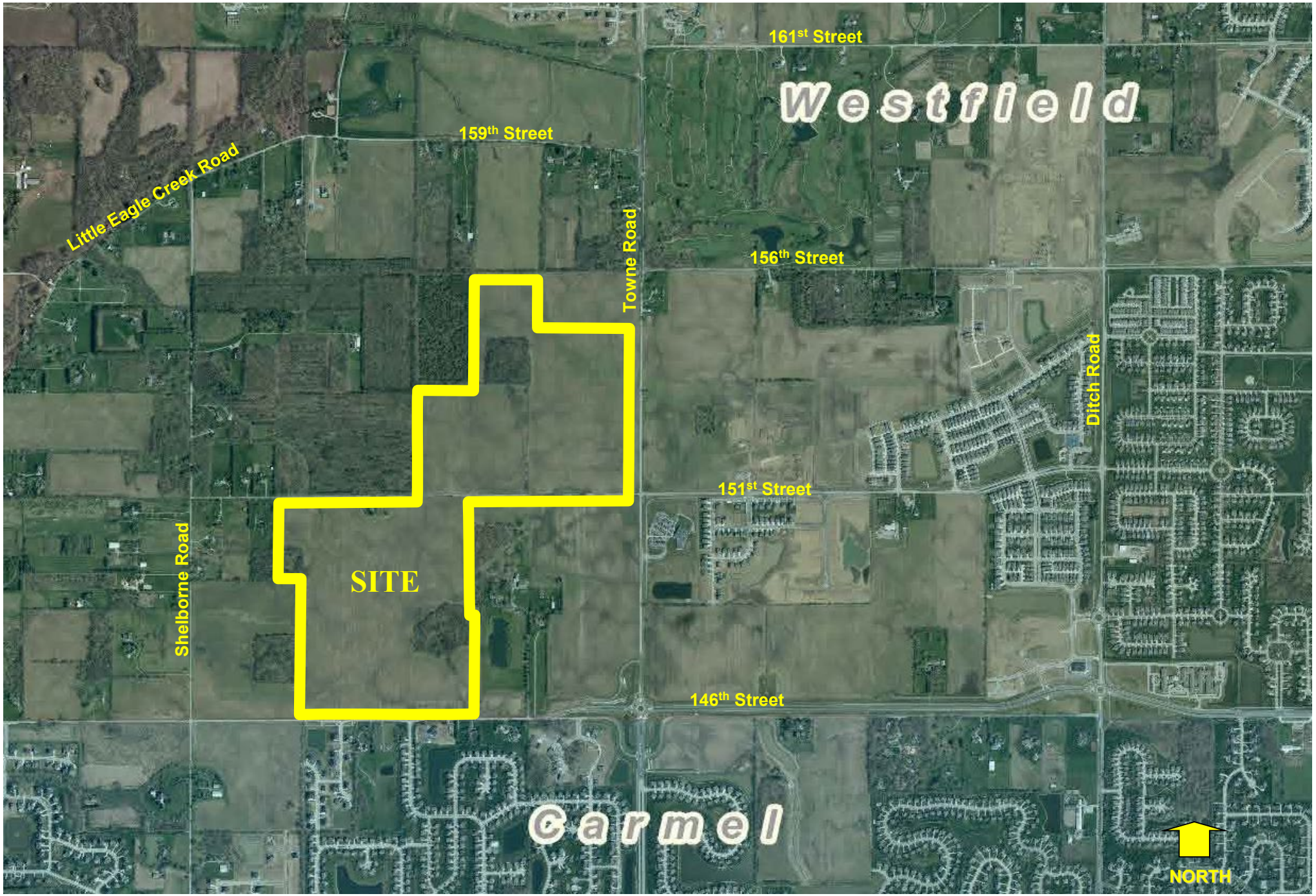
Docket No.	1908-PUD-21
Ordinance No.	19-27
Petitioner	Arbor Homes
Description	A change in zoning of approximately 103 acres +/- from the AG-SF1: Agricultural / Single-Family Rural District and the Spring Mill Trails PUD District to the Orchard View PUD District.

On September 3, 2019, the Plan Commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 5 in favor, 1 opposed).

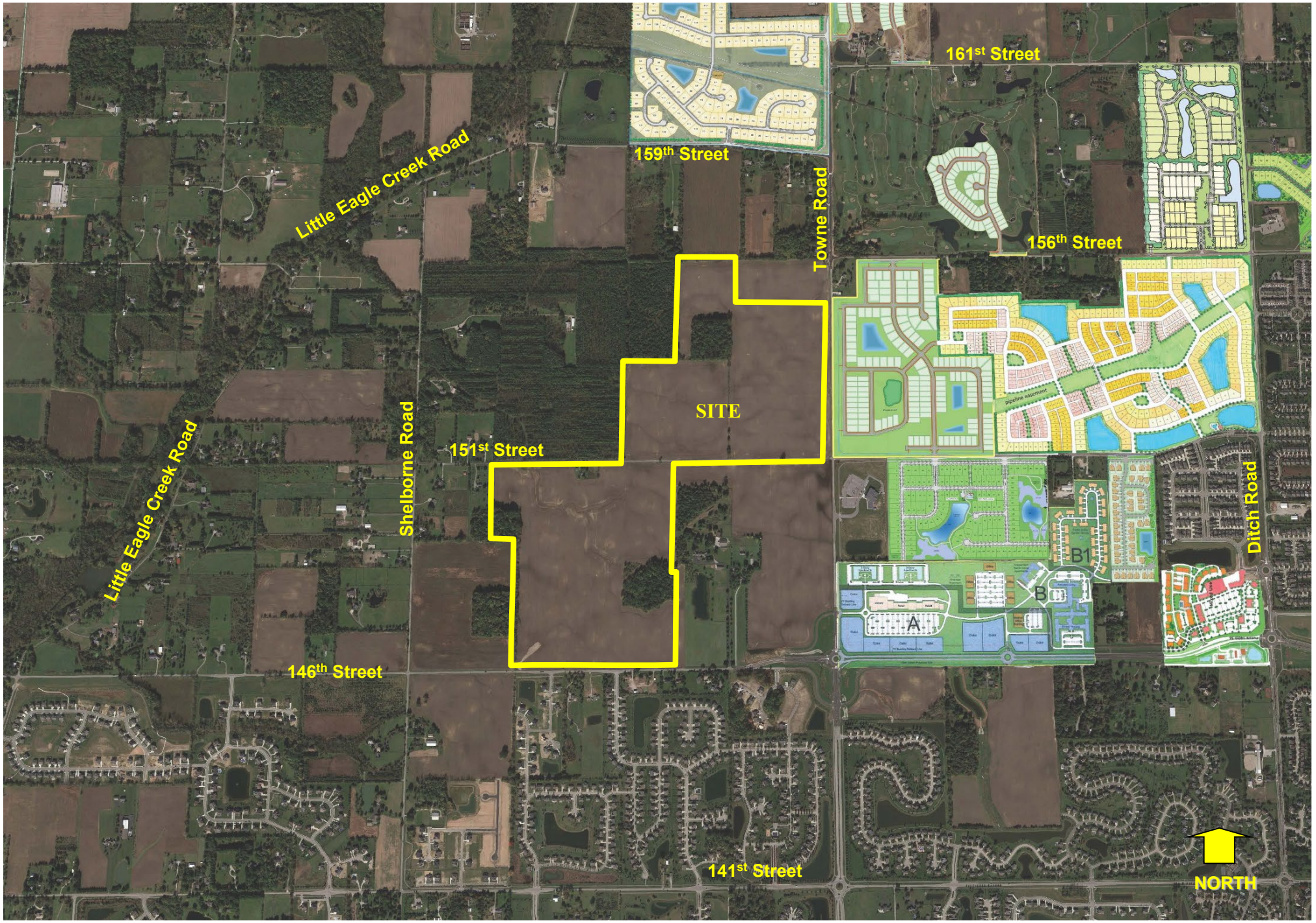
The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

Kevin M. Todd, Secretary

September 6, 2019
Date

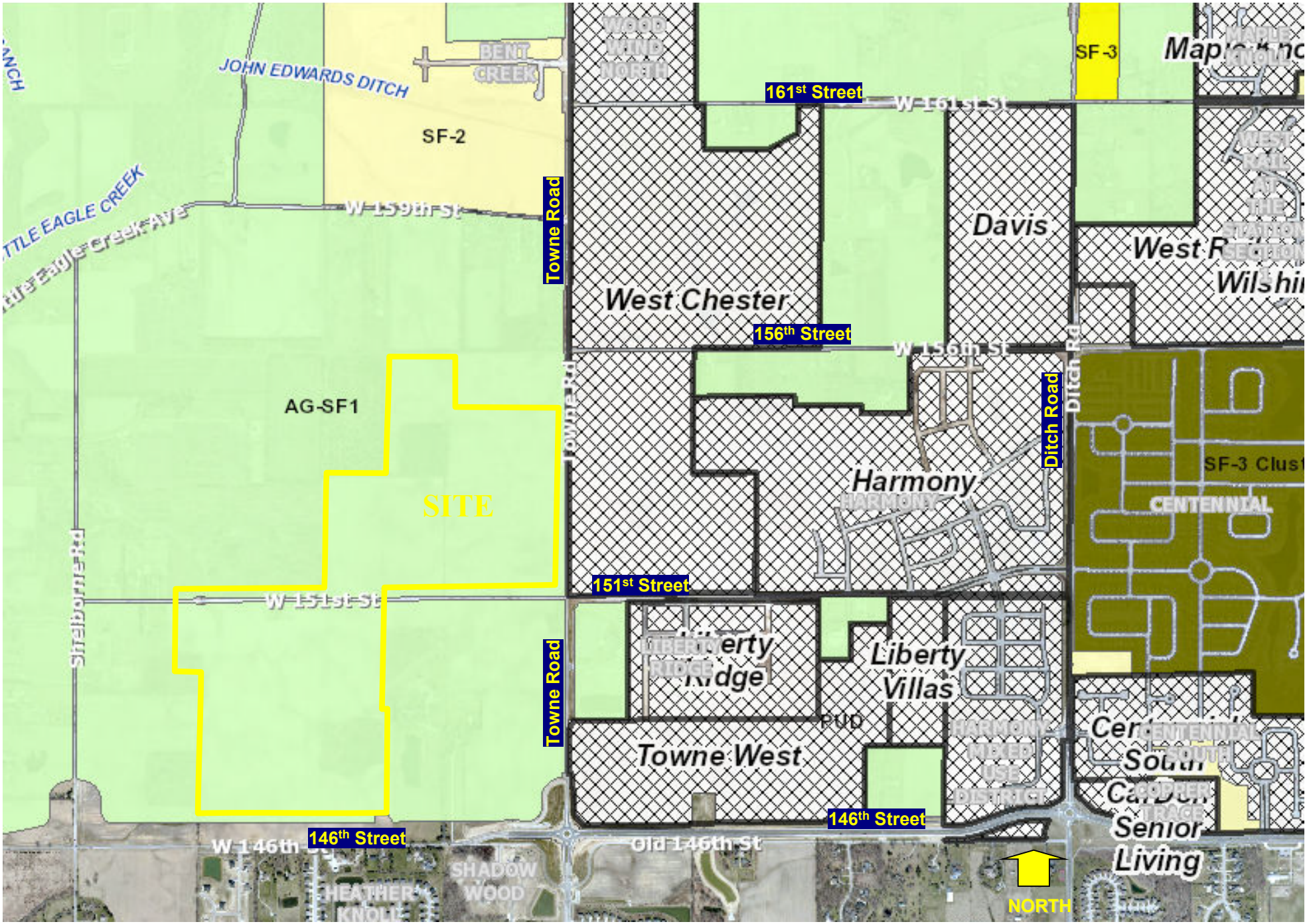


Del Webb Westfield
Site Location Map



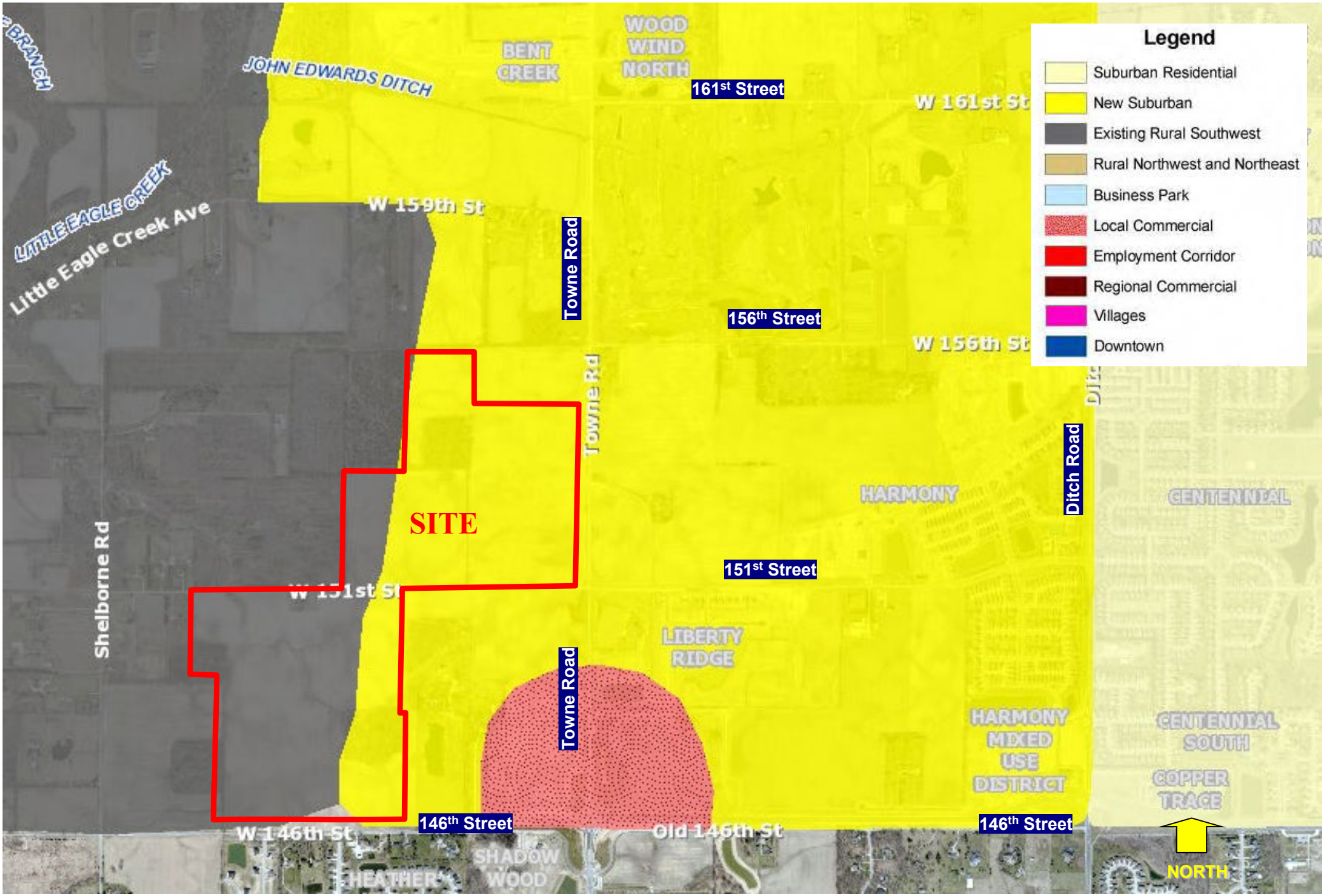
Del Webb Westfield

Site Context Map (Zoom In)



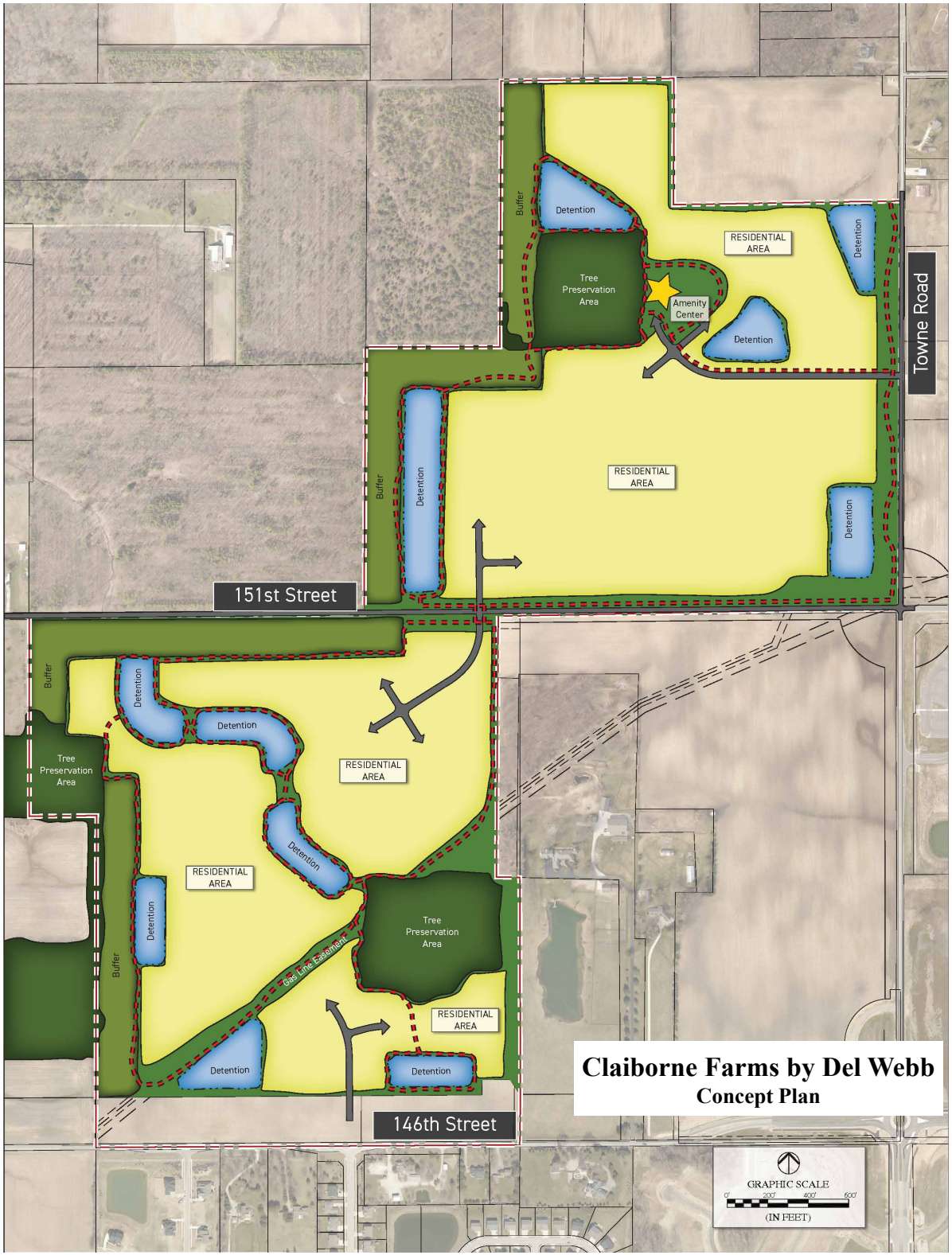
Del Webb Westfield

Site Zoning Map



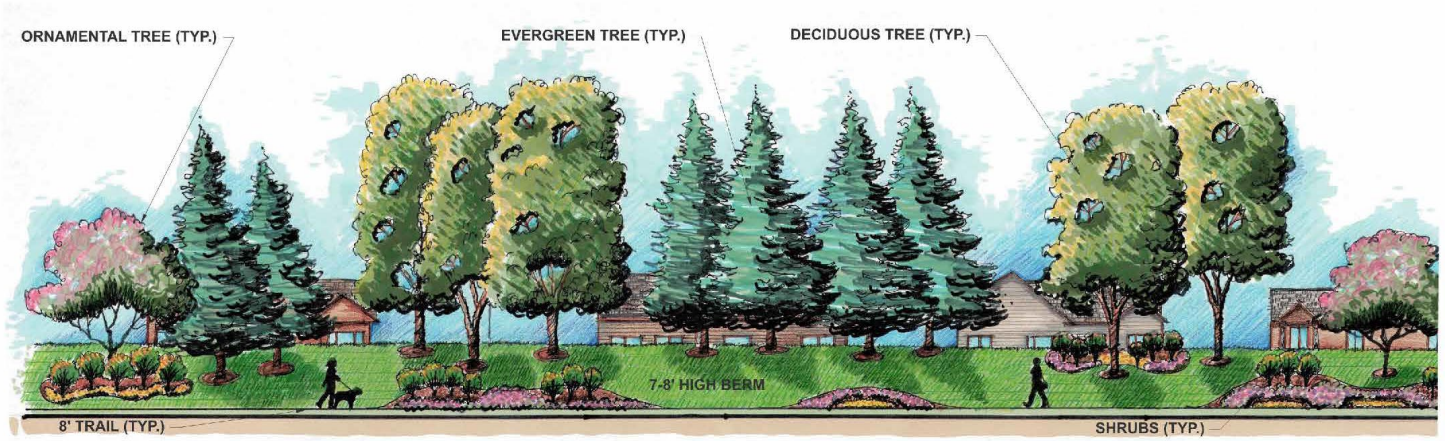
Del Webb Westfield

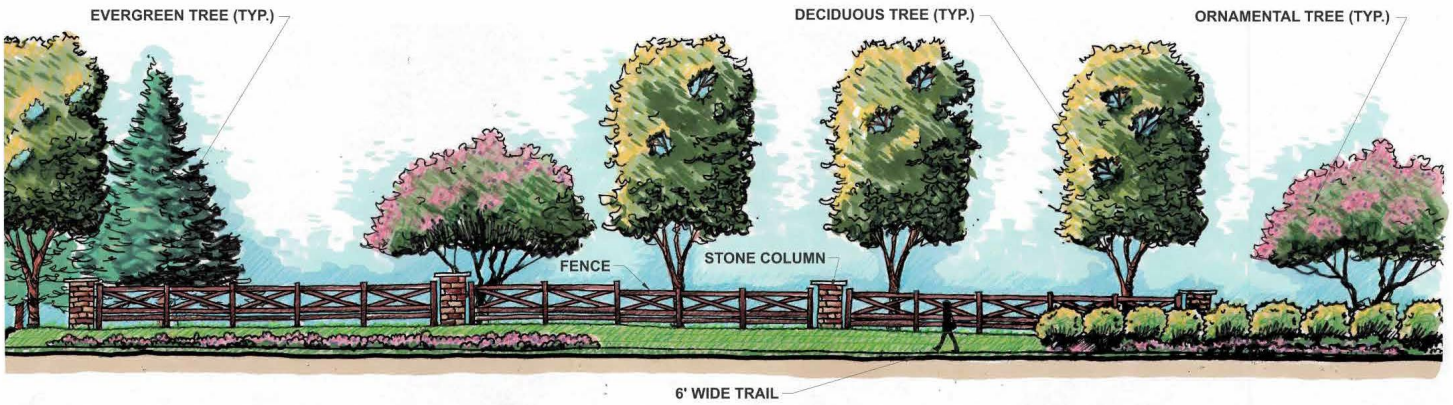
Comprehensive Plan Map


Towne Road
151st Street
146th Street
Buffer
Detention
Tree Preservation Area
RESIDENTIAL AREA
Amenity Center
Gas Line Easement
Claiborne Farms by Del Webb
Concept Plan
GRAPHIC SCALE
0'
200'
400'
600'
(IN FEET)

Claiborne Farms by Del Webb

Buffer Area and Character Exhibit



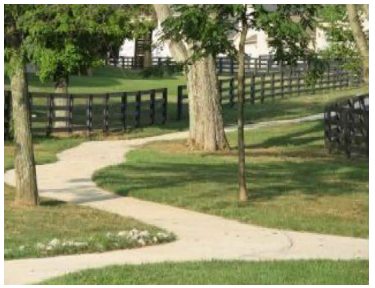


Claiborne Farms by Del Webb

Perimeter Street Frontage Character Exhibit

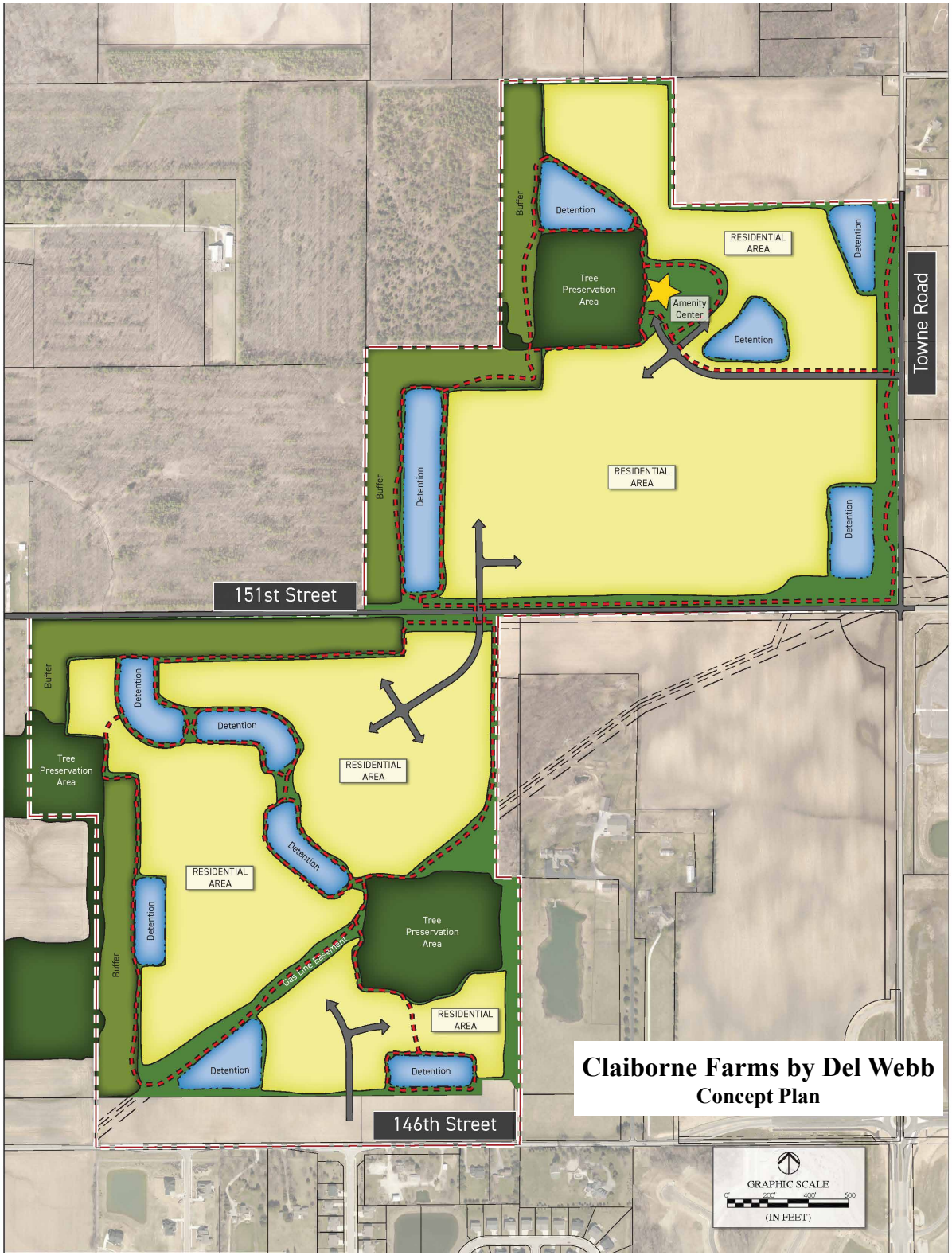
Claiborne Farms by Del Webb

Elevations Character Exhibit



Claiborne Farms by Del Webb

Amenity Character Exhibit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Tree Preservation Area
RESIDENTIAL AREA
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GRAPHIC SCALE
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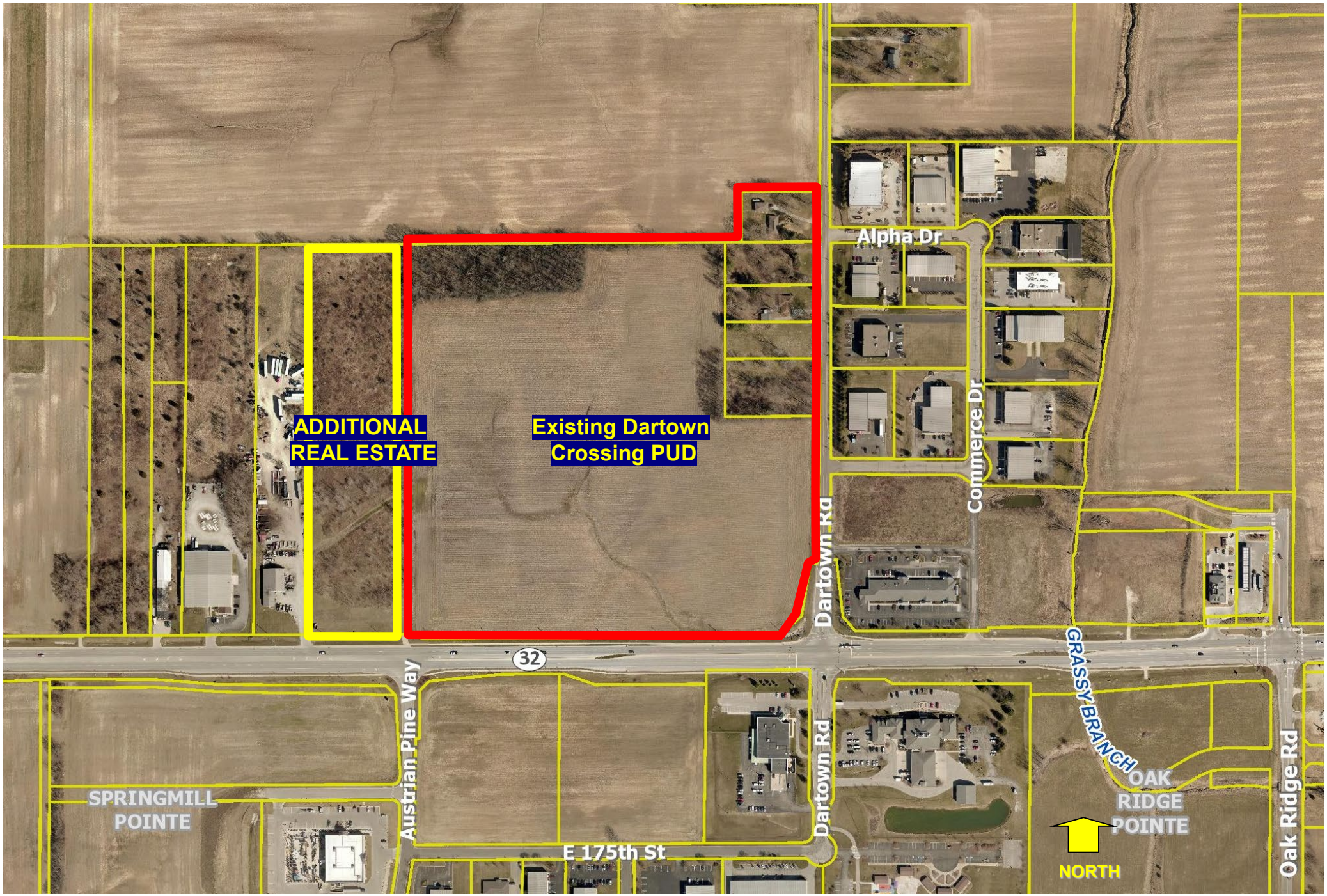
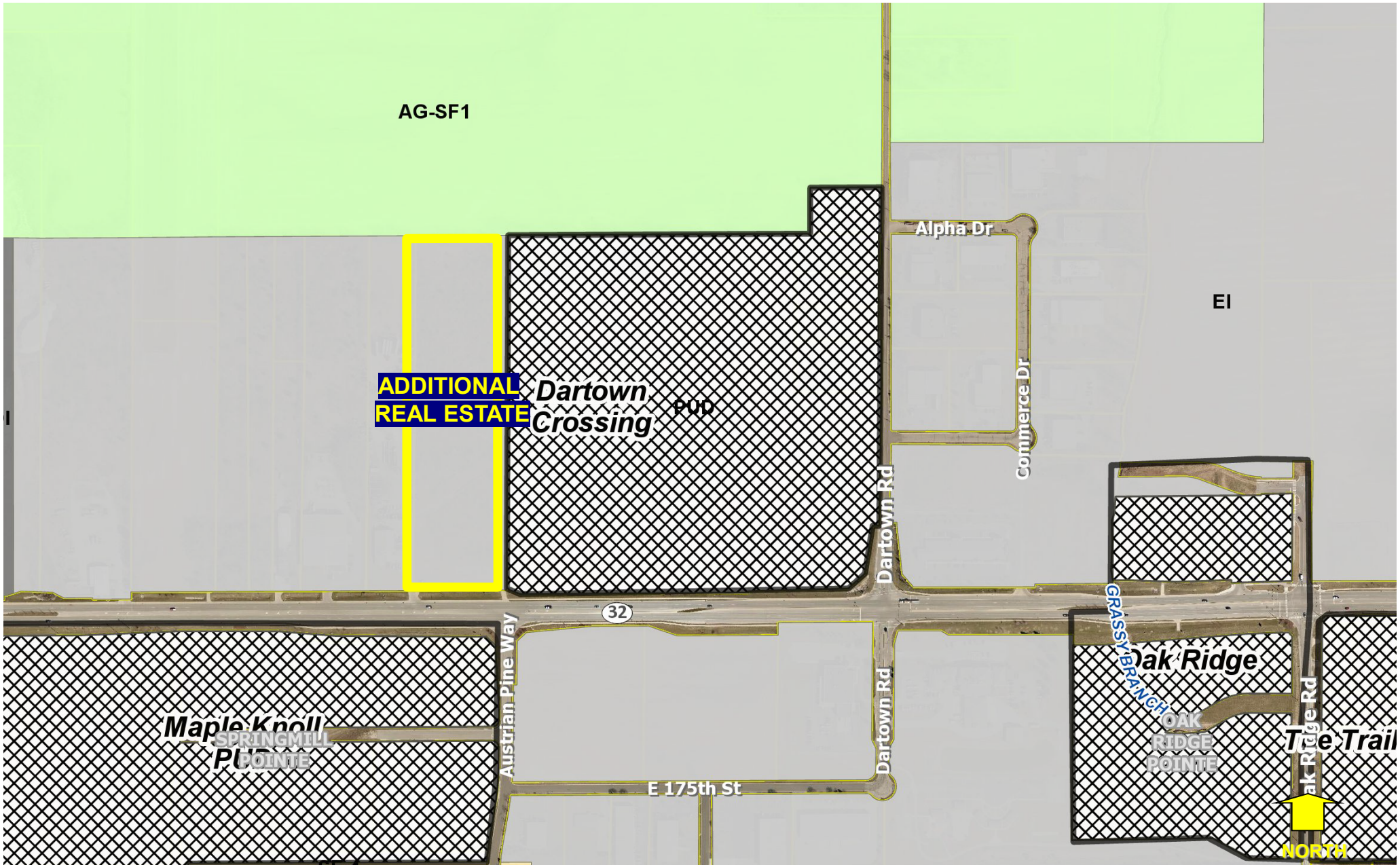
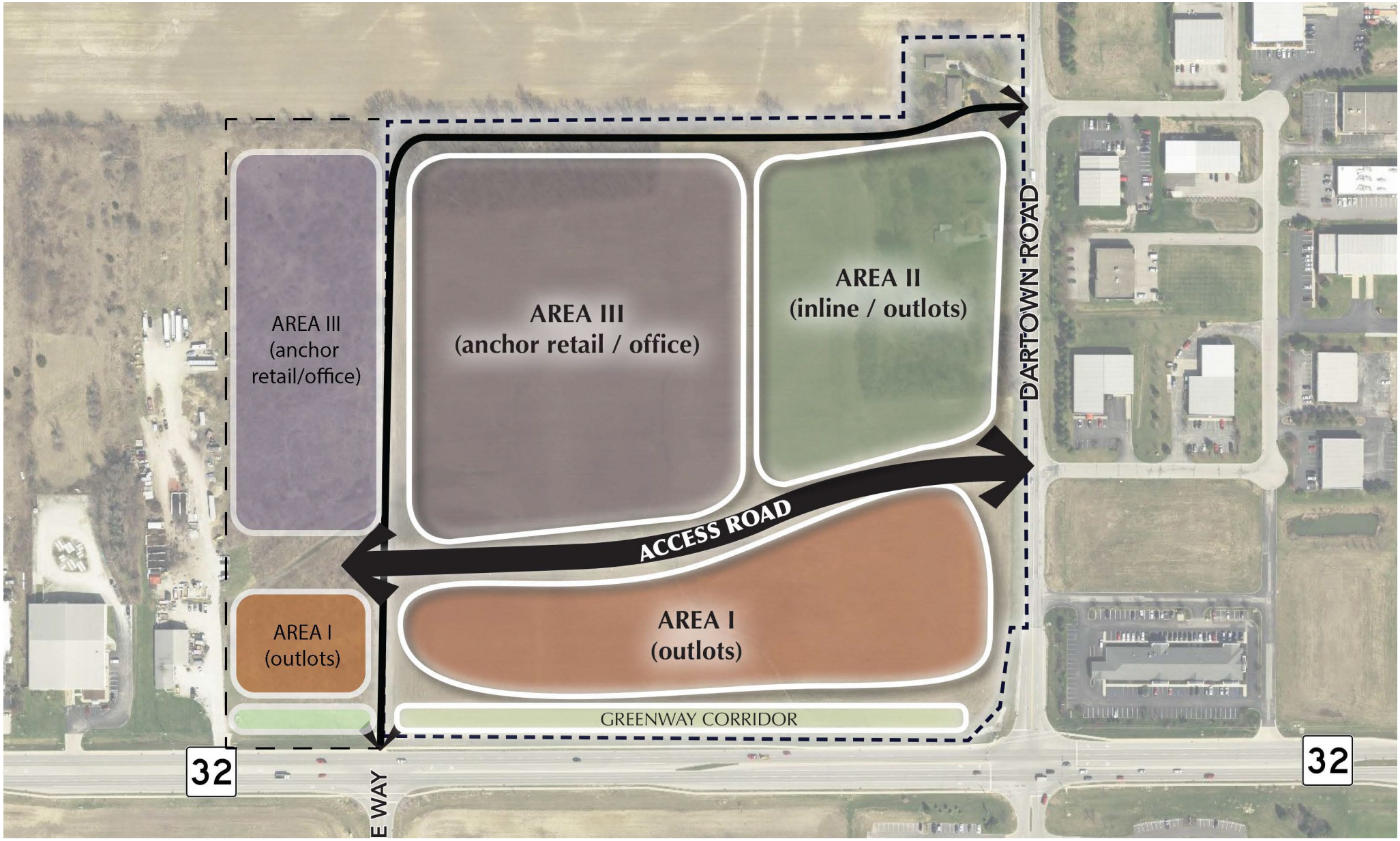
(IN FEET)



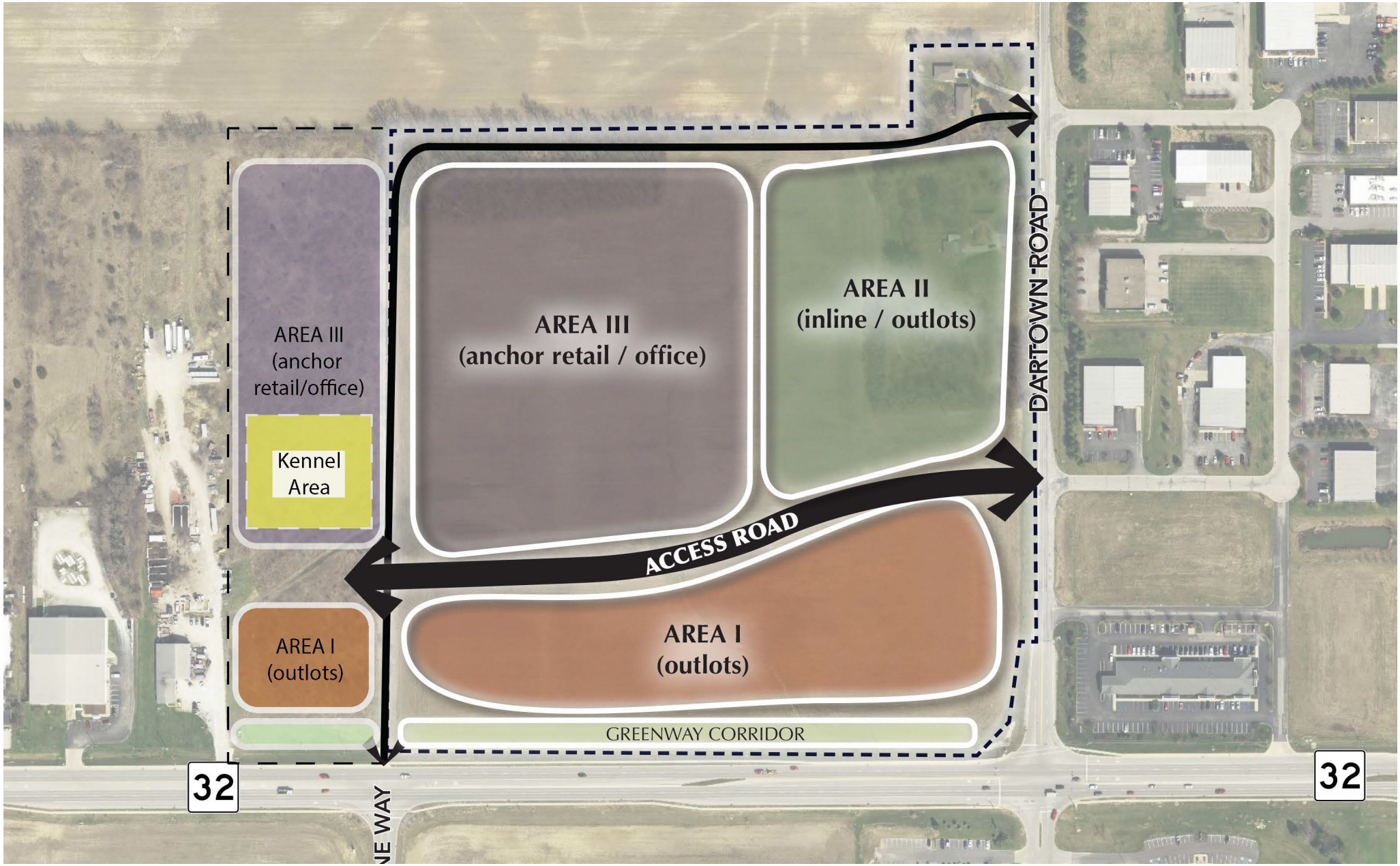
Dartown Crossing
Location Map



Dartown Crossing
Zoning Map



Dartown Crossing
Concept Plan

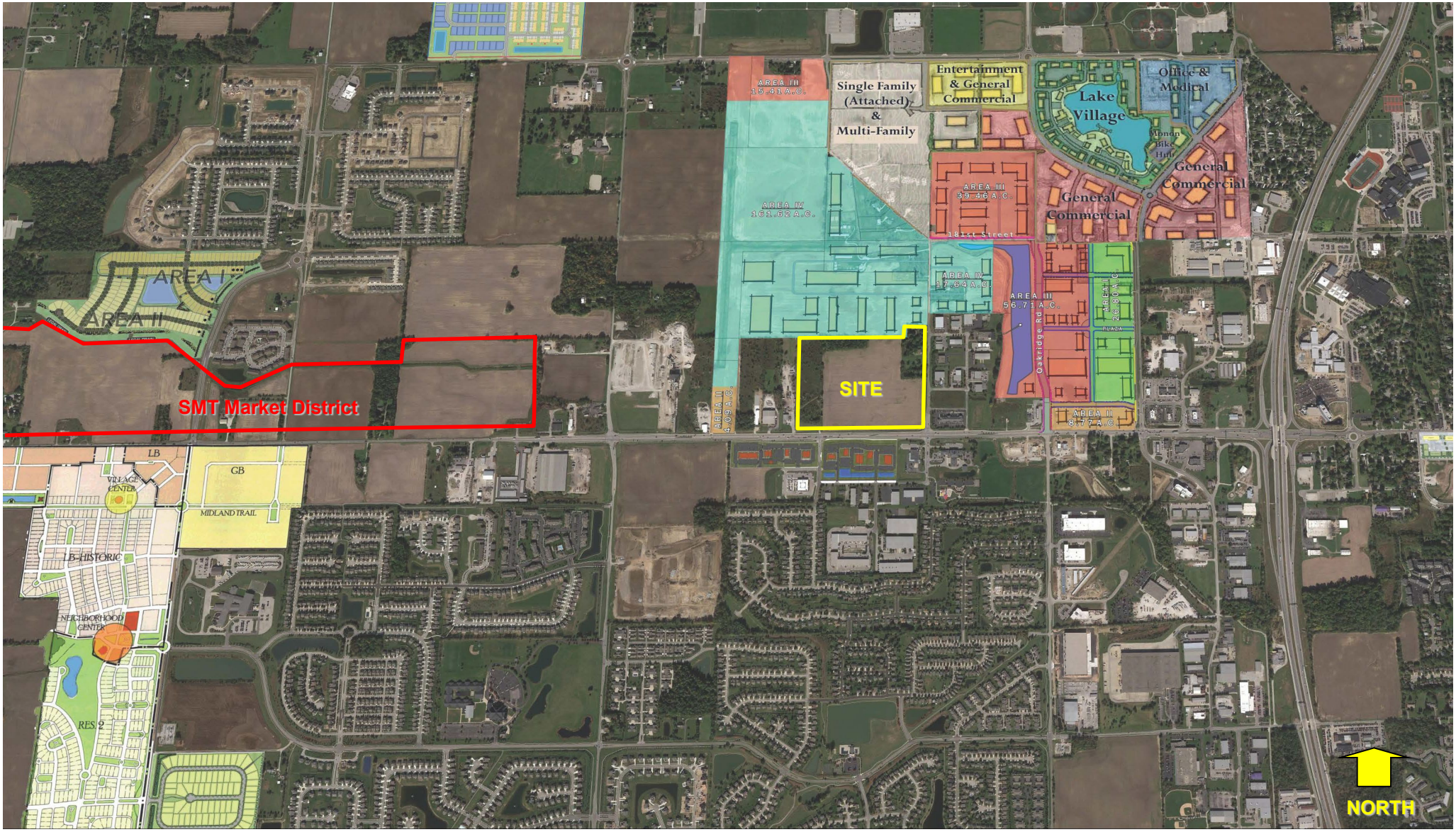


Dartown Crossing
Concept Plan

Barkefeller's Character Exhibit

VIEW LOOKING NORTH EAST 1

VIEW LOOKING NORTH WEST 3



Dartown Crossing
Context Map

SEPTEMBER 4, 2019

ORCHARD VIEW

PLANNED UNIT DEVELOPMENT

DEVELOPER
ARBOR HOMES
9225 Harrison Park Court Indianapolis, IN 46216

Table of Contents

I. Statement of Intent …… 2
II. PUD Ordinance ……. 3
III. Exhibit A - Legal Description ……... 12
IV. Exhibit B1 – Area A Concept Plan ……...14
V. Exhibit B2 – Area B Concept Plan ……...16
VI. Exhibit C – Landscaping Plan …….. 18
VII. Exhibit D – Amenities ……. 22
VIII. Exhibit E – Character Exhibits ……24

Statement of Intent:

Arbor Homes is pleased to present the Orchard View residential community, its newest Westfield mixed-residential project. This community will offer approximately 271 new homes on 103+/- acres located between Spring Mill Road and Casey Road, one quarter mile north of State Road 32.

Orchard View will feature the following:

- 199 single-family detached homes with sales prices ranging from the low to mid 200's.
    - Illustrative elevations have been provided in **Exhibit E. Character Exhibits** of the proposed PUD ordinance.
- 72 Empty Nest homes with sales prices ranging from the low to mid 200's.
    - Illustrative elevations have been provided in **Exhibit E. Character Exhibits** of the proposed PUD ordinance.
- Approximately 26 acres will be dedicated to common areas, lakes, active recreation spaces for families and passive recreation areas with an emphasis on preservation of environmentally sensitive wetlands.
- Enhanced landscape buffers along Spring Mill Road and Casey Road.
- Additional landscape buffers along the south, north and west boundaries consisting primarily of the preservation of mature and healthy existing vegetation.

Orchard View proposes to address the high quality "life span" housing sought in the Westfield-Washington Township Comprehensive Plan (page 9), by targeting the first-time home buyer and active adult markets. The single-family detached homes featured in Area A have been successfully developed for over 25 years and most recently in Parks At Wynne Farms in Avon, Newbury in Brownsburg and Sagebrook in McCordsville. The empty nest homes featured in Area B represent a new product line that has been developed over several years of market research in an effort to identify the needs and wants of the empty nest buyer segment. They are designed with high quality products that allow for longevity and low maintenance.

ORDINANCE NUMBER 19-27

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**Orchard View PUD District**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1908-PUD-21**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1908-PUD-21** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a Favorable Recommendation (5-1) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on September 6, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36- 7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance (the "UDO") and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Orchard View PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i.) the provisions of this Ordinance and its exhibits, and (ii.) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District (as defined herein) or Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

2.1 Tudor Style. A style generally characterized by steeply pitched roof, usually side gabled, façade dominated by one or more prominent front-facing gables, in most cases front door, entry porch and or garage openings with round or Tudor arch; decorative half timbering present on front facades.

Section 3. Concept Plan. The Concept Plan attached hereto as **Exhibit B1 and B2. Concept Plan** is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District(s). The underlying Zoning District shall be Single Family Residential District 4 (SF4) (the "Underlying Zoning District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

Section 5. Permitted Uses. The permitted uses, as defined by the City of Westfield Unified Development Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted, unless otherwise specified below:

a. Prohibited Uses. No other detached outbuildings or above ground pools shall be permitted in the District.

5.2 The Maximum Dwellings permitted shall be set forth below.

a. Area A: 199 Single Family Dwelling Units

b. Area B: 72 Single Family Dwelling Units

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

6.1. Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

6.2. The following standards for Area A shall be applied to the Areas as depicted on the District Map:

Standard	**Area A**
Minimum Lot Area	7,200 sq. ft.
Minimum Lot Frontage	30’
Minimum Building Setback	
Front Yard	25’
Side Yard / Minimum Separation	5’ / 15’
Rear Yard	15’
Minimum Lot Width	60’
Maximum Building Height	35’
Minimum Living Area (Total)	*900 sq. ft. Min. Ground Floor Area
Single Story	1,300 sq. ft.
Two Story*	1,600 sq. ft.

6.3. The following standards for Area B shall be applied to the Area as depicted on the District Map:

Standard	**Area B**
Minimum Lot Area	7,800 sq. ft.
Minimum Lot Frontage	30’
Minimum Building Setback	
Front Yard	25’
Side Yard / Minimum Separation	5’ / 10’
Rear Yard	15’
Minimum Lot Width	60’
Maximum Building Height	30’
Minimum Living Area (Total)	*900 sq. ft. Min. Ground Floor Area
Single Story	1,400 sq. ft.
Two Story*	1,600 sq. ft.

Section 7. Development Standards. The standards of Chapter 6: Development Standards in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance. Unless otherwise specified the standards shall apply to both “Area A” and “Area B”.

7.1 Article 6.3 Architectural Standards. Shall Apply, except as otherwise modified or enhanced by this ordinance.

a. Perimeter Lots. In addition to those standards outlined within Section 7 of this Ordinance, all Dwellings indicated in the **Exhibits B1 and B2. Concept Plan** by the (*) or (o) shall meet the following lot standards. The below standards shall satisfy the perimeter standards for the side and rear elevations.

i. Side Elevations. Those Lots indicated with a (*) shall require a minimum of three (3) different finish façade styles from the list below for each side elevation. A brick or stone wainscot is required as one of the finished façade styles. This requirement excludes dwellings with a hip roof whereas the requirement shall be two (2) different finish façade styles. Should a full first floor brick wrap is selected, said brick shall satisfy the intent of this requirement. Finished Façade Styles shall include but are not limited to Brick, Stone, Horizontal Siding, Bat and Board Siding, Tudor Style Siding and Cedar Shake Siding.

ii. Rear Elevations. Those Lots indicated with (o) shall require one of the following: a sunroom, screened-in porch, covered patio or covered porch, or a four (4’) feet deep offset on the rear. The windows on said rear elevation shall have shutters and window grids.

b. Front Elevation Masonry. All Dwellings shall have masonry on at least fifty (50%) percent of the front elevation (excluding windows, doors, garage doors, and areas above roof line). When the elevation includes a front porch, the Dwellings shall have a minimum masonry of at least thirty (30%) percent of front elevation.

c. Roof Pitch. All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.

d. Lighting. All Dwellings in the District shall have dusk-to-dawn carriage lights.

e. Shingles. All Dwellings shall have dimensional or architectural grade shingles.

f. Windows. Dwellings shall have shutters on the Front Facade windows of the Dwelling as depicted in **Exhibit E. Character Exhibits**. All windows on all facades of the Dwelling shall have window grids and trim with a nominal thickness of one (1") inch x four (4") inch.

g. Building Materials. The primary building material for all Building Facades shall include masonry, wood, cement fiber board, stucco, shakes, board and batten, vinyl siding materials (minimum thickness of 0.044") Vinyl siding shall not be restricted in the percentage of any Building Façade material allowed on any elevation except where limited in the front elevation.

h. Garages. All Dwellings in the District shall have a minimum two-car garage. Three-car garages shall have a separate door and shall not be required to be recessed from the other bays. The total two-car garage door width may not exceed forty-five (45%) percent of the linear footage of the primary elevation of the Dwelling. The total three-car garage door width shall not exceed fifty (50%) percent of the linear footage of the primary elevation of the Dwelling. Garage elevations shall include design elements to vary the appearance of the garage façade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.

i. Streetscape Diversity. Area A shall meet the standard as follows: Building setback lines shall vary within each block to eliminate monotonous building placement. Front yard building setback lines should be staggered to allow a range of four (4') feet offset within the block and have a minimum variation of two (2') feet increments from adjacent lots. Area B shall meet the standards as follows. Building Setback Lines shall vary within each block to eliminate monotonous building placement. Front Yard Building Setback Lines should be staggered to allow for two (2') feet offset within the Block and have a minimum variation of two (2') feet increments from adjacent Lots. Staggered building setback lines are not required to meet the above standard where winding streets or a similar development design achieve the same effect.

j. Character Exhibits. Character exhibits, attached hereto as **Exhibit E. Character Exhibits,** are incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in **Exhibit E. Character Exhibits**, but to encourage diversity in architectural styles of Dwellings within the District.

k. Street Diversity. Area A shall meet the standards of Article 6.3 (C.)(2.)(b.). Area B shall meet the standards as follows. Building Setback Lines shall vary within each block to eliminate monotonous building placement. Front Yard Building Setback Lines should be staggered to allow for two (2') feet offset within the Block and have a minimum variation of two (2') feet increments from adjacent Lots.

7.3 Article 6.6 Height Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

a. Dwelling Height. As modified above in Section 6.2 and Section 6.3.

7.4 Article 6.8 Landscape Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

a. Landscaping. All Dwellings in the District shall include at least one (1) front yard ornamental or evergreen tree, one (1) front yard shade tree, with corner lots to include an additional one (1) shade tree in the street side yard. Rear yards shall have one (1) deciduous tree planted in the rear yard, with all trees being a minimum two (2) inch caliper, or six (6') feet in height for evergreen trees at time of planting. All Dwellings in the District shall include a minimum of eight (8) shrubs or bushes in the front foundation planting bed and all shrubs or bushes shall be a minimum of eighteen (18") inches in height at the time of planting.

b. Sod and Seedings. All dwelling shall have sod installed for the front yard.

c. Common Area Landscaping. The Common Area G (as depicted on **Exhibit B1. Area A Concept Plan**) abutting Spring Mill Road shall contain undulating mounds a minimum of three (3') feet in height and plantings installed to meet the standards listed in Article 6.8 Landscaping Standards (M.)(1.) as depicted in **Exhibit C. Landscape Plan.** The Common Area A (as depicted on **Exhibit B1. Area A Concept Plan**) where it abuts Spring Mill Road shall not require landscaping. The Common Area F (as depicted on **Exhibit B2. Area B Concept Plan**) abutting Casey Road shall contain landscaping in accordance with Article 6.3 (C.)(1.)(b.)(ii.)(d.).

d. Tree Preservation Easement. A Tree Preservation Easement (TPE) shall be located along certain areas of the perimeter of the development, as depicted in **Exhibit C. Landscape Plan** for the purpose of maintaining the existing healthy, inn-evasive trees and shrubs. A visual tree inventory (the "Tree Inventory") will be made with photographs of the trees along the perimeter of the Real Estate to identify the

quantity and quality of trees to be preserved. Such inventory shall be provided as part of the Real Estate's Overall Development Plan and Primary Plat application to the Department. Within the defined TPE and to be further classified within the Tree Inventory, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or evergreens six feet (6') or more in height (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or required to be removed in order to comply with safety or drainage requirements of any utility or governmental agency. If a Protected Tree is damaged or otherwise removed, except as permitted to be removed as listed above, then the developer, builder, or homeowner (as the case may be) shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to approval of the Department and the Department of Public Works, and to the availability of space for their healthy growth in the Easement.

i. Wetland Conservation. The Common Area A, as depicted on **Exhibit B1. Area A Concept Plan**, shall contain a "Wetland Conservancy Area" with approximately a twelve (12) acres to be maintained by the Real Estate's Homeowners' Association. The exact location and maintenance standards for the Wetland Conservancy Area shall be established by the Covenants of the aforementioned Homeowners' Association.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

a. Street Width. All Streets within the District shall be designed with a minimum Right-Of-Way of fifty-nine (59') feet with a minimum Street width of thirty-one (31') feet from back of curb to back of curb, with the exception of the frontage road. There shall be a minimum eight (8') feet wide planting strip from back of curb to front edge of sidewalk. Sidewalks shall be at least five (5') feet in width.

b. Street Signage. The developer will be responsible for the cost of and the placement of all street signage as required by the City.

c. On-Street Parking. On street parking shall be limited to one side of the street. "No Parking Signs" shall be installed to indicate which side of the street is prohibited.

d. Utilities. All utilities within the District will be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility easements and shall not be within the public Right-Of-Way.

Section 9. Design Standards. The standards of Chapter 8 Design Standards shall apply to the development of the District.

PASSED AND ADOPTED THIS_____day of_____, 20___.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Mark Keen	Mark Keen	Mark Keen
_____	_____	_____
Robert Horkay	Robert Horkay	Robert Horkay
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
Chuck Lehman	Chuck Lehman	Chuck Lehman
_____	_____	_____
Steve Hoover	Steve Hoover	Steve Hoover
_____	_____	_____
Joe Edwards	Joe Edwards	Joe Edwards
_____	_____	_____
Cindy Spoljaric	Cindy Spoljaric	Cindy Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE #19-27** was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE #19-27**
This _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE #19-27**
This _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document was prepared by: Paul Munoz
9225 Harrison Park Court
Indianapolis, IN 46216

I 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

LEGAL DESCRIPTION

LEGAL DESCRIPTION
Thompson Parcel

Part of the North Half of the Southeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 600.00 feet along the east line of said Southeast Quarter (assumed basis of bearings) to the northeast corner of the parcel conveyed to Newnam in Instrument Number 9321819, on file in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses are along the north, west and south lines of said Newnam parcel; 1)thence South 89 degrees 28 minutes 19 seconds West 440.00 feet; 2)thence South 00 degrees 03 minutes 18 seconds West 300.00 feet; 3)thence North 89 degrees 28 minutes 19 seconds East 440.00 feet to the east line of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 424.51 feet along said east line to the southeast corner of said North Half; thence South 89 degrees 29 minutes 57 seconds West 2,648.13 feet along the south line of said North Half to the southwest corner thereof; thence North 00 degrees 04 minutes 45 seconds East 1,323.24 feet along the west line of said Southeast Quarter to the northwest corner thereof; thence North 89 degrees 28 minutes 18 seconds East 2,647.59 feet along the north line of said Southeast Quarter to the POINT OF BEGINNING. Containing 77.439 acres, more or less.

LEGAL DESCRIPTION
Casey, Casey, Hunt Parcel

Part of the East Half of the Southwest Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence South 00 degrees 04 minutes 45 seconds West 658.76 feet along the east line of said Southwest Quarter to the northeast corner of Parcel 11 as described in Instrument Number 200400046558, on file in the Office of the Recorder of Hamilton County, Indiana, being the POINT OF BEGINNING; thence continue South 00 degrees 04 minutes 45 seconds West 664.48 feet along said east line to the north line of the Southeast Quarter of said Southwest Quarter; thence South 89 degrees 23 minutes 49 seconds West 263.39 feet along said north line to the northwest corner of Tract 3 as described in Instrument Number 2013072718, on file in the Office of said Recorder; thence South 00 degrees 04 minutes 45 seconds West 294.41 feet along the west line of said Tract 3 to the northeast corner of the 4.098-acre parcel described in Instrument Number 2017039491, on file in the Office of said Recorder; thence South 89 degrees 28 minutes 04 seconds West 267.00 feet along the north line of said 4.098-acre parcel to its northwest corner and the northeast corner of the 18.738-acre parcel described in Instrument Number 2018022658, on file the Office of said Recorder; thence South 89 degrees 39 minutes 07 seconds West 792.62 feet along the north line of said 18.738-acre parcel to the west line of the East Half of said Southwest Quarter; thence North 00 degrees 04 minutes 58 seconds East 953.39 feet along said west line to the northwest corner of said Parcel 11; thence North 89 degrees 19 minutes 33 seconds East 1,323.01 feet along said north line to the POINT OF BEGINNING. Containing 27.270 acres, more or less.

EXHIBIT B1

CONCEPT PLAN AREA A

C.A. J

C.A. K

C.A. B

C.A. A

POND 2

C.A. D

POND 1

C.A. C

C.A. G

Area A Enlargement

Orchard View

Spring Mill Road

Westfield, Indiana

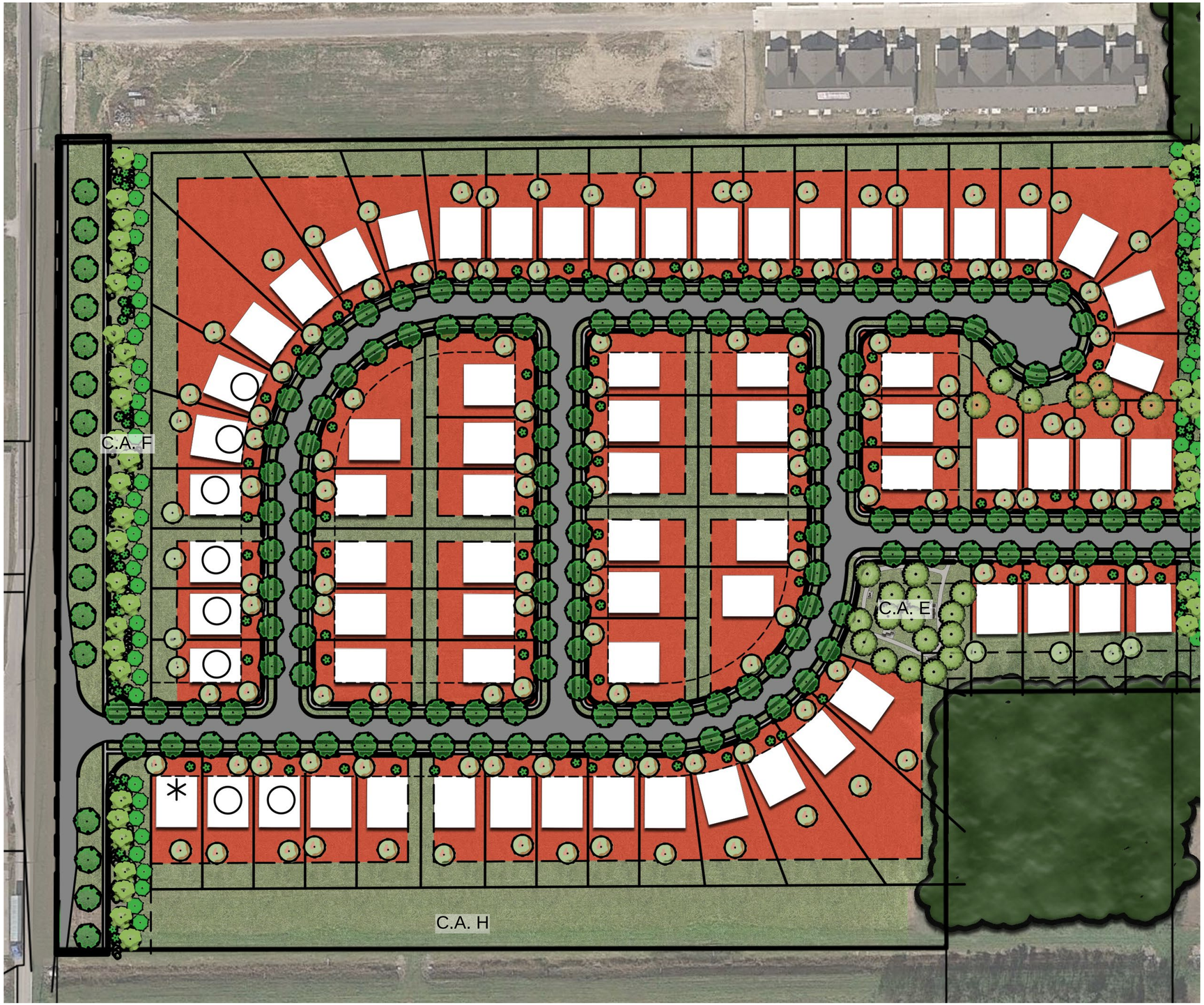
ARBOR HOMES

AMERICAN STRUCTUREPOINT INC.

2019.00121

EXHIBIT B2

CONCEPT PLAN AREA B



Area B Enlargement

Orchard View
Spring Mill Road
Westfield, Indiana

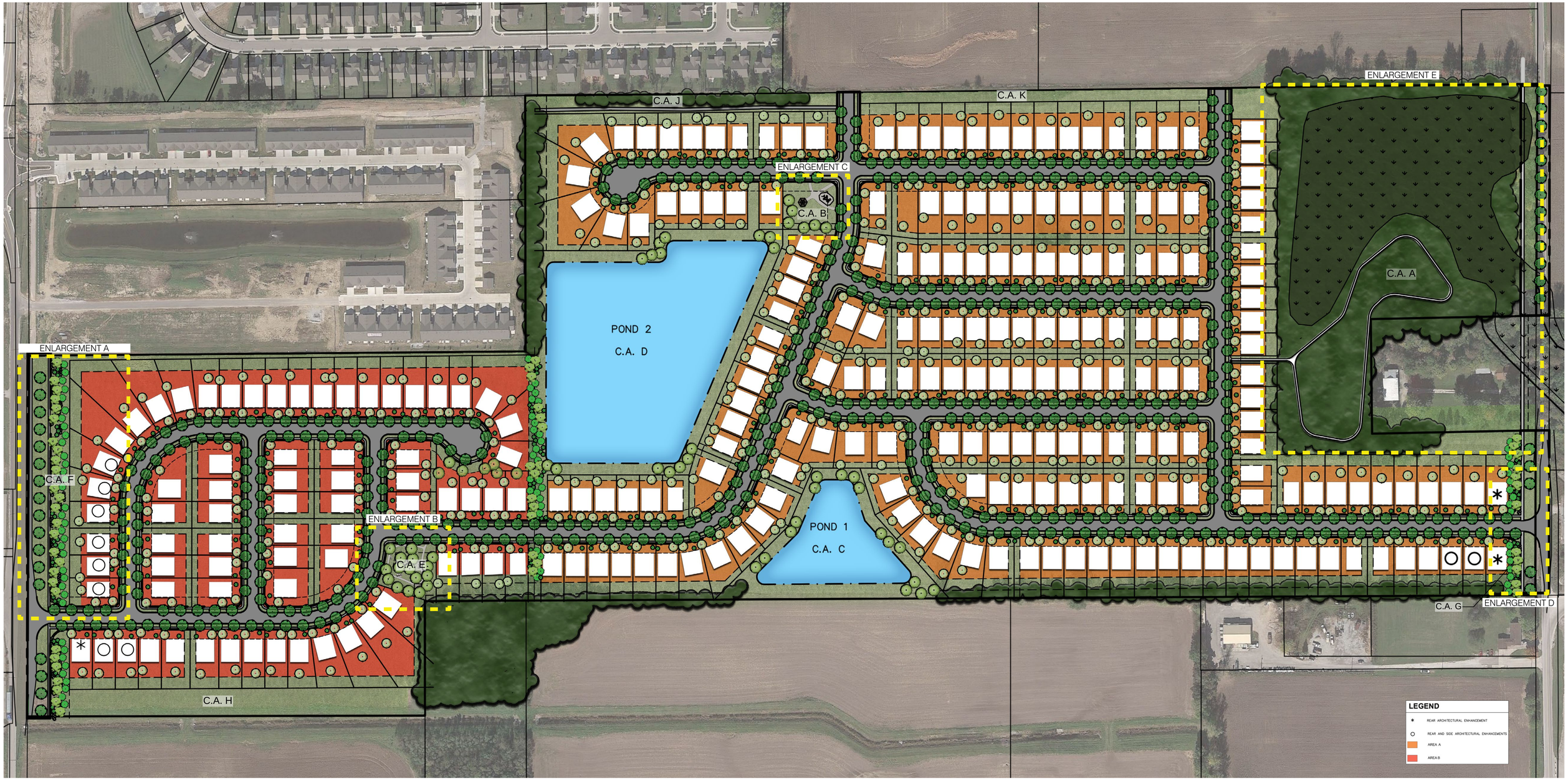
ARBOR HOMES

AMERICAN STRUCTUREPOINT INC.

2019.00121

EXHIBIT C

LANDSCAPE PLAN



Overall Landscape Exhibit

Orchard View
Spring Mill Road
Westfield, Indiana

ARBOR HOMES

AMERICAN STRUCTUREPOINT INC.

2019.00121

EXHIBIT D

AMENITIES

ENLARGEMENT A - CASEY ROAD SCREENING

ENLARGEMENT D - SPRING MILL ROAD SCREENING

NOTES ON STREET PLANTINGS:

STREET TREES: 45' O.C.

STREET FRONTAGE: (4) EVERGREEN TREES, (3) SHADE TREES, (3) ORNAMENTAL TREES AND (25) SHRUBS PER (100) LINEAL FEET.

MATURE SCREENING ALONG ROADS

ENLARGEMENT E - WOODLAND TRAIL

Screening & Walking Trail Enlargements

Orchard View
Spring Mill Road
Westfield, Indiana

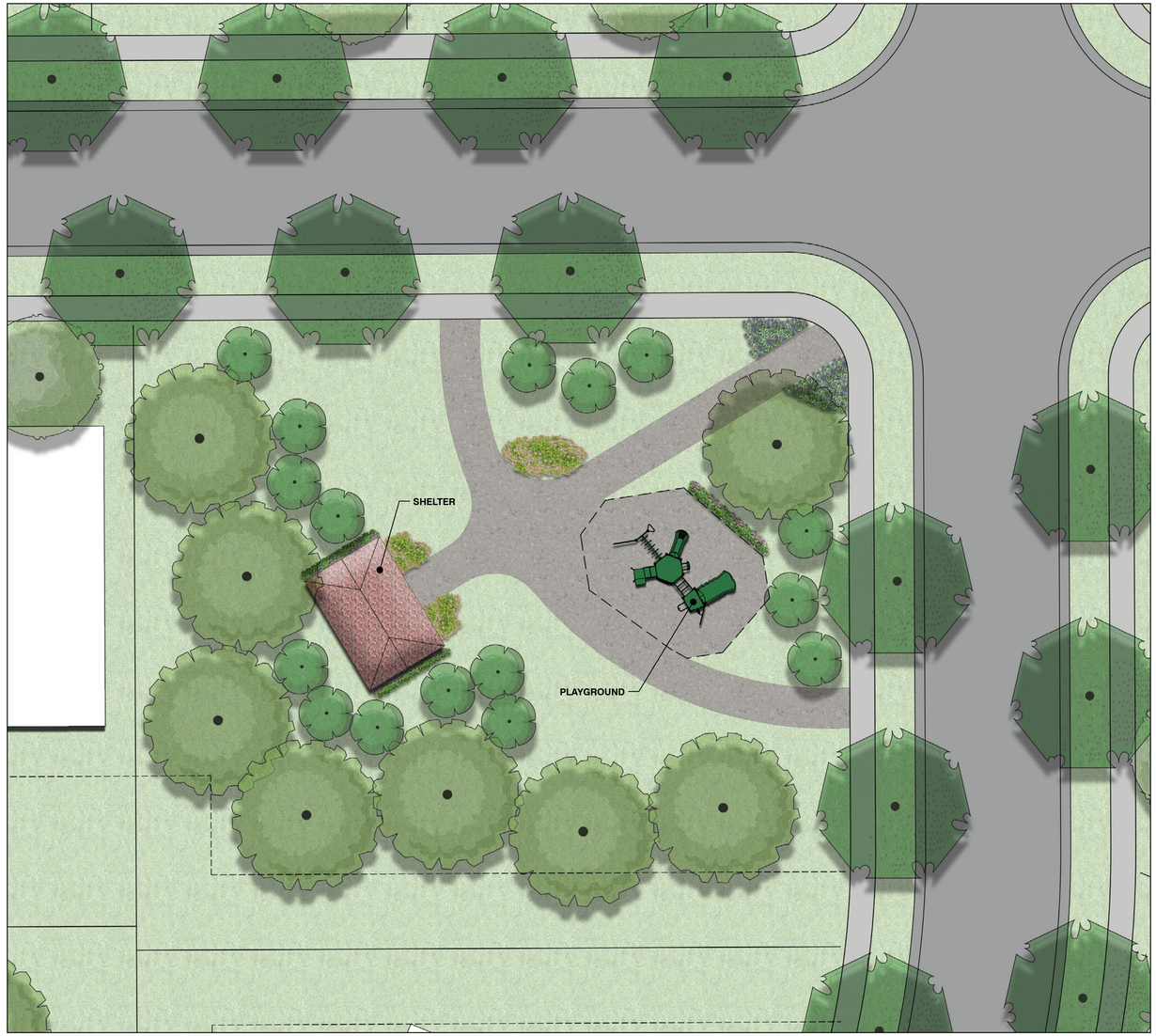
ARBOR HOMES

AMERICAN STRUCTUREPOINT INC.

2019.00121

ENLARGEMENT B - WALKING TRAIL & EXERCISE STATIONS

ENLARGEMENT C - PLAYGROUND & SHELTER



ARBOR HOMES

Amenity Area Enlargements

Orchard View
Spring Mill Road
Westfield, Indiana

AMERICAN STRUCTUREPOINT INC.

2019.00121

EXHIBIT E

CHARACTER EXHIBITS

Exhibit E
Character Exhibits

ARBOR HOMES

A BERKSHIRE HATHAWAY COMPANY

BUILDING GREAT NEIGHBORHOODS AND HOMES FOR PEOPLE TO **CELEBRATE LIFE**

TRADITIONAL ARBOR

ASPEN ELEVATION B

ASPEN TRADITIONAL ELEVATION

ASPEN TUDOR ELEVATION

BRADFORD ELEVATION A

BRADFORD ELEVATION B

BRADFORD CRAFTSMAN

BRADFORD TRADITIONAL

BRADFORD TUDOR

CHESTNUT ELEVATION A

CHESTNUT ELEVATION B

CHESTNUT ELEVATION C

CHESTNUT CRAFTSMAN

CHESTNUT TRADITIONAL

CHESTNUT TUDOR

COOPER ELEVATION B

COOPER CRAFTSMAN

COOPER TRADITIONAL

COOPER TUDOR

COTTONWOOD ELEVATION A

COTTONWOOD CRAFTSMAN

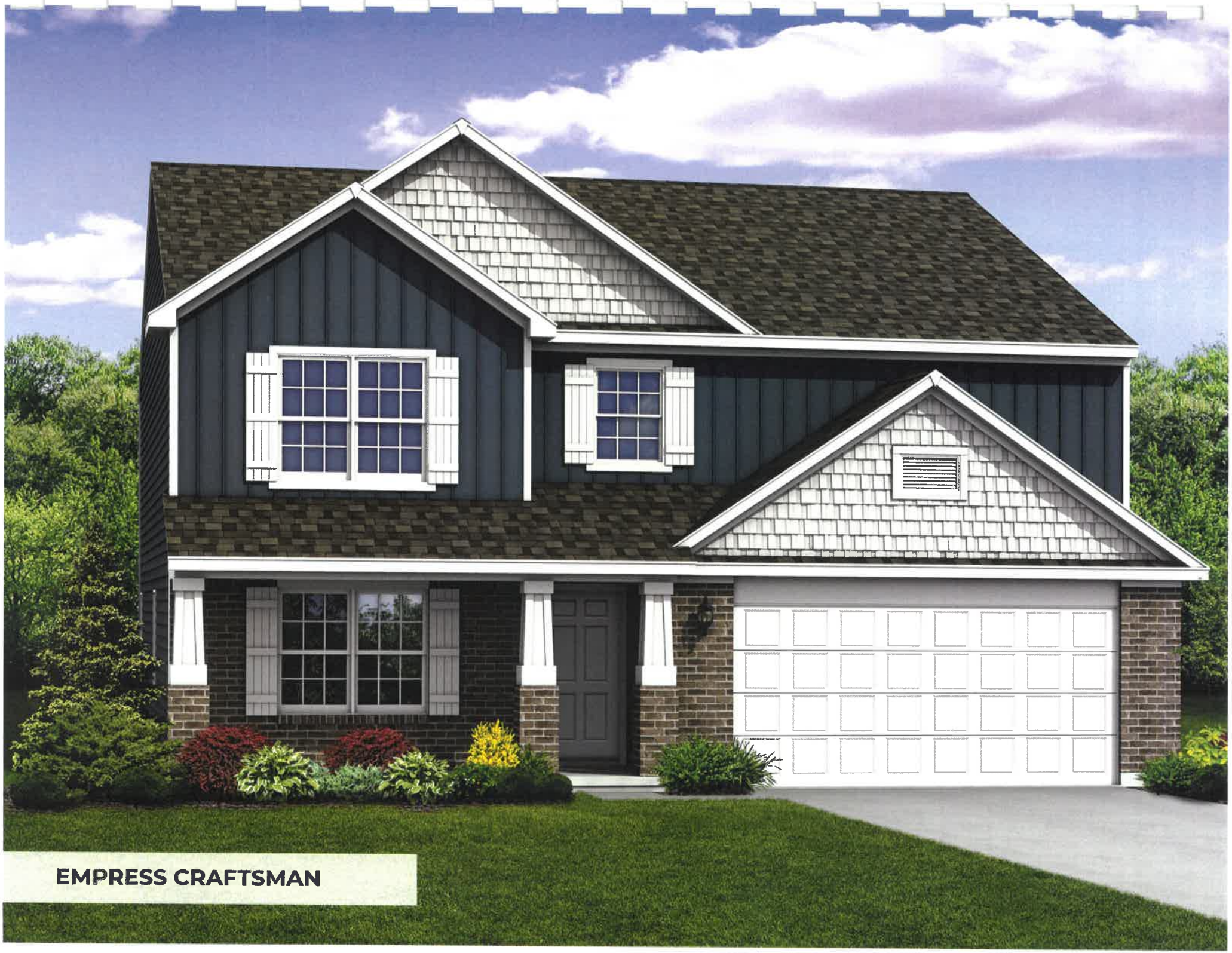
COTTONWOOD TRADITIONAL

COTTONWOOD TUDOR

EMPRESS ELEVATION A

EMPRESS ELEVATION B

EMPRESS ELEVATION C



EMPRESS CRAFTSMAN

EMPRESS TRADITIONAL

EMPRESS TUDOR

MULBERRY CRAFTSMAN

NORWAY ELEVATION A

NORWAY ELEVATION B

NORWAY CRAFTSMAN

NORWAY TRADITIONAL

NORWAY TUDOR

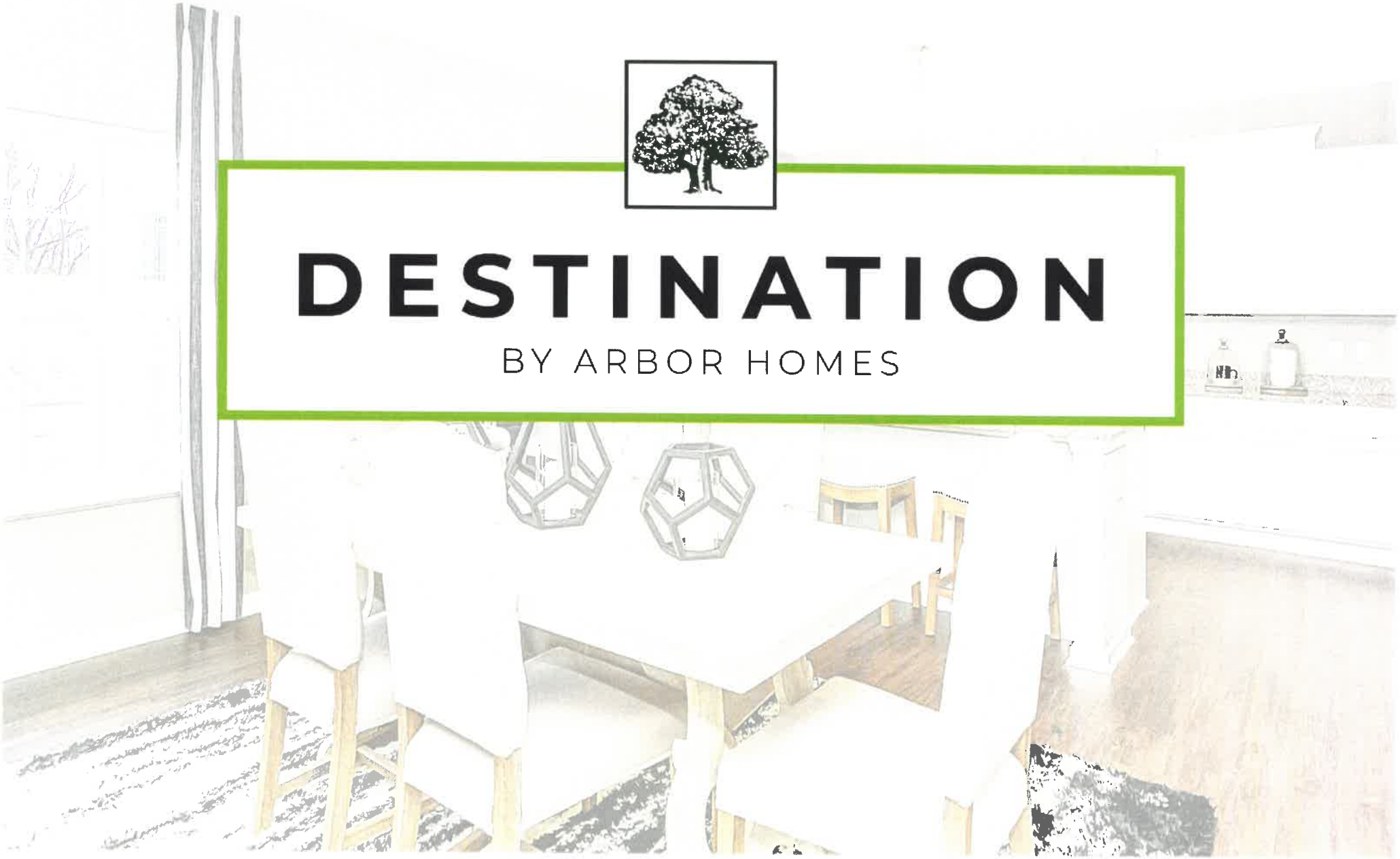
SPRUCE ELEVATION A

SPRUCE ELEVATION B

SPRUCE CRAFTSMAN

SPRUCE TRADITIONAL

SPRUCE TUDOR



DESTINATION

BY ARBOR HOMES

AUGUSTA ELEVATION A

AUGUSTA ELEVATION B

AUGUSTA ELEVATION C

AUGUSTA ELEVATION D

AUGUSTA ELEVATION E

AUGUSTA ELEVATION F

AUGUSTA ELEVATION G

ASHVILLE ELEVATION A

ASHVILLE ELEVATION B

ASHVILLE ELEVATION C

ASHVILLE ELEVATION D

ASHVILLE ELEVATION E

ASHVILLE ELEVATION F

ASHVILLE ELEVATION G

SARASOTA ELEVATION A

SARASOTA ELEVATION B

SARASOTA ELEVATION C

SARASOTA ELEVATION D

SARASOTA ELEVATION E

SARASOTA ELEVATION F

SARASOTA ELEVATION G

SARASOTA ELEVATION H

SEDONA ELEVATION A

SEDONA ELEVATION B

SEDONA ELEVATION C

SEDONA ELEVATION D

SEDONA ELEVATION E

SEDONA ELEVATION F

SEDONA ELEVATION G

SCOTTSDALE ELEVATION A

SCOTTSDALE ELEVATION B

SCOTTSDALE ELEVATION C

SCOTTSDALE ELEVATION D

SCOTTSDALE ELEVATION E

SCOTTSDALE ELEVATION F

SCOTTSDALE ELEVATION G

Building Materials and Color Options

BRAMPTON BRICK

crossroads series

The warm, red clay found exclusively in Indiana is what puts Brampton Brick Crossroads Series in a class all its own. Produced at one of North America's most technically advanced brick manufacturing facilities, these bricks offer color combinations unique to the area that stand out in any crowd. With rich tones and various textures, Crossroads clay bricks have a more rugged, tumbled appearance. Many of the bricks bear the names of neighbouring counties, honoring both the people and places where the Crossroads Series originates from.

Crossroads Series, Crawford

BRAMPTON BRICK

hoosier series

The colorful culture of the established "Hoosier State" is reflected in this brick series by the unique color blends enhancing the beauty of the deep Indiana Clay. The unique variety of rich colors bring beauty into your neighborhood, and reflects the warmth and strong stature of your home.

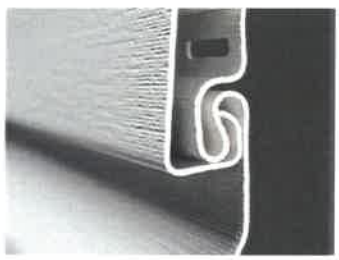
MITTEN®

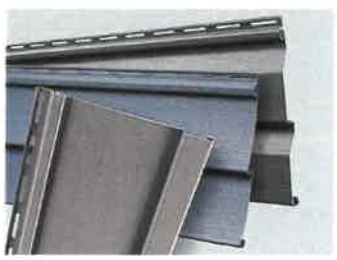
par/by PLY GEM

SENTRY

Sentry® features:

- Roll-over nail rail
- Thicker .044" panel
- Wind resistance up to 180 mph
- Available in all 36 Mitten colors in all three profiles





- Burnt Orange
- Olive Green
- Eggplant
- Annapolis Blue
- Aviator Green
- Richmond Red
- Coffee Bean
- Amber
- Sahara Brown
- Arizona Tan
- Khaki Brown
- Rockaway Grey
- Grenadier Green
- Muskoka Green
- Rain Forest
- Spring Moss
- Venetian Gold
- Caribou Brown
- Chestnut Brown
- Frost
- Bone
- Ivory
- Prairie Gold
- Cypress
- Stratus
- Flagstone
- Brownstone
- Clay
- Hearthstone
- Sandalwood
- Ash
- Sandcastle
- Saffron
- Lite Maple
- Satin Grey
- Sage

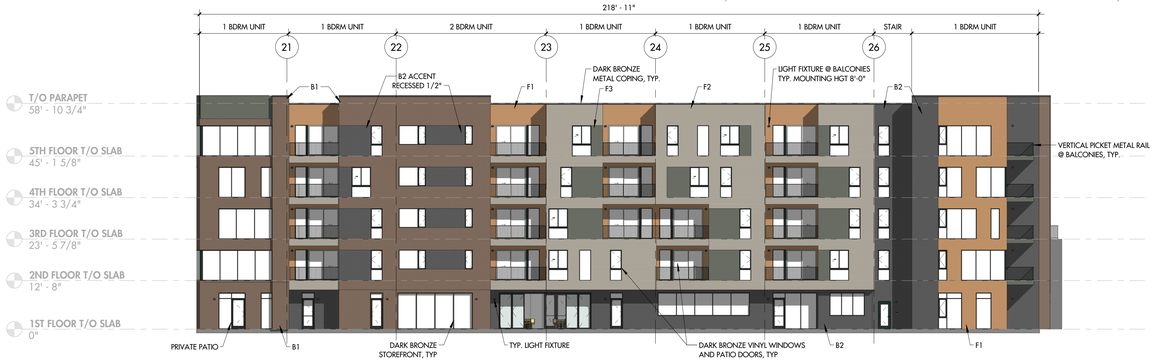
Profile	Double 4" Horizontal		Double 4.5" Dutchlap		Board & Batten		
Length/Pc	12'6"	3.81 m	12'1"	3.68 m	10'	3.04 m	
Width/Pc	8"	20.32 cm	9"	22.86 cm	7"	17.78 cm	
Panels/Ctn	24	24	22	22	17	17	
Coverage/Ctn	200 sq. ft.	18.58 m²	200 sq. ft.	18.58 m²	100 sq. ft.	9.29 m²	
Nom. Thickness	.044"	1.12 mm	.044"	1.12 mm	.045"	1.14 mm	Standard
Windload Data	180 mph	290 km/h	180 mph	290 km/h	.050"	1.27 mm	Designer/Premium

BLACKLINE

HOLLADAY PROPERTIES
Building Solutions Since 1952

EDGE ROCK DEVELOPMENT

THE TRAILS



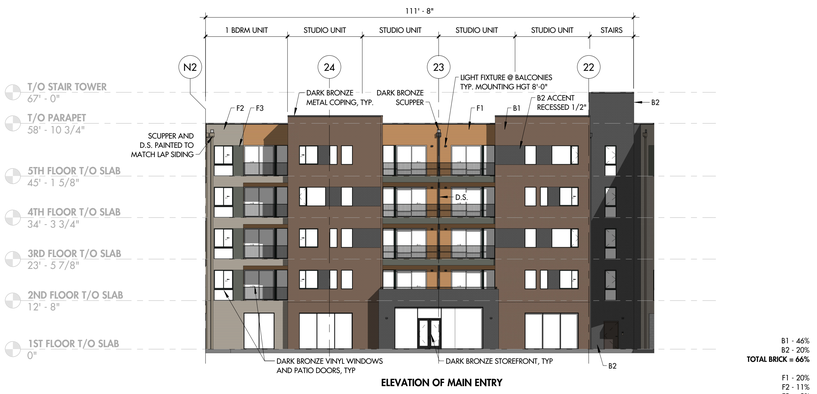
ELEVATION FROM EXTERIOR AMENTITIES

B1 - 37%
B2 - 23%
TOTAL BRICK = 60%

F1 - 17%
F2 - 20%
F3 - 3%
TOTAL FIBER CEMENT = 40%

5 EXTERIOR ELEVATION - EAST WING - EAST - 1/16"

1/16" = 1'-0" REFERENCE: 1 / A112



ELEVATION OF MAIN ENTRY

B1 - 46%
B2 - 20%
TOTAL BRICK = 66%

F1 - 20%
F2 - 11%
F3 - 3%
TOTAL FIBER CEMENT = 34%

4 EXTERIOR ELEVATION - EAST WING - WEST - 1/16"

1/16" = 1'-0"

ELEVATION FROM OAK RIDGE ROAD

B1 - 48%
B2 - 27%
TOTAL BRICK = 75%

F1 - 24%
F2 - 0%
F3 - 1%
TOTAL FIBER CEMENT = 25%

3 EXTERIOR ELEVATION - SOUTH WING - WEST - 1/16"

1/16" = 1'-0"

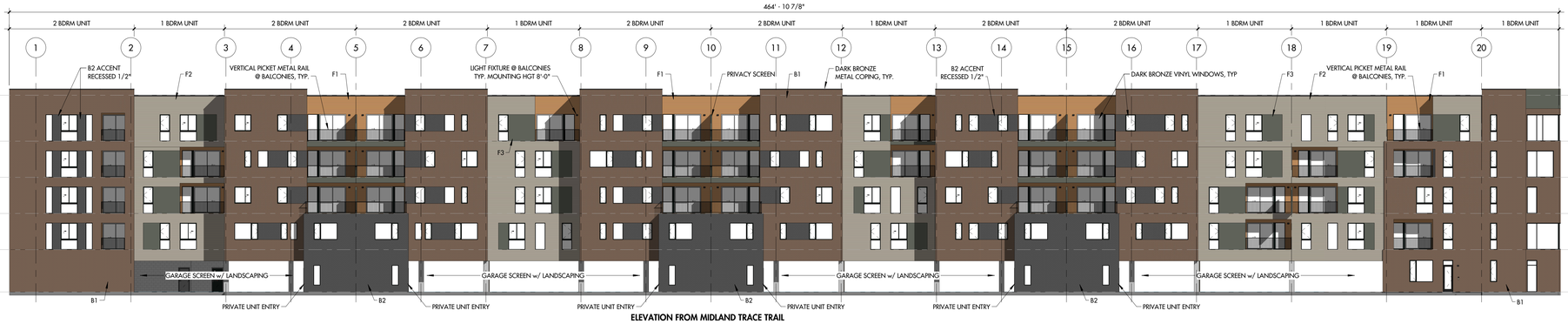
ELEVATION FROM PARKING

B1 - 44%
B2 - 16%
TOTAL BRICK = 60%

F1 - 21%
F2 - 14%
F3 - 5%
TOTAL FIBER CEMENT = 40%

2 EXTERIOR ELEVATION - SOUTH WING - NORTH - 1/16"

1/16" = 1'-0"



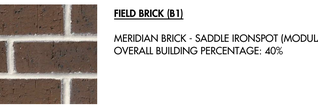
ELEVATION FROM MIDLAND TRACE TRAIL

B1 - 51%
B2 - 13%
TOTAL BRICK = 64%

F1 - 14%
F2 - 18%
F3 - 4%
TOTAL FIBER CEMENT = 36%

1 EXTERIOR ELEVATION - SOUTH WING - SOUTH - 1/16"

1/16" = 1'-0"



FIELD BRICK (B1)

MERIDIAN BRICK - SADDLE IRONSPOT (MODULAR)
OVERALL BUILDING PERCENTAGE: 40%

ACCENT BRICK (B2)

MERIDIAN BRICK - BLACK METALLIC (MODULAR)
OVERALL BUILDING PERCENTAGE: 22%

FIBER CEMENT - WOOD STAINED LAP SIDING (F1)

ALLURA - MAPLE
OVERALL BUILDING PERCENTAGE: 18%

FIBER CEMENT - FIELD PAINTED LAP SIDING (F2)

ALLURA (OR EQUAL) - SW7633 TONED TAUPE
OVERALL BUILDING PERCENTAGE: 17%

FIBER CEMENT - FIELD PAINTED PANEL SIDING (F3)

ALLURA (OR EQUAL) - SW6180 OAKMOSS
OVERALL BUILDING PERCENTAGE: 3%

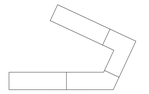
TRIM ACCENTS

ALUMINUM STOREFRONT, VINYL WINDOWS, METAL COPINGS, DOWNSPOUTS, ETC: DARK BRONZE

BUILDING MATERIAL PALETTE

0' 8' 16' 32' 64'
1/2" 1" 2" 4"

1/16" = 1'-0"



KEY PLAN

CERTIFICATION:

NOT FOR CONSTRUCTION

ALL INFORMATION CONTAINED IN THIS DOCUMENT IS CONSIDERED TO BE BOTH CONFIDENTIAL AND PROPRIETARY INTELLECTUAL PROPERTY OF BLACKLINE STUDIO AND SHALL NOT BE DISCLOSED, DISTRIBUTED OR ASSIGNED TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT OF BLACKLINE STUDIO. UNAUTHORIZED USE OF THESE DOCUMENTS IS NOT PERMITTED.

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ARCHITECT
BLACKLINE
1065 VIRGINIA AVE., STUDIO 208
INDIANAPOLIS, IN 46203
BLACKLINESTUDIO.NET
317.803.7900

OWNER
HOLLADAY PROPERTIES
255 E COLLEGE AVE, STE 100
INDIANAPOLIS, IN 46032
HOLLADAYPROPERTIES.COM
317.548.4202

DEVELOPER
EDGE ROCK DEVELOPMENT
1650 INDEX PL
NOBLESVILLE, IN 46062
EDGEROCK.ROCKS
317.979.0038

CONTRACTOR
HOLLADAY CONSTRUCTION GROUP
231 S COLLEGE AVE, STE 100
HOLLADAYCONSTRUCTIONGROUP.COM
317.699.9142

CIVIL ENGINEER
WOOLPERT
1033 N Audubon Dr
INDIANAPOLIS, IN 46054
WOOLPERT.com
800.414.1565

STRUCTURAL ENGINEER
KJG ENGINEERING
327 SAGAMORE PKWY W, STE 101
WEST LAFAYETTE, IN 47906
KJGENGINEERING.COM
765.497.4418

M.E.P. ENGINEER
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GREENFIELD, IN 46140
CRANDALLEM.COM
765.477.0996

EXTERIOR COLORED ELEVATIONS

HOLLADAY PROPERTIES -
THE TRAILS

801 EAST 175th STREET
WESTFIELD, IN 46074

DRAWN: ERM
CHECKED: SBP

#	REVISION	Date

City of Westfield TAC FILING
08/30/2019

A307

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8/28/2019 4:07:04 PM

ELEVATION FROM OAK RIDGE ROAD

B1 - 48%
B2 - 27%
TOTAL BRICK = 75%

F1 - 24%
F2 - 0%
F3 - 1%
TOTAL FIBER CEMENT = 25%

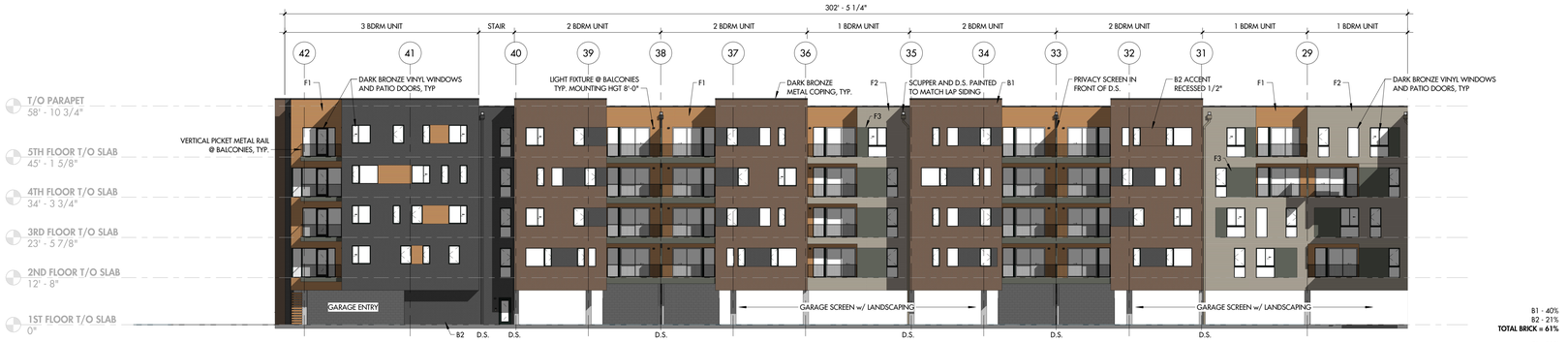
3 EXTERIOR ELEVATION - NORTH WING - WEST - 1/16"
1/16" = 1'-0"

ELEVATION FROM CREEK

B1 - 47%
B2 - 17%
TOTAL BRICK = 64%

F1 - 16%
F2 - 16%
F3 - 4%
TOTAL FIBER CEMENT = 36%

1 EXTERIOR ELEVATION - NORTH WING - NORTH - 1/16"
1/16" = 1'-0"

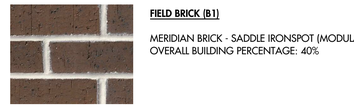


ELEVATION FROM PARKING

B1 - 40%
B2 - 21%
TOTAL BRICK = 61%

F1 - 21%
F2 - 13%
F3 - 5%
TOTAL FIBER CEMENT = 39%

2 EXTERIOR ELEVATION - NORTH WING - SOUTH - 1/16"
1/16" = 1'-0"



FIELD BRICK (B1)

MERIDIAN BRICK - SADDLE IRONSPOT (MODULAR)
OVERALL BUILDING PERCENTAGE: 40%

ACCENT BRICK (B2)

MERIDIAN BRICK - BLACK METALLIC (MODULAR)
OVERALL BUILDING PERCENTAGE: 22%

FIBER CEMENT - WOOD STAINED LAP SIDING (F1)

ALLURA - MAPLE
OVERALL BUILDING PERCENTAGE: 18%

FIBER CEMENT - FIELD PAINTED LAP SIDING (F2)

ALLURA (OR EQUAL) - SW7633 TONED TAUPE
OVERALL BUILDING PERCENTAGE: 17%

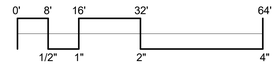
FIBER CEMENT - FIELD PAINTED PANEL SIDING (F3)

ALLURA (OR EQUAL) - SW6180 OAKMOSS
OVERALL BUILDING PERCENTAGE: 3%

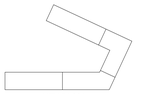
TRIM ACCENTS

ALUMINUM STOREFRONT, VINYL WINDOWS, METAL COPINGS, DOWNSPOUTS, ETC: DARK BRONZE

BUILDING MATERIAL PALETTE



1/16" = 1'-0"



KEY PLAN

CERTIFICATION:

NOT FOR CONSTRUCTION

ALL INFORMATION CONTAINED IN THIS DOCUMENT IS CONSIDERED TO BE BOTH CONFIDENTIAL AND PROPRIETARY INTELLECTUAL PROPERTY AND SHALL NOT BE DISCLOSED TO ANY PERSON, FIRM OR ENTITY OTHER THAN THOSE ASSIGNED TO AS THIRD PARTY INTENDED PARTIES WITHOUT THE WRITTEN CONSENT OF BLACKLINE STUDIO. UNAUTHORIZED USE OF THESE DOCUMENTS IS NOT PERMITTED.

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ARCHITECT
BLACKLINE
10625 VIRGINIA AVE., STUDIO 208
INDIANAPOLIS, IN 46203
BLACKLINESTUDIO.NET
317.803.7900

OWNER
HOLLADAY PROPERTIES
255 E COLLEGE AVE, STE 100
INDIANAPOLIS, IN 46032
HOLLADAYPROPERTIES.COM
317.580.4292

DEVELOPER
EDGE ROCK DEVELOPMENT
1650 E 86TH ST
INDIANAPOLIS, IN 46240
EDGEROCK.ROCKS
317.979.0038

CONTRACTOR
HOLLADAY CONSTRUCTION GROUP
231 S COLLEGE AVE, STE 100
HOLLADAYCONSTRUCTIONGROUP.COM
317.699.9143

CIVIL ENGINEER
WOOLPERT
5151 Hazeldell Pl
INDIANAPOLIS, IN 46054
WOOLPERT.com
800.414.7583

STRUCTURAL ENGINEER
KJG ENGINEERING
327 SAGAMORE PKWY W, STE 101
WEST LAFAYETTE, IN 47906
KJGENGINEERING.COM
765.497.4414

M.E.P. ENGINEER
CRANDALL ENGINEERING + DESIGN
224 E MAIN STREET
CRAWFORD, IN 46033
CRANDALLENG.COM
765.677.0996

EXTERIOR COLORED ELEVATIONS

HOLLADAY PROPERTIES -
THE TRAILS

801 EAST 175th STREET
WESTFIELD, IN 46074

DRAWN: ERM
CHECKED: SBP

#	REVISION	Date

City of Westfield TAC FILING
08/30/2019

A308

C:\Users\kmaher\Documents\TheTrails_R_20v3_maher@blacklinestudio.net.rvt
8/28/2019 4:07:19 PM

RESOLUTION 19-118

**A RESOLUTION OF THE CITY OF WESTFIELD,
APPROVING AN INCREASE IN INCOME TAX RATES
FOR HAMILTON COUNTY, INDIANA**

WHEREAS, a local income tax council ("Tax Council") may adopt an income tax rate of one-tenth of one percent to be used for paying the costs of a PSAP in Hamilton County pursuant to Indiana Code 6-3.6-6-2.5 ("the PSAP Tax"); and,

WHEREAS, the City of Westfield ("the City") desires to vote to approve Ordinance No. LIT-2019-1, an Ordinance Amending the Local Income Tax Rates for Hamilton County, Indiana; and,

WHEREAS, the City held a public hearing as required by Indiana Code 6-3.6-3-7(b); and,

WHEREAS, the City has caused a Notice of Public Hearing to be published and has mailed copies of the Notice of Public Hearing to be sent to all taxing units in Hamilton County; and,

WHEREAS, in accordance with Indiana law, the public hearing was held on Resolution No. 19-118 to approve Ordinance No. LIT-2019-1, on September 9, 2019.

NOW THEREFORE, BE IT RESOLVED, by the Westfield Common Council of Hamilton County, Indiana meeting in regular session as follows:

Section 1. A duly noticed public hearing was held on the proposed local income tax rate modifications described in Ordinance No. LIT-2019-1, on September 9th, 2019, at 7 p.m. .at 130 Penn Street Westfield, Indiana. A notice of the public hearing was published pursuant to Indiana Code 5-3-1 and copies of the Notice were sent to all taxing units in Hamilton County pursuant to Indiana Code 6-3.6-3-7(d).

Section 2. The City of Westfield hereby finds that a need now exists to modify the local income tax rates imposed in the following way:

Allocation Rate Category	Existing LIT Rate	Proposed LIT Rate
Local Income Tax	1.0%	1.0%
Public Safety Access Point Rate (Indiana Code 6-3.6-6-2.5)	0.0%	0.1%
TOTAL PROPOSED RATE		1.1%

Section 3. The City of Westfield approves Ordinance No. LIT-2019-1.

Section 4. The local income tax rates proposed above shall become effective on January 1, 2020.

Section 5. This Resolution shall be of full force and effect from and upon its adoption and in accordance with Indiana law and a copy of this Resolution, the Proof of Publication, and Proof of Mailing shall be provided to the Hamilton County Auditor, upon passage.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ALL OF WHICH IS RESOLVED THIS _____DAY OF _____2019.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy Spoljaric	Cindy Spoljaric	Cindy Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 19-118 was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 19-118

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO RESOLUTION 19-118

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266

Westfield City Council August 12, 2019

The Westfield City Council met on August 12, 2019 at the Westfield City Hall. Members present were Joe Edwards, Bob Horkay, Mark Keen, Jim Ake, Cindy Spoljaric, Steve Hoover and Chuck Lehman. Also present were Clerk Treasurer Cindy Gossard, Mayor Cook and City Attorney Brian Zaiger.

Proclamation for Mayor of the Evening: Hudson Lash 4th grader (Previous year) at Oak Trace

President Keen called the meeting to order at 7:00 p.m.

Approval of Minutes:

Cindy Spoljaric made a motion to approve the July 8, 2019 minutes as presented.
Joe Edwards seconded. Vote: Yes-7; No-0. Motion carries.

Claims:

Jim Ake made a motion to approve the claims as presented Bob Horkay seconded.
Vote: Yes-7; No-0. Motion carries.

Miscellaneous Business/Special Presentations:

None

Old Business:

Ordinance 19-13: Unified Development Ordinance Amendment (Summer 2019)
Council Introduction: April 8, 2019
APC Public Hearing: May 8, 2019
APC Recommendation: July 15, 2019
Adoption Consideration: August 12, 2019

Matt Skelton presented this item stating the amendment addresses mechanical screening, landscaping standards, infrastructure and utility standards and several other misc. items.

Bob Horkay made a motion to approve Ordinance 19-13 as presented. Steve Hoover seconded.
Vote: Yes-7; No-0. Motion carries.

Ordinance 19-19: Oak Manor North PUD Amendment (Options Charter School)
Council Introduction: June 10, 2019
APC Public Hearing: July 1, 2019
APC Recommendation: July 15, 2019
Adoption Consideration: August 12, 2019

Daine Crabtree presented this item stating this is a request by petitioner to amend the current PUD to allow an educational institution (Options Charter School) to be built on a parcel approximately 3 acres in size.

Steve Hoover made a motion to approve Ordinance 19-19 as presented. Jim Ake seconded.
Vote: Yes-7; No-0. Motion carries.

Ordinance 19-22: Westchester PUD Amendment
Council Introduction: June 10, 2019
APC Public Hearing: July 1, 2019
APC Recommendation: August 5, 2019
Adoption Consideration: August 12, 2019

Matt Skelton presented this item stating this amendment would modify the architectural standards and zoning commitments.

Council discussion

Steve Hoover made a motion to approve Ordinance 19-22 as presented. Bob Horkay seconded.
Vote: Yes-5: No-2. (C. Spoljaric/J. Edwards Motion carries.

Ordinance 19-23: Union Row PUD
Council Introduction: June 10, 2019
APC Public Hearing: July 1, 2019
APC Recommendation: July 15, 2019
Adoption Consideration: August 12, 2019

Jonathan Dorsey presented stating this is a request to change the zoning (of approximately 2.5 acres) to allow for the residential development of 7 detached single-family homes.

Cindy Spoljaric made a motion to approve Ordinance 19-23 as presented. Jim Ake seconded.
Vote: Yes-7; No-0. Motion carries.

Ordinance 19-24: Bridlewood Subdivision
Council Introduction: June 10, 2019
APC Public Hearing: July1, 2019
APC Recommendation: July 15. 2019
Adoption Consideration: August 12, 2019

Caleb Ernest present stating is a zoning to change to eliminate the pre-existing non-conforming uses and conditions of the property and bring the residential lots into compliance with the City's UDO.

Jim Ake made the motion to approve Ordinance 19-24 as written. Cindy Spoljaric seconded.
Vote: Yes-7; No-0. Motion carries.

New Business:

Resolution 19-115: Designation of an Economic Revitalization Area for 16805 Southpark Dr.
Council Introduction: August 12, 2019
Adoption Consideration: August 12, 2019

Amanda Rubadue presented stating this would declare the property located at 16805 Southpark Dr. be made part of an Economic Revitalization Area allowing owners/tenants to apply to the City for real or personal tax abatements.

Jim Kent with JJK Investments gave company background and reasoning behind the request.

Joe Edwards made a motion to approve Economic Revitalization Area. Cindy Spoljaric seconded.
Vote: Yes-7; No-0. Motion carries

Resolution 19-116: Authorizing Grant to Benefit the Westfield Playhouse
Council Introduction: August 12, 2019
Adoption Consideration: August 12, 2019

Brian Zaiger presented

Joe Edwards made a motion to table Resolution 19-116. Cindy Spoljaric seconded.
Vote: Yes-2; No-5. Motion failed.

Jim Ake made a motion to approve Resolution 19-116 with the stipulation that the Master lease be approved by Council prior to the additional appropriation being adopted. Bob Horkay seconded.
Vote: Yes-5; No-2 (C. Spoljaric/Joe Edwards) Motion carries.

Resolution 19-117: Approving Enlargement of EDA-Wheeler Landing
Council Introduction: August 12, 2019
Adoption Consideration: August 12, 2019

Brian Zaiger presented stating this would expand the original Wheeler Landing Development Area and the Allocation area by including the entirety of each of the parcels.

Joe Edwards made a motion to approve Resolution 19-117 as presented. Bob Horkay seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 19-29: Additional Appropriation
Council Introduction: August 12, 2019
Public Hearing: August 12, 2019
Adoption Consideration: September 9, 2019

Brian Zaiger presented stating there are two components. The first being the $300,000 that would be allocated to the building of the Westfield Playhouse, second being the $392,500 in insurance proceeds that need to be moved around.

Public Hearing open: 7:52

Marla Ailor spoke against the $300,000 for the Playhouse

Public Hearing closed: 7:57

Ordinance 19-31: Amendment to Ordinance 18-09 (Solicitation for the City of Westfield)
Council Introduction: August 12, 2019
Adoption Consideration: September 9, 2019

Brian Zaiger presented stating this in an introduction and that there would be a no solicitation list that residents go to on the City's website and add their address. Times of solicitation are being amended.

There was some discussion

Ordinance 19-32: Atwater PUD
Council Introduction: August 12, 2019
APC Public Hearing: September 3, 2019
APC Recommendation: September 16, 2019
Adoption Consideration: October 14, 2019

Jonathan Dorsey presented this stating this is a zoning change request of approximately 100 acres north of the intersection of Casey Rd. and 193rd Street.

Jon Dobosiewicz spoke explaining this would be a mixed use/residential community built by Olthof Homes with 280 maximum dwelling units divided into three (3) districts. Concept plan including open space areas, amenities, and trail connectivity were discussed.

Moves on to APC

Ordinance 19-33: Poplar Street PUD
Council Introduction: August 12, 2019
APC Public Hearing: September 3, 2019
APC Recommendation: September 16, 2019
Adoption Consideration: October 14, 2019

Jonathan Dorsey presented this is a rezoning request to allow for 24 townhomes to be built on the West side of Poplar Street between Jersey and Park Streets.

Brian Stumpf spoke explaining the 1.1acre plot located in the Gateway District would have 24 townhomes built by Estridge with a price point between $350,000-$400,000. The question on if these would meet the requirements of the comprehensive plan were discussed.

Moves on to APC

Ordinance 19-34: 181st Street PUD Amendment V
Council Introduction: August 12,
APC Public Hearing: September 3, 2019
APC Recommendation: October7, 2019
Adoption Consideration: October 14, 2019

Daine Crabtree introduced this item stating the amendment would allow for warehouse w/outdoor storage in restricted areas, office space, hotel and possible restaurant as permitted uses.

Attorney for Developer, Bruce Bittner stated this would amend development standards and decrease set-backs. A site plan depicting a hotel, restaurant and retail or office uses at the SE corner of Wheeler Rd and E 181st Street were detailed.

Mayor Cook recused himself from this presentation/discussion

Moves on to APC

Ordinance 19-35: Cedarbrook Commons PUD
Council Introduction: August 12, 2019
APC Public Hearing: September 3, 2019
APC Recommendation: October 7, 2019
Adoption Consideration: October 14, 2019

Daine Crabtree presented stating this is a zoning change of 16 acres on the NW corner of 186th Street and Springmill Rd.

Jesse Pohlman spoke on purposed standards, showed character exhibits, and listed two additional permitted uses (Agritourism, including related outdoor entertainment & event gathering and Agricultural use). There will be an Open House Tues. August 20 @6:30 pm/Northview Church.

Moves on to APC

Ordinance 19-36: Springmill Pointe PUD
Council Introduction: August 12, 2019
APC Public Hearing: September 3, 2019
APC Recommendation: October 7, 2019
Adoption Consideration: October 14, 2019

Daine Crabtree presented stating this is a zoning change request and would repeal/replace the current Maple Knoll PUD. The UDO and Zoning Map are changed to designate the Real Estate as a PUD District known as the Springmill Pointe PUD District mimicking the Austrian Pine PUD.

Jon Dobosiewicz spoke giving the details of the purposed PUD.

Moves on to APC

Ordinance 19-37: Amendment to Wheeler Landing PUD
Council Introduction: August 12, 2019
APC Public Hearing: September 3, 2019
APC Recommendation: September 3, 2019
Adoption Consideration: September 9, 2019

Caleb Ernest presented stating this is a request to modify the current PUD (Ord. 18-04) involving the 9 acres on the NW corner of Wheeler & State Highway 32.

Nick Churchill spoke on behalf of Wheeler Properties stating the request would revise the standards of the current PUD modifying the trail corridor width requirements.

Moves on to APC

Ordinance 19-38: Union Square at Grand Junction PUD
Council Introduction: August 12, 2019
APC Public Hearing: September 3, 2019
APC Recommendation: October 7, 2019
Adoption Consideration: October 14, 2019

Matt Skelton presented stating this would allow for a mixed -use development on approximately 4 acres North of Grand Junction Plaza.

Petitioner Justin Moffett spoke giving an overview of the plans for this area. Prior to start of any construction there would be public meetings and the interest and desires of the community would be heard.

Moves on to APC

Ordinance 19-39: Wrights Property Group at Grand Park PUD (Ninja Zone Academy)
Council Introduction: August 12, 2019
APC Public Hearing: September 3, 2019
APC Recommendation: October 7, 2019
Adoption Consideration: October 14, 2019

Matt Skelton presented this would permit the construction of a stand- alone building East of the Pacers Athletic Center to house NinjaZone.

Bruce Bittner with Church, Church, Hittle & Antrim spoke giving the background of Wrights and what types of classes this company would provide. Exterior materials for the building as well as parking lot/spaces shared with Pacers Athletic Center discussed.

Moves on to APC

Ordinance 19-40: Unified Development Ordinance Amendment (Fall 2019)
Council Introduction: August 12, 2019
APC Public Hearing: September 3, 2019
APC Recommendation: October 7, 2019
Adoption Consideration: October 14, 2019

Matt Skelton presented stating this is the second revision of the Westfield Washington UDO that basically fixes grammatical errors and clarifies current standards.

Moves on to APC

Guests:

Elaine Hinshaw spoke regarding the building going on in Westfield and the burden all the development puts on the schools. She also voiced concerns that the citizens of the city are not being heard.

Judy Shuck spoke explaining Westfield has been awarded the National Register's Award

Council Responses to Guest Comments:

Mark Keen spoke to the school burden

City Council Comments:

Steve Hoover gave APC update

Mayor Comments:

Downtown infrastructure

Ponds behind City Service

Aug. 21st in the evening State Rd 32 will close so placement of the middle section of the bridge over 32 can be installed.

Colts camp success

Thanked Matt Skelton for his service and wished him well in his new adventure

Without any further business, the meeting adjourned at 9:27

_____ _____

Clerk-Treasurer President

8/26/19

Westfield City Councilors:

Re: Ordinance 19-41

The following changes are presented for an amendment to the Traffic Regulation Ordinance:

- Yearly update for roads that the City has taken ownership of since the previous amendment.

- Addition of Derby Ridge 4, Wilshire 2, Scofield Farms 2, Andover North 1, 2, 3, and 4, Enclave at Andover 1 and 3, Lantern Park 1 and 2, Villages of Oak Manor 4D, Enclave at Viking Meadows 1, Springs (Manors) at Viking Meadows 1, Waters Edge West 3, Williams Trace 2, Bent Creek 1, Northpoint 1, Liberty Ridge 1 and Shelton Cove 2.

- Additional No Parking areas outside of subdivisions above:

    - Blackburn Road cul-de-sac west of US 31 – North side
    - Keeneland Park
        - Abaccus Ln – moving the no parking from the south side to the north side of the street
        - Cavallina Ln from Abaccus Ln to Canberra Blvd – moving the no parking from the east side to the west side of the street
        - Del Mar Way – moving the no parking from the west side to the east side of the street
        - Gosford Ct – moving the no parking from the south side to the north side of the street
        - Oaklawn Dr – moving the no parking from the south side to the north side of the street
        - Touralosa Dr – moving the no parking from the north side to the south side of the street
    - Maple Knoll
        - Adlo Ln – moving the no parking from the north side to the south side of the street
        - Bingham Dr – moving the no parking from the west side to the east side of the street
        - Burgess Hill Pass – removing the no parking between Connolly Dr and Peacehave Pl
        - Connolly Dr from Burgess Hill Pass to Plunkett Ave – moving the no parking from the east side to the west side of the street
        - Featherstone Dr from Burgess Hill Pass to Hythe Way – adding no parking to the east side of the street

        - Featherstone Dr from Hythe Way to Hythe Way – moving the no parking from the north side to the south side of the street
        - Hythe Way – moving the no parking from the south side to the north side of the street
        - Lynton Way – adding no parking to the north and east side of the street
        - Morley Ct – adding no parking to the south side of the street
        - Peacehaven Pl – adding no parking to the east side of the street
        - Plunkett Ave – moving the no parking from the north side to the south side of street
        - Stafford Dr – adding no parking to the north and east side of the street
        - Workington Way – adding no parking to the north and west side of the street
    - Viking Meadows
        - Ascot Farm Way – moving the no parking from the north side to the south side
        - Silverheels Dr from Ascot Farm Way to Viking Meadows Dr – moving the no parking from the south side to the north side
        - Harstad Blvd – moving the no parking from the south side to the north side
        - Harstad Dr – moving the no parking from the west side to the east side
        - Viking Warrior Dr – moving the no parking from the east side to the west side
        - Viking Warrior Blvd from Harstad Ct / Dr to Viking Warrior Dr – moving the no parking from the north side to the south side
        - Capital Spending Rd – moving the no parking from the east side to the west side
        - Viking Meadows Dr from Silverheels Dr to Holly Lane Farms Dr – moving the no parking from the west side to the east side
        - Storm Jib Ct – moving the no parking from the west side to the east side
    - Waters Edge
        - Crosswater Way from Sandy Cove Ln to Viewpoint Ln – moving the no parking from the north side to the south side of the street
        - Viewpoint Ln – moving from west side to east side of street

- Stop control changes

    - Ditch Road and SR 32
        - Changing from a 2-way stop to an automatic signal
    - Gunther Blvd and Heathcliff Ct
        - Changing from a 4-way stop to a 2-way stop with Gunther Blvd as the through street

- Speed limit changes

    - Maple Knoll
        - Burgess Hill Pass from Lynton Way to Connolly Dr - Changing the speed limit from 25 mph to 20 mph
        - Morley Ct - Changing the speed limit from 25 mph to 20 mph
        - Morley Ln - Changing the speed limit from 25 mph to 20 mph
        - Peacehaven Pl - Changing the speed limit from 25 mph to 20 mph
    - Maple Village (Sonoma)
        - Helston Ave from Stroud Ln to Burntwood Way- Changing the speed limit from 20 mph to 25 mph
        - Knottingly Way from middle of street to Stroud Ln – Changing the speed limit from 20 mph to 25 mph
        - Stroud Ln - Changing the speed limit from 20 mph to 25 mph
    - Viking Meadows
        - Viking Lair Rd – Changing the speed limit from 25 mph to 20 mph
    - Villages of Oak Manor
        - Wetherington Dr from Gunther Blvd to Stratfield Way - Changing the speed limit from 25 mph to 20 mph
        - Drummond Pl - Changing the speed limit from 25 mph to 20 mph
        - Falkland Pl - Changing the speed limit from 25 mph to 20 mph
        - Heathcliff Ct - Changing the speed limit from 25 mph to 20 mph

Dustin Shoe
Senior Project Manager
Department of Public Works

ORDINANCE 19-41

AN ORDINANCE OF THE CITY OF WESTFIELD AMENDING THE TRAFFIC REGULATIONS OF THE CITY OF WESTFIELD

WHEREAS, The City of Westfield, ("City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council ("Council"); and,

WHEREAS, the Council has the duty and authority to maintain regulations that ensure the safest possible operation of motor vehicles within the City; and,

WHEREAS, it has been deemed necessary to adopt the following amendments to the Westfield Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED by the Westfield City Common Council meeting in session as follows that:

Section 1. Chapter 58, Division 10. Figures, Sec. 58-346 through Sec. 58-363.1 of the Westfield Code is hereby amended by the deletion of the existing conflicting language and by the addition of the language which is attached as Exhibit A and incorporated herein.

Section 2. In addition to any other general penalty provisions contained in the Westfield Code of Ordinances, all other penalties under Title 9 of the Indiana Code for Class C Infractions may be assessed.

Section 3. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. Any portion of this Ordinance later deemed void shall not operate to negate the remaining portion herein.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ALL OF WHICH IS ORDAINED THIS _____DAY OF _____2019.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Joe Edwards	Joe Edwards	Joe Edwards
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Mark Keen	Mark Keen	Mark Keen

ATTEST:

_____

Cindy J. Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 19-41 was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 19-41 this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 19-41 this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy J. Gossard, Clerk Treasurer

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266

Ordinance 19-41 **Traffic Regulation Updates To Code**

Exhibit A - Figures List

Figure 1	**Sec. 58-346. Four-way stop intersections**
Figure 2	**Sec. 58-347. Three-way stop intersections**
Figure 3	**Sec. 58-348. Two-way stop intersections**
Figure 4	**Sec. 58-349. One-way stop intersections**
Figure 5	**Sec. 58-350. One-way streets**
Figure 5.1	**Sec. 58-350.1 One-way alleys**
Figure 6	**Sec. 58-351. Automatic signals**
Figure 7	**Sec. 58-352. Yield signs**
Figure 8	**Sec. 58-353. Speed limits**
Figure 8.1	**Sec. 58-353.1 School Zone Speed limits**
Figure 9	**Sec. 58-354. Restricted parking zones**
Figure 9A, 9B, 9C & 9D	**Sec. 58-354.1 Parking Restrictions on SR 32**
Figure 9E	**Sec. 58-355. Parking Zones Restrictions (SR 32)**
Figure 9E-1	**Sec. 58-355.1 Parking Zones Restrictions**
Figure 9E-2	**Sec. 58-355.2 Parking Zones Restrictions Map**
Figure 9E-3	**Sec. 58-355.3 Parking Zones Restrictions Penalties**
Figure 10	**Sec. 58-356. Alleys**
Figure 11	**Sec. 58-357. Four-way stop intersections in alleys**
Figure 12	**Sec. 58-358. Three-way stop intersections in alleys**
Figure 13	**Sec. 58-359. Two-way intersections in alleys**
Figure 14	**Sec. 58-359. One-way stop intersections in alleys**
Figure 15	**Sec. 58-361. Yield signs in alleys**
Figure 16	**Sec. 58-362. City of Westfield Street Ownership**
Figure 17	**Sec. 58-363. City Parks Parking Restrictions**
Figure 17.1	**Sec. 58-363.1 No Parking Locations in City Parks**

Exhibit A

Figure 1

Sec. 58-346. Four-way stop intersections

CASEY RD	and	W 186TH ST
CONNOLLY DR	and	BURGESS HILL PASS
DITCH RD	and	W 156TH ST
DITCH RD	and	W 161ST ST
EAST ST	and	E HOOVER ST / DEER WALK TRCE
GOLF CLUB BLVD	and	BRIDGEWATER CLUB BLVD
GOLF CLUB BLVD	and	LONG COVE BLVD / HAWKS WAY
GRAY RD	and	E 161ST ST
GRAY RD	and	E 169TH ST
LAKE WINDS DR	and	IDLEWIND DR
LIBERTY DR	and	DECLARATION DR
LITTLE EAGLE CREEK AVE	and	W 166TH ST
N UNION ST	and	W HOOVER ST / E HOOVER ST
OAK RD	and	E 161ST ST
OAK RIDGE RD	and	E 156TH ST
OAK RIDGE RD	and	E 169TH ST
OAK RIDGE RD	and	E GREYHOUND PASS
PAWTUCKET DR	and	DECLARATION DR
PUNTLEDGE DR	and	ELKHORN DR
ROMALONG LN	and	E GREYHOUND PASS / ROMAN CT
SHELBORNE RD	and	W 146TH ST
TOWNE RD	and	W 151ST ST
TOWNE RD	and	W 166TH ST
W ROWAN CT / W ROWAN RUN	and	HEATH CIR / TANSEY CROSSING
W ROWAN RUN / E ROWAN RUN	and	BLOOMFIELD CT / E BLOOMFIELD LN
WETHERINGTON DR	and	GUNTHER BLVD / SNOWDON DR
WHEATFIELD LN	and	FARMVIEW LN / FARMVIEW CT
WHEELER RD	and	E 181ST ST

Exhibit A

Figure 2

Sec. 58-347. Three-way stop intersections

AMKEY WAY	and	ADIOS PASS
CREEKWOOD DR	and	SHAMROCK BLVD
E 147TH ST	and	OAK RD
E 171ST ST	and	SOUTH ST / OAK RD
E 181ST ST	and	DARTOWN RD / KINSEY AVE
E 186TH ST	and	TOMLINSON RD / WHEELER RD
E GRAND PARK BLVD	and	E GRAND PARK BLVD
E GREYHOUND PASS	and	ADIOS PASS
E GREYHOUND PASS	and	SHOREWAY DR E
FIELDGRASS RUN	and	W COLUMBINE LN / W TANSEY CROSSING
HINSHAW WAY	and	FUTCH WAY
LIBERTY BLVD	and	ALEXANDRIA DR
PARK ST	and	MILL ST
PEACHAVEN PL	and	BURGESS HILL PASS
ROSEMOSS XING	and	E COLUMBINE LN
SETTERS RD	and	BRASSEUR LN
SHOREWAY E CT	and	E GREYHOUND PASS
W 159TH ST	and	LITTLE EAGLE CREEK AVE
W ADMIRAL WAY S	and	ADMIRAL WAY N / W LAREDO WAY S

Exhibit A

Figure 3

Sec. 58-348. Two-way stop intersections

Through Street		*Stop Location*
AGATE LN	and	E QUAILWOOD LN / W QUAIL WOOD LN
ALEXANDRIA DR	and	ATHENS PL
ALEXANDRIA DR	and	POTOMAC CT / QUINCY PL
AMERICAN LOTUS DR	and	BIRDSONG DR
AMERICAN LOTUS DR	and	FARMHOUSE DR
AMERICAN LOTUS DR	and	ROSEBANK DR
AMERICAN LOTUS DR	and	ROSSMAY DR
AMKEY WAY	and	SENATOR WAY
ANDOVER PKY	and	ABIGAIL CIR / ABIGAIL DR
ANDOVER PKY	and	GOLDWATER RD
ANDOVER PKY	and	WEIHE LN / ABIGAIL DR
BRIDGEPORT DR	and	DORMONT DR
BRIDLEWOOD DR	and	BRIDLEWOOD LN / BRIDLEWOOD CT
CANBERRA BLVD	and	CAVALLINA LN
CAPTIVA WAY	and	MANASOTA CT
CAREY GLEN CT	and	GLENDALE CT
CAREY RD	and	E 171ST ST / WETHERINGTON DR
CASEY RD	and	CROSSWATER WAY
CASEY RD	and	STEEL HORSE DR / WILLIAM TRACE BLVD
CEDARBROOK DR	and	CROSS CREEK CIR
CLEARBROOK DR	and	STOCKBRIDGE DR
COUNTRYSIDE BLVD	and	BROOKSBURG DR / DUPONT LN
COUNTRYSIDE BLVD	and	CLARKS HILL WAY / OLDENBURG CIR
COUNTRYSIDE BLVD	and	LAKEVILLE CROSSING
DITCH RD	and	BRIDGEPORT DR / W 151ST ST
DUMAST OAK DR	and	CORK CT / CATKINS CT
DUMAST OAK DR	and	SAWTOOTH OAK CIR / SAWTOOTH OAK CT
DUPONT LN	and	EARL PARK WAY / EARL PARK CT
E 151ST ST	and	LONG COVE VIEW / E BLACK WOLF RUN DR
E 151ST ST	and	OAK RD
E 156TH ST	and	MISTY VIKING RD / VIKING ECLIPSE CT
E 156TH ST	and	ROSSMOSS CROSS / OVERMAN BLVD
E 161ST ST	and	BRIDGEWATER CLUB BLVD / BROOKHOLLOW DR
E 161ST ST	and	COOL CREEK CIR / LANTERN PARK PKY
E 161ST ST	and	RICHTERS BLVD / BALTIC PASS
E 169TH ST	and	CREST POINT DR / BROOKHOLLOW DR
E 169TH ST	and	GREENSBORO DR / MAPLETON PL
E LAREDO WAY N	and	AMKEY WAY / E LAREDO WAY S
E SR 32	and	CHERRY ST
E SR 32	and	MILL ST / WESTLEA DR
E SR 32	and	S WALNUT ST / N WALNUT ST
EAST ST	and	E 196TH ST
ENGLISH GRN	and	W CLEAR LAKE CT / W CLEAR LAKE LN
GOLF CLUB BLVD	and	MARKET CENTER DR
GUNTHER BLVD	and	HEATHCLIFF CT
HAMPTON RD	and	CHAMBERLAIN DR / JONATHAN DR
HARVEST MEADOWS DR E	and	HARVEST MEADOWS DR W / RIVERSTONE CT
HAZY FALLS BLVD	and	SUNBROOK WAY
HINSHAW WAY	and	SHADOAN WAY
KINGSBRIDGE BLVD	and	HELSTON AVE / SOUTHALL DR
KINGSBRIDGE BLVD	and	SOUTHALL DR / KNOTTINGLY WAY
LANTERN PARK PKY	and	MORNING DR / NATURES WAY
LEWISTON DR	and	BOWIE DR

Exhibit A

Figure 3

Sec. 58-348. Two-way stop intersections

Through Street		*Stop Location*
LIBERTY DR	and	SMITHFIELD DR
LUNENBURG DR	and	SULLIVAN LN
MANASSAS DR / NEW HAVEN DR	and	BELVEDERE PL / BRIDGEPORT DR
MAPLE CREEK DR	and	FLOWING CREEK WAY
MAPLE PARK DR	and	HARVEST MEADOWS DR E / HARVEST MEADOWS DR S
MAPLE PARK DR	and	HARVEST MEADOWS DR W / HARVEST MEADOWS DR S
MARKET CENTER DR	and	MARKET CENTER DR
MERRIMAC DR	and	LINN CT / NEWPORT DR
MILL ST	and	JERSEY ST
MORLEY LN	and	MORLEY CT / PEACHAVEN PL
MUSCATINE WAY / MUSCATINE CT	and	CRISTIN WAY / CRISTIN CT
NEWHAVEN DR	and	STOCKBRIDGE DR
NEWPORT DR	and	JONATHAN DR / PRINCETON LN
NORTH ST	and	N CHERRY ST
OAK MANOR DR	and	CADEN CT
OAK MANOR DR	and	OLD VINES DR
OAK RD	and	MIA DR / SILVER THORNE WAY
OAK RIDGE RD	and	CITATION RD / MCNAMARA CT
OAK RIDGE RD	and	FOUNDATION PKY / SAWTOOTH ST
OAK RIDGE RD	and	HOLLY LANE FARMS DR / VIKING WARRIOR BLVD
OAK RIDGE RD	and	PLAINVILLE DR / RIDGEWOOD AVE
PALMYRA DR	and	DANDBORN DR / DANBORN GREEN
PALMYRA DR	and	ETNA DR / ETNA GREEN
PEABODY WAY	and	AVEBURY LN / AVEBURY CIR
PENN ST	and	N CHERRY ST
PENN ST	and	WALNUT ST
POPLAR ST	and	JERSEY ST
RACETIME RD	and	VIKING SUNRISE LN
RICHLAND WAY	and	JONATHAN DR / STORY CT
RIDGEFIELD PL	and	LUNENBURG DR
S UNION ST	and	ASHLEY WOOD DR / DAVID BROWN DR
S UNION ST	and	CHERRYWOOD CT / ADDISON CT
SANIBEL CIR	and	BEACH CLUB DR
SAPPHIRE DR	and	VICTORY CT
SCOFIELD RIDGE BLVD	and	HAYWARD WAY
SETTERS RD	and	BIRKDALE BLVD
SHEFFIELD PARK WAY	and	KATE CT / SUN VALLEY DR
SILVER THORNE WAY	and	COPPER TREE WAY
SOMERVILLE DR	and	MONTCLAIR DR
SOMERVILLE DR	and	WATERLEAF DR
SPINNAKER DR	and	MOORING CIR W
SPRING LAKE DR / LAKEVILLE CROSSING	and	W CLEAR LAKE LN / E CLEAR LAKE LN
SPRING MILL RD	and	CANBERRA BLVD / DESOTO BLVD
SPRING MILL RD	and	FIELDGRASS RUN / LIBERTY BLVD
SPRING MILL RD	and	W 169TH ST
STOCKBRIDGE DR	and	ALEXANDRIA DR
SUN PARK DR	and	SUN PARK DR
TAUSEN PL	and	SMILEY CT / GOLDWATER RD
VALCOUR PL	and	LUNENBURG DR
VALCOUR PL	and	MOBLEY DR
VIKING WARRIOR BLVD	and	HARSTAD CT / HARSTAD DR
VILLAGE PARK EAST DR	and	VILLAGE PARK SOUTH DR / VILLAGE PARK CIR
W 146TH ST	and	LITTLE EAGLE CREEK AVE

Exhibit A

Figure 3

Sec. 58-348. Two-way stop intersections

Through Street		*Stop Location*
W 151ST ST	and	AMERICAN LOTUS DR
W 161ST ST	and	HADLEIGH PASS / TRESTLE DR
W 169TH ST	and	KINGSBRIDGE BLVD
W 169TH ST	and	LAKEVILLE CROSSING
W GREYHOUND PASS	and	SENATOR WAY
W SR 32	and	JOLIET RD
WENDOVER AVE	and	RETFORD DR
WILLOW CREEK WAY	and	CEDARBROOK DR / WHITE WILLOW DR

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections

Through Street		*Stop Location*
ADENA LN	and	KNOBSTONE WAY
ADIOS PASS	and	ADIOS CT
ADIOS PASS	and	E ADMIRAL WAY S
ADIOS PASS	and	KERRY CT
ADLO LN	and	WORKINGTON WAY
ALLEN CT	and	MONTROSE LN
AMBERLEAF TRL	and	TIMBERBROOK RUN
AMESBURY PL	and	EMMA CIR
AMESBURY PL	and	JADEN DR
AMESBURY PL	and	LA COSTA WAY
AMESBURY PL	and	PEARSON DR
AMESBURY PL	and	SADIE LN
AMESBURY PL	and	WALCOTT DR
AMKEY WAY	and	AMKEY CT
ANDOVER PKY	and	IRELAND WAY
ANDOVER PKY	and	LIMBAUGH WAY
ANDOVER PKY	and	MCFALL DR
ANNABEL CT / PALOMAR DR	and	SOMERVILLE DR
ASHFIELD DR	and	CAITLIN WAY
AUSTRIAN PINE WAY	and	E 175TH ST
AUSTRIAN PINE WAY	and	FLAT ROCK DR
AVEBURY LN / SHERLOCK DR	and	GRIMMENSTEIN DR
AVONDALE DR	and	AMERICAN LOTUS DR
AVONDALE DR	and	EDENVALE DR
AVONDALE DR	and	HOLCOMBE DR
BARLEY CIR	and	WHEATFIELD LN
BEACH CLUB DR	and	CRISTIN WAY
BEACON BLVD	and	BEACON CT
BEACON BLVD	and	BEACON WAY
BEACON WAY	and	BEACON PARK DR
BEECHWOOD DR	and	MAPLE LN
BELVEDERE PL	and	ROANOKE DR
BETHESDA CIR / MARIETTA CIR	and	DREXLER DR
BINGHAM DR	and	SOUTHWELL DR
BIRKDALE BLVD	and	GLENMOORE CIR
BIRKDALE BLVD	and	KARSTEN CIR
BIRKDALE DR	and	BRIARPATCH CIR
BIRKDALE DR	and	HARBOUR RIDGE CIR
BIRKDALE DR	and	OAK HOLLOW CT
BIRKDALE DR	and	OAK HOLLOW LN W
BIRKDALE DR	and	SUNNINGDALE WAY
BIXBY DR	and	PALOMAR DR
BIXBY DR	and	ROSECLAIR DR
BOWIE DR	and	LIBERTY DR
BOYD PL	and	MCFALL DR
BRASSEUR LN	and	STRALEY CT
BRIDGEWATER CLUB BLVD	and	FALLS CIR

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections

Through Street		*Stop Location*
BRIDGEWATER CLUB BLVD	and	STERLING BLUFF CT
BRIDLEWOOD DR	and	CURRY LN
BROKEN ARROW DR	and	SOUTHWELL DR
BROOKHOLLOW DR	and	FLOWING WATER WAY
BROOKHOLLOW DR	and	RIDDELL LN
BROOKHOLLOW DR	and	TRIBUTARY CT
BROOKSBURG DR	and	BURKET DR
BURGESS HILL PASS	and	FEATHERSTONE DR
BURGESS HILL PASS	and	HYTHE WAY
BURGESS HILL PASS	and	JULEP LN
BURGESS HILL PASS	and	TRIFECTA WAY
BURGESS HILL PASS / LYNTON WAY	and	REDHILL RD
BURKET DR / BURKET CT	and	WANATAH TRL
BURNTWOOD WAY	and	PETERSFIELD LN
BURNTWOOD WAY	and	RETFORD DR
BURNTWOOD WAY	and	TILBURY WAY
BUXTON DR	and	BUXTON CT
BUXTON DR	and	CHELTENHAM DR
BUXTON DR	and	RADFORD CT
BUXTON DR / GATESHEAD DR	and	KNIGHTON CT
BUXTON DR / GATESHEAD DR	and	OVERMAN BLVD
BYRDING DR	and	LAMGATE DR
BYRDING DR / LONGSHIP CT	and	BYRDING CT
BYRDING DR / SILVERDALE CT	and	VOYAGER DR
CANBERRA BLVD	and	DEL MAR WAY
CANBERRA BLVD	and	OAKLAWN DR
CAPTIVA WAY	and	BOCA GRANDE CT
CAPTIVA WAY	and	DUNEDIN CT
CAPTIVA WAY	and	MIDDLE DR
CAPTIVA WAY	and	TARPON BAY DR
CAPTIVA WAY	and	USEPPA CT
CAREY GLEN CT	and	CARTER CT
CAREY RD	and	CAREY GLEN CT
CAREY RD	and	E 169TH ST
CAREY RD	and	HINSHAW WAY
CAREY RD	and	JOSHUA CIR
CAREY RD	and	OAK MANOR DR
CAREY RD	and	PACE DR
CAREY RD	and	PAIRED OAKS LN
CAREY RD	and	PETE DYE BLVD
CAREY RD	and	SADDLEHORN DR
CAREY RD	and	SPRINGMEADOW LN
CAREY RD	and	VILLAGE PARK NORTH DR
CAVALLINA LN	and	MAVERICK CT
CEDAR GROVE LNDG	and	MAYBELL LN
CHAD HITTLE DR	and	CHAD HITTLE CT
CHALLENGER DR	and	HARBINGER CT

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections

Through Street		*Stop Location*
CHANCELLORS RIDGE WAY	and	CHANCELLORS CT
CHANCELLORS RIDGE WAY	and	SPILLWATER WAY
CHANCELLORS RIDGE WAY	and	WOODCREST CT
CHANCELLORS RIDGE WAY / FLOWING WATER WAY	and	DOWNSTREAM DR
CHATHAM HILLS BLVD	and	ARBOR CREEK DR
CHATHAM HILLS BLVD	and	CHATHAM BROOK DR
CHATHAM HILLS BLVD	and	WINDSOR PARK DR
CHELTENHAM DR	and	BOLTON CIR
CLARKS HILL WAY	and	CHANNELBURG BLVD
CLARKS HILL WAY	and	PARAGON LN
COLLEGE AVE	and	S WALNUT ST
COMMERCIAL ST	and	FERN DR
CONDUCTORS DR	and	BOXCAR CT
CONDUCTORS DR	and	CEDAR GROVE LNDG
CONDUCTORS DR	and	WEST RAIL DR
CONNOLLY DR	and	MORLEY LN
CORSICAN CIR	and	TORREY CT
CORSICAN CIR	and	WHITEBARK CT
COUNT FLEET CT	and	BALI HAI CT
COUNT FLEET CT	and	DAN PATCH CT
COUNTRYSIDE BLVD	and	MARKLEVILLE LN
CREEKWOOD DR	and	HIGHWOOD DR
CREST POINT DR	and	CHALLENGER DR
CRISTIN WAY	and	ASHFIELD DR
CRISTIN WAY	and	CAITLIN WAY
CRISTIN WAY	and	NYLA CT
CROSSWATER WAY	and	SANDY COVE LN
CURRY LN	and	HORSESHOE DR
CYCLAMEN CHASE	and	VIBURNUM RUN
DANBORN DR / PLAINVILLE DR	and	CHANNELBURG BLVD
DANDBORN DR	and	MARENGO TRL
DANIEL CT / KENNARD LN	and	YEOMAN WAY
DARTOWN RD	and	ALPHA DR
DARTOWN RD	and	ENTERPRISE DR
DAWNHAVEN DR	and	BIRDSONG DR
DAWNHAVEN DR	and	FARMHOUSE DR
DAYLILY CT	and	CYPRIAN CIR
DECLARATION DR	and	BELVEDERE PL
DECLARATION DR	and	MANASSAS DR
DECLARATION DR	and	ROANOKE DR
DECLARATION DR	and	WATERTOWN DR
DEER WALK TRCE	and	WIND SKIP CIR
DEL MAR WAY	and	GOSFORD CT
DITCH RD	and	JULEP LN
DITCH RD	and	PAWTUCKET DR
DITCH RD	and	W 166TH ST
DITCH RD	and	W 169TH ST

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections

Through Street		*Stop Location*
DITCH RD	and	W 171ST ST
DONELSON LN	and	ELIJAH DR
DONELSON LN	and	HAYWARD WAY
DONELSON LN	and	WEST FORK DR
DOWNSTREAM DR	and	RIDGEBROOK DR
DOWNSTREAM DR	and	SOLITUDE CT
DUPONT CT / DUPONT LN	and	EARL PARK WAY
DURMAST OAK DR	and	POST OAK CT
DURMAST OAK DR / OLD VINES DR	and	PAIRED OAKS LN
E 146TH ST	and	DEERWOOD DR
E 146TH ST	and	KOURTNEY PL
E 146TH ST	and	SETTERS RD
E 146TH ST	and	VILLAGE PARK EAST DR
E 151ST ST	and	BIRKDALE DR
E 151ST ST	and	BRIDLEWOOD DR
E 151ST ST	and	SETTERS RD
E 151ST ST / E GREYHOUND PASS	and	E GREYHOUND PASS
E 156TH ST	and	E COLUMBINE LN
E 156TH ST	and	VIKING CRUSADER CT
E 156TH ST	and	VIKING MEADOWS DR
E 156TH ST	and	VOYAGER DR
E 156TH ST	and	W EVENING ROSE WAY
E 161ST ST	and	HADDAM LN
E 161ST ST	and	OAK PARK CT
E 161ST ST	and	VIKING LAIR RD
E 169TH ST	and	BIRDSEYE DR
E 169TH ST	and	COUNTRYSIDE BLVD
E 169TH ST	and	GEORGE GANG BLVD
E 169TH ST	and	HAWK CREEK CIR
E 169TH ST	and	OLYMPUS BLVD
E 169TH ST	and	PUNTLEDGE DR
E 169TH ST	and	SOUTHPARK DR
E 169TH ST	and	WESTFIELD PARK RD
E 169TH ST / DAVID BROWN DR	and	DEAN RD
E 171ST ST	and	FUTCH WAY
E 175TH ST	and	TILLER CT
E 181ST ST	and	MARKET CT
E 181ST ST	and	SUN PARK DR
E 191ST ST	and	CHAD HITTLE DR
E 191ST ST	and	E GRAND PARK BLVD
E 191ST ST	and	SCOFIELD FARMS BLVD
E 191ST ST	and	SHADY NOOK RD
E 196TH ST	and	ETHAN ALLEN LN
E 196TH ST	and	JUSTIN MORGAN DR
E 199TH ST	and	WINDSOR PARK DR
E 203RD ST	and	TOMLINSON RD
E 206TH ST	and	OAK RIDGE RD

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections

Through Street		*Stop Location*
E BLACKWOLF RUN DR	and	BIRKDALE BLVD
E BLACKWOLF RUN DR	and	W BLACKWOLF RUN DR
E BLOOMFIELD LN	and	E WISTERIA WAY
E CLEAR LAKE LN	and	BIRDSEYE DR
E CLEAR LAKE LN	and	KIRKLIN DR
E CLEAR LAKE LN	and	NEWBERRY LN
E CLEAR LAKE LN	and	TROY LN
E EVENING ROSE WAY	and	SUNDEW CIR
E GREYHOUND PASS	and	ASCOT HILLS DR S
E GREYHOUND PASS	and	CITATION RD
E GREYHOUND PASS	and	CORRAL CT
E GREYHOUND PASS	and	COUNT FLEET CT
E GREYHOUND PASS	and	CYNTHIA CT
E GREYHOUND PASS	and	GOODTIME CT
E GREYHOUND PASS	and	OLDE BRIAR LN
E GREYHOUND PASS	and	STARS PRIDE CT
E GREYHOUND PASS	and	SUSAN CT
E GREYHOUND PASS	and	VALLEYVIEW DR
E LAREDO WAY N	and	MERCURY CT
E LAREDO WAY S	and	SULKY WAY
E LAREDO WAY S / W LAREDO WAY S	and	LAREDO CT
E MAIN ST	and	EAST ST
E MAIN ST	and	HILLCREST DR
E MAIN ST	and	S GURLEY ST
E MAIN ST	and	TIMBERBROOK RUN
E MAIN ST	and	WILLOW CREEK WAY
E PINE RIDGE DR	and	AUSTRIAN PINE WAY
E PINE RIDGE DR	and	NORWAY SPRUCE LN
E PINE RIDGE DR	and	PINE WOOD LN
E QUAIL RIDGE DR	and	E QUAIL WOOD LN
E QUAIL RIDGE DR	and	NUTTAL ST
E QUAIL WOOD LN	and	NORWAY SPRUCE LN
E QUAIL WOOD LN	and	TROY LN
E ROWAN RUN	and	CORNFLOWER CT
E SENATOR WAY	and	ROMALONG CT
E SENATOR WAY	and	SULKY WAY
E SR 32	and	AUSTRIAN PINE WAY
E SR 32	and	SANIBEL CIR
E SR 32	and	SHADY NOOK RD
E SR 32	and	SPRUCE LN
E SR 32	and	SUN PARK DR
E SR 38	and	GRASSY BRANCH RD
E SR 38	and	LINDLEY FARM RD
EAGLETOWN RD	and	FERN DR
EAGLETOWN RD	and	WASHINGTON ST
EAST ST	and	BEECHWOOD DR
EAST ST	and	BIRCH ST

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections

Through Street		*Stop Location*
EAST ST	and	CATHERINE DR
EAST ST	and	E 186TH ST
EAST ST	and	MAPLE PARK DR
EAST ST	and	N UNION ST
EAST ST	and	NORTH ST
EAST ST	and	PENN ST
EAST ST	and	SAVANNAH LN
EAST ST	and	SLEEPY HOLLOW DR
EAST ST	and	SYCAMORE ST
ELKHORN CT / ELKHORN DR	and	MEGGS ST
ELKHORN DR	and	GOLDEN HINDE WAY
ELKHORN WAY	and	ELKHORN DR
ELYSE LN	and	KELLER TER
EMERALD PINES LN	and	AUSTRIAN CT
EMERALD PINES LN	and	CORSICAN CIR
EMERALD PINES LN	and	EMERALD CT
EMERALD PINES LN	and	EMERALD GREEN CIR
ENGLISH GRN	and	FILLMORE WAY
ENGLISH GRN	and	NAPOLEON CT
EVEREST DR	and	WILLIAMSON LN
EVEREST DR / WHITNEY RD	and	MATTERHORN DR
GRANVILLE DR	and	FAIRLANDS DR
FARMVIEW LN	and	HARVEST DR
FARR HILLS DR	and	ROLLING CT
FEATHERSTONE DR	and	ESHER COURT
FEATHERSTONE DR	and	HYTHE WAY
FENCHURCH DR	and	AVONDALE DR
FENCHURCH DR	and	GRANVILLE DR
FLAT ROCK DR	and	PINE WOOD LN
FOX LN	and	SUPER STAR DR
FRANCIS CT	and	ROSECLAIR DR
GAITHER BLVD	and	HAWK CREEK CIR
GAITHER BLVD / GAITHER CT	and	PACE DR
GASPARILLA CT	and	MANASOTA CT
GASPARILLA CT	and	MIDDLE DR
GATESHEAD DR	and	CHELTENHAM DR
GATESHEAD DR	and	GATESHEAD CT
GATESHEAD DR	and	LAMGATE DR
GEORGE GANG BLVD	and	MAJESTIC OAK CT
GEORGE GANG BLVD	and	MILLER WAY
GEORGE GANG BLVD	and	PRISTINE CT
GEORGE GANG BLVD / PICOLA CT	and	SHUMARD OAK DR
GLEN WAY / GLEN CT	and	RIDGEBROOK DR
GOLDEN HINDE WAY	and	PUNTLEDGE DR
GOLDEN HINDE WAY	and	SCHWEITZER DR
GRABILL DR	and	E CLEAR LAKE LN
GRANDVIEW WAY	and	SHAELYNN CT

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections

Through Street		*Stop Location*
GRANDVIEW WAY	and	WINDWOOD CIR
GRASSY BRANCH RD	and	E 203RD ST
GRASSY BRANCH RD	and	GRANDVIEW WAY
GRASSY BRANCH RD	and	GRASSY KNOLL DR
GRASSY BRANCH RD	and	MERE BLVD
GRASSY KNOLL DR	and	AZALEA CT
GRASSY KNOLL DR	and	CROCUS CT
GRASSY KNOLL DR	and	REDBUD CT
GRASSY KNOLL DR	and	TRILLIUM CT
GRAY RD	and	E 151ST ST
GRAY RD	and	GOLDEN HINDE WAY
GRAY RD	and	GOLF CLUB BLVD
GRAY RD	and	GUERIN WAY
GRAY RD	and	WHITNEY RD
GREENSBORO DR	and	CARTHAGE CIR
GREENSBORO DR	and	KENNARD LN
GREENSBORO DR	and	YEOMAN WAY
HADDAM LN	and	GREENWICH DR
HADLEIGH CT	and	MATLOCK CIR
HADLEIGH CT / HADLEIGH PASS	and	BROMLEY WAY
HADLEIGH PASS	and	DURSLEY CT
HADLEIGH PASS	and	HOWDEN DR
HADLEIGH PASS	and	MARYPORT DR
HAMPTON RD	and	PRINCETON LN
HARSTAD BLVD / VIKING WARRIOR DR	and	BALTIC PASS
HARVEST DR	and	BARLEY CIR
HARVEST DR	and	HARVEST CT
HARVEST MEADOWS DR E	and	FIELDSTONE CT
HARVEST MEADOWS DR W	and	WOODSTREAM CT
HAWK CREEK CIR	and	GAITHER BLVD
HAWKVIEW LN	and	PLOWMAN DR
HAZY FALLS BLVD	and	STARVIEW DR
HAZY FALLS BLVD / HAZY FALLS CT	and	TIMBER BLUFF RD
HEATHCLIFF CT	and	DRUMMOND PL
HEATHCLIFF CT	and	FALKLAND PL
HELSTON AVE	and	STROUD LN
HOLCOMBE DR	and	ROSSMAY DR
HOLLY LANE FARMS DR	and	STORM JIB CT
HORSESHOE DR	and	BRIDLEWOOD LN
HORSESHOE DR	and	WINDMILL CIR
HORSESHOE DR	and	WINDMILL DR
HOWDEN DR	and	MARYPORT DR
HUSH HICKORY BEND	and	HIDDEN WILLOW CT
HYTHE WAY	and	FEATHERSTONE DR
IDLEWIND CT / IDLEWIND DR	and	ROUDEBUSH WAY
IRELAND WAY	and	BOYD PL
JACK VIEW DR	and	PATTY LN

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections

Through Street		*Stop Location*
JADEN DR	and	PEABODY WAY
JADEN DR	and	SHERLOCK DR
JOLIET RD	and	W JEFFERSON ST
JULEP LN	and	MAN O'WAR LN
JUSTIN MORGAN DR	and	DAN PATCH LN
KELLER TER / WENTZ DR	and	SHORT TER
KILBURN CT	and	POTOMAC CT
KINGSBRIDGE BLVD	and	KIMBERLY AVE
KINGSBRIDGE BLVD	and	MAIDSTONE AVE
KINGSBRIDGE BLVD	and	WARRINGTON AVE
KIRKLIN DR	and	GRABILL DR
LA COSTA WAY	and	PEARSON DR
LA COSTA WAY	and	ZACHARY LN
LAKE WINDS DR	and	IDLEWIND DR
LAKES END CT / LAKES END DR	and	ROUDEBUSH WAY
LAKES END DR / SHADY LAKE DR	and	MERE BLVD
LAKEVILLE CROSSING	and	COLFAX LN
LAKEVILLE CROSSING	and	ENGLISH GRN
LAKEVILLE CROSSING	and	ONWARD DR
LAKEVILLE CROSSING	and	ORLAND OVLK
LARCHWOOD DR	and	MARSHROSE DR
LARCHWOOD DR	and	ROSSMAY DR
LIBERTY DR	and	CLEARBROOK ST
LIBERTY DR	and	NEW HAVEN DR
LIBERTY DR	and	TROY DR
LIBERTY DR / PAWTUCKET DR	and	LIBERTY BLVD
LITTLE EAGLE CREEK AVE	and	SHELBORNE RD
LITTLE EAGLE CREEK AVE	and	TOWNE RD
LITTLE EAGLE CREEK AVE	and	WASHINGTON ST
LITTLE EAGLE CREEK AVE	and	W 156TH ST
LUCAS DR	and	LUCAS CIR
LYNTON WAY	and	STAFFORD DR
MADELINE LN	and	RACHEL LN
MAN O'WAR LN	and	TRIFECTA WAY
MANASSAS DR / NEW HAVEN DR	and	BAINBRIDGE CT
MAPLE CREEK DR	and	CREEKS BEND CT
MAPLE ST	and	JERSEY ST
MARENGO TRL	and	AMBIA CIR
MARENGO TRL	and	ETNA DR
MARKET CENTER DR	and	SPINNAKER DR
MARKLEVILLE LN	and	MILHOUSEN TRL
MARYPORT DR	and	CORBY CT
MATTERHORN DR	and	RANIER CIR
MAYFIELD CT	and	MAYFIELD DR
MCINTOSH LN / RIVER BIRCH RD	and	BEECHNUT DR
MEGGS ST	and	ELICIA CT
MEGGS ST	and	SCHWEITZER DR

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections

Through Street		*Stop Location*
MERRIMAC DR	and	CHAMBERLAIN DR
MISTY VIKING RD	and	VIKING SUNRISE LN
MONMOUTH DR	and	DORMONT DR
MONMOUTH DR	and	MONTCLAIR DR
MONTCLAIR DR	and	ANNAPOLIS DR
MONTCLAIR DR	and	RUTHERFORD DR
MONTCLAIR DR	and	TRESCOTT DR
MONTCLAIR DR	and	WOLCOTT CT
MONTGOMERY DR	and	ALEXANDRIA DR
MOONTOWN RD	and	AMESBURY PL
MOONTOWN RD	and	ANDOVER PKY
MOONTOWN RD	and	ASHFIELD DR
MOONTOWN RD	and	E 186TH ST
MOONTOWN RD	and	JADEN DR
MUSCATINE WAY	and	SADIE LN
N UNION ST	and	BEECHWOOD DR
N UNION ST	and	CATHERINE DR
N UNION ST	and	IMMI WAY
N UNION ST	and	MAPLE PARK DR
N UNION ST	and	PENN ST
NASHUA CIR / SENECA CIR	and	TROY DR
NEWBERRY LN	and	WINSLOW DR
NICKEL PLATE DR	and	ADENA LN
NICKEL PLATE DR	and	CROSSWATER WAY
NICKEL PLATE DR	and	RATTLEBOX LN
NORTHAM DR	and	HAXBY LN
OAK HOLLOW LN W	and	OAK HOLLOW LN E
OAK MANOR DR	and	CHALET CIR
OAK MANOR DR	and	DAYLILY CT
OAK MANOR DR	and	DIAMENTE DR
OAK PARK CT	and	OAK PARK CIR
OAK PARK VIS	and	OAK PARK LN
OAK RD	and	EMERALD PINES LN
OAK RD	and	OAK MANOR DR
OAK RD	and	OAK WAY TRCE
OAK RD	and	SILVER CT
OAK RD	and	SILVER THORNE WAY
OAK RIDGE RD	and	APPOLO PKY
OAK RIDGE RD	and	E PINE RIDGE DR
OAK RIDGE RD	and	E QUAIL RIDGE DR
OAK RIDGE RD	and	FOX LN
OAK RIDGE RD	and	GREENSBORO DR
OAK RIDGE RD	and	GREYHOUND CIR
OAK RIDGE RD	and	MAPLETON PL
OAK RIDGE RD	and	RACETIME RD
OAK RIDGE RD	and	SAPPHIRE DR
OAK RIDGE RD	and	SOUTHPARK DR

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections

Through Street		*Stop Location*
OAK RIDGE RD	and	SUPER STAR DR
OAK WAY TRCE	and	OAK PARK VIS
OGALA DR	and	KNOBSTONE WAY
OGALA DR	and	PATE HOLLOW CT
OGALA DR	and	PENNSY WAY
OLDENBURG CIR	and	OLDENBURG CIR
OLYMPUS BLVD	and	CRESTON CT
OLYMPUS BLVD / OLYMPUS CT	and	MATTERHORN DR
ONWARD DR	and	ZENITH DR
PACE DR	and	GLENDALE DR
PALMYRA DR	and	HYMERA GRN
PALMYRA DR	and	MARENGO TRL
PALMYRA DR	and	PALMYRA GRN
PALMYRA DR	and	PLAINVILLE DR
PALMYRA DR	and	RICHTERS BLVD
PARK ST	and	MAPLE ST
PARK ST	and	PARKWAY CIR
PARK ST	and	POPLAR ST
PARKER LN	and	PENNSY WAY
PARKER LN	and	SHELTON COVE WAY
PATTY LN	and	HEARTLAND DR
PAWTUCKET DR	and	CLEARBROOK ST
PAWTUCKET DR	and	DREXLER DR
PAWTUCKET DR	and	LEWISTON DR
PEARSON DR	and	ZACHARY LN
PENNSY WAY	and	ADENA LN
PENNSY WAY	and	VENTURA DR
PETE DYE BLVD	and	CHAMPION CIR
PETE DYE BLVD	and	HONORS CIR
PETERSFIELD LN	and	NORTHWICH AVE
PHEASANT RUN	and	RUSHMORE DR
PIEDMONT DR	and	CLEARBROOK ST
PIEDMONT DR	and	MONTGOMERY DR
PLAINVILLE DR	and	ELNORA LN
POLLARD DR	and	BIRDSONG DR
POLLARD DR	and	FARMHOUSE DR
POLLARD DR	and	ROSEBANK DR
PUNTLEDGE DR	and	CREST POINT DR
PUNTLEDGE DR	and	ELDRED CT
PYRENEAN PL / CORDIAL CT	and	DURMAST OAK DR
RACETIME RD	and	MISTY VIKING RD
RACHEL LN	and	KOURTNEY PL
RATTLEBOX LN	and	RICKETY DR
REDHILL RD	and	STAFFORD DR
REICHART DR	and	PATTY LN
RETFORD DR	and	DENTON CT
RETFORD DR	and	KEMPSON CT

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections

Through Street		*Stop Location*
RETFORD DR	and	NORTHWICH AVE
RICHLAND WAY / WARNER TRL	and	HALIFAX CT
RICKETY DR	and	STEEL HORSE DR
RIDGEBROOK DR	and	MORRIS MANOR CT
RIDGEFIELD PL	and	MOBLEY DR
RIDGEFIELD PL	and	STATEN CT
RIDGEWOOD AVE	and	MONTROSE LN
RIVER BIRCH RD	and	BLACKBERRY CT
RIVER BIRCH RD	and	MCINTOSH LN
ROMALONG CT	and	ROMALONG LN
ROSEMOSS CROSSING	and	CYCLAMEN CHASE
ROSEMOSS CROSSING	and	WILDFLOWER LN
ROSSMAY DR	and	MARSHROSE DR
ROUDEBUSH WAY	and	CROSS LAKES CT
RUSHMORE DR	and	CHEYENNE CIR
S BURNTWOOD WAY	and	HELSTON AVE
S CHERRY ST	and	COLLEGE AVE
S CHERRY ST	and	E PARK ST
S CHERRY ST	and	ROOSEVELT ST
S UNION ST	and	BALDWIN CT
S UNION ST	and	COLLEGE AVE
S UNION ST	and	EMERALD PINES LN
S UNION ST	and	JERSEY ST
S UNION ST	and	MILL ST
S UNION ST	and	ROOSEVELT ST
S UNION ST	and	SOUTH ST
S UNION ST	and	SOUTHRIDGE LN
S UNION ST	and	WOODSIDE DR
SADDLEHORN DR	and	BRIDLEWOOD CIR
SADDLEHORN DR	and	SADDLEHORN CT
SADDLEHORN DR	and	WINDMILL DR
SALIMONIA LN / WANATAH TRL	and	CLARKS HILL WAY
SANDY COVE LN	and	HEARTLAND DR
SANDY COVE LN	and	REICHART DR
SANDY COVE LN	and	TIMBER BLUFF RD
SANDY COVE LN	and	WILLIAM TRACE BLVD
SANIBEL CIR	and	BRADENTON CT
SANIBEL CIR	and	CAPTIVA WAY
SANIBEL CIR	and	LA COSTA WAY
SANIBEL CIR	and	PERIWINKLE CT
SANIBEL CIR	and	SUNDIAL CT
SAPPHIRE DR	and	RAYMOND LN
SAVANNAH LN	and	SILVER LAKES DR
SAWTOOTH OAK CIR	and	CADEN CT
SCOFIELD FARMS BLVD	and	HAWKVIEW LN
SENATOR WAY	and	ABBEDALE CT
SETTERS RD	and	ALVERDO LN

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections

Through Street		*Stop Location*
SETTERS RD	and	SHORT TER
SETTERS RD	and	WENTZ DR
SHADOW LAKES DR E	and	ROSEMILL DR
SHADOW LAKES DR N / SHADOW LAKES DR E	and	BEACON PARK DR
SHADOW LAKES DR W	and	ROSEMILL DR
SHADY LAKE DR	and	HAWKS CREST WAY
SHADY LAKE DR	and	LAKE WINDS DR
SHADY NOOK RD	and	AMESBURY PL
SHADY NOOK RD	and	ANDOVER PKY
SHADY NOOK RD	and	E 186TH ST
SHADY NOOK RD	and	PEABODY WAY
SHADY NOOK RD	and	SANIBEL CIR
SHADY NOOK RD	and	SHEFFIELD PARK WAY
SHADY NOOK RD	and	TARPON BAY DR
SHADY NOOK RD	and	TAUSEN PL
SHEFFIELD PARK WAY	and	FREE SPIRIT WAY
SHEFFIELD PARK WAY	and	HAWKS CREST WAY
SHEFFIELD PARK WAY	and	REDPOINTE DR
SHELBORNE RD	and	W 151ST ST
SHERLOCK DR	and	GRISWALD CT
SHORT TER	and	ELYSE LN
SILVER THORNE WAY	and	COPPER TREE WAY
SILVER THORNE WAY	and	MAE CIR
SILVERHEELS DR	and	FALCONS FIRE DR
SILVERHEELS DR	and	VIKING MEADOWS DR
SLEEPY HOLLOW DR	and	SLEEPY HOLLOW CT
SMITHFIELD DR	and	DORMONT DR
SMITHFIELD DR	and	LEWISTON DR
SMITHFIELD DR	and	PAWTUCKET DR
SMITHFIELD DR	and	VALDOSTA PL
SNOWDON DR	and	BLENHEIM PL
SNOWDON DR	and	CHALLENGER DR
SNOWDON DR	and	CROMWELL PL
SOMERVILLE DR	and	MAYFIELD DR
SOMERVILLE DR	and	TRESCOTT DR
SONHATSETT DR	and	AMBERWOOD CT
SONHATSETT DR	and	SILVER LAKES DR
SONHATSETT DR / WHITE WILLOW DR	and	LUCAS DR
SOUTH ST	and	RUSHMORE DR
SOUTH ST	and	S CHERRY ST
SOUTH ST	and	S WALNUT ST
SOUTHALL DR	and	BRIGG CT
SPRING LAKE DR	and	ENGLISH GRN
SPRING LAKE DR	and	FILLMORE WAY
SPRING MILL RD	and	BEECHNUT DR
SPRING MILL RD	and	COUNTRYSIDE BLVD
SPRING MILL RD	and	MERRIMAC DR

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections

Through Street		*Stop Location*
SPRING MILL RD	and	REDHILL RD
SPRING MILL RD	and	RICHLAND WAY
SPRING MILL RD	and	SPRING LAKE DR
SPRING MILL RD	and	W GREYHOUND PASS
SPRING MILL RD	and	WENDOVER AVE
SPRING MILL RD	and	ZEPHYR WAY
SPRINGMEADOW LN	and	MEADOWCREEK DR
STARGRASS DR / STARGRASS LN	and	WOODSAGE CT
STARGRASS LN	and	ROCKROSE CT
STARVIEW DR	and	CLIFF VIEW DR
STARVIEW DR	and	RIVERBANK DR
STEEL HORSE DR	and	CLAYBORNE DR
STEEL HORSE DR	and	NICKEL PLATE DR
STOCKBRIDGE DR	and	ATHENS PL
STRATFIELD WAY	and	ABBOTSFORD DR
STROUD LN	and	KIMBERLY AVE
STROUD LN	and	KNOTTINGLY WAY
STROUD LN	and	MAIDSTONE AVE
STROUD LN	and	WARRINGTON AVE
SULKY WAY	and	E LAREDO WAY N
SULLIVAN LN	and	MOBLEY DR
SULLIVAN LN	and	VALCOUR PL
SUN PARK DR	and	TOURNAMENT TRL
SUNBROOK WAY	and	SUNBROOK CT
SUNDIAL CT	and	BEACH CLUB DR
SUNDIAL CT	and	DELRAY CT
SUNNINGDALE WAY / BIRKDALE DR	and	BIRKDALE BLVD
SUPER STAR DR	and	SUPER STAR CT
TILBURY WAY	and	HENDON CT
TILBURY WAY	and	LICHFIELD LN
TILBURY WAY	and	SWINTON WAY
TILBURY WAY	and	WENDOVER AVE
TIMBER BLUFF RD	and	STARVIEW DR
TIMBER BLUFF RD	and	SUNBROOK WAY
TIMBER BLUFF RD	and	VIEWPOINT LN
TIMBERBROOK RUN	and	WOOD HOLLOW CT
TOMLINSON RD	and	BLACKBURN RD
TOMLINSON RD	and	BOKEELIA BND
TOMLINSON RD	and	CHATHAM HILLS BLVD
TOMLINSON RD	and	E 196TH ST
TOMLINSON RD	and	E 199TH ST
TOMLINSON RD	and	WINDSOR ESTATES CT
TOURALOSA DR	and	AERION CT
TOWNE RD	and	MAPLE CREEK DR
TOWNE RD	and	W 156TH ST
TOWNE RD	and	W 159TH ST
TOWNE RD	and	W 161ST ST

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections

Through Street		*Stop Location*
TRESTLE DR	and	CONDUCTORS DR
TROY LN	and	NEWBERRY LN
TROY LN	and	WINSLOW DR
VALDOSTA PL	and	BOWIE DR
VENTURA DR	and	BURTON WAY
VERNON PL	and	E QUAIL RIDGE DR
VERNON PL	and	GRABILL DR
VIEWPOINT LN	and	CLIFF VIEW DR
VIEWPOINT LN	and	CROSSWATER WAY
VIEWPOINT LN	and	HAZY FALLS BLVD
VIEWPOINT LN	and	RIVERBANK DR
VIKING COMMANDER WAY	and	CAPITAL SPENDING RD
VIKING COMMANDER WAY	and	SUNSHINE CT
VIKING LAIR RD	and	LAIR CT
VIKING LAIR RD	and	SILVERHEELS DR
VIKING LAIR RD	and	VIKING COMMANDER WAY
VIKING MEADOWS DR	and	ASCOT FARM WAY
VIKING MEADOWS DR	and	BRIGHT BEAM CT
VIKING MEADOWS DR	and	COMMANDER CT
VIKING MEADOWS DR	and	FALCONS FIRE DR
VIKING MEADOWS DR	and	VIKING COMMANDER WAY
VIKING MEADOWS DR	and	VIKING LAIR RD
VIKING MEADOWS DR	and	HOLLY LANE FARMS DR
VILLAGE PARK NORTH DR	and	VILLAGE PARK EAST DR
VINTAGE CT N / VINTAGE CT S	and	SPARKLING WATER WAY
W 146TH ST	and	ADIOS PASS
W 146TH ST	and	BEACON BLVD
W 146TH ST	and	HARVEST DR
W 146TH ST	and	PARKHURST DR
W 146TH ST	and	SAPPHIRE DR
W 146TH ST	and	SHADOW LAKES DR E
W 146TH ST	and	SHADOW LAKES DR W
W 146TH ST	and	WARNER TRL
W 151ST ST	and	FENCHURCH DR
W 151ST ST	and	LARCHWOOD DR
W 151ST ST	and	RIDGEFIELD PL
W 151ST ST	and	VALCOUR PL
W 156TH ST	and	CLEARBROOK ST
W 156TH ST	and	DECLARATION DR
W 156TH ST	and	WILSHIRE BLVD
W 156TH ST	and	ZEPHYR WAY
W 161ST ST	and	BROMLEY WAY
W 166TH ST	and	EAGLETOWN RD
W 169TH ST	and	CANBERRA BLVD
W 169TH ST	and	S BURNTWOOD WAY
W 171ST ST	and	BURNTWOOD WAY
W 171ST ST	and	W 169TH ST

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections

Through Street		*Stop Location*
W 186TH ST	and	SHELTON COVE WAY
W 186TH ST / E 186TH ST	and	KINSEY AVE
W ADMIRAL WAY S	and	ALSONG CT
W ADMIRAL WAY S	and	SHOWER CT
W COLUMBINE LN	and	W MAY APPLE CIR
W EVENING ROSE WAY	and	RIVER BIRCH RD
W EVENING ROSE WAY / E EVENING ROSE WAY	and	STARGRASS LN
W GREYHOUND PASS	and	DERBY CT
W JEFFERSON ST	and	GRANT ST
W MAIN ST	and	CAMILLA CT
W PINE RIDGE DR	and	AGATE LN
W QUAIL WOOD LN	and	W PINE RIDGE DR
W SENATOR WAY	and	ABBEDALE CT
W SENATOR WAY	and	ADMIRAL WAY N
W SR 32	and	CENTENNIAL RD
W SR 32	and	COMMERCIAL ST
W SR 32	and	EAGLETOWN RD
W SR 32	and	GRANT ST
W SR 32	and	MULE BARN RD
W SR 32	and	WASHINGTON ST
WANATAH TRL	and	BROOKSBURG DR
WANATAH TRL	and	SALIMONIA LN
WANATAH TRL	and	WANATAH CIR
WARNER TRL	and	FRANCIS CT
WARNER TRL	and	HAMPTON RD
WARNER TRL	and	JONATHAN DR
WARNER TRL	and	MERRIMAC DR
WARNER TRL	and	SHETLAND CT
WASHINGTON ST	and	W JEFFERSON ST
WATERLEAF DR	and	AMERICAN LOTUS DR
WATERLEAF DR	and	POLLARD DR
WATERTOWN DR	and	ALAMEDA PL
WENDOVER AVE	and	EVESHAM DR
WENDOVER AVE	and	FARNHAM DR
WENDOVER AVE	and	PETERSFIELD LN
WENOVER AVE	and	NORTHAM DR
WEST FORK DR	and	SCOFIELD FARMS BLVD
WEST FORK DR	and	SCOFIELD RIDGE BLVD
WESTFIELD BLVD	and	E 156TH ST
WESTFIELD PARK RD	and	KENDALL CT
WESTFIELD PARK RD / WHEELER RD	and	WESTFIELD BUSINESS PARK CT
WESTLEA DR	and	CREEKWOOD DR
WESTLEA DR	and	HIGHWOOD DR
WESTLEA DR	and	NEWBY CT
WETHERINGTON DR	and	ABBOTSFORD DR
WETHERINGTON DR	and	DRUMMOND PL
WETHERINGTON DR	and	SNOWDON DR

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections

Through Street		*Stop Location*
WETHERINGTON DR	and	STRATFIELD WAY
WHEATFIELD LN	and	WHEATFIELD CT
WHEELER RD	and	TOURNAMENT TRL
WHITE WILLOW DR	and	MILLWOOD CIR
WHITE WILLOW DR	and	ROLLINGWOOD CIR
WHITNEY RD	and	WILLIAMSON LN
WILDFLOWER CT / WILDFLOWER LN	and	E ROWAN RUN
WILDFLOWER LN	and	E BLOOMFIELD LN
WILDFLOWER LN	and	E WISTERIA WAY
WILDRYE DR / E EVENING ROSE WAY	and	BLUEFLAG CT
WILLIAMSON LN	and	MCKINLEY CT
WINDMILL DR	and	CURRY LN
WORKINGTON WAY	and	WORKINGTON CIR
WORKINGTON WAY / BINGHAM DR	and	KINGSBRIDGE BLVD
WORTH CT	and	RAYMOND LN
WORTH CT	and	VICTORY CT
YEOMAN WAY	and	JAYSON CIR
ZENITH DR	and	CABRILLO CT
ZEPHYR WAY	and	JET STREAM BLVD

Exhibit A

Figure 5

Sec. 58-350. One-way streets

Street Name	*Location of One-Way Area*	*Flow of Traffic*
146th Street & Ditch Road Roundabout		
146th Street W	Ditch Road	North
146th Street E	Ditch Road	South
Ditch Road N	146th Street	East
Ditch Road S	146th Street	West
151st Street & Carey Road Roundabout		
151st Street W	Carey Road	North
151st Street E	Carey Road	South
Carey Road N	151st Street	East
Carey Road S	151st Street	West
151st Street & Cool Creek Park Road Roundabout		
151st Street W	Cool Creek Park Road	North
151st Street E	Cool Creek Park Road	South
Cool Creek Park Road N	151st Street	East
Cool Creek Park Road S	151st Street	West
151st Street & Market Center Drive Roundabout		
151st Street W	Market Center Drive	North
151st Street E	Market Center Drive	South
Market Center Drive N	151st Street	East
Market Center Drive S	151st Street	West
151st Street & Westfield Blvd Roundabout		
151st Street W	Westfield Blvd	North
151st Street E	151st Street	East
Westfield Blvd S	151st Street	West
156th Street & Spring Mill Road Roundabout		
156th Street W	Spring Mill Road	North
156th Street E	Spring Mill Road	South
Spring Mill Road N	156th Street	East
Spring Mill Road S	156th Street	West
161st Street & Carey Road Roundabout		
161st Street W	Carey Road	North
161st Street E	Carey Road	South
Carey Road N	161st Street	East
Carey Road S	161st Street	West
161st Street & Farr Hills Drive Roundabout		
161st Street W	Farr Hills Drive	North
161st Street E	Farr Hills Drive	South
Farr Hills Drive N	161st Street	East
Farr Hills Drive S	161st Street	West
161st Street & Oak Ridge Road Roundabout		
161st Street W	Oak Ridge Road	North
161st Street E	Oak Ridge Road	South
Oak Ridge Road N	161st Street	East
Oak Ridge Road S	161st Street	West
161st Street & US 31 N Exit Ramp Roundabout		
161st Street	US 31 N Exit Ramp	North
US 31 N Exit Ramp	161st Street	East
161st Street & US 31 S Exit Ramp Roundabout		
161st Street	US 31 S Exit Ramp	South
US 31 S Exit Ramp	161st Street	West

Exhibit A

Figure 5

Sec. 58-350. One-way streets

Street Name	*Location of One-Way Area*	*Flow of Traffic*
186th Street & Grand Park Blvd Roundabout		
186th Street W	Grand Park Blvd	North
186th Street E	Grand Park Blvd	South
Grand Park Blvd N	186th Street	East
Grand Park Blvd S	186th Street	West
186th Street & Spring Mill Road Roundabout		
186th Street W	Spring Mill Road	North
186th Street E	Spring Mill Road	South
Spring Mill Road N	186th Street	East
Spring Mill Road S	186th Street	West
191st Street & East Street Roundabout		
191st Street W	East Street	North
191st Street E	East Street	South
East Street N	191st Street	East
East Street S	191st Street	West
191st Street & Tomlinson Road Roundabout		
191st Street W	Tomlinson Road	North
191st Street E	Tomlinson Road	South
Tomlinson Road N	191st Street	East
Tomlinson Road S	191st Street	West
191st Street & US 31 N Exit Ramp Roundabout		
191st Street	US 31 N Exit Ramp	North
US 31 N Exit Ramp	191st Street	East
191st Street & US 31 S Exit Ramp Roundabout		
191st Street	US 31 S Exit Ramp	South
US 31 S Exit Ramp	191st Street	West
Ditch Road & Casey Road Roundabout		
Hamilton Way W	Casey Road	North
Ditch Road E	Casey Road	South
Casey Road N	Hamilton Way	East
Casey Road S	Ditch Road	West
Ditch Road & Somerville Drive Roundabout		
Somerville Drive W	Ditch Road	North
Somerville Drive E	Ditch Road	South
Ditch Road N	Somerville Drive	East
Ditch Road S	Somerville Drive	West
Grand Park Blvd & Wheeler Road Roundabout		
Grand Park Blvd W	Wheeler Road	North
Grand Park Blvd E	Wheeler Road	South
Wheeler Road N	Grand Park Blvd	East
Wheeler Road S	Grand Park Blvd	West
State Road 32 & Poplar Street Roundabout		
State Road 32 W	Shamrock Blvd	North
State Road 32 E	Poplar Street	South
Poplar Street N	State Road 32	East
Shamrock Blvd S	State Road 32	West
Bridgewater Club Subdivision - Roundabouts		
Guerin Way & Market Center Drive Roundabout		
Guerin Way	Market Center Drive	North
Market Center Drive S	Market Center Drive	South
Market Center Drive N	Guerin Way	East
Pete Dye Blvd & Long Cove View Blvd Roundabout		
Pete Dye Blvd E	Long Cove View Blvd	South
Long Cove View Blvd N	Long Cove View Blvd	East
Long Cove View Blvd S	Pete Dye Blvd	West

Exhibit A

Figure 5

Sec. 58-350. One-way streets

Street Name	*Location of One-Way Area*	*Flow of Traffic*
Brookside Subdivision - Roundabouts		
Brookhollow Drive & Spillwater Way & Slippery Rock Court Roundabout		
Spillwater Way	Brookhollow Drive	North
Slippery Rock Court	Brookhollow Drive	South
Brookhollow Drive N	Spillwater Way	East
Brookhollow Drive S	Slippery Rock Court	West
Shumard Oak Drive & Sparkling Water Way & River Crest Court Roundabout		
River Crest Court	Shumard Oak Drive	North
Sparkling Water Way	River Crest Court	East
Shumard Oak Drive	Sparkling Water Way	West
Centennial Subdivision - Roundabouts		
Bridgeport Drive & Declaration Drive Roundabout		
Bridgeport Drive W	Declaration Drive	North
Bridgeport Drive E	Declaration Drive	South
Declaration Drive N	Bridgeport Drive	East
Declaration Drive S	Bridgeport Drive	West
Palomar Drive & Parkhurst Drive & Bixby Drive Roundabout		
Palomar Drive W	Bixby Drive	North
Palomar Drive E	Parkhurst Drive	South
Parkhurst Drive N	Palomar Drive	East
Bixby Drive	Palomar Drive	West
Pawtucket Drive & Bowie Drive Roundabout		
Pawtucket Drive W	Bowie Drive	North
Pawtucket Drive E	Bowie Drive	South
Bowie Drive N	Pawtucket Drive	East
Bowie Drive S	Pawtucket Drive	West
Piedmont Drive & Alexandria Drive Roundabout		
Piedmont Drive W	Alexandria Drive	North
Piedmont Drive E	Alexandria Drive	South
Alexandria Drive N	Piedmont Drive	East
Alexandria Drive S	Piedmont Drive	West
Piedmont Drive & Stockbridge Drive & New Haven Drive Roundabout		
Piedmont Drive	New Haven Drive	North
Stockbridge Drive	New Haven Drive	South
New Haven Drive N	Piedmont Drive	East
New Haven Drive S	Stockbridge Drive	West
Somerville Drive & Declaration Drive Roundabout		
Somerville Drive W	Declaration Drive	North
Somerville Drive E	Somerville Drive	East
Declaration Drive S	Somerville Drive	West
Maple Knoll Subdivision - Roundabouts		
Burgess Hill Pass & Lynton Way Roundabout		
Burgess Hill Pass W	Lynton Way	North
Burgess Hill Pass E	Burgess Hill Pass	East
Lynton Way	Burgess Hill Pass	West
Maple Village Subdivision - Roundabouts		
Burntwood Way & Kingsbridge Blvd Roundabout		
Burntwood Way E	Kingsbridge Blvd	South
Kingsbridge Blvd	Burntwood Way	East
Burntwood Way W	Burntwood Way	West

Exhibit A

Figure 5

Sec. 58-350. One-way streets

Street Name	*Location of One-Way Area*	*Flow of Traffic*
Oak Manor Subdivision - Roundabouts		
Oak Manor Drive & Durmast Oak Drive Roundabout		
Oak Manor Drive W	Durmast Oak Drive	North
Oak Manor Drive E	Durmast Oak Drive	South
Durmast Oak Drive N	Oak Manor Drive	East
Durmast Oak Drive S	Oak Manor Drive	West
Wilshire Subdivision - Roundabouts		
Maybell Lane & Wilshire Blvd Roundabout		
Maybell Lane	Wilshire Blvd	South
Wilshire Blvd	Hush Hickory Bend	East
Hush Hickory Bend	Maybell Lane	West
Streets		
Liberty Blvd	From Springmill Road to Pawtucket Drive	East and West
Park Street	From Parkway Circle to Mill Street	East

Exhibit A

Figure 5.1

Sec. 58-350.1 One-way alleys

Alley Name	*Location of One-Way Area*	*Flow of Traffic*
Elm Alley	Penn St to Vine Alley	South
Mulberry Alley	SR 32 to Penn St	North
Oak Alley	N Union St to Cherry St	East
Vine Alley	Cherry St to S Union St	West
West Alley	SR 32 to Jersey St	South

Exhibit A

Figure 6

Sec. 58-351. Automatic signals

Street Name		*Location of Signal*	*Maintained By*
146th St	at	Carey Rd	HCHD
146th St	at	Cool Creek Commons	HCHD
146th St	at	Gray Rd	HCHD
146th St	at	Greyhound Pass	HCHD
146th St	at	Monon Trail	HCHD
146th St	at	Oak Ridge Rd	HCHD
146th St	at	Spring Mill Rd	HCHD
146th St	at	US 31 N Bound Exit Ramp	HCHD
146th St	at	US 31 S Bound Exit Ramp	HCHD
146th St	at	Western Way	HCHD
147th St	at	Greyhound Pass	LOCAL
151st St	at	Thatcher Ln	LOCAL
161st St	at	S Union St / Westfield Blvd	LOCAL
161st St	at	Spring Mill Rd	LOCAL
Greyhound Pass	at	Cool Creek Park Rd	LOCAL
Greyhound Pass	at	Greyhound Ct	LOCAL
Greyhound Pass	at	Marsh Grocery Store	LOCAL
Greyhound Pass	at	Western Way	LOCAL
State Road 32	at	Dartown Rd	INDOT
State Road 32	at	Ditch Rd	INDOT
State Road 32	at	Grassy Branch Rd / Carey Rd	INDOT
State Road 32	at	Gray Rd / Moontown Rd	INDOT
State Road 32	at	Gunther Blvd	INDOT
State Road 32	at	Oak Ridge Rd	INDOT
State Road 32	at	Spring Mill Rd	INDOT
State Road 32	at	Union St	INDOT
State Road 32	at	Wheeler Rd	INDOT
US 31	at	State Road 32	INDOT
US 31 N Bound Exit Ramp	at	151st St	INDOT
US 31 S Bound Exit Ramp	at	151st St	INDOT

Exhibit A

Figure 7

Sec. 58-352. Yield signs

DITCH ROAD	and	CASEY ROAD / HAMILTON WAY	4 Way Yield at Roundabout
DITCH ROAD	and	SOMERVILLE DR	4 Way Yield at Roundabout
DECLARATION DR	and	BRIDGEPORT DR	4 Way Yield at Roundabout
E 151ST ST	and	CAREY RD	4 Way Yield at Roundabout
E 151ST ST	and	COOL CREEK PARK RD	4 Way Yield at Roundabout
E 151ST ST	and	MARKET CENTER DR	4 Way Yield at Roundabout
E 151ST ST	and	WESTFIELD BLVD	3 Way Yield at Roundabout
E 161ST ST	and	CAREY RD	4 Way Yield at Roundabout
E 161ST ST	and	FARR HILLS DR	4 Way Yield at Roundabout
E 161ST ST	and	OAK RIDGE RD	4 Way Yield at Roundabout
E 161ST ST	and	US 31 N EXIT RAMP	2 Way Yield at Roundabout
E 161ST ST	and	US 31 S EXIT RAMP	2 Way Yield at Roundabout
E 186TH ST	and	E GRAND PARK BLVD	4 Way Yield at Roundabout
E 191ST ST	and	EAST ST	4 Way Yield at Roundabout
E 191ST ST	and	TOMLINSON RD	4 Way Yield at Roundabout
E 191ST ST	and	US 31 N EXIT RAMP	2 Way Yield at Roundabout
E 191ST ST	and	US 31 S EXIT RAMP	2 Way Yield at Roundabout
EAGLEWOOD CT	and	DEERWOOD DR	Yield
FERNWOOD DR	and	DEERWOOD DR	Yield
GRAND PARK BLVD	and	WHEELER RD	4 Way Yield at Roundabout
JOSHUA CIR	and	BILLITER CT	Yield
KINGSBRIDGE BLVD	and	BURNTWOOD WAY	3 Way Yield at Roundabout
LOCKWOOD DR	and	FERNWOOD DR	Yield
LOCKWOOD DR	and	DEERWOOD DR	Yield
LYNTON WAY	and	BURGESS HILL PASS	3 Way Yield at Roundabout
MARKET CENTER DR	and	GUERIN WAY	3 Way Yield at Roundabout
MERRIMAC DR	and	HENDERSON CT	Yield
MERRIMAC DR	and	MELBOURNE CT	Yield
OAK MANOR DR	and	DURMAST OAK DR	4 Way Yield at Roundabout
PACER CT	and	ABBEDALE CT	Yield
PARKHURST DR	and	PALOMAR DR / BIXBY DR	4 Way Yield at Roundabout
PAWTUCKET DR	and	BOWIE DR	4 Way Yield at Roundabout
PETE DYE BLVD	and	LONG COVE BLVD	3 Way Yield at Roundabout
PHEASANT RUN	and	BUFFALO CIR	Yield
PIEDMONT DR	and	ALEXANDRIA DR	4 Way Yield at Roundabout
RICHLAND WAY	and	HUNTER CT / MAGGIE CT	2 Way Yield
SENATOR WAY	and	FOX CT	Yield
SHINE CT	and	ELYSE LN	Yield
SHUMARD OAK DR	and	SPARKLING WATER WAY / RIVER CREST CT	3 Way Yield at Roundabout
SLIPPERY ROCK CT	and	BROOKHOLLOW DR / SPILLWATER WAY	4 Way Yield at Roundabout
SOMERVILLE DR	and	DECLARATION DR	3 Way Yield at Roundabout
STATE ROAD 32	and	POPLAR ST	4 Way Yield at Roundabout
STOCKBRIDGE DR	and	NEW HAVEN DR / PIEDMONT DR	4 Way Yield at Roundabout
TOURMALINE DR	and	ADDISON CT	Yield
TROTTER CT	and	ABBEDALE CT	Yield
UPDIKE CIR	and	KELLER TER	Yield
VALLEYVIEW DR	and	VALLEY CT	Yield
W 146TH ST	and	DITCH RD	4 Way Yield at Roundabout
W 146TH ST	and	TOWNE RD	4 Way Yield at Roundabout
W 156TH ST	and	SPRING MILL RD	4 Way Yield at Roundabout
W 186TH ST	and	SPRING MILL RD	4 Way Yield at Roundabout
WILSHIRE BLVD	and	MAYBELL LN / HUSH HICKORY BEND	3 Way Yield at Roundabout

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	*Speed (MPH)*	*Location*
ABACCUS LN	20	
ABBEDALE CT	25	
ABBOTSFORD DR	25	
ABIGAIL CIR	20	
ABIGAIL DR	20	
ADDISON CT	20	
ADENA LN	20	
ADIOS CT	25	
ADIOS PASS	25	
ADLO LN	20	
ADMIRAL WAY N	25	
AERION CT	20	
AGATE LN	20	
ALAMEDA PL	20	
ALEXANDRIA CT	20	
ALEXANDRIA DR	20	
ALLEN CT	20	
ALPHA DR	20	
ALSONG CT	25	
ALVERDO LN	20	
AMBERLEAF TRL	20	
AMBERWOOD CT	20	
AMBIA CIR	20	
AMERICAN LOTUS DR	20	
AMESBURY PL	25	
AMKEY CT	25	
AMKEY WAY	25	
ANDOVER PKY	20	
ANNABEL CT	20	
ANNAPOLIS DR	20	
APOLLO PKY	25	
ARBOR CREEK DR	20	
ASCOT FARM WAY	20	
ASCOT HILLS DR N	20	
ASCOT HILLS DR S	25	
ASHFIELD DR	20	
ATHENS PL	20	
AUSTRIAN CT	20	
AUSTRIAN PINE WAY	20	PINE RIDGE DR TO E 175TH ST
AUSTRIAN PINE WAY	30	E 175TH ST TO SR 32
AVONDALE DR	20	
AVEBURY CIR	20	
AVEBURY LN	20	
AYERS LN	20	
AZALEA CT	20	
BAINBRIDGE CT	20	

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	Speed (MPH)	Location
BALDWIN CT	15	
BALI HAI CT	25	
BALTIC PASS	20	
BARLEY CIR	25	
BASTIAN CT	25	
BEACH CLUB DR	20	
BEACON BLVD	20	
BEACON CT	20	
BEACON PARK DR	20	
BEACON WAY	20	
BEECHNUT DR	25	
BEECHWOOD DR	20	
BELLE FORCH CT	25	
BELVEDERE PL	20	
BETHESDA CIR	20	
BILLITER CT	15	
BINGHAM DR	20	
BIRCH ST	20	
BIRDSEYE DR	20	
BIRDSONG DR	20	
BIRKDALE BLVD	20	
BIRKDALE DR	20	
BIXBY DR	20	
BLACKBERRY CT	25	
BLACKBURN RD	20	
BLENHEIM PL	20	
BLOOMFIELD CT	25	
BLUEFLAG CT	25	
BOCA GRANDE CT	20	
BOKEELIA BND	20	
BOLTON CIR	20	
BOWIE DR	20	
BOXCAR CT	20	
BOYD PL	20	
BRADENTON CT	20	
BRASSEUR LN	20	
BRIARPATCH CIR	20	
BRIDGEPORT DR	20	
BRIDGEWATER CLUB BLVD	25	
BRIDLEWOOD CIR	20	
BRIDLEWOOD DR	20	
BRIDLEWOOD LN	20	
BRIGG CT	25	
BRIGHT BEAM CT	20	
BROKEN ARROW DR	20	
BROMLEY WAY	25	

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	Speed (MPH)	Location
BROOKHOLLOW DR	25	
BROOKSBURG DR	20	
BUENA VISTA DR	20	
BUFFALO CIR	20	
BURGESS HILL PASS	25	REDHILL RD TO LYNTON WAY
BURGESS HILL PASS	20	LYNTON WAY THROUGH DERBY RIDGE SUBDIVISION
BURKET CT	20	
BURKET DR	20	
BURNTWOOD WAY	25	W 171ST ST TO KINGSBRIDGE BLVD
BURNTWOOD WAY	20	KINGSBRIDGE BLVD TO PETERSFIELD LN
BURTON WAY	20	
BUXTON CT	20	
BUXTON DR	20	
BYRDING CT	20	
BYRDING DR	20	
CABRILLIO CT	20	
CADEN CT	20	
CAITLIN WAY	20	
CAMILLA CT	20	
CANBERRA BLVD	20	
CAPITAL SPENDING RD	20	
CAPTIVA WAY	20	
CAREY GLEN CT	20	
CAREY RD	40	
CARTER CT	20	
CARTHAGE CIR	20	
CASEY RD	45	
CATHERINE DR	20	
CATKINS CT	20	
CAVALLINA LN	20	
CEDAR GROVE LNDG	20	
CEDARBROOK DR	20	
CENTENNIAL RD	45	
CHAD HITTLE CT	20	
CHAD HITTLE DR	20	
CHALET CIR	20	
CHALLENGER DR	20	
CHAMBERLAIN DR	25	
CHAMPION CIR	15	
CHANCELLORS CT	20	
CHANCELLORS RIDGE WAY	20	
CHANNELBURG BLVD	20	
CHATHAM BROOK DR	20	
CHATHAM HILLS BLVD	20	
CHELTENHAM DR	20	
CHERRYWOOD CT	20	

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	*Speed (MPH)*	*Location*
CHEYENNE CIR	20	
CITATION CT	25	
CITATION RD	25	
CLARKS HILL WAY	20	
CLAYBORNE DR	20	
CLEARBROOK ST	20	
CLIFF VIEW DR	20	
COLFAX LN	20	
COLLEGE AVE	20	
COMMANDER CT	20	
COMMERCE DR	20	
COMMERCIAL ST	20	
CONDUCTORS DR	20	
CONNOLLY DR	20	
COOL CREEK CIR	20	
COOL CREEK PARK RD	30	
COPPER TREE WAY	20	
CORBY CT	25	
CORDIAL CT	20	
CORK CT	20	
CORNFLOWER CT	25	
CORRAL CT	25	
CORSICAN CIR	20	
COUNTFLEET CT	25	
COUNTRY PLACE	20	
COUNTRYSIDE BLVD	30	
COX AVE	35	
CREEKS BEND CT	20	
CREEKWOOD DR	20	
CREST POINT DR	20	
CRESTON CT	25	
CRISTIN CIR	25	
CRISTIN WAY	20	
CROCUS CT	20	
CROMWELL PL	20	
CROSS CREEK CIR	20	
CROSS LAKES CT	20	
CROSSWATER WAY	20	
CURRY LN	20	
CYCLAMEN CHASE	25	
CYNTHIA CT	25	
CYPRIAN CIR	20	
DAN PATCH CT	25	
DAN PATCH LN	20	
DANDBORN DR	20	
DANDBORN GRN	20	

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	Speed (MPH)	Location
DANIEL CT	20	
DARTOWN RD	30	
DAVID BROWN DR	35	
DAWNHAVEN DR	20	
DAYLILY CT	20	
DEAN RD	20	
DEBBIE CT	20	
DECLARATION DR	20	
DEER WALK TRCE	20	
DEERWOOD DR	20	
DEL MAR WAY	20	
DELRAY CT	20	
DENTON CT	25	
DERBY CT	25	
DESOTO BLVD	20	
DIAMENTE DR	20	
DITCH RD	45	
DONELSON LN	20	
DORMONT DR	20	
DOWNSTREAM DR	20	
DREXLER DR	20	
DRUMMOND PL	20	
DUNEDIN CT	20	
DUPONT CT	20	
DUPONT LN	20	
DURMAST OAK DR	20	
DURSLEY CT	25	
E 147TH ST	30	
E 151ST ST	30	CAREY RD TO E GREYHOUND PASS
E 151ST ST	40	GRAY RD TO CAREY RD
E 156TH ST	40	WESTFIELD BLVD TO OAK RIDGE RD
E 156TH ST	45	OAK RIDGE RD TO W EVENING ROSE WAY
E 161ST ST	35	GRAY RD TO OAK RIDGE RD
E 161ST ST	40	OAK RIDGE RD TO SPRINGMILL RD
E 169TH ST	35	OAK RIDGE RD TO SPRINGMILL RD
E 169TH ST	35	DEAN RD TO OAK RIDGE RD
E 169TH ST	40	GRAY RD TO CAREY RD
E 171ST ST	30	
E 175TH ST	30	
E 181ST ST	30	
E 186TH ST	35	WHEELER RD TO CORP LIMITS
E 186TH ST	40	SHADY NOOK RD TO MOONTOWN RD
E 191ST ST	35	EAST ST TO SPRING MILL RD
E 196TH ST	30	CORP LIMITS TO TOMLINSON RD
E 199TH ST	35	MONON TRAIL TO CORP LIMITS TO TOMLINSON RD
E 202ND ST	45	

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	Speed (MPH)	Location
E 203RD ST	45	202ND ST TO GRASSY BRANCH RD
E 203RD ST	35	COX AVE TO CORP LIMITS
E 206TH ST	35	
E ADMIRAL WAY S	25	
E BLACKWOLF RUN DR	20	
E BLOOMFIELD LN	25	
E CLEAR LAKE LN	20	
E COLUMBINE LN	25	
E EVENING ROSE WAY	25	
E GREYHOUND PASS	25	US 31 TO W GREYHOUND PASS
E GREYHOUND PASS	30	E 146TH ST TO US 31
E HOOVER ST	30	
E LAREDO WAY N	25	
E LAREDO WAY S	25	
E PARK ST	20	
E PINE RIDGE DR	20	
E QUAIL RIDGE DR	20	
E QUAIL WOOD LN	20	
E ROWAN RUN	25	
E SENATOR WAY	25	
E WISTERIA WAY	25	
EAGLETOWN RD	25	SR 32 N TO BRIDGE
EAGLETOWN RD	45	N FROM BRIDGE TO CORP LIMITS
EAGLETOWN RD	45	166TH ST TO SR 32
EAGLEWOOD CT	20	
EARL PARK CT	20	
EARL PARK WAY	20	
EAST ST	30	SR 32 TO HOOVER ST
EAST ST	35	HOOVER ST TO 191ST ST
EDENVALE DR	20	
ELDRED CT	20	
ELICIA CT	20	
ELIJAH DR	20	
ELKHORN CT	20	
ELKHORN DR	20	
ELKHORN WAY	20	
ELNORA LN	20	
ELYSE LN	20	
EMERALD CT	20	
EMERALD GREEN CIR	20	
EMERALD PINES LN	20	
EMMA CIR	25	
ENGLISH GRN	20	
ENTERPRISE DR	20	
ERICA LN	20	
ESHER COURT	25	

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	Speed (MPH)	Location
ETHAN ALLEN LN	20	
ETNA DR	20	
ETNA GRN	20	
EVEREST DR	25	
EVESHAM DR	20	
FAIRLANDS DR	20	
FALCONS FIRE DR	20	
FALKLAND PL	20	
FALLS CIR	15	
FARMHOUSE DR	20	
FARMVIEW CT	25	
FARMVIEW LN	25	
FARNHAM DR	20	
FARR HILLS DR	20	
FEATHERSTONE DR	25	
FENCHURCH DR	20	
FERN DR	20	
FERNWOOD DR	20	
FIELDGRASS RUN	25	
FIELDSTONE CT	20	
FILLMORE WAY	20	
FLAT ROCK DR	20	
FLOWING CREEK WAY	20	
FLOWING WATER WAY	20	
FOUNDATION PKY	20	
FOX CT	20	
FOX LN	25	
FRANCIS CT	25	
FREE SPIRIT WAY	20	
FUTCH WAY	25	
GAITHER BLVD	20	
GAITHER CT	20	
GARRISON CIR	20	
GASPARILLA CT	20	
GATESHEAD CT	20	
GATESHEAD DR	20	
GENESIS DR	20	
GEORGE GANG BLVD	20	
GLEN CT	20	
GLEN WAY	20	
GLENDALE CT	20	
GLENDALE DR	20	
GLENMOORE CIR	20	
GOLDEN HINDE WAY	20	
GOLDWATER RD	20	
GOLF CLUB BLVD	25	

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	Speed (MPH)	Location
GOODTIME CT	25	
GOSFORD CT	20	
GRABILL DR	20	
GRAND PARK BLVD	25	191ST TO 186TH
GRAND PARK BLVD	30	186TH TO WHEELER RD
GRANDVIEW WAY	20	
GRANT ST	20	
GRANVILLE DR	20	
GRASSY BRANCH RD	30	SR 32 TO N OF GRASSY KNOLL DR
GRASSY BRANCH RD	35	S OF SR 38 TO CORP LIMITS
GRASSY KNOLL DR	20	
GRAY RD	40	
GREENSBORO DR	20	
GREENWICH DR	25	
GREYHOUND CIR	20	
GREYHOUND CT	30	
GRIMMENSTEIN DR	20	
GRISWALD CT	20	
GUERIN WAY	25	
GUNTHER BLVD	25	
HADDAM LN	25	
HADLEIGH CT	25	
HADLEIGH PASS	25	
HALIFAX CT	25	
HAMPTON RD	25	
HARBINGER CT	20	
HARBOUR RIDGE CIR	20	
HARSTAD BLVD	20	
HARSTAD CT	20	
HARSTAD DR	20	
HARVEST CT	25	
HARVEST DR	25	
HARVEST MEADOWS DR E	20	
HARVEST MEADOWS DR S	20	
HARVEST MEADOWS DR W	20	
HAWK CREEK CIR	20	
HAWKS CREST WAY	20	
HAWKS WAY	15	
HAWKVIEW LN	20	
HAXBY LN	20	
HAYWARD WAY	20	
HAZY FALLS BLVD	20	
HAZY FALLS CT	20	
HEARTLAND DR	20	
HEATH CIR	25	
HEATHCLIFF CT	20	

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	Speed (MPH)	Location
HELSTON AVE	25	
HENDERSON CT	25	
HENDON CT	25	
HIDDEN WILLOW CT	20	
HIGHWOOD DR	20	
HILLCREST DR	20	
HINSHAW WAY	25	
HOLCOMBE DR	20	
HOLLY LANE FARMS DR	20	
HOLLY OAK DR	20	
HONORS CIR	15	
HORSESHOE DR	20	
HOWDEN DR	25	
HUNTER CT	25	
HUSH HICKORY BEND	20	
HYMERA GRN	20	
HYTHE WAY	25	
IDLEWIND CT	20	
IDLEWIND DR	20	
IMMI WAY	20	
INEZ SETTERS LN	20	
IRELAND WAY	20	
JACK VIEW DR	20	
JADEN DR	20	
JAYSON CIR	20	
JERSEY ST	20	
JET STREAM BLVD	25	
JOLIET RD	35	SR32 TO W JEFFERSON ST
JOLIET RD	45	W JEFFERSON ST TO CORP LIMITS
JONATHAN DR	25	
JOSHUA CIR	15	
JULEP LN	20	
JUSTIN MORGAN DR	20	
KARSTEN CIR	20	
KATE CT	20	
KELLER TER	20	
KEMPSON CT	25	
KENDALL CT	30	
KENNARD LN	20	
KERRY CT	25	
KILBURN CT	20	
KIMBERLY AVE	25	
KINGS POINT CT	20	
KINGSBRIDGE BLVD	25	MAPLE VILLAGE
KINGSBRIDGE BLVD	20	MAPLE KNOLL
KINSEY AVE	35	

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	Speed (MPH)	Location
KIRKLIN DR	20	
KNIGHTON CT	20	
KNOBSTONE WAY	20	
KNOTTINGLY WAY	25	
KOURTNEY PL	20	
LA COSTA WAY	25	
LAIR CT	20	
LAKE WINDS DR	20	
LAKES END CT	20	
LAKES END DR	20	
LAKEVILLE XING	20	
LAMGATE DR	20	
LANTERN PARK PKY	20	
LARCHWOOD DR	20	
LAREDO CT	25	
LEWISTON DR	20	
LIBERTY BLVD	20	
LIBERTY DR	20	
LICHFIELD LN	25	
LIMBAUGH WAY	20	
LINDLEY FARM RD	20	
LINN CT	25	
LITTLE EAGLE CREEK AVE	35	
LOCKWOOD DR	20	
LONG COVE BLVD	25	
LONGSHIP CT	20	
LUCAS CIR	20	
LUCAS DR	20	
LUNENBURG DR	20	
LYNTON WAY	25	
MADELINE LN	20	
MAE CIR	20	
MAGGIE CT	25	
MAIDSTONE AVE	25	
MAJESTIC OAK CT	20	
MAN O'WAR LN	20	
MANASOTA CT	20	
MANASSAS DR	20	
MAPLE CREEK DR	20	
MAPLE LN	20	
MAPLE PARK DR	20	
MAPLE ST	20	
MAPLETON PL	20	
MARENGO TRL	20	
MARIETTA CIR	20	
MARKET CENTER DR	20	151ST ST TO CORP LIMITS

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	Speed (MPH)	Location
MARKET CENTER DR	25	GOLF CLUB BLVD TO 151ST ST
MARKET CT	20	
MARKLEVILLE LN	20	
MARSHROSE DR	20	
MARYPORT DR	25	
MATLOCK CIR	25	
MATTERHORN DR	25	
MAVERICK CT	20	
MAYBELL LN	20	
MAYFIELD CT	20	
MAYFIELD DR	20	
MCFALL DR	20	
MCINTOSH LN	25	
MCKINLEY CT	25	
MCNAMARA CT	20	
MEADOWCREEK DR	20	
MEGGS ST	20	
MELBOURNE CT	25	
MERCURY CT	25	
MERE BLVD	20	
MERRIMAC DR	25	
MIA DR	20	
MIDDLE DR	20	
MILHOUSEN TRL	20	
MILL ST	20	
MILLER WAY	20	
MILLWOOD CIR	20	
MISTY VIKING RD	20	
MOBLEY DR	20	
MONMOUTH DR	20	
MONTCLAIR DR	20	
MONTGOMERY DR	20	
MONTROSE LN	20	
MOORING CIR E	15	
MOORING CIR W	15	
MORLEY CT	20	
MORLEY LN	20	
MORNING DR	20	
MORRIS MANOR CT	20	
MULE BARN RD	45	
MUSCATINE CIR	25	
MUSCATINE WAY	25	
N CHERRY ST	20	
N UNION ST	20	SR 32 TO PENN ST
N UNION ST	30	PENN ST TO EAST ST
N WALNUT ST	20	

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	Speed (MPH)	Location
NAPOLEON CT	20	
NASHUA CIR	20	
NATURES WAY	20	
NEW HAVEN DR	20	
NEWBERRY LN	20	
NEWBY CT	20	
NEWPORT DR	25	
NICKEL PLATE DR	20	
NORTH ST	20	
NORTHAM DR	20	
NORTHWICH AVE	20	
NORWAY SPRUCE LN	20	
NUTTAL ST	20	E QUAIL RIDGE DR TO OVERCUP ST
NYLA CT	20	
OAK HOLLOW CT	20	
OAK HOLLOW LN E	20	
OAK HOLLOW LN W	20	
OAK MANOR DR	20	
OAK PARK CIR	20	
OAK PARK CT	20	
OAK PARK LN	20	
OAK PARK VIS	20	
OAK RD	20	E 147TH ST TO E 151ST ST
OAK RD	30	E 151ST ST TO E 171ST ST
OAK RIDGE RD	40	W 146TH ST TO SR 32
OAK RIDGE RD	45	E 206TH ST TO CORP LIMITS
OAK WAY TRCE	20	
OAKLAWN DR	20	
OGALA DR	20	
OLD VINES DR	20	
OLDE BRIAR LN	20	
OLDENBURG CIR	20	
OLYMPUS BLVD	25	
OLYMPUS CT	25	
ONWARD DR	20	
ORLAND OVLK	20	
OVERMAN BLVD	20	
OXBOW DR	20	
PACE DR	20	
PACER CT	25	
PALMYRA DR	20	
PALMYRA GRN	20	
PALOMAR DR	20	
PARAGON LN	20	
PARIED OAKS LN	20	
PARK ST	30	US 31 TO POPLAR ST

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	*Speed (MPH)*	*Location*
PARK ST	20	POPLAR ST TO MILL ST
PARKER LN	20	
PARKHURST DR	20	
PARKWAY CIR	20	
PATE HOLLOW CT	20	
PATTY LN	20	
PAWTUCKET DR	20	
PEABODY WAY	20	
PEACHAVEN PL	20	
PEARSON DR	25	
PENN ST	20	
PENNSY WAY	20	
PERIWINKLE CT	20	
PETE DYE BLVD	25	
PETERSFIELD LN	20	
PHEASANT RUN	20	
PICOLA CT	20	
PIEDMONT DR	20	
PINE WOOD LN	20	
PLAINVILLE DR	20	
PLOWMAN DR	20	
PLUNKETT AVE	20	
POLLARD DR	20	
POPLAR ST	20	
POST OAK CT	20	
POTOMAC CT	20	
PRINCETON LN	25	
PRISTINE CT	20	
PUNTLEDGE DR	20	
PYRENEAN PL	20	
QUINCY PL	20	
RACETIME RD	20	
RACHEL LN	20	
RADFORD CT	20	
RANIER CIR	25	
RATTLEBOX LN	20	
RAYMOND LN	25	
REDBUD CT	20	
REDHILL RD	25	
REDPOINTE DR	20	
REICHART DR	20	
RETFORD DR	25	TILBURY WAY TO WENDOVER AVE
RETFORD DR	20	WENDOVER AVE TO BURNTWOOD WAY
RICHLAND WAY	25	
RICHTERS BLVD	20	
RICKETY DR	20	

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	Speed (MPH)	Location
RIDDELL LN	20	
RIDGEBROOK DR	20	
RIDGEFIELD PL	20	
RIDGEWOOD AVE	20	
RIVER BIRCH RD	25	
RIVER CREST CT	20	
RIVERBANK DR	20	
RIVERSTONE CT	20	
ROANOKE DR	20	
ROCKROSE CT	25	
ROLLING CT	20	
ROLLINGWOOD CIR	20	
ROMALONG CT	25	
ROMALONG LN	25	
ROMAN CT	25	
ROOSEVELT ST	20	
ROSEBANK DR	20	
ROSECLAIR DR	20	
ROSEMILL DR	20	
ROSEMOSS XING	25	
ROSSMAY DR	20	
ROUDEBUSH WAY	20	
RUSHMORE DR	20	
RUTHERFORD DR	20	
S BURNTWOOD WAY	20	
S CHERRY ST	20	
S GURLEY ST	20	
S UNION ST	20	SR 32 TO SOUTH ST
S UNION ST	30	SOUTH ST TO VALLEY FARMS DR
S UNION ST	40	VALLEY FARMS DR TO E 161ST ST
S WALNUT ST	20	
SADDLEHORN CT	20	
SADDLEHORN DR	20	
SADIE LN	25	
SALIMONIA LN	20	
SANDY COVE LN	20	
SANIBEL CIR	20	
SAPPHIRE DR	25	
SAVANNAH LN	20	
SAWTOOTH OAK CIR	20	
SCHWEITZER DR	20	
SCOFIELD FARMS BLVD	20	
SCOFIELD RIDGE BLVD	20	
SENATOR WAY	20	W GREYHOUND PASS TO KINGS POINT CT
SENATOR WAY	25	ABBEDALE CT TO W GREYHOUND PASS
SENECA CIR	20	

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	Speed (MPH)	Location
SETTERS RD	20	
SHADOAN WAY	25	
SHADOW LAKES DR E	20	
SHADOW LAKES DR N	20	
SHADOW LAKES DR W	20	
SHADY LAKE DR	20	
SHADY NOOK RD	40	SR 32 TO CORP LIMITS
SHAELYNN CT	20	
SHAMROCK BLVD	15	
SHEFFIELD PARK CT	20	
SHEFFIELD PARK WAY	20	
SHELBORNE RD	45	
SHELTON COVE WAY	20	
SHERLOCK DR	20	
SHERRY CT	25	
SHETLAND CT	25	
SHINE CT	20	
SHOREWAY EAST CT	25	
SHOREWAY EAST DR	25	
SHORT TER	20	
SHOWER CT	25	
SHUMARD OAK DR	20	
SILVER CT	20	
SILVER LAKES DR	20	
SILVER THORNE WAY	20	
SILVERDALE CT	20	
SILVERHEELS DR	20	
SLEEPY HOLLOW CT	20	
SLEEPY HOLLOW DR	20	
SLIPPERY ROCK CT	20	
SMILEY CT	20	
SMITHFIELD DR	20	
SNOWDON DR	20	
SOLITUDE CT	20	
SOMERVILLE DR	20	
SONHATSETT DR	20	
SOUTH ST	30	
SOUTHALL DR	25	
SOUTHPARK DR	30	
SOUTHRIDGE CT	20	
SOUTHRIDGE LN	20	
SOUTHWELL DR	20	
SPARKLING WATER WAY	20	
SPILLWATER WAY	20	
SPINNAKER DR	15	
SPRING LAKE DR	20	

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	Speed (MPH)	Location
SPRING MILL RD	40	W 146TH ST TO W 186TH ST
SPRING MILL RD	35	W 186TH ST TO CORP LIMITS
SPRINGMEADOW LN	20	
SPRUCE LN	15	
STAFFORD DR	20	
STARGRASS DR	25	
STARGRASS LN	25	
STARS PRIDE CT	25	
STARVIEW DR	20	
STATEN CT	20	
STEEL HORSE DR	20	
STERLING BLUFF CT	15	
STOCKBRIDGE DR	20	
STORM JIB CT	20	
STORY CT	25	
STRALEY CT	20	
STRATFIELD WAY	20	
STROUD LN	25	
SULKY WAY	25	
SULLIVAN LN	20	
SUN PARK DR	20	
SUN VALLEY DR	20	
SUNBROOK CT	20	
SUNBROOK WAY	20	
SUNDEW CIR	25	
SUNDIAL CT	20	
SUNNINGDALE WAY	20	
SUNSHINE CT	20	
SUPER STAR CT	25	
SUPER STAR DR	25	
SUSAN CT	25	
SWINTON WAY	25	
SYCAMORE ST	20	
TARPON BAY DR	20	
TAUSEN PL	20	
THATCHER LN	20	
TILBURY WAY	25	
TILLER CT	20	
TIMBER BLUFF RD	20	
TIMBERBROOK RUN	20	
TOMLINSON RD	35	186TH ST TO 191ST ST
TOMLINSON RD	40	191ST ST TO 203RD ST
TORREY CT	20	
TOURALOSA DR	20	
TOURMALINE DR	20	
TOWNE RD	45	

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	Speed (MPH)	Location
TRESCOTT DR	20	
TRESTLE DR	20	
TRIBUTARY CT	20	
TRIFECTA WAY	20	
TRILLIUM CT	20	
TROTTER CT	25	
TROY DR	20	
TROY LN	20	
UPDIKE CIR	20	
USEPPA CT	20	
VALCOUR PL	20	
VALDOSTA PL	20	
VALLEY CT	25	
VALLEYVIEW DR	25	
VENTURA DR	20	
VERNON PL	20	
VIBURNUM RUN	25	
VICTORY CT	25	
VIEWPOINT LN	20	
VIKING COMMANDER WAY	20	
VIKING CRUSADER CT	20	
VIKING ECLIPSE CT	20	
VIKING LAIR RD	20	
VIKING MEADOWS DR	20	
VIKING SUNRISE LN	20	
VIKING WARRIOR BLVD	20	
VIKING WARRIOR DR	20	
VILLAGE PARK CIR	20	
VILLAGE PARK EAST DR	20	
VILLAGE PARK NORTH DR	20	
VILLAGE PARK SOUTH DR	20	
VILLAGE PARK WEST DR	20	
VINTAGE CT N	20	
VINTAGE CT S	20	
VOYAGER DR	20	
W 151ST ST	30	DITCH RD TO SHELBORNE RD
W 156TH ST	45	W EVENING ROSE WAY TO TOWNE RD
W 159TH ST	35	TOWNE RD TO LITTLE EAGLE CREEK AVE
W 161ST ST	40	SPRINGMILL RD TO TOWNE RD
W 166TH ST	45	DITCH RD TO LITTLE EAGLE CREEK AVE
W 169TH ST	35	SPRINGMILL RD TO DITCH RD
W 171ST ST	35	W 169TH ST TO BURNTWOOD WAY
W 171ST ST	30	BURNTWOOD WAY TO DITCH RD
W 186TH ST	35	KINSEY AVE TO CORP LIMITS
W 191ST ST	45	HORTON RD W TO CORP LIMITS
W ADMIRAL WAY S	25	

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	Speed (MPH)	Location
W BLACKWOLF RUN DR	20	
W CLEAR LAKE CT	20	
W CLEAR LAKE LN	20	
W COLUMBINE LN	25	
W EVENING ROSE WAY	25	
W GREYHOUND PASS	25	
W HOOVER ST	30	
W JEFFERSON ST	20	
W LAREDO WAY S	25	
W MADISON ST	20	
W MAY APPLE CIR	25	
W PINE RIDGE DR	20	
W QUAIL WOOD LN	20	
W ROWAN CT	25	
W ROWAN RUN	25	
W SENATOR WAY	25	
W TANSEY XING	25	
WALCOTT DR	25	
WANATAH CIR	20	
WANATAH TRL	20	
WARNER TRL	25	
WARRINGTON AVE	25	
WASHINGTON ST (EAGLETOWN)	20	
WASHINGTON ST (JOLIETVILLE)	20	
WATERLEAF DR	20	
WATERTOWN DR	20	
WEIHE LN	20	
WENDOVER AVE	25	
WENTZ DR	20	
WEST FORK DR	20	
WEST RAIL DR	20	
WESTERN WAY	30	
WESTFIELD BLVD	35	151ST ST TO 156TH ST
WESTFIELD BLVD	40	156TH ST TO 161ST ST
WESTFIELD BUSINESS PARK CT	25	
WESTFIELD PARK RD	30	
WESTLEA DR	20	
WETHERINGTON DR	20	GUNTHER BLVD TO STRATFIELD WAY
WETHERINGTON DR	25	CAREY RD TO GUNTHER BLVD
WHEATFIELD CT	25	
WHEATFIELD LN	25	
WHEELER RD	25	WESTFIELD BUSINESS PARK CT TO SR 32
WHEELER RD	30	SR 32 TO 186TH ST
WHITE WILLOW DR	20	
WHITEBARK CT	20	
WHITNEY RD	25	

Exhibit A

Figure 8

Sec. 58-353. Speed limits

Street Name	*Speed (MPH)*	*Location*
WILDFLOWER CT	25	
WILDFLOWER LN	25	
WILDRYE DR	25	
WILLIAM TRACE BLVD	20	
WILLIAMSON LN	25	
WILLOW CREEK WAY	20	
WILSHIRE BLVD	20	
WIND SKIP CIR	20	
WINDMILL CIR	20	
WINDMILL DR	20	
WINDSOR ESTATES CT	20	
WINDSOR PARK DR	20	
WINDWOOD CIR	20	
WINSLOW DR	20	
WOLCOTT CT	20	
WOOD HOLLOW CT	20	
WOODCREST CT	20	
WOODSAGE CT	25	
WOODSIDE DR	20	
WOODSTREAM CT	20	
WORKINGTON CIR	20	
WORKINGTON WAY	20	
WORTH CT	25	
YEOMAN WAY	20	
ZACHARY LN	25	
ZENITH DR	20	
ZEPHYR WAY	25	

Exhibit A

Figure 8.1

Sec. 58-353.1 School Zone Speed limits

All School Zone Hours are from 7 am until 10 am in the morning and 2 pm until 4:30 pm in the afternoons.

School Speed Limits are in effect during the calendar school year, when school is in session.

Street Name	*Speed (MPH)*
CAREY RD	30 School Zone at Carey Ridge Elementary
DITCH RD	30 School Zone at Maple Glen Elementary
GRASSY BRANCH RD	20 School Zone at Washington Woods Elementary
GRAY RD	30 School Zone at St Theodore Guerin High School
N UNION ST	20 School Zone at Westfield High School
OAK RIDGE RD	30 School Zone at Oak Ridge Elementary
S UNION ST	20 School Zone at Union Bible College
SHAMROCK BLVD	15 School Zone at Westfield Intermediate/Middle Schools
SPRING MILL RD	30 School Zone at St. Maria Goretti
TOMLINSON RD	30 School Zone at Monon Trail Elementary
W 161ST ST	30 School Zone at Shamrock Springs Elementary
W 169TH ST	20 School Zone at St. Maria Goretti
W 171ST ST	30 School Zone at Maple Glen Elementary
W HOOVER ST	20 School Zone at Westfield High School

Exhibit A

Figure 9

Sec. 58-354. Restricted parking zones

Street	Location of Restricted Parking Zone	Side of Street	Restrictions
161st St	Along Shamrock Springs Elementary	North and South	24 Hours
186th St	From Wheeler Rd to Spring Mill Rd	Medians	24 Hours
186th St	From Grand Park Blvd to Kinsey Ave	North and South	24 Hours
191st St	At Grand Park along Lot B	South	24 Hours
196th St	In cul-de-sac west of US 31	North	24 Hours
Abaccus Ln	From Cavallina Ln to Del Mar Way	North	24 Hours
Adena Ln	From Nickel Plate Dr to Pennsy Way	North	24 Hours
Adios Pass	Adios Pass Lift Station	West	24 Hours
Adlo Ln	From Bingham Dr to Connolly Dr	South	24 Hours
Aerion Ct	From Touralosa Dr to End	West	24 Hours
Andover Pky	From Shady Nook Rd to Limbaugh Way	North	24 Hours
Ascot Farm Way	From Viking Meadows Dr to Silverheels Dr	South	24 Hours
Baltic Pass	From E 161st St to Harstad Blvd	East and West	24 Hours
Bastian Ct	From East Street to End	North and South	24 Hours
Bingham Dr	From Kingsbridge Blvd to Adlo Ln	North and East	24 Hours
Birkdale Blvd	From E Blackwolf Run Dr to Setters Rd	South	24 Hours
Birkdale Blvd	From Setters Rd to Sunningdale Way	North	24 Hours
Birkdale Dr	From Birkdale Blvd to E 151st St	North and East	24 Hours
Blackburn Rd	In cul-de-sac west of US 31	North	24 Hours
Blenheim Pl	From Snowdon Dr to End	North	24 Hours
Boyd Pl	From Ireland Way to Mcfall Dr	North and South	24 Hours
Briarpatch Cir	From Birkdale Dr to End	West	24 Hours
Bridgewater Club Blvd	From 550 feet to 1,000 feet South of 169th St	North and South	24 Hours
Brigg Court	From Southall Drive to End	West	24 Hours
Broken Arrow Dr	From Oaklawn Dr to Touralosa Dr	West	24 Hours
Burntwood Way	From Tilbury Way to Kingsbridge Blvd	North	24 Hours
Byrding Ct	From Byrding Dr / Longship Ct to End	South	24 Hours
Byrding Dr	From Voyager Dr to Byrding Ct	North and East	24 Hours
Cabrillo Ct	From Zenith Dr to End	East	24 Hours
Canberra Blvd	From W 169th St to Cavallina Ln	North and East	24 Hours
Canberra Blvd	From Cavallina Ln to Del Mar Way	South	24 Hours
Capital Spending Rd	From Viking Commander Way to Viking Commander Way	West	24 Hours
Catkins Ct	From Durmast Oak Dr to End	South	24 Hours
Cavallina Ln	From Touralosa Dr to Canberra Blvd	East	24 Hours
Cavallina Ln	From Canberra Blvd to Abaccus Ln	West	24 Hours
Cliff View Dr	From Viewpoint Ln to Starview Dr	North	24 Hours
Commander Ct	From Viking Meadows Dr to End	North	24 Hours
Connolly Dr	From Adlo Ln to Plunkett Ave	West	24 Hours
Cordial Ct	From Durmast Oak Dr to End	North and South	24 Hours
Cork Ct	From Durmast Oak Dr to End	South	24 Hours
Corral Ct	350 feet South of the C/L of Greyhound Pass	East and West	Sunrise to Sunset
Countryside Blvd	From E 169th St to Brooksburg Dr	East	24 Hours
Cross Lakes Ct	From Roudebush Way to End	West	24 Hours
Crosswater Way	From Sandy Cove Ln to Viewpoint Ln	South	24 Hours
Deerwalk	Freedom Trail Park Entrance	North and South	24 Hours
Del Mar Way	From Canberra Blvd to Gosford Ct	East	24 Hours
Denton Ct	From Retford Dr to End	North	24 Hours
Durmast Oak Dr	From Sawtooth Oak Cir to Oak Manor Dr	East	24 Hours
Durmast Oak Dr	From Oak Manor Dr to Cordial Ct / Pyrenean Pl	East and West	24 Hours
E Blackwolf Run Dr	From 151st St to W Blackwolf Run Dr	West	24 Hours
E Grand Park Blvd	From 191st St to 186th St	East and West	24 Hours

Exhibit A

Figure 9

Sec. 58-354. Restricted parking zones

Street	*Location of Restricted Parking Zone*	*Side of Street*	*Restrictions*
E Greyhound Pass	390 feet East and West of the C/L of the Monon Trail	North and South	Sunrise to Sunset
E Greyhound Pass	200 feet East of Shoreway East	North	24 Hours
East St	From Birch Street to Deer Walk Trace	East	24 Hours
Esher Ct	Between Featherstone Dr and End	West	24 Hours
Evesham Dr	From Wendover Ave to Farnham Dr	East	24 Hours
Falcons Fire Dr	From Silverheels Dr to Viking Meadows Dr	West	24 Hours
Farnham Dr	From Wendover Ave to Evesham Dr	North and West	24 Hours
Featherstone Dr	From Burgess Hill Pass to Hythe Way	East	24 Hours
Featherstone Dr	From Hythe Way to Hythe Way	South	24 Hours
Garrison Cir	From Ireland Way to End	North and South	24 Hours
Genesis Dr	From Oxbow Dr to Onward Dr	South	24 Hours
George Gang Blvd	From 169th St to Majestic Oak Ct	East and West	24 Hours
George Gang Blvd	From Majestic Oak Ct to Shumard Oak Dr	East	24 Hours
Glenmoore Cir	From Birkdale Blvd to End	East	24 Hours
Goldwater Rd	From Tausen Pl to Limbaugh Way	East and West	24 Hours
Gosford Ct	From Del Mar Way to End	North	24 Hours
Grassy Knoll Dr	From Grassy Branch Rd to 100 ft East	North and South	24 Hours
Grassy Knoll Dr	From Azalea Ct to Redbud Ct between signs	West	24 Hours
Harbour Ridge Cir	From Birkdale Dr to End	West	24 Hours
Harstad Blvd	From Baltic Pass to Harstad Dr	North	24 Hours
Harstad Ct	From Viking Warrior Blvd to End	East	24 Hours
Harstad Dr	From Harstad Dr to Viking Warrior Blvd	East	24 Hours
Hawks Crest Way	From Shady Lake Dr to Sheffield Park Way	East	24 Hours
Hazy Falls Blvd	From Timber Bluff Rd to Sunbrook Way	East and North	24 Hours
Hazy Falls Blvd	From Sunbrook Way to Viewpoint Ln	South	24 Hours
Hazy Falls Ct	From Timber Bluff Rd to End	South and East	24 Hours
Heathcliff Ct	From Falkland Dr to End	East	24 Hours
Heathcliff Ct	Along median in cul-de-sac	Middle of Median	24 Hours
Helston Ave	From Kingsbridge Blvd to S Burntwood Way	North and South	24 Hours
Hendon Ct	From Tilbury Way to End	South	24 Hours
Hoover St	Between U.S. 31 to N Union St	North and South	24 Hours
Hythe Way	From Burgess Hill Pass to Featherstone Dr	North	24 Hours
Idlewind Ct	From Roudebush Way to End	West	24 Hours
Idlewind Dr	From Roudebush Way to Lake Winds Dr	North and West	24 Hours
Ireland Way	From Garrison Cir to Andover Pky	East and West	24 Hours
Karsten Cir	From Birkdale Blvd to End	East	24 Hours
Kate Ct	From Sheffield Park Way to End	West	24 Hours
Kempson Ct	From Retford Dr to End	North	24 Hours
Kimberly Ave	From Kingsbridge Blvd to Stroud Ln	South	24 Hours
Knobstone Way	From Ogala Dr to Adena Ln	West	24 Hours
Knottingly Way	From Kingsbridge Blvd to Stroud Ln	South	24 Hours
Lake Winds Dr	From Shady Lake Dr to Idlewind Dr	North and West	24 Hours
Lake Winds Dr	From Idlewind Dr to Shady Lake Dr	South	24 Hours
Lakes End Ct	From Roudebush Way to End	West	24 Hours
Lakes End Dr	From Mere Blvd to Roudebush Way	West	24 Hours
Lichfield Ln	From Tilbury Way to End	South	24 Hours
Limbaugh Way	From Goldwater Rd to Andover Pky	North and South	24 Hours
Longship Ct	From Byrding Ct to End	East	24 Hours
Lunenburg Dr	From Sullivan Ln to End	North	24 Hours
Lynton Way	From Burgess Hill Pass to Redhill Rd	North and East	24 Hours
Maidstone Ave	From Kingsbridge Blvd to Stroud Ln	South	24 Hours

Exhibit A

Figure 9

Sec. 58-354. Restricted parking zones

Street	Location of Restricted Parking Zone	Side of Street	Restrictions
Majestic Oak Ct	From George Gang Blvd to End	North	24 Hours
Maple Park Dr	From N Union St to Harvest Meadows Dr W	North and South	24 Hours
Maverick Ct	From Cavallina Ln to End	South	24 Hours
Mcnamara Ct	From Oak Ridge Rd to End	North	24 Hours
Mill St	From Park St to SR 32	East	24 Hours
Mill St	From SR 32 to Jersey St	West	24 Hours
Miller Way	From Glen Way to George Gang Blvd	North	24 Hours
Mooring Cir E	From Mooring Cir W to Mooring Cir W	West	24 Hours
Mooring Cir W	From Mooring Cir E to Mooring Cir E	East	24 Hours
Morley Ct	From Peacehaven Pl to End	South	24 Hours
Morley Ln	From Connolly Dr to Peacehaven Pl	North	24 Hours
Morning Dr	From Lantern Park Pky to Natures Way	East	24 Hours
N Union St	Between Penn St and Hoover St	East	24 Hours
N Union St	From Hoover St to 100 ft South	West	24 Hours
N Union St	From SR 32 to Oak Alley	West	24 Hours
Natures Way	From Lantern Park Pky to Morning Dr	West	24 Hours
Nickel Plate Dr	From Steel Horse Dr to Ogala Dr	West	24 Hours
Northwich Ave	From Retford Dr to Petersfield Ln	South	24 Hours
Oak Hollow Alley	From Oak Hollow Ln E to Oak Hollow Ln W	East and West	24 Hours
Oak Hollow Ct	From Birkdale Dr to End	North	24 Hours
Oak Manor Dr	From Durmast Oak Dr to Caden Ct	North	24 Hours
Oak Manor Dr	Durmast Oak Dr Roundabout	Both	24 Hours
Oak Park Ln	From Oak Park Way to End	North	24 Hours
Oak Park Vis	From Oak Park Cir to Oak Way Trce	North and West	24 Hours
Oak Way Trce	From Oak Rd to End	North	24 Hours
Oaklawn Dr	From Broken Arrow Dr to Canberra Blvd	North	24 Hours
Ogala Dr	From Nickel Plate Dr to End	South	24 Hours
Onward Dr	From Genesis Dr to Lakeville Crossing	West	24 Hours
Oxbow Dr	From Genesis Dr to Zenith Dr	East	24 Hours
Park St	From Mill St to US 31	North	24 Hours
Park St	From Parkway Cir to 75 ft West	South	24 Hours
Pate Hollow Ct	From Ogala Dr to End	East	24 Hours
Peacehaven Pl	From Burgess Hill Pass to Plunkett Ave	East	24 Hours
Pennsy Way	From Ogala Dr to End	East	24 Hours
Petersfield Ln	From Wendover Ave to Burntwood Way	East	24 Hours
Picola Ct	From Shumard Oak Dr to End	North	24 Hours
Plunkett Ave	From Connolly Dr to Peacehaven Pl	South	24 Hours
Post Oak Ct	From Durmast Oak Dr to End	South	24 Hours
Pristine Ct	From George Gang Blvd to End	South	24 Hours
Pyrenean Pl	From Durmast Oak Dr to End	North and South	24 Hours
Racetime Rd	From Oak Ridge Rd to Viking Sunrise Ln	South	24 Hours
Rattlebox Ln	From Nickel Plate Dr to End	South	24 Hours
Redpointe Dr	From Sheffield Park Way to End	East	24 Hours
Retford Dr	From Tilbury Way to Wendover Ave	South and East	24 Hours
Retford Dr	From Wendover Ave to Burntwood Way	East and West	24 Hours
Rickety Dr	From Rattlebox Ln to End	East	24 Hours
River Crest Ct	From Sparkling Water Way to End	West	24 Hours
River Crest Ct	From Sparkling Water Way to Shumard Oak Dr	East	24 Hours
Riverbank Dr	From Starview Dr to Viewpoint Ln	South	24 Hours
Roudebush Way	From Lakes End Dr to Idlewind Ct	North	24 Hours
S Burntwood Way	From Petersfield Ln to Helston Ave	East	24 Hours
S Cherry St	From SR 32 to Midland Trail	East and West	24 Hours

Exhibit A

Figure 9

Sec. 58-354. Restricted parking zones

Street	*Location of Restricted Parking Zone*	*Side of Street*	*Restrictions*
S Union St	Bridge over Cool Creek Tributary (AKA - Anna Kendall Drain)	East	24 Hours
Saddlehorn Dr	From Carey Rd to Windmill Dr	North and South	24 Hours
Saddlehorn Dr	From Saddlehorn Ct to Windmill Dr	South	24 Hours
Sandy Cove Ln	From Crosswater Way to 160 feet north of Timber Bluff Rd	East	24 Hours
Shady Lake Dr	From Mere Blvd to Lake Winds Dr	West, South, and East	24 Hours
Shamrock Blvd	In front of Intermediate School	East	24 Hours
Sheffield Park Ct	From Redpointe Dr to End	South	24 Hours
Sheffield Park Way	From Shady Nook Rd to Redpointe Dr	South	24 Hours
Shumard Oak Dr	From George Gang Blvd to Sparkling Water Way	North and West	24 Hours
Silverdale Ct	From Voyager Dr to End	North	24 Hours
Silverheels Dr	From Viking Meadows Dr to Ascot Farm Way	North	24 Hours
Smiley Ct	From Tausen Pl to End	East and West	24 Hours
Snowdon Dr	From Wetherington Dr to Wetherington Dr	Both	24 Hours
Steel Horse Dr	From Casey Rd to Rickety Dr	North	24 Hours
Southall Dr	From Kingsbridge Blvd to Brigg Ct	South	24 Hours
Southall Dr	From Brigg Ct to Kingsbridge Blvd	East	24 Hours
Southridge Ln	From 126 Southridge Ln to S Union St	North	24 Hours
Sparkling Water Way	From Shumard Oak Dr to Vintage Ct	South	24 Hours
Spring Mill Rd	From 186th St to 191st St	East	24 Hours
Stafford Dr	From Lynton Way to Redhill Rd	North and East	24 Hours
Starview Dr	From Timber Bluff Rd to Hazy Falls Blvd	East	24 Hours
State Road 32	See figures 9a, 9b, 9c, 9d		See figures 9a, 9b, 9c, 9d
Storm Jib Ct	From Holly Lane Farms Dr to End	East	24 Hours
Stratfield Way	From Wetherington Dr to End	North	24 Hours
Stroud Ln	From Helston Ave to Knottingly Way	West	24 Hours
Sunbrook Ct	From Sunbrook Way to End	North	24 Hours
Sunbrook Way	From Timberbluff to End	East	24 Hours
Sunningdale Way	From Birkdale Blvd to Birkdale Dr	South	24 Hours
Swinton Way	From Tilbury Way to End	South	24 Hours
Tausen Pl	From Shady Nook Rd to End	North and South	24 Hours
Tilbury Way	From Burntwood Way to Redford Dr	West	24 Hours
Timber Bluff Rd	From Sandy Cove Ln to Hazy Falls Blvd	South	24 Hours
Touralosa Dr	From Broken Arrow Dr to Cavallina Ln	South	24 Hours
Tourmaline Dr	From Addison Ct to End	North and East	24 Hours
Tournament Trl	From Sun Park Dr to Wheeler Rd	North and South	24 Hours
Viewpoint Ln	From Timber Bluff Rd to End	East	24 Hours
Viking Commander Way	From Viking Lair Rd to Viking Meadows Dr	South, West, and North	24 Hours
Viking Crusader Ct	From 156th St to End	West	24 Hours
Viking Eclipse Ct	From 156th St to End	East	24 Hours
Viking Meadows Dr	From Silverheels Dr to Holly Farms Lane Dr	East	24 Hours
Viking Meadows Dr	From Holly Lane Farms Dr to Falcons Fire Dr	West	24 Hours
Viking Warrior Blvd	From 156th St to Harstad Ct / Harstad Dr	North and South	24 Hours
Viking Warrior Blvd	From Harstad Ct / Harstad Dr to Viking Warrior Dr	South	24 Hours
Viking Warrior Dr	From Baltic Pass to Viking Warrior Blvd	West	24 Hours
Village Park North Dr	From Carey Rd to 100 ft West	North and South	24 Hours
Vine Alley	20 feet from Union St	North	24 Hours
Vintage Ct N	From Sparkling Water Way to End	East	24 Hours
Vintage Ct S	From Sparkling Water Way to End	West	24 Hours
W Blackwolf Run Dr	From E Blackwolf Run Dr to E Blackwolf Run Dr	East	24 Hours
Walnut St	Between State Road 32 to Penn St	East	See figures 9a, 9b, 9c, 9d

Exhibit A

Figure 9

Sec. 58-354. Restricted parking zones

Street	*Location of Restricted Parking Zone*	*Side of Street*	*Restrictions*
Warner Trail	Merrimac subdivision entrance on pavement between grass covered medians, 300 feet north of intersection with 146th St	Middle of Medians	24 Hours
Warrington Ave	From Kingsbridge Blvd to Stroud Ln	North	24 Hours
Wendover Ave	From Tilbury Way to Petersfield Ln	North	24 Hours
Windsor Estates Ct	From Tomlinson Rd to End	North	24 Hours
Workington Cir	From Workington Way to End	South	24 Hours
Workington Way	From Kingsbridge Blvd to Adlo Ln	North and West	24 Hours
Zenith Dr	From Oxbow Dr to Onward Dr	North	24 Hours

Exhibit A Continued

Figure 9 A-D

Sec 58-354.1 Parking Restriction on SR 32

GREENFIELD #30-12-057

NOTICE OF OFFICIAL ACTION

OF

INDIANA DEPARTMENT OF TRANSPORTATION

Whereas, under and by virtue of the Statutes of the State of Indiana relative to traffic regulation, the Indiana Department of Transportation has the authority and the duty to adopt regulations in the interest of the safety and convenience of the traveling public using the highways, including streets in cities and towns, under the control of said Department, be it known that the following traffic regulation is hereby adopted.

Parking shall be controlled on SR 32 in Westfield, Hamilton County as follows:

"**NO PARKING 2 AM TO 6 AM**" on north side of SR 32 from the center line of Mill Street (Westlea Drive) to a point 252 feet east of the centerline of Mill Street (Westlea Drive), a distance of approximately 252 feet.

"**2 HOUR PARKING 6 AM TO 2 AM**" on north side of SR 32 from the center line of Mill Street (Westlea Drive) to a point 252 feet east west of the centerline of Mill Street (Westlea Drive), a distance of approximately 252 feet.

"**NO PARKING 2 AM TO 6 AM**" on south side of SR 32 from the center line of Mill Street (Westlea Drive) to a point 291 feet east of the centerline of Mill Street (Westlea Drive), a distance of approximately 291 feet.

"**2 HOUR PARKING 6 AM TO 2 AM**" on south side of SR 32 from the center line of Mill Street (Westlea Drive) to a point 291 feet east of the centerline of Mill Street (Westlea Drive), a distance of approximately 291 feet.

"**NO PARKING**" on north side of SR 32 from a point 252 feet east of the centerline of Mill Street (Westlea Drive) to a point 55 feet east of the centerline of Union Street, a distance of approximately 360 feet.

"**NO PARKING**" on south side of SR 32 from a point 291 feet east of the centerline of Mill Street (Westlea Drive) to a point 246 feet east of the centerline of Union Street, a distance of approximately 513 feet.

"**NO PARKING 2 AM TO 6 AM**" on the north side of SR 32 from a point 55 feet east of the centerline of Union Street to a point 25 feet west of the center line of Cherry Street, a distance of approximately 685 feet.

Exhibit A Continued

Figure 9 A-D

Sec 58-354.1 Parking Restriction on SR 32

"2 HOUR PARKING 6 AM TO 2 AM" on the north side of SR 32 from a point 55 feet east of the centerline of Union Street to a point 25 feet west of the center line of Cherry Street, a distance of approximately 685 feet.

"NO PARKING 2 AM TO 6 AM" on the south side of SR 32 from a point 246 feet east of the centerline of Union Street to a point 25 feet west of the center line of Cherry Street, a distance of approximately 493 foot.

"2 HOUR PARKING 6 AM TO 2 AM" on the south side of SR 32 from a point 246 feet east of the centerline of Union Street to a point 25 feet west of the center line of Cherry Street, a distance of approximately 493 feet.

NOTE: This action amends and/or supersedes Official Action #3012050 and other previous official actions at the aforementioned location.

Recommended for approval by: _____ 10/31/12
Gerry J. Montgomery, District Traffic Engineer — Date
Indiana Department of Transportation

Approved by: _____ 10/31/12
Brandye Hendrickson, District Deputy Commissioner — Date
Indiana Department of Transportation

Date Installed: 1/15/13 W.O.# 11144

Exhibit A Continued

Figure 9 A-D

Sec 58-354.1 Parking Restriction on SR 32

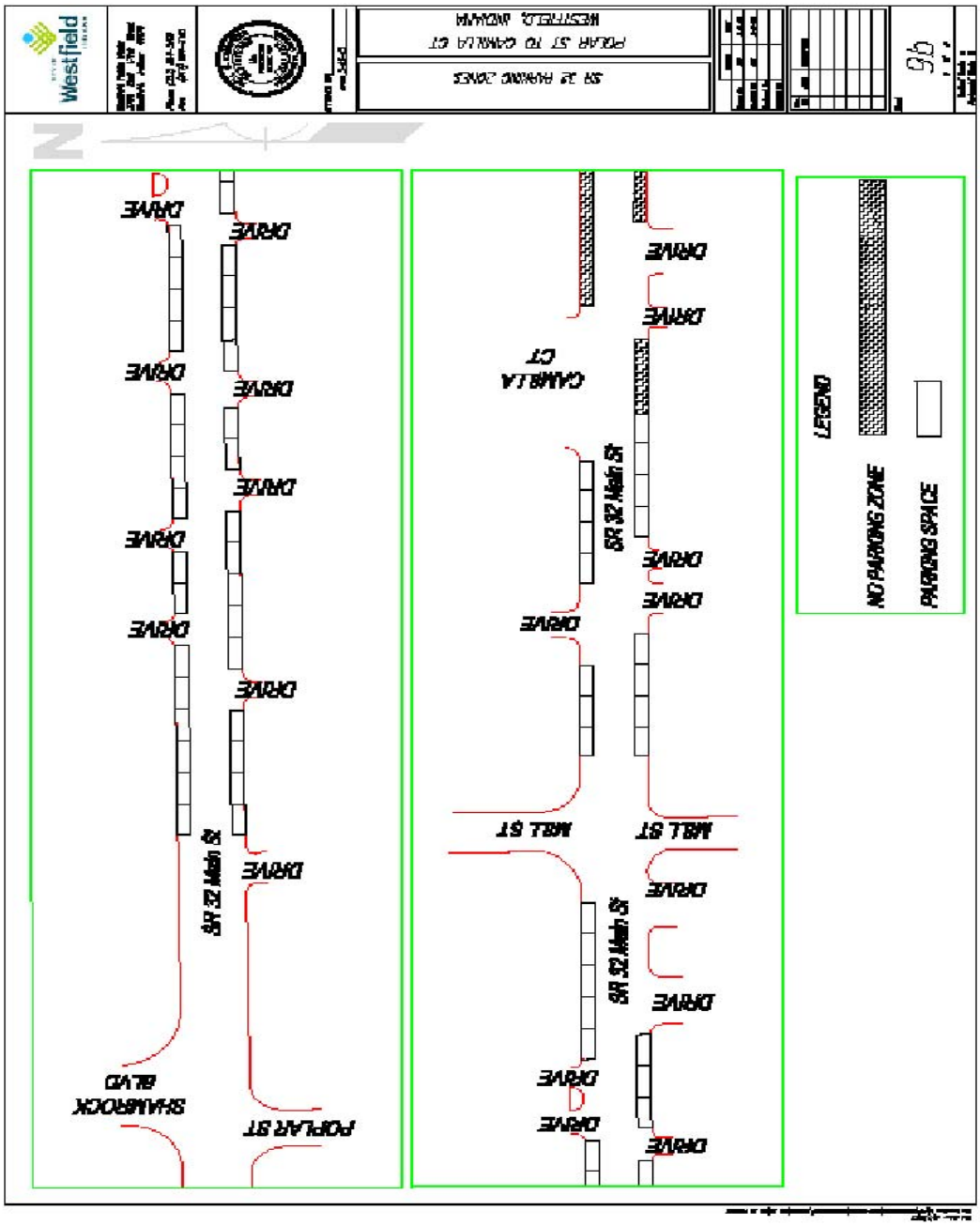


Exhibit A Continued

Figure 9 A-D

Sec 58-354.1 Parking Restriction on SR 32

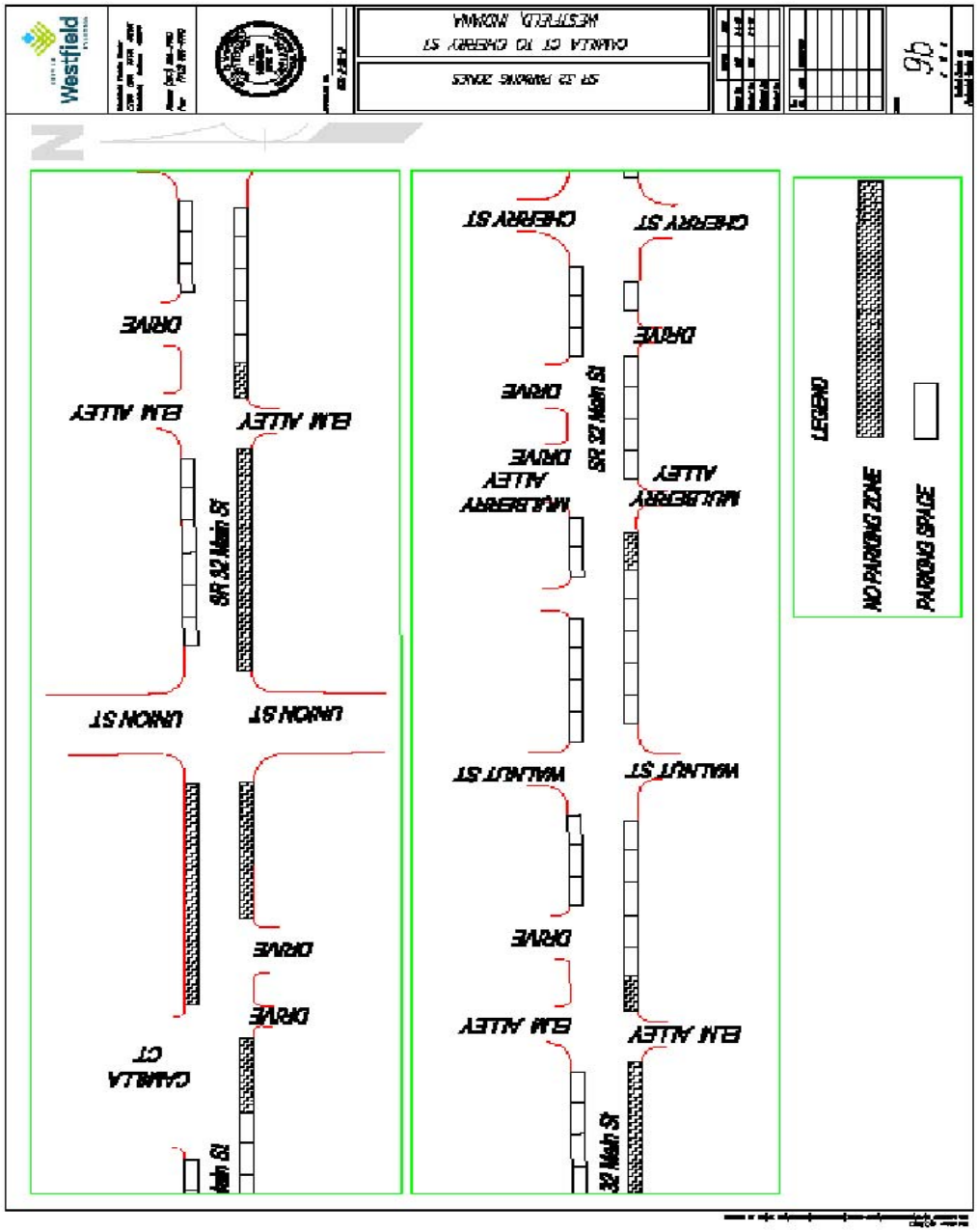


Exhibit A Continued

Figure 9 A-D

Sec 58-354.1 Parking Restriction on SR 32

Exhibit E

Figure 9E

Sec. 58-355. Parking Zones Restrictions (SR 32)

NOTICE OF OFFICIAL ACTION
OF
INDIANA DEPARTMENT OF TRANSPORTATION

FOR OFFICIAL ACTION

FORM T-74
Page 1 of 1

DATE: August 13, 2007

ROUTE: SR 32

CITY OR COUNTY: Westfield
Hamilton County

FILE #: 07-022-E

TO: WESTFIELD TOWN COUNCIL

The Indiana Department of Transportation proposes to make certain traffic improvements on SR 32 in Hamilton County.

In order to facilitate the movements of traffic over the route and conform with standards set up by the Indiana Department of Transportation, the following traffic controls must be established as determined by proper engineering investigation.

It is agreed by the undersigned on behalf of the Town that the following controls are satisfactory.

CONTROLS TO BE ESTABLISHED

Parking shall be controlled on SR 32 in the town of Westfield, Hamilton County as follows:

"No Parking 2 AM to 6 AM" shall be established on the north and south side of SR 32 for marked parking spaces between the east corners of Mill Street (Westlea Drive) on SR 32 to the west corners of Cherry Street on SR 32, a distance of approximately 2,150 feet.

"Two Hour Parking,' notwithstanding the foregoing parking restricting, two hour parking shall be established on the north and south side of SR 32 for marked parking spaces between the east corners of Mill Street (Westlea Drive) on SR 32 to the west corners of Cherry Street on SR 32, from the hours of 6 AM to 2 AM, a distance of approximately 2,150 feet.

DATE August 17, 2007

SIGNED _____

TITLE President

TOWN Westfield

State Form 22498R

Exhibit E

Figure 9E

Sec. 58-355. Parking Zones Restrictions (SR 32)

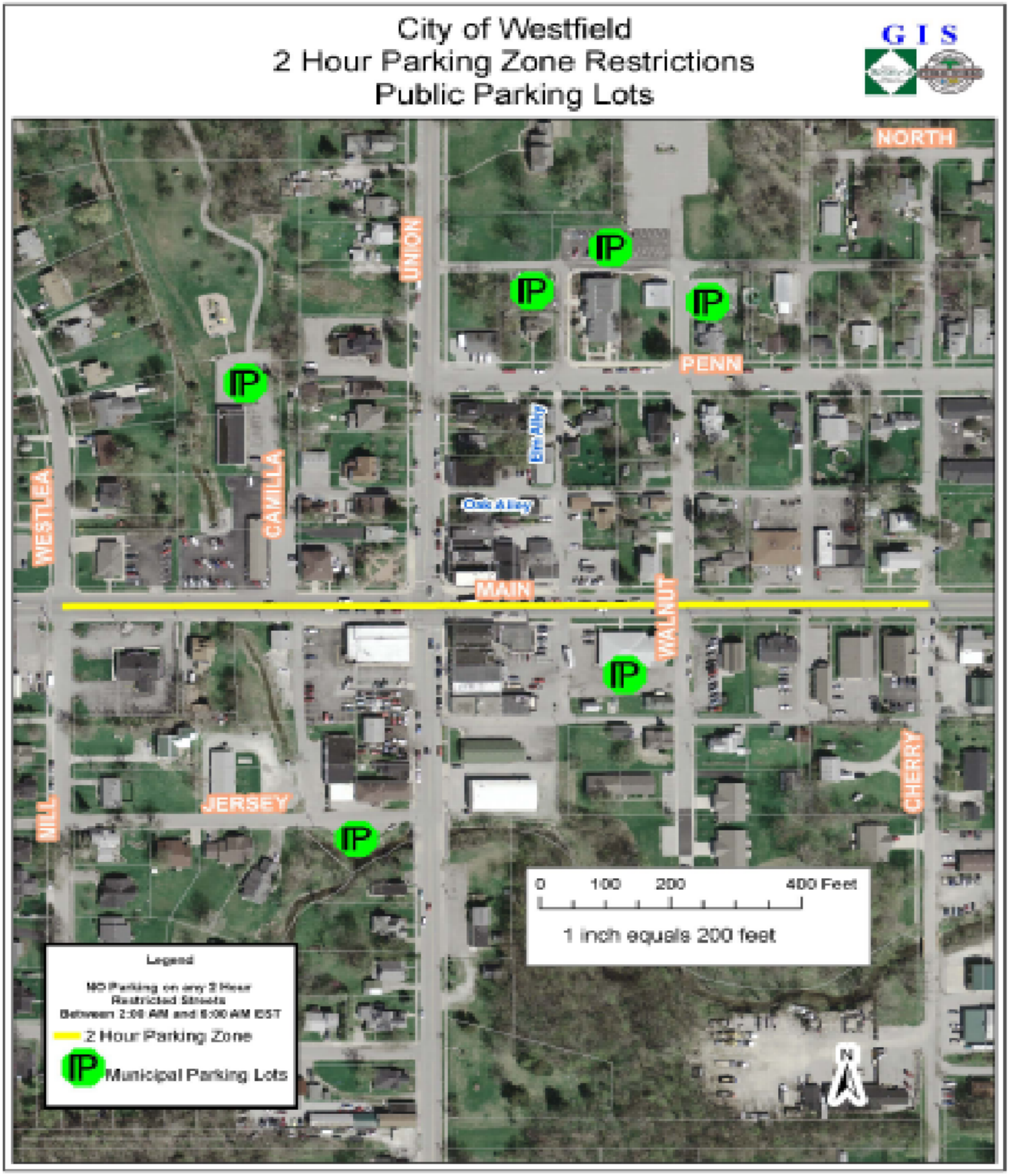


Exhibit E

Figure 9E - 1

Sec. 58-355.1 Parking Zones Restrictions (See Exhibit 9E - 2)

Two (2) Hour Parking Zones Restrictions - Mon. - Sat.

No Parking Mon. - Sun. (2 am to 6 am)

Street	***Location of Restricted Parking Zone***	***Side of Street***	***Property Address Block Zones***
Jersey St	Jersey St Parking Lot	South	100 - 130 Jersey St
N Union St	Between SR 32 to Penn St	East	100 Block of N Union St
N Union St	Between Oak Alley to Penn St	West	100 Block of N Union St
Penn St	Union St to Elm Alley	South	100 - 120 Penn St
S Union St	Between SR 32 to Jersey St	East and West	100 Block of S Union St
State Road 32	Between Mill St and Cherry St	North and South	100 Block of W Main St & 100 & 200 Blocks of E Main St

Exhibit E

Figure 9E - 2

Sec. 58-355.2 Parking Zones Restrictions Map

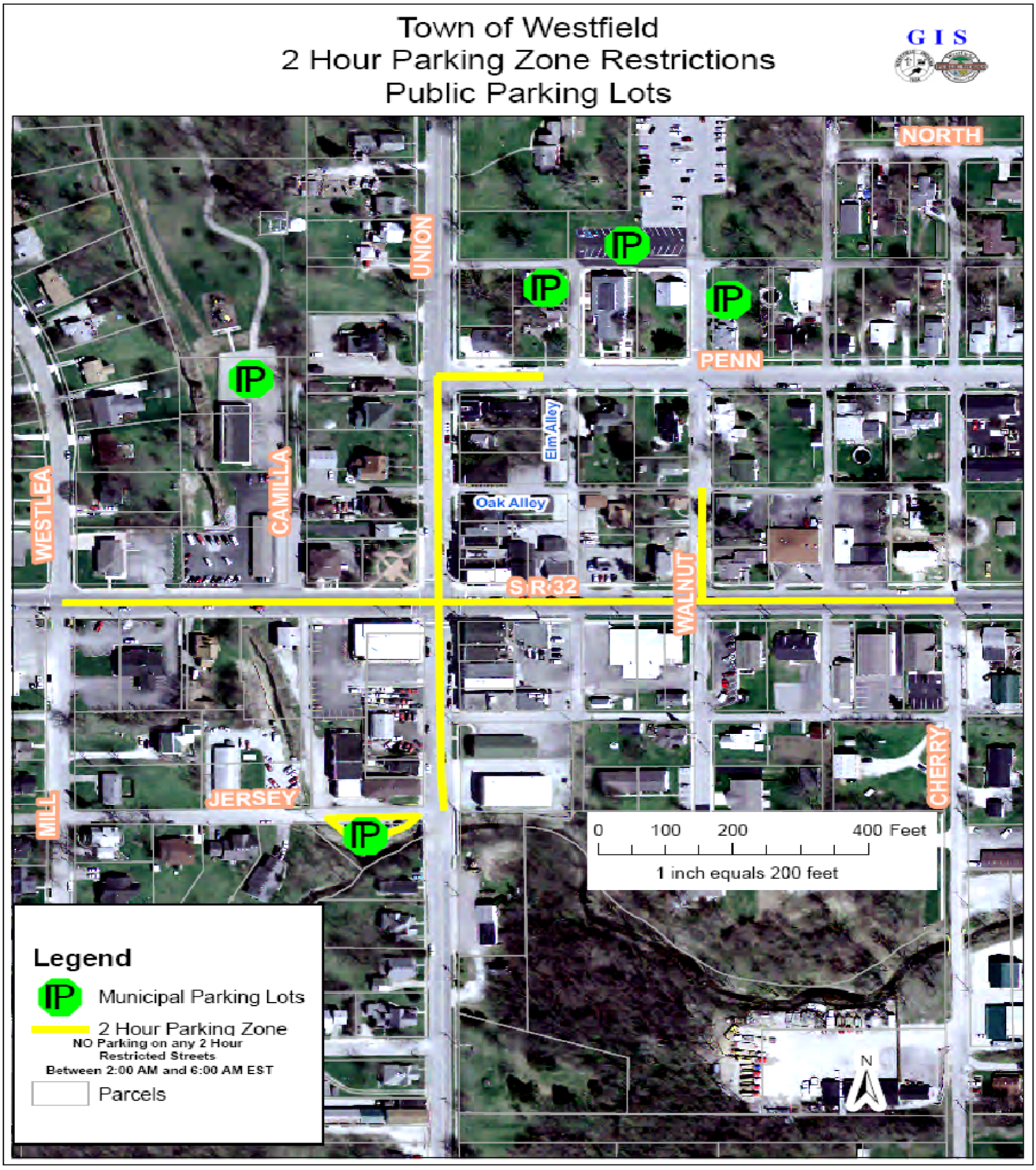


Exhibit E

Figure 9E - 3

Sec. 58-355.3 Parking Zones Restrictions Penalties

Penalties for 2 Hour Parking Restriction Zones

A. Each violator of the restrictions and provisions of this traffic offense shall pay a fine and penalty to the City of Westfield, in the sum of ten dollars ($10), if paid within seven (7) days of the date of the time of issurance of the traffic offense. Additional late fees shall be assessed based upon the following fine schedule:

1. Unpaid between eight and fourteen (8-14) days of the date of issuance: Twenty dollars ($20)

2. Unpaid between fifteen and twenty-one (15-21) days of the date of issuance: Forty dollars ($40)

3. Unpaid between twenty-two and twenty-eight (22-28) days of the date of issuance: Sixty dollars ($60)

4. Unpaid between twenty-nine and thirty-five (29-35) days of the date of issuance: Eighty dollars ($80)

5. Unpaid after thirty-six (36) days of the date of issuance: One Hundred dollars ($100)

B. Any Vehicle having three (3) UNPAID parking violations in excess of sixty (60) days after the date of issurance that is found in a Parking Zone Restriction Area is subject to being restrained by having a wheel boot installed by employees of the City of Westfield, until such time as all outstanding fines and fees are paid in full. In addition, there will be a twenty-five dollar ($25) fee for the removal of the wheel boot. It is the discretion of the Chief of Police to have motorcycles and/or any other vehicles towed to safe storage in lieu of using the wheel boot. Said vehicle will be released only after payment of all fines and fees are paid in full, and any costs incurred by the City for the towing of the vehicle.

C. Any attempt to evade this ordinance by a motorist by moving their vehicle from one parking restriction zone parking spot to another parking restriction zone parking spot will be deemed in violation of this ordinance.

D. In the event that such a fine has not been paid within ninety (90) days of the date of the issuance, the violator may be docketed in the Hamilton County Courts and prosecuted as a Class C infraction. In such event, the violaor shall be obligated to pay any costs imposed by reason of the docking with the Hamilton County Courts in addition to the fines prescribed herein.

Exhibit A

Figure 10

Sec. 58-356. Alleys

Alley Name	*Alley Location*
Amber Alley	Between Park St and Jersey St
East Alley	Between SR 32 and Clover Alley
Elm Alley	Between Penn St and Vine Alley
Hickory Alley	Between N Union St and East St
Mulberry Alley	Between Vine Alley and North St
Oak Alley	Between Camilla Ct and N Union St
Oak Alley	Between N Union St and Cherry St
Oak Hollow Alley	Between Oak Hollow Ln E and Oak Hollow Ln W
Tulip Alley	Between Maple St and Popular St
Vine Alley	Between Cherry St and S Union St
West Alley	Between Jersey St and SR 32

Exhibit A

Figure 11

Sec. 58-357. Four-way stop intersections in alleys

Exhibit A

Figure 12

Sec. 58-358. Three-way stop intersections in alleys

Hickory Alley	at	N Walnut St
Vine Alley	at	S Walnut St

Exhibit A

Figure 13

Sec. 58-359. Two-way Stop intersections in alleys

Amber Alley	at	Jersey St
East Alley	at	Penn St
Elm Alley	at	Oak Alley
Hickory Alley	at	N Cherry St
Mulberry Alley	at	Oak Alley
Mulberry Alley	at	Penn St

Exhibit A

Figure 14

Sec. 58-359. One-way stop intersections in alleys

Through Street		*Stop Location*
East St	at	Hickory Alley
Jersey St	at	West Alley
Maple St	at	Tulip Alley
N Cherry St	at	Oak Alley
N Union St	at	Hickory Alley
N Union St	at	Oak Alley
Oak Hollow Ln E	at	Oak Hollow Alley
Oak Hollow Ln W	at	Oak Hollow Alley
Park St	at	Amber Alley
Penn St	at	Elm Alley
Poplar St	at	Tulip Alley
S Union St	at	Vine Alley
State Road 32	at	East Alley
State Road 32	at	Elm Alley
Walnut St	at	Oak Alley

Exhibit A

Figure 15

Sec. 58-361. Yield signs in alleys

Amber Alley	and	Tulip Alley	2 Way Yield
Elm Alley	and	Vine Alley	Yield
Hickory Alley	and	East Alley	Yield
Mulberry Alley	and	Vine Alley	Yield
Mulberry Alley	and	Hickory Alley	2 Way Yield

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
ABACCUS LN
ABBEDALE CT
ABBOTSFORD DR
ABIGAIL CIR
ABIGAIL DR
ADDISON CT
ADENA LN
ADIOS CT
ADIOS PASS
ADLO LN
ADMIRAL WAY N
AERION CT
AGATE LN
ALAMEDA PL
ALEXANDRIA CT
ALEXANDRIA DR
ALLEN CT
ALPHA DR
ALSONG CT
ALVERDO LN
AMBERLEAF TRL
AMBERWOOD CT
AMBIA CIR
AMERICAN LOTUS DR
AMESBURY PL
AMKEY CT
AMKEY WAY
ANDOVER PKY
ANNABEL CT
ANNAPOLIS DR
APOLLO PKY
ARBOR CREEK DR
ASCOT FARM WAY
ASCOT HILLS DR N
ASCOT HILLS DR S
ASHFIELD DR
ATHENS PL
AUSTRIAN CT
AUSTRIAN PINE WAY
AVONDALE DR
AVEBURY CIR
AVEBURY LN
AYERS LN
AZALEA CT
BAINBRIDGE CT
BALDWIN CT

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
BALI HAI CT
BALTIC PASS
BARLEY CIR
BASTIAN CT
BEACH CLUB DR
BEACON BLVD
BEACON CT
BEACON PARK DR
BEACON WAY
BEECHNUT DR
BEECHWOOD DR
BELLE FORCH CT
BELVEDERE PL
BETHESDA CIR
BILLITER CT
BINGHAM DR
BIRCH ST
BIRDSEYE DR
BIRDSONG DR
BIRKDALE BLVD
BIRKDALE DR
BIXBY DR
BLACKBERRY CT
BLACKBURN RD
BLENHEIM PL
BLOOMFIELD CT
BLUEFLAG CT
BOCA GRANDE CT
BOKEELIA BND
BOLTON CIR
BOWIE DR
BOXCAR CT
BOYD PL
BRADENTON CT
BRASSEUR LN
BRIARPATCH CIR
BRIDGEPORT DR
BRIDGEWATER CLUB BLVD
BRIDLEWOOD CIR
BRIDLEWOOD DR
BRIDLEWOOD LN
BRIGG CT
BRIGHT BEAM CT
BROKEN ARROW DR
BROMLEY WAY
BROOKHOLLOW DR

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
BROOKSBURG DR
BUENA VISTA DR
BUFFALO CIR
BURGESS HILL PASS
BURKET CT
BURKET DR
BURNTWOOD WAY
BURTON WAY
BUXTON CT
BUXTON DR
BYRDING CT
BYRDING DR
CABRILLO CT
CADEN CT
CAITLIN WAY
CAMILLA CT
CANBERRA BLVD
CAPITAL SPENDING RD
CAPTIVA WAY
CAREY GLEN CT
CAREY RD
CARTER CT
CARTHAGE CIR
CASEY RD
CATHERINE DR
CATKINS CT
CAVALLINA LN
CEDAR GROVE LNDG
CEDARBROOK DR
CENTENNIAL RD
CHAD HITTLE CT
CHAD HITTLE DR
CHALET CIR
CHALLENGER DR
CHAMBERLAIN DR
CHAMPION CIR
CHANCELLORS CT
CHANCELLORS RIDGE WAY
CHANNELBURG BLVD
CHATHAM BROOK DR
CHATHAM HILLS BLVD
CHELTENHAM DR
CHERRYWOOD CT
CHEYENNE CIR
CITATION CT
CITATION RD

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
CLARKS HILL WAY
CLAYBORNE DR
CLEARBROOK ST
CLIFF VIEW DR
COLFAX LN
COLLEGE AVE
COMMANDER CT
COMMERCE DR
COMMERCIAL ST
CONDUCTORS DR
CONNOLLY DR
COOL CREEK CIR
COOL CREEK PARK RD
COPPER TREE WAY
CORBY CT
CORDIAL CT
CORK CT
CORNFLOWER CT
CORRAL CT
CORSICAN CIR
COUNTFLEET CT
COUNTRY PLACE
COUNTRYSIDE BLVD
COX AVE
CREEKS BEND CT
CREEKWOOD DR
CREST POINT DR
CRESTON CT
CRISTIN CIR
CRISTIN WAY
CROCUS CT
CROMWELL PL
CROSS CREEK CIR
CROSS LAKES CT
CROSSWATER WAY
CURRY LN
CYCLAMEN CHASE
CYNTHIA CT
CYPRIAN CIR
DAN PATCH CT
DAN PATCH LN
DANDBORN DR
DANDBORN GRN
DANIEL CT
DARTOWN RD
DAVID BROWN DR

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
DAWNHAVEN DR
DAYLILY CT
DEAN RD
DEBBIE CT
DECLARATION DR
DEER WALK TRCE
DEERWOOD DR
DEL MAR WAY
DELRAY CT
DENTON CT
DERBY CT
DESOTO BLVD
DIAMENTE DR
DITCH RD
DONELSON LN
DORMONT DR
DOWNSTREAM DR
DREXLER DR
DRUMMOND PL
DUNEDIN CT
DUPONT CT
DUPONT LN
DURMAST OAK DR
DURSLEY CT
E 147TH ST
E 151ST ST
E 156TH ST
E 161ST ST
E 169TH ST
E 171ST ST
E 175TH ST
E 181ST ST
E 186TH ST
E 191ST ST
E 196TH ST
E 199TH ST
E 202ND ST
E 203RD ST
E 206TH ST
E ADMIRAL WAY S
E BLACKWOLF RUN DR
E BLOOMFIELD LN
E CLEAR LAKE LN
E COLUMBINE LN
E EVENING ROSE WAY
E GREYHOUND PASS

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
E HOOVER ST
E LAREDO WAY N
E LAREDO WAY S
E PARK ST
E PINE RIDGE DR
E QUAIL RIDGE DR
E QUAIL WOOD LN
E ROWAN RUN
E SENATOR WAY
E WISTERIA WAY
EAGLETOWN RD
EAGLEWOOD CT
EARL PARK CT
EARL PARK WAY
EAST ST
EDENVALE DR
ELDRED CT
ELICIA CT
ELIJAH DR
ELKHORN CT
ELKHORN DR
ELKHORN WAY
ELNORA LN
ELYSE LN
EMERALD CT
EMERALD GREEN CIR
EMERALD PINES LN
EMMA CIR
ENGLISH GRN
ENTERPRISE DR
ERICA LN
ESHER COURT
ETHAN ALLEN LN
ETNA DR
ETNA GRN
EVEREST DR
EVESHAM DR
FAIRLANDS DR
FALCONS FIRE DR
FALKLAND PL
FALLS CIR
FARMHOUSE DR
FARMVIEW CT
FARMVIEW LN
FARNHAM DR
FARR HILLS DR

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
FEATHERSTONE DR
FENCHURCH DR
FERN DR
FERNWOOD DR
FIELDGRASS RUN
FIELDSTONE CT
FILLMORE WAY
FLAT ROCK DR
FLOWING CREEK WAY
FLOWING WATER WAY
FOUNDATION PKY
FOX CT
FOX LN
FRANCIS CT
FREE SPIRIT WAY
FUTCH WAY
GAITHER BLVD
GAITHER CT
GARRISON CIR
GASPARILLA CT
GATESHEAD CT
GATESHEAD DR
GENESIS DR
GEORGE GANG BLVD
GLEN CT
GLEN WAY
GLENDALE CT
GLENDALE DR
GLENMOORE CIR
GOLDEN HINDE WAY
GOLDWATER RD
GOLF CLUB BLVD
GOODTIME CT
GOSFORD CT
GRABILL DR
GRAND PARK BLVD
GRANDVIEW WAY
GRANT ST
GRANVILLE DR
GRASSY BRANCH RD
GRASSY KNOLL DR
GRAY RD
GREENSBORO DR
GREENWICH DR
GREYHOUND CIR
GREYHOUND CT

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
GRIMMENSTEIN DR
GRISWALD CT
GUERIN WAY
GUNTHER BLVD
HADDAM LN
HADLEIGH CT
HADLEIGH PASS
HALIFAX CT
HAMPTON RD
HARBINGER CT
HARBOUR RIDGE CIR
HARSTAD BLVD
HARSTAD CT
HARSTAD DR
HARVEST CT
HARVEST DR
HARVEST MEADOWS DR E
HARVEST MEADOWS DR S
HARVEST MEADOWS DR W
HAWK CREEK CIR
HAWKS CREST WAY
HAWKS WAY
HAWKVIEW LN
HAXBY LN
HAYWARD WAY
HAZY FALLS BLVD
HAZY FALLS CT
HEARTLAND DR
HEATH CIR
HEATHCLIFF CT
HELSTON AVE
HENDERSON CT
HENDON CT
HIDDEN WILLOW CT
HIGHWOOD DR
HILLCREST DR
HINSHAW WAY
HOLCOMBE DR
HOLLY LANE FARMS DR
HOLLY OAK DR
HONORS CIR
HORSESHOE DR
HOWDEN DR
HUNTER CT
HUSH HICKORY BEND
HYMERA GRN

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
HYTHE WAY
IDLEWIND CT
IDLEWIND DR
IMMI WAY
INEZ SETTERS LN
IRELAND WAY
JACK VIEW DR
JADEN DR
JAYSON CIR
JERSEY ST
JET STREAM BLVD
JOLIET RD
JONATHAN DR
JOSHUA CIR
JULEP LN
JUSTIN MORGAN DR
KARSTEN CIR
KATE CT
KELLER TER
KEMPSON CT
KENDALL CT
KENNARD LN
KERRY CT
KILBURN CT
KIMBERLY AVE
KINGS POINT CT
KINGSBRIDGE BLVD
KINSEY AVE
KIRKLIN DR
KNIGHTON CT
KNOBSTONE WAY
KNOTTINGLY WAY
KOURTNEY PL
LA COSTA WAY
LAIR CT
LAKE WINDS DR
LAKES END CT
LAKES END DR
LAKEVILLE XING
LAMGATE DR
LANTERN PARK PKY
LARCHWOOD DR
LAREDO CT
LEWISTON DR
LIBERTY BLVD
LIBERTY DR

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
LICHFIELD LN
LIMBAUGH WAY
LINDLEY FARM RD
LINN CT
LITTLE EAGLE CREEK AVE
LOCKWOOD DR
LONG COVE BLVD
LONGSHIP CT
LUCAS CIR
LUCAS DR
LUNENBURG DR
LYNTON WAY
MADELINE LN
MAE CIR
MAGGIE CT
MAIDSTONE AVE
MAJESTIC OAK CT
MAN O'WAR LN
MANASOTA CT
MANASSAS DR
MAPLE CREEK DR
MAPLE LN
MAPLE PARK DR
MAPLE ST
MAPLETON PL
MARENGO TRL
MARIETTA CIR
MARKET CENTER DR
MARKET CT
MARKLEVILLE LN
MARSHROSE DR
MARYPORT DR
MATLOCK CIR
MATTERHORN DR
MAVERICK CT
MAYBELL LN
MAYFIELD CT
MAYFIELD DR
MCFALL DR
MCINTOSH LN
MCKINLEY CT
MCNAMARA CT
MEADOWCREEK DR
MEGGS ST
MELBOURNE CT
MERCURY CT

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
MERE BLVD
MERRIMAC DR
MIA DR
MIDDLE DR
MILHOUSEN TRL
MILL ST
MILLER WAY
MILLWOOD CIR
MISTY VIKING RD
MOBLEY DR
MONMOUTH DR
MONTCLAIR DR
MONTGOMERY DR
MONTROSE LN
MOORING CIR E
MOORING CIR W
MORLEY CT
MORLEY LN
MORNING DR
MORRIS MANOR CT
MULE BARN RD
MUSCATINE CIR
MUSCATINE WAY
N CHERRY ST
N UNION ST
N WALNUT ST
NAPOLEON CT
NASHUA CIR
NATURES WAY
NEW HAVEN DR
NEWBERRY LN
NEWBY CT
NEWPORT DR
NICKEL PLATE DR
NORTH ST
NORTHAM DR
NORTHWICH AVE
NORWAY SPRUCE LN
NUTTAL ST
NYLA CT
OAK HOLLOW CT
OAK HOLLOW LN E
OAK HOLLOW LN W
OAK MANOR DR
OAK PARK CIR
OAK PARK CT

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
OAK PARK LN
OAK PARK VIS
OAK RD
OAK RIDGE RD
OAK WAY TRCE
OAKLAWN DR
OGALA DR
OLD VINES DR
OLDE BRIAR LN
OLDENBURG CIR
OLYMPUS BLVD
OLYMPUS CT
ONWARD DR
ORLAND OVLK
OVERMAN BLVD
OXBOW DR
PACE DR
PACER CT
PALMYRA DR
PALMYRA GRN
PALOMAR DR
PARAGON LN
PARIED OAKS LN
PARK ST
PARKER LN
PARKHURST DR
PARKWAY CIR
PATE HOLLOW CT
PATTY LN
PAWTUCKET DR
PEABODY WAY
PEACHAVEN PL
PEARSON DR
PENN ST
PENNSY WAY
PERIWINKLE CT
PETE DYE BLVD
PETERSFIELD LN
PHEASANT RUN
PICOLA CT
PIEDMONT DR
PINE WOOD LN
PLAINVILLE DR
PLOWMAN DR
PLUNKETT AVE
POLLARD DR

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
POPLAR ST
POST OAK CT
POTOMAC CT
PRINCETON LN
PRISTINE CT
PUNTLEDGE DR
PYRENEAN PL
QUINCY PL
RACETIME RD
RACHEL LN
RADFORD CT
RANIER CIR
RATTLEBOX LN
RAYMOND LN
REDBUD CT
REDHILL RD
REDPOINTE DR
REICHART DR
RETFORD DR
RICHLAND WAY
RICHTERS BLVD
RICKETY DR
RIDDELL LN
RIDGEBROOK DR
RIDGEFIELD PL
RIDGEWOOD AVE
RIVER BIRCH RD
RIVER CREST CT
RIVERBANK DR
RIVERSTONE CT
ROANOKE DR
ROCKROSE CT
ROLLING CT
ROLLINGWOOD CIR
ROMALONG CT
ROMALONG LN
ROMAN CT
ROOSEVELT ST
ROSEBANK DR
ROSECLAIR DR
ROSEMILL DR
ROSEMOSS XING
ROSSMAY DR
ROUDEBUSH WAY
RUSHMORE DR
RUTHERFORD DR

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
S BURNTWOOD WAY
S CHERRY ST
S GURLEY ST
S UNION ST
S WALNUT ST
SADDLEHORN CT
SADDLEHORN DR
SADIE LN
SALIMONIA LN
SANDY COVE LN
SANIBEL CIR
SAPPHIRE DR
SAVANNAH LN
SAWTOOTH OAK CIR
SCHWEITZER DR
SCOFIELD FARMS BLVD
SCOFIELD RIDGE BLVD
SENATOR WAY
SENECA CIR
SETTERS RD
SHADOAN WAY
SHADOW LAKES DR E
SHADOW LAKES DR N
SHADOW LAKES DR W
SHADY LAKE DR
SHADY NOOK RD
SHAELYNN CT
SHAMROCK BLVD
SHEFFIELD PARK CT
SHEFFIELD PARK WAY
SHELBORNE RD
SHELTON COVE WAY
SHERLOCK DR
SHERRY CT
SHETLAND CT
SHINE CT
SHOREWAY EAST CT
SHOREWAY EAST DR
SHORT TER
SHOWER CT
SHUMARD OAK DR
SILVER CT
SILVER LAKES DR
SILVER THORNE WAY
SILVERDALE CT
SILVERHEELS DR

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
SLEEPY HOLLOW CT
SLEEPY HOLLOW DR
SLIPPERY ROCK CT
SMILEY CT
SMITHFIELD DR
SNOWDON DR
SOLITUDE CT
SOMERVILLE DR
SONHATSETT DR
SOUTH ST
SOUTHALL DR
SOUTHPARK DR
SOUTHRIDGE CT
SOUTHRIDGE LN
SOUTHWELL DR
SPARKLING WATER WAY
SPILLWATER WAY
SPINNAKER DR
SPRING LAKE DR
SPRING MILL RD
SPRINGMEADOW LN
SPRUCE LN
STAFFORD DR
STARGRASS DR
STARGRASS LN
STARS PRIDE CT
STARVIEW DR
STATEN CT
STEEL HORSE DR
STERLING BLUFF CT
STOCKBRIDGE DR
STORM JIB CT
STORY CT
STRALEY CT
STRATFIELD WAY
STROUD LN
SULKY WAY
SULLIVAN LN
SUN PARK DR
SUN VALLEY DR
SUNBROOK CT
SUNBROOK WAY
SUNDEW CIR
SUNDIAL CT
SUNNINGDALE WAY
SUNSHINE CT

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
SUPER STAR CT
SUPER STAR DR
SUSAN CT
SWINTON WAY
SYCAMORE ST
TARPON BAY DR
TAUSEN PL
THATCHER LN
TILBURY WAY
TILLER CT
TIMBER BLUFF RD
TIMBERBROOK RUN
TOMLINSON RD
TORREY CT
TOURALOSA DR
TOURMALINE DR
TOWNE RD
TRESCOTT DR
TRESTLE DR
TRIBUTARY CT
TRIFECTA WAY
TRILLIUM CT
TROTTER CT
TROY DR
TROY LN
UPDIKE CIR
USEPPA CT
VALCOUR PL
VALDOSTA PL
VALLEY CT
VALLEYVIEW DR
VENTURA DR
VERNON PL
VIBURNUM RUN
VICTORY CT
VIEWPOINT LN
VIKING COMMANDER WAY
VIKING CRUSADER CT
VIKING ECLIPSE CT
VIKING LAIR RD
VIKING MEADOWS DR
VIKING SUNRISE LN
VIKING WARRIOR BLVD
VIKING WARRIOR DR
VILLAGE PARK CIR
VILLAGE PARK EAST DR

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
VILLAGE PARK NORTH DR
VILLAGE PARK SOUTH DR
VILLAGE PARK WEST DR
VINTAGE CT N
VINTAGE CT S
VOYAGER DR
W 151ST ST
W 156TH ST
W 159TH ST
W 161ST ST
W 166TH ST
W 169TH ST
W 171ST ST
W 186TH ST
W 191ST ST
W ADMIRAL WAY S
W BLACKWOLF RUN DR
W CLEAR LAKE CT
W CLEAR LAKE LN
W COLUMBINE LN
W EVENING ROSE WAY
W GREYHOUND PASS
W HOOVER ST
W JEFFERSON ST
W LAREDO WAY S
W MADISON ST
W MAY APPLE CIR
W PINE RIDGE DR
W QUAIL WOOD LN
W ROWAN CT
W ROWAN RUN
W SENATOR WAY
W TANSEY XING
WALCOTT DR
WANATAH CIR
WANATAH TRL
WARNER TRL
WARRINGTON AVE
WASHINGTON ST (EAGLETOWN)
WASHINGTON ST (JOLIETVILLE)
WATERLEAF DR
WATERTOWN DR
WEIHE LN
WENDOVER AVE
WENTZ DR
WEST FORK DR

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
WEST RAIL DR
WESTERN WAY
WESTFIELD BLVD
WESTFIELD BUSINESS PARK CT
WESTFIELD PARK RD
WESTLEA DR
WETHERINGTON DR
WHEATFIELD CT
WHEATFIELD LN
WHEELER RD
WHITE WILLOW DR
WHITEBARK CT
WHITNEY RD
WILDFLOWER CT
WILDFLOWER LN
WILDRYE DR
WILLIAM TRACE BLVD
WILLIAMSON LN
WILLOW CREEK WAY
WILSHIRE BLVD
WIND SKIP CIR
WINDMILL CIR
WINDMILL DR
WINDSOR ESTATES CT
WINDSOR PARK DR
WINDWOOD CIR
WINSLOW DR
WOLCOTT CT
WOOD HOLLOW CT
WOODCREST CT
WOODSAGE CT
WOODSIDE DR
WOODSTREAM CT
WORKINGTON CIR
WORKINGTON WAY
WORTH CT
YEOMAN WAY

Exhibit A

Figure 16

Sec. 58-362. City of Westfield Street Ownership

FULL STREET NAME
ZACHARY LN
ZENITH DR
ZEPHYR WAY

Exhibit A

Figure 17

Sec. 58-363. Reserved Parking Lots

Name	*Location*	*Restriction/Use Limitation*
Asa Bales Park (North)	205 W. Hoover Street	Park Patrons Only
Countryside Trail	17096 Oak Ridge Road	No Overnight Parking
Freedom Trail	500 Deer Walk Trace	Park Patrons Only
Liberty Park	16001 Westfield Boulevard	Park Patrons Only
Quaker Park	17501 Dartown Road	Park Patrons Only
Raymond Worth Park	16301 Little Eagle Creek Avenue	Park Patrons Only
Simon Moon Park	2710 E. 171st Street	Park Patrons Only

Exhibit A

Figure 17.1

Sec. 58-363.1 No Parking Locations in City Parks

Name	*Location*	*Restriction/Use Limitation*
Freedom Trail	500 Deer Walk Trace	No Parking Anytime in Emergency Turn Around Lane or in Front of Paved Access Roads
Monon Trail Head	1155 E. Greyhound Pass	No Parking Anytime on Circle Drive

ORDINANCE 19-29

ORDINANCE FOR ADDITIONAL APPROPRIATION

WHEREAS, The City of Westfield, ("City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council ("Council"); and,

WHEREAS, it is the duty and the responsibility of the Council to maintain fiscal integrity of the finances of the City; and,

WHEREAS, at times it becomes necessary to appropriate more money than was originally appropriated in the annual budget as contemplated and authorized under I.C. 36-4-7-8 to maintain that fiscal integrity, foster economic growth and to take advantage of opportunities for the long-term economic growth for the City.

NOW, THEREFORE, BE IT ORDAINED by the Westfield City Council meeting in session as follows:

Section 1. That for the expenses of the Westfield taxing unit the following additional sums of money are hereby appropriated out of the funds named and for the purposes specified, subject to laws governing the same:

Fund Name: General Fund 101

Major Budget Classification:	**Amount Requested:**	**Amount Approved By Fiscal Body:**
10000 Personal Services	$300,000	$
40000 Capital Outlays	$392,500	$
TOTAL General Fund 101 (DLGF 0101)	$692,500	$

Section 2. Said funds shall only be disbursed pursuant to the procedures and policies outlines by Statutes of Indiana, the Ordinances of the City of Westfield and the Indiana Department of Local Government Finance.

Section 3. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All Ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. Any portion of this Ordinance later deemed invalid shall not operate to invalidate the remaining portions.

ALL OF WHICH IS ORDAINED THIS _____DAY OF _____2019.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 19-29 was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 19-29 this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 19-29 this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266

CITY OF Westfield INDIANA

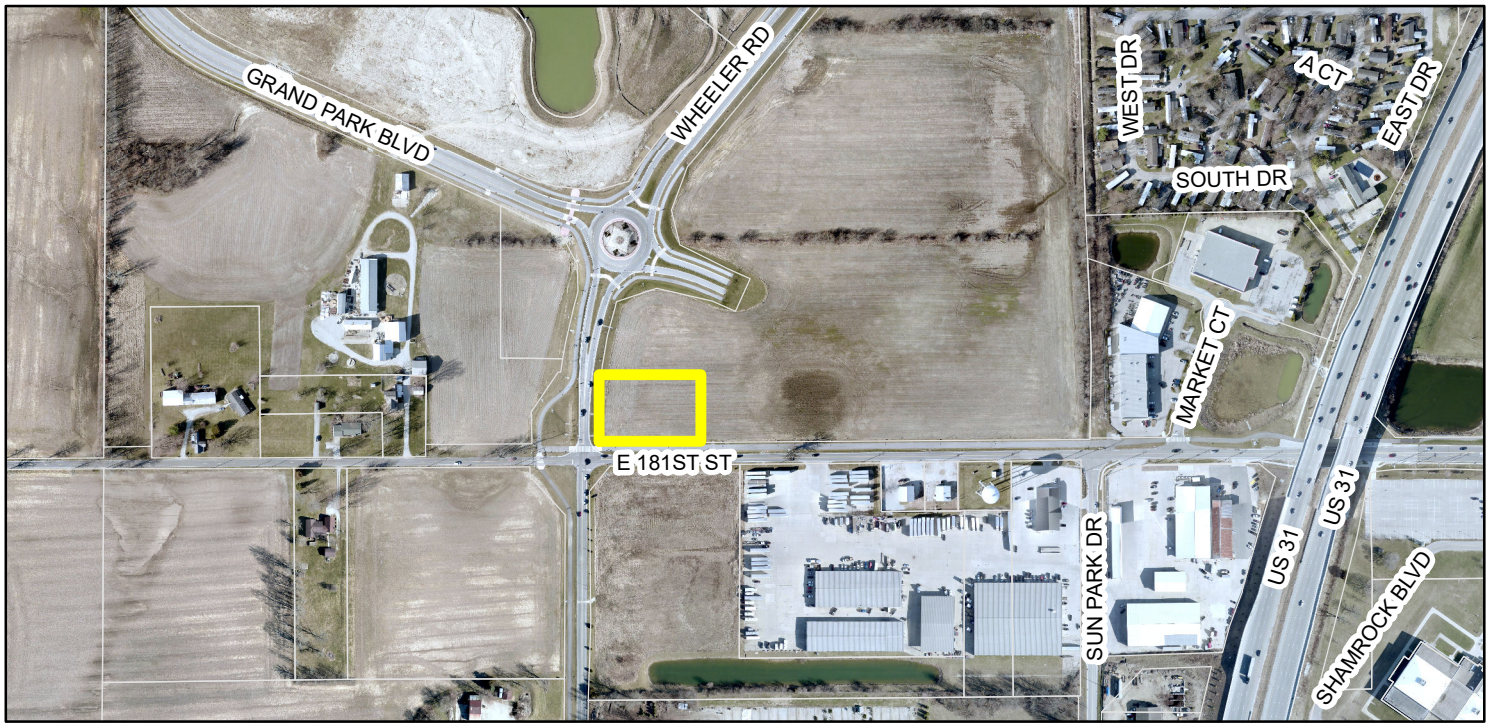
Property Location Map
Grand Park Village PUD Amend. III
Planned Unit Development
1910-PUD-40

N W E S

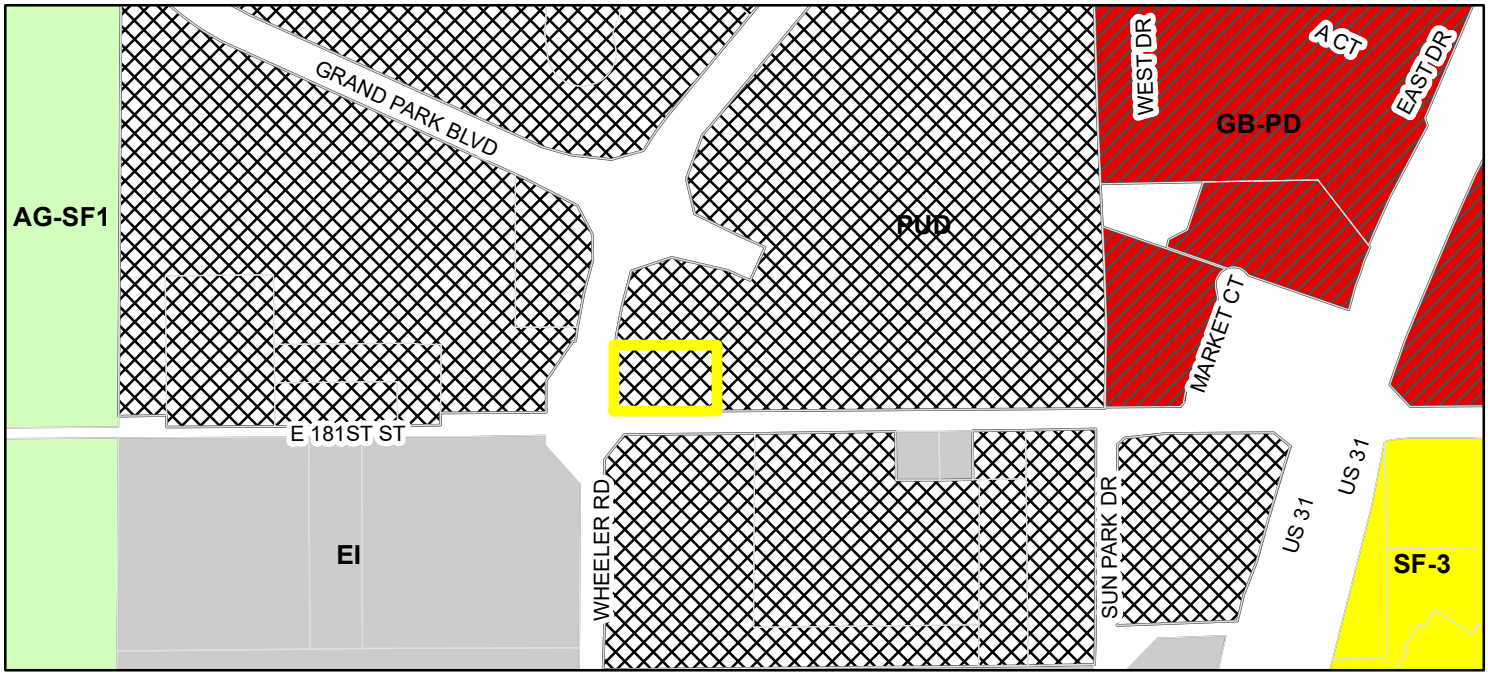
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

GB-PD (General Business - Planned Development)

PUD (Planned Unit Development)

SF-3 (Single Family - 3)

Westfield City Council Report

Ordinance Number:	19-21
APC Petition Number:	1907-PUD-17
Petitioner:	Henke Development Group, LLC by Onpointe Land Matters, LLC
Requested Action:	A change of zoning of 138 acres +/- from the AG-SF1, SF-3, EI, & LB Districts to the Midtown at Westfield PUD District.
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural District SF3: Single-Family Medium Density District EI: Enclosed Industrial District LB: Local and Neighborhood Business District
Current Land Use:	Business / Agriculture
Acreage:	138 acres +/-
Exhibits:	1. Staff Report & APC Certification 2. Location Map 3. Concept Plan 4. Character Exhibit 5. Reforestation Guidelines 6. Proposed Ord. 19-21—Clean 7. Proposed Ord. 19-21—Redlined 8. Petitioner's Narrative 9. Neighbor Meeting Summary (6/25/19) 10. Neighbor Meeting Summary (6/26/19) 11. Petitioner's Response to Issue List 12. Public Comment
Staff Reviewer:	Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the June 10, 2019, City Council meeting. The petition received a public hearing at the July 15, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner hosted 2 neighbor meetings on June 25, 2019, and June 26, 2019.

PROJECT OVERVIEW

Location: This subject real estate is approximately 138 acres in size and is located on the east side of US 31, north and south of 191st Street (see **Exhibit 2**). The Property currently contains 4 zoning districts: AG-SF1: Agriculture / Single-Family Rural District, SF-3: Single-Family Medium Density District, EI: Enclosed Industrial District, and LB: Local and Neighborhood Business District. Adjacent zoning includes the AG-SF1 District to the north, SF2 and AG-SF1 to the east, and SF3 to the southeast, MF-1 to the south (though the use of the property is Single-Family). The Properties abut US 31 to the West, with adjacent zoning districts including Chatham Commons PUD, Hittle at 31 PUD, and GB.

Project Description: The petitioner is requesting a change in zoning from the existing zoning districts to the Midtown at Westfield PUD District to accommodate mixed use development, as described in the Petitioner's Narrative (see **Exhibit 8**).

Definitions: The proposed ordinance includes five (5) defined terms which are not included in the UDO. These terms are External Façade, Existing Neighborhood, Primary Street, Secondary Street, and Tertiary Street.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**), which divides the real estate into six (6) subdistricts, and permits the size and configuration of each subdistrict to increase or decrease so long as they remain as generally depicted on the Concept Plan.

Underlying Zoning: As proposed, the PUD Ordinance assigns and underlying zoning district for each of the subdistricts. GB: General Business is proposed for the Hotel and Office, Commercial, and Mixed-Use Subdistricts; EI: Enclosed Industrial is proposed for the Business and Technology Subdistrict; and GO: General Office is proposed for the East of East and West of East Subdistricts.

Permitted Uses: The proposed ordinance would permit all uses that are permitted in the underlying zoning districts, as well as additional uses for some of the subdistricts. Additionally, the proposed ordinance prohibits Adult Entertainment Establishments and Special Exception Uses (unless they are individually listed as a permitted use).The permitted uses for each subdistrict are listed below.

> Hotel and Office Subdistrict: All uses permitted in the GB District, no additional uses requested.
>
> Commercial Subdistrict: All uses permitted in the GB District, with the addition of one (1) Gasoline Service Station. While Gasoline Service Station is a permitted use in more than one Subdistrict, only one will be permitted to locate in the entire PUD District.
>
> Mixed Use Subdistrict: All uses permitted in the GB and GO Districts, with the addition of one (1) Gasoline Service Station being permitted north of 191st Street and west of East Street. While Gasoline Service Station is a permitted use in more than one Subdistrict, only one will be permitted to locate in the entire PUD District.

Business and Technology Subdistrict: All uses permitted in the EI and GO Districts, with the addition of a Hotel (or Motel). Additionally, the ordinance proposes permitting Retail and service uses as an Accessory Use.

East of East Subdistrict: All uses permitted in the GO District, with the addition of: Assisted Living Facility; Nursing Home; Townhouse Dwelling; Engineering, research and testing laboratories; and Hotel (or Motel). Additionally, the ordinance proposed permitting all other uses permitted in the GB District if the business is located within a multi-story building.

West of East Subdistrict: All uses permitted in the GO District, with the addition of: Assisted Living Facility; Nursing Home; Townhouse Dwelling; Childcare / daycare centers; Health fitness and exercise centers; Professional Trade or Business School; Data processing / call centers; and Engineering, research and testing laboratories.

Overlay Districts: The proposed ordinance discusses three (3) overlay districts, which are further detailed below:

US Highway 31 Overlay District: As proposed, the US Highway 31 Overlay District would not apply to the real estate.

State Highway 32 Overlay District: The proposed ordinance would apply the Architectural Design Requirements of the State Highway 32 Overlay District in some instances, as outlined in the Development Standards section of the proposed ordinance. Additionally, any references in the overlay to the State Highway 32 Right-of-Way line would apply to the 191st Street Right-of-Way line.

Town Centre Overlay: The PUD Ordinance proposes an additional overlay district for the northeast and southeast corners of 191st Street and East Street, as shown on the Concept Plan (see **Exhibit 3**). Standards for the Town Centre Overlay are included in the subsequent section of the proposed ordinance.

General Regulations: As proposed, the PUD Ordinances establishes alternative standards from those of the underlying zoning districts. The standards are outlined below:

Minimum Lot Area (or Tract Requirement): The PUD Ordinance proposes no Minimum Lot Area or Minimum Tract Requirement for any of the subdistricts. This is consistent with the underlying zoning of GB; however, is a reduction from the three (3) acres required where the underlying zoning is EI or GO.

Minimum Lot Frontage: The PUD Ordinance proposes no Minimum Lot Frontage for any of the subdistricts; however, all lots would be required to have vehicular access to a street. This is a reduction from the 250 feet, 80 feet, and 70 feet required by the GO, GB, and EI Districts, respectively.

Minimum Lot Width: The PUD Ordinance proposes no Minimum Lot Width for any of the subdistricts, which is consistent with the underlying zoning districts.

Maximum Lot Coverage: The PUD Ordinance proposes no Maximum Lot Coverage for any of the subdistricts. This is consistent with the underlying zoning of GB and EI; however, is an increase from the eighty percent (80%) maximum in the GO district.

Minimum Building Setback Lines: As proposed, the PUD Ordinance establishes setbacks which are based on the abutting street or zoning district. These setbacks, and the underlying zoning requirements, are listed in the chart below.

	PUD	**GO (UDO)**	**GB (UDO)**	**EI (UDO)**
US 31	30 feet	60 feet	60 feet	100 feet
191st Street (Mixed-Use District)	No minimum	-	60 feet	-
191st Street (all other subdistricts)	30 feet	60 feet	60 feet	100 feet
East Street (Mixed-Use District)	No minimum	-	60 feet	-
East Street (all other subdistricts)	20 feet	60 feet	60 feet	100 feet
Flippins Road	20 feet	60 feet	60 feet	40 feet
All other internal Streets	15 feet	60 feet	60 feet	40 feet
District Perimeter not abutting Street (abutting Residential District)	30 feet	60 feet	20 feet	20 feet
District Perimeter not abutting Street (abutting any other District)	30 feet	20 feet	20 feet	20 feet
All other Setbacks (internal setbacks)	15 feet	60 feet	60 feet	40 feet

Minimum and Maximum Building Heights: The PUD proposes Minimum Building Heights in two (2) districts, and alters the Maximum Building Height in four (4) districts. The Hotel and Office Subdistrict and Town Centre Overlay would be subject to a Maximum Building Height of four (4) stories or sixty (60) feet (whichever is less), which exceeds UDO's maximum of sixty (60) feet (regardless of number of stories) for the GB district. Additionally, the PUD proposes no Maximum Building Height for the East of East Subdistrict, whereas the UDO would require a fifty (50) foot maximum in the GO District. Lastly, the PUD proposed a Maximum Building Height of two and one-half (2 ½) stories for the area south of Union Street in the West of East Subdistrict. The Maximum Building height for other areas in the West of East Subdistrict will remain unchanged from the fifty (50) feet required in the GO District.

Proximity Slope: The proposed ordinance would require a 1:5 proximity slope along property lines shared with the Morgan Woods and Brookview Place subdivisions.

Maximum Multi-Family Dwelling Units: The proposed ordinance would permit a maximum of 350 Multi-Family Dwellings, with a maximum of 250 permitted in single-use standalone buildings.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Accessory Use and Building Standards: The proposed ordinance modifies Article 6.1(H)(2) of the UDO which prohibits dumpster enclosures in Established Front Yards. The modification would only prohibit them the in Established Front Yard of a Primary Street, as defined in the PUD Ordinance.

Architectural Standards: The PUD Ordinance proposes Architectural Standards for each subdistrict which differ from the underlying zoning. The standards a further outlined below.

Hotel and Office Subdistrict: The proposed ordinance applies the 32 Overlay architectural standards, with two (2) modifications. The PUD Ordinance includes a standard requiring that a minimum of three (3) different exterior building materials be used on each façade, there is not a requirement for multiple materials in the 32 Overlay district of the UDO. Additionally, while the PUD proposes the same minimum masonry requirement as the UDO (60%), it also proposes permitting reduced use of masonry (as low as 33%), if Architectural Insulated Panels are used as a building material.

Commercial Subdistrict: The proposed ordinance applies the 32 Overlay architectural standards to the Commercial Subdistrict.

Mixed-Use Subdistrict: The proposed ordinance applies the 32 Overlay architectural standards to the Mixed-Use Subdistrict.

Business and Technology Subdistrict: The proposed ordinance uses the standards applicable to External Facades in the EI District (Article 6.3(G)(2)(a)), but applies

them only to facades visible from a Primary or Secondary Street, where as the UDO would require these elements on facades visible from any Street or oriented toward an adjoining residential district. Additionally, the PUD would require these facades to have decorative architectural lighting fixtures at a rate of one (1) fixture every forty (40) feet. The PUD also proposes standards that would apply to all Building Facades. These standards relate to permitted and prohibited building materials, the UDO does not contain equivalent standards for the EI District.

East of East Subdistrict: The proposed ordinance applies the 32 Overlay architectural standards to the East of East Subdistrict.

West of East Subdistrict: The proposed ordinance applies the 32 Overlay architectural standards to the West of East Subdistrict.

Town Centre Overlay: The proposed ordinance includes additional standards for the Town Centre Overlay, which intend to create a pedestrian-oriented streetscape in the Overlay. These standards include requiring a continuous "street wall" with only pedestrian breaks, requiring multiple vertical planes, entrance feature requirements, drive-through restrictions, and a prohibition of franchise architecture.

All Subdistricts: The PUD Ordinance also proposes a few standards that would apply to all subdistricts. One of these is to apply the Business District Mechanical Screening standards of the UDO to all subdistricts, with the addition of a requirement for screening of wall mounted utility meters from Primary and Secondary Streets. The UDO amendment that is currently in process would require that wall mounted utility meters be screened from all ground level viewpoints. Secondly, the proposed ordinance applies the UDO's Multi-Family Architectural Standards (Article 6.3(E)) to any building that contains only dwellings. If a building contains both dwellings and non-residential uses, then the standards of the applicable subdistrict will apply. Lastly, the PUD Ordinance incorporates a Character Imagery Exhibit to establish a benchmark for the quality of buildings, and provide examples of desired design elements and development patterns for the district.

Fence Standards: As proposed, the PUD Ordinance defaults to Article 6.5 of the UDO, with two (2) additions. The first addition requires that all walls and fences be architecturally compatible with the associated building, except for activity-areas for Childcare Centers which are permitted to be non-decorative. The non-decorative fencing would be required to be black vinyl-coated and located where minimally visible from rights-of-way. The second addition would permit low decorative fences or wall, with a maximum height of thirty (30) inches, in the established front yard.

Landscaping Standards: As proposed, the PUD Ordinance defaults to the Landscaping Standards of the UDO, with the following modifications:

Minimum Lot Landscaping: The PUD Ordinance proposes exempting the Town Centre Overlay from the Minimum Lot Landscaping Requirements of the UDO.

Foundation Plantings: PUD Ordinance proposes only requiring Foundation Plantings on the Front Building Façade, whereas the UDO would also require them on any façade over eighty (80) feet in length.

External Street Frontage Landscaping: As written, External Street Frontage Landscaping would not be required where the Front Building Façade is oriented towards an External Street. Additionally, the Town Centre Overlay would be exempt from the External Street Frontage Landscaping requirements.

Buffer Yard Requirements: As proposed, the PUD Ordinance would exempt the property from the Buffer Yard Requirements of the UDO, while proposing alternative standards for certain areas. First, the proposed ordinance assigns the north most parcel on the Real Estate as a Reforestation Area. The exact size and configuration of the area will be determined during the Overall Development Plan process, but guidelines outlining the permitted species, height, and layout are included as and exhibit in the ordinance (see **Exhibit 5**). Next, Tree Preservation Areas were added along the south and east property lines. Additionally, the proposed ordinance now requires a forty (40) foot buffer yard against the Existing Neighborhoods and contains planting requirements for the areas. Lastly, the proposed ordinance requires that the detention and retention area be located as generally shown on the Concept Plan.

Parking Area Landscaping: The proposed ordinance defaults to the Parking Area Landscaping requirements of the UDO, with two (2) exceptions. The first exception is to exempt Perimeter Parking Area Landscaping along lot lines where parking is shared between the lots. The second exception is to exempt the Town Centre Overlay from the Internal Parking Area requirements.

Lighting Standards: The proposed ordinance defaults to the Lighting Standards of the UDO, while adding some additional requirement for the District. First, decorative fixtures, which are architecturally integrated with the building style, material, and color, are required to be consistent throughout the District. Second, all light fixtures, with the exception of sign lighting and low intensity architectural lighting, are required to be fully shielded and direct light downwards. Next, the proposed ordinance reduces the maximum foot candle reading on a property lines shared with an Existing Neighborhood to 0.1 FC, from the 0.5 FC maximum in the UDO. The proposed amendment also requires parking area lighting to be reduced by at least 35% no later than 11 pm if the lot abuts an Existing Neighborhood. This is an increase from the UDO's requirement of 30%. Lastly, the proposed ordinance prohibits neon lighting.

Outdoor Storage and Display: As proposed, outdoor storage would not be permitted within district.

Parking and Loading Standards: As proposed, the PUD ordinance defaults to the Parking and Loading standards of the UDO, with the exception of prohibiting off-street parking in the Established Front Yard within the Town Centre Overlay.

Sign Standards: As proposed, the PUD Ordinance defaults to the Sign Standards of the UDO, with two (2) modifications. First, the proposed ordinance requires that all signs be either reverse channel letter, or externally lit with gooseneck features. The second modification proposes increasing the Maximum Sign Height for Nonresidential Real Estate Signs from six (6) feet to twelve (12) feet.

Design Standards: The proposed ordinance defaults to the Design Standards of the UDO, with the following exceptions:

Pedestrian Network Standards: The proposed ordinance defaults to the Pedestrian Network Standards of the UDO, with two additions. The first addition is a requirement that the developer install and dedicate the portion of Cool Creek Trail which passes through the District. The second addition is requiring that pedestrian pathways and crossings in the Mixed-Use Subdistrict be delineated and distinguished from vehicular surfaces.

Decorative Streetscape Elements: As proposed, the PUD Ordinance would permit decorative street signs, light fixtures, and traffic control devises which are consistent with the development theme. The developer will bear the expense of installation and maintenance.

Annexation: The proposed ordinance requires annexation prior to the approval and recording of a secondary plat.

CHANGES SINCE THE INTRODUCTION

The petitioner has made some changes to the proposal since the July 15, 2019, Public Hearing. Many of the changes relate to areas adjacent to Existing Neighborhoods including: reducing the maximum Building Height, adding Proximity Slope requirements, adding buffer requirements which include reforestation and tree preservation areas. Additional changes of note include restricting the number of gas stations permitted in the district to one (1), adding a maximum number of multi-family dwelling units, and incorporating lighting standards similar to those found in the Spring Mill Station PUDs.

One additional change was made following the Plan Commission's recommendation. Section 8.8 of the proposed ordinance required that illuminated signs be either reverse channel letter or externally lit with decorative fixtures. This standard has been modified so that it applies to all signs instead of just wall signs.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the "Employment Corridor" land use as the appropriate land use for the Property; the Employment Corridor land use is described in detail in the Highway Corridors section. The Highway Corridors section proposes

office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses.

The uses proposed in the subdistricts closest to the interchange of US 31 and 191st Street are consistent with the approved PUD Districts on the west side of the interchange.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: US 31; (ii) Primary Arterial 2: 191st Street; (iii) Secondary Arterial: East Street; (iv) Local: Flippins Road (v) Proposed Local: other proposed streets internal to the development; and (vi) Alternative Transportation Plan: proposed Cool Creek Trail, perimeter pathways along perimeter streets, and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the July 15, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the June 10, 2019, City Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its August 19, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed).

City Council

Introduction:	June 10, 2019
Eligible for Adoption:	September 9, 2019
Submitted by:	Pam Howard, Senior Planner
	Community Development Department

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, July 15, 2019, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1907-PUD-17
Ordinance No.	19-21
Petitioner	Henke Development Group, LLC
Description	A change of zoning of 138 acres +/- from the AG-SF1, SF-3, EI, & LB Districts to the Midtown at Westfield PUD District.

On August 19, 2019, a motion was made and passed to send a favorable recommendation (Vote: 8 in favor, 0 opposed) of the proposal to the City Council:

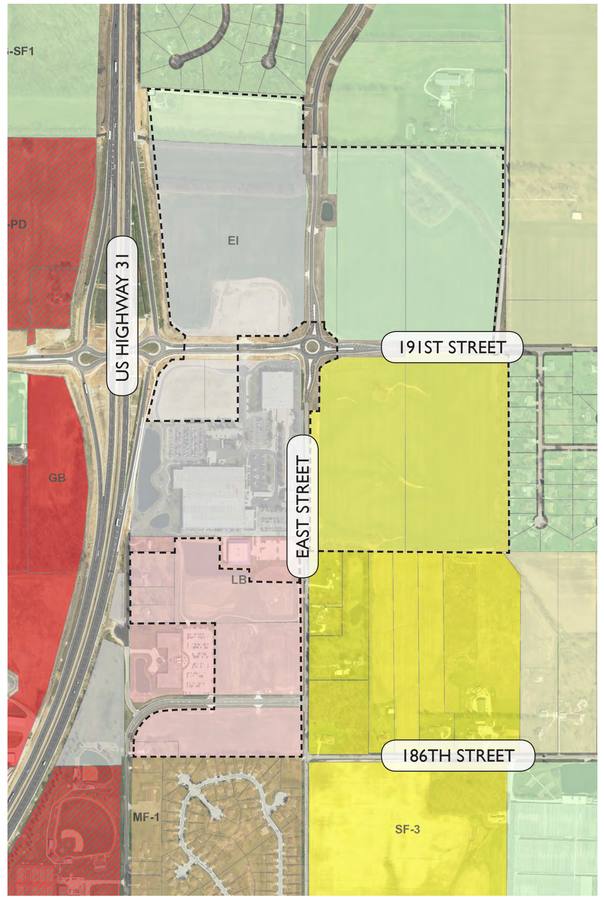
The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

Matthew S. Skelton, Secretary

August 20, 2019
Date

LOCATION MAP

ZONING MAP

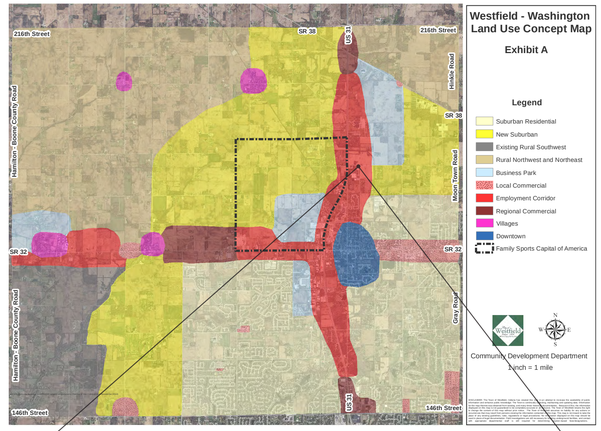


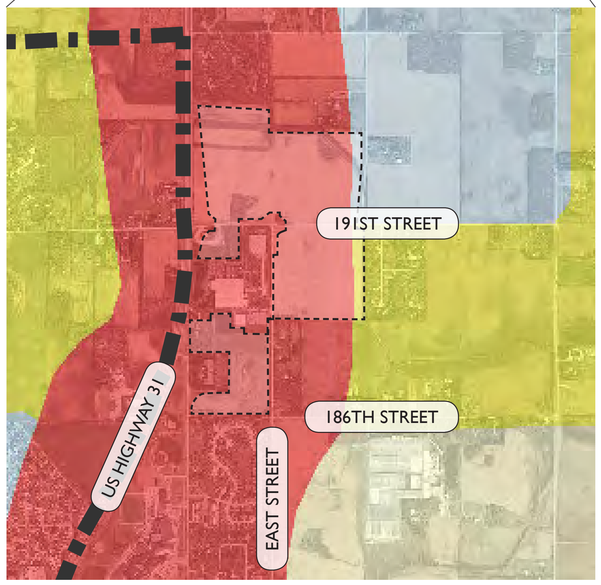
Zoning - All

- AG-SF1 (Agriculture - Single Family - 1)
- AG-SF1I (Agriculture - Single Family - 1 In-town)
- EI (Enclosed Industrial)
- EI-PD (Enclosed Industrial - Planned Development)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- GO (General Office)
- GO-PD (General Office - Planned Development)
- LB (Local Business)
- LB-H (Local Business - Historical)
- LB-PD (Local Business - Planned Development)
- MF-1 (Multiple Family - 1)
- MF-2 (Multiple Family - 2)
- OI (Open Industrial)
- OI-PD (Open Industrial - Planned Development)
- PUD (Planned Unit Development)
- SB-PD (Special Business - Planned Development)
- SF-1 (Single Family - 1)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-3 Cluster
- SF-4 (Single Family - 4)
- SF-4 Pre-1994 (Single Family - 4 Pre-1994)
- SF-5 (Single Family - 5)
- SF-A (Single Family - Attached)

COMPREHENSIVE PLAN

2007 FUTURE LAND USE MAP





Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America

HENKE DEVELOPMENT GROUP

Midtown at Westfield

PLANNED UNIT DEVELOPMENT DISTRICT

n.t.s.

05.30.19

WRITTEN PUBLIC COMMENTS

Docket Number: 1907-PUD-17

Petitioner: Henke Development Group, LLC

Request: Petitioner requests a change of zoning of 138 acres +/- from the AG-SF1, SF-3, EI, & LB Districts to the Midtown at Westfield PUD District.

Enclosed Attachments:

August 19, 2019, APC Recommendation

1.	Gillam, Sarah	07/10/19
2.	Becker, Jodi	07/11/19
3.	Gillam, Sarah	07/12/19
4.	Garrard, Jim	07/15/19
5.	Waggoner, Andrew	08/19/19

Pamela Howard

From: s Gillim <bufogil@gmail.com>
Sent: Wednesday, July 10, 2019 4:19 PM
To: APC
Subject: Midtown at Westfield and youth park
Attachments: 04-Location Map, Zoning Map, Comprehensive Plan (24x36).pdf; midtown at Westfield.pdf

Dear APC members

Westfield Green Together has been working with some high school students in their efforts to promote sustainability in Westfield. Cooper Tinsley, one of the youth leaders, spoke before the Westfield City Council on Jun 10. One of the goals of these young people is to establish a City of Westfield Youth Park and plant trees and perhaps an edible garden. There is a PUD proposal called "Midtown at Westfield" which includes a 3 or 4 acre piece of land at its southern border that would be perfect for a Youth Park. This land is very close to the high school so would be within walking distance for students. It would also provide a nice buffer zone for the residents of Harvest Meadows and those with homes on East Street who will be greatly impacted by this proposal.

This would be a great opportunity for a developer to give back to the City and the youth of Westfield. The piece of land that we think would be ideal for the park is circled on the attached maps. It is between Union and East Street, just north of the Harvest Meadows neighborhood.

The developer is presenting "Midtown at Westfield" to the APC on July 15. Would the city be willing to recommend this park during the process? We have also contacted J Pohlman with this request but have not heard a response back.

Thank you so much for your time and consideration.

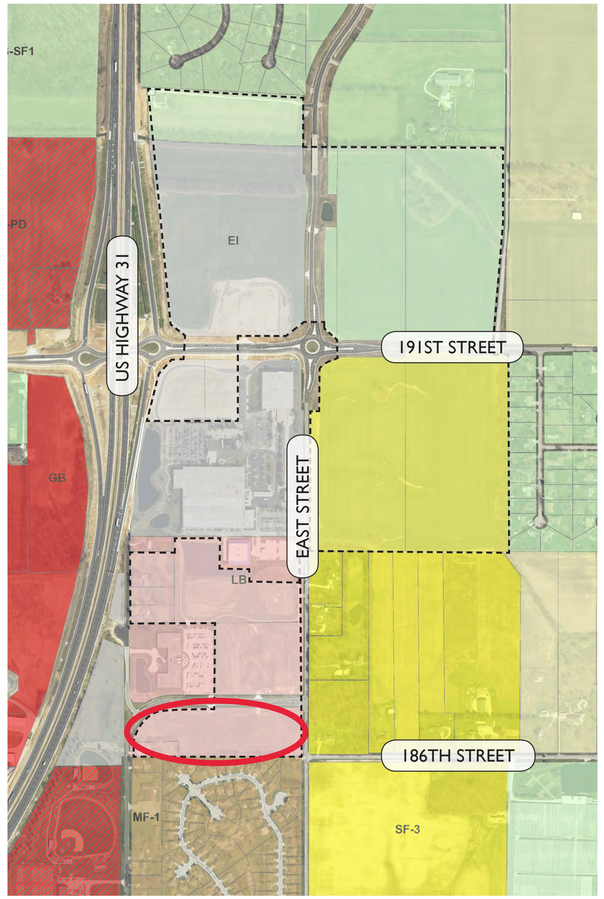
Sincerely

Sarah Gillim

Westfield Green Together

LOCATION MAP

ZONING MAP



Zoning - All

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- PUD (Planned Unit Development)
- SB-PD (Special Business - Planned Development)
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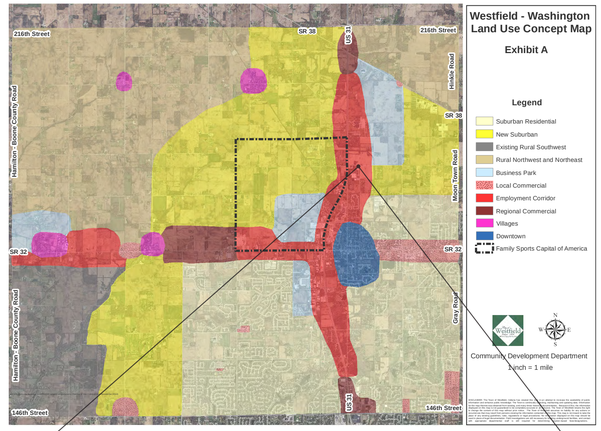
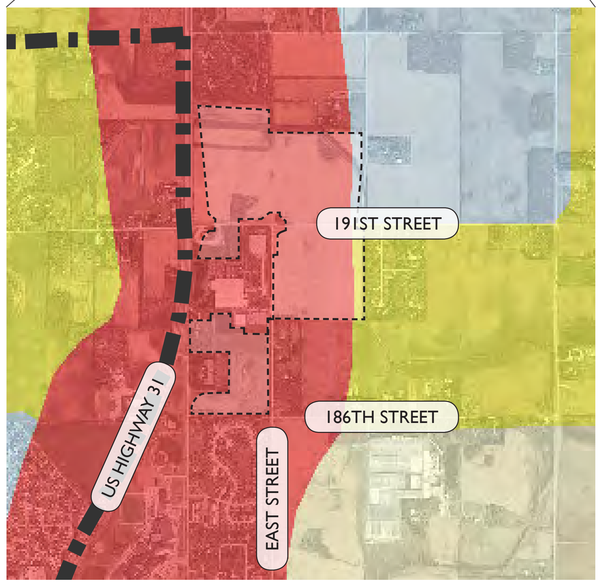
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-3 Cluster
- SF-4 (Single Family - 4)
- SF-4 Pre-1994 (Single Family - 4 Pre-1994)
- SF-5 (Single Family - 5)
- SF-A (Single Family - Attached)

COMPREHENSIVE PLAN

2007 FUTURE LAND USE MAP





Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America

HENKE DEVELOPMENT GROUP

Midtown at Westfield

PLANNED UNIT DEVELOPMENT DISTRICT

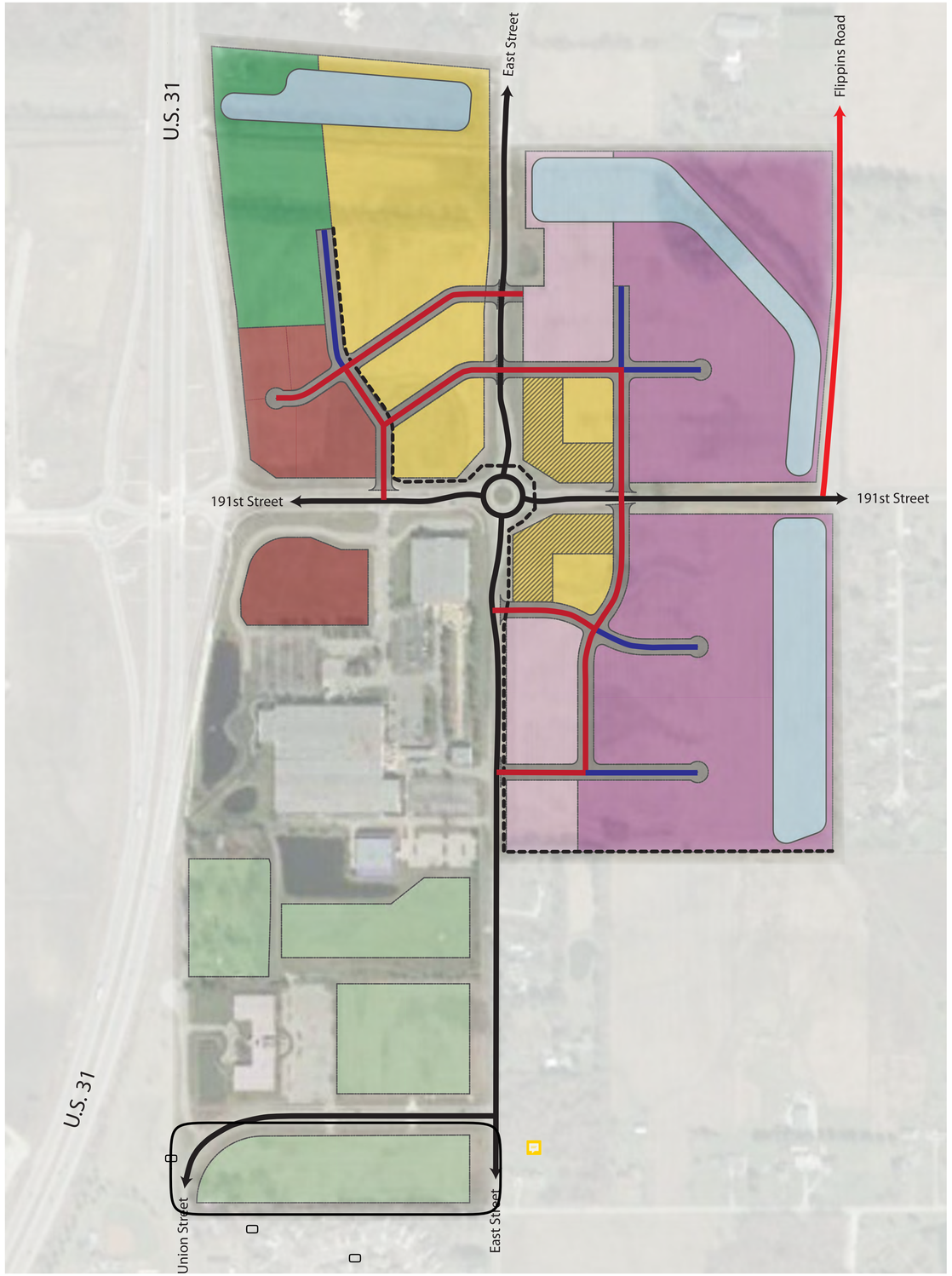
n.t.s.

05.30.19

Midtown at Westfield

CONCEPT MASTER PLAN

CONCEPTUAL MASTER PLAN



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LAND USE LEGEND

MAY 30, 2019

	HOTEL / OFFICE SUBDISTRICT	8 AC
	RETAIL AND SERVICE SUBDISTRICT	8 AC
	MIXED-USE SUBDISTRICT	21 AC
	BUSINESS & TECHNOLOGY SUBDISTRICT	36 AC
	EAST OF EAST SUBDISTRICT	9 AC
	WEST OF EAST SUBDISTRICT	17 AC

* ACREAGES ARE APPROXIMATED

- TOWN CENTRE OVERLAY
- PRIMARY STREET
- SECONDARY STREET
- TERTIARY STREET
- COOL CREEK TRAIL

0' 100' 200' 600'

HENKE DEVELOPMENT GROUP

Midtown at Westfield

PLANNED UNIT DEVELOPMENT DISTRICT

n.t.s.

05.30.19

Pamela Howard

From: Jodi Becker <jodi27@aol.com>
Sent: Thursday, July 11, 2019 4:52 PM
To: APC
Subject: Midtown at Westfield Input and Question

Dear APC Members,

I purchased my house in Harvest Meadows in 2010. I had no idea about any of the development planned for Westfield. If I had, I'd honeslty not have moved to Westfield. I relocated to Indiana in 1995 after serving two terms in the Air Force. My family had moved here from Ohio. I've lived in Carmel, Home Place, Castleton, Sand Piper Lakes before it became Westfield, and now Westfield. I chose Westfield because I'd learned over the years, about its history. I drove by signs that said, Welcome to Historic Westfield. I was away from the craziness of Castleton, which is as close to Indianapolis proper as I'd ever want to live. There were farms! There was land! Now that's all been ruined and I've invested years of time, energy, and money into my home.

People "in charge" of Westfield have sold our lands to the developers time and time and time again. With all of the land we had as a city, Westfield could have chosen to work at being a city known for model sustainability. We could have attracted the increasingly popular and needed small, organic farmers - of all kinds, to produce safe, local food for our community and those around us. We could have planted trees to help make up for those lost both in our community as well as those ourside of it - where people just truly don't understand their importance. We could have been a model for Indiana, the United States, and other countries. But no, the people who have money, continue to do what they always do, make decisions based on their own power and wealth and status and perpetuate "The 1%", to perpetuate people en masse owning and spending on "stuff", instead of truly help building sustainable, well/healthy communities. Westfield disgustingly recently lost a small forest on the west side for someone to build a storage facility - a STORAGE FACILITY.

This proposed Midtown at Westfield development is a near perfect example of all this. The Anderson family, wealthy business owners, sell out farmed land to developers and the City. People who live by this area are scatteringly notified of the request for a zoning change to where only a handful of households know about and show up for the developer's informational meeting. People who live next to land, farms, open views, will now be bombarded with buildings, additional population and traffic which is too much for the area, noise pollution, light pollution, additional air pollution, and basically "just have to live with it". Ever since 31 was built high instead of lower (as I was under the impression it would be - like Keystone), there is so much traffic noise from 31 that I can hear it almost 24/7 INSIDE my house with the doors and windows closed. I no longer am able to enjoy opening my windows when it's nice outside, and enjoy fresh air because, I hear traffic noise. Now, with proposed East Street development, I'll have increased traffic noise and pollution coming from the other side of my house and, it all bounces off all the houses so it doesn't matter in which part of the house I am, it's everywhere. Do you have to live like this?

I am writing to you on behalf of myself, as a homeowner in Harvest Meadows. However, I am also a member of Westfield Green Together and we have been working with a group of high school students in their efforts to promote sustainability in Westfield. Cooper Tinsley, one of the youth leaders, spoke before the Westfield City Council on Jun 10. One of their goals is to establish a City of Westfield Youth Park and plant trees and perhaps an edible garden. The tract of land just north of Harvest Meadows, part of the Midtown at Westfield development proposal would be perfect for a Youth Park. As Sarah, WGT's President already wrote:

"This land is very close to the high school so would be within walking distance for students. It would also provide a nice buffer zone for the residents of Harvest Meadows and those with homes on East Street who will be greatly impacted by this proposal. This would be a great opportunity for a developer to give back to the City and the youth of Westfield. The piece of land that we think would be ideal for the park is circled on the attached maps. It is between Union and East Street, just north of the Harvest Meadows neighborhood. The developer is presenting “Midtown at Westfield” to the APC on July 15. Would the city be willing to recommend this park during the process? We have also contacted J Pohlman with this request but have not heard a response back."

I could live with development on the rest of the west side of East Street, north of 186th Street, it being right next to the highway and carrying over to the west side of 31 where all the land has already been taken away from people for development. But those pieces of land on the east side, really should be marketed to small, organic farmers. If that's not possible, they'd make a great site for a solar farm and and vertical turbine (not traditional turbine) wind farm. Leave us some land. Promote sustainanibility, true good health, and well-being and let us keep our borderline suburban/rural lives.

It's by no means a threat but, if this development goes the way it was presented by the developer, I don't know if I can tolerate living at my home. I don't want to move. It took me until the age of 40 to get my own home and it's not so easy to just pack up and move not to mention again, all the time and money I've invested in my property. I like my house and my yard and my trees (mostly native) and plants (mostly native) that I've put in and care for.

One issue that I have a question on is, what happens if this request for zoning change is not approved? If you cannot reply to this in my email, will you please let us know at the meeting on Monday evening. I'm sure I'm not the only one who has this question.

Thank you for your time in reading this and for your due consideration on all counts.

-jodi

Jodi Becker

18524 Harvest Meadows Dr E

Pamela Howard

From: s Gillim <bufogil@gmail.com>
Sent: Friday, July 12, 2019 9:09 AM
To: APC
Subject: Midtown at Westfield

Dear Plan Commission members

I wrote a few days ago about designating a piece of land in the "Midtown at Westfield" PUD for a youth park. After consideration, the youth have decided on a different piece of land in Westfield for their park. Westfield Green Together still feels this area of land in the southmost corner of the PUD between Union and East streets is ideal for a reforestation project. This would provide not only much needed trees but a significant buffer for the current residents of Harvest Meadows and along East Street.

A recent study published in the Journal Science https://www.sciencemag.org/news/2019/07/adding-1-billion-hectares-forest-could-help-check-global-warming, states that planting 1 trillion trees is the most cost effective way to combat climate change. Every new PUD in the city of Westfield should be evaluated with this study in mind. In addition, trees make every city scape better by blocking sound, light pollution and providing shade and aesthetic beauty.

Thank you for your time and consideration.

Sincerely

Sarah Gillim

Westfield Green Together

Pamela Howard

From: Jim Garrard <jimgarrard@comcast.net>
Sent: Monday, July 15, 2019 3:59 PM
To: Economic Development; APC
Cc: jimgarrard@comcast.net; Pamela Howard; sara.camden@outlook.com; jpohlman@onpointeland.com
Subject: Midtown at Westfield PUD comments/concerns
Attachments: Spring Mill Station SWC Lighting and Sign Standards.pdf

Good afternoon,

My name is Jim Garrard, and I own the property a 19429 Justin Morgan Drive, which is located in Morgan Woods immediately to the north of the planned Midtown Development. I and many Morgan Woods neighbors attended the project open house on June 25. Below are a list of items of concern regarding the proposed PUD for the Midtown Development that I have and are representative of discussions with other residents in Morgan Woods.

1. The parcel immediately south of Morgan Woods and north of Cool Creek is currently zoned AG-SF1 and is in an AE Flood Zone (approx. 880 ft. elevation). The planning documents and the developer at the open house stated that no structures will be erected on this parcel, and it will be used for a retention pond and potential trail. If that is indeed the case, there should be no reason to change the zoning of this parcel to accommodate "hotel and mixed use," as is stated in the plan. Request to leave the zoning for this parcel as AG-SF1 or alternatively, to include a specific commitment in the PUD that no structures will be erected on the parcel.

2. The developer stated during the public forum that they would keep the trees along Cool Creek and the trees that immediately abut against the Morgan Woods neighborhood/properties as a buffer. Request a specific commitment in the PUD that the trees in both areas will be left standing. And if trees are taken out, that suitable replacements are installed.

3. A concern raised by several Morgan Woods residents at the open house centered on potential light pollution associated with the development. Request the lighting standards relative to minimizing light pollution that were approved for the Spring Mill Station development be incorporated into the Midtown PUD (the standards are attached).

4. A traffic study should be conducted to ensure adequate planning and any necessary infrastructure investments are made to accommodate traffic increases in the development area, including pedestrian and bicycle traffic. Any infrastructure needs identified should be addressed by the developer and City before the project commences. Additionally, a plan for traffic management during construction should be developed and shared with the surrounding neighbors.

5. Request a commitment in the PUD that during construction, the parcel immediately south of Morgan Woods is NOT used as a staging or equipment and materials storage area.

6. Section 8.3, Article 6.5.A. of the proposed ordinance states, “Chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area. All walls and fencing shall be architecturally compatible with the associated building(s).” A daycare or business can secure it’s perimeter with a high quality decorative fence. Request that chain link fencing be prohibited in the PUD.

Regards,

Jim Garrard

317-223-6686

7.2 Landscaping and Screening. Landscaping and screening shall be provided as depicted on the Concept Plan. Due to the constraints caused by (i) location of the buildings close to the right-of-way and (ii) the uniqueness of the layout of the proposed development, the Director may approve a landscape plan that lessens the landscape requirements of the Unified Development Ordinance, to account for landscaping which is being provided in this District and which is not contemplated in the UDO (i.e. landscaping located in public rights-of-way). Notwithstanding the foregoing however, the Real Estate's minimum buffer yards and parking area landscaping shall be as follows:

A. 161st Street and Spring Mill Road. For Lots 5, 6, 7 and 8; the Real Estate's north and east property line landscaping shall be as depicted in the Concept Plan, which requires no buffer yard. Notwithstanding the foregoing variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed along the frontage of 161st Street and Spring Mill Road in substantial compliance with the layout shown in the Concept Plan.

B. South Property Line. The Real Estate's south property is depicted in Lot 3 of the Concept Plan. The property line shall consist of a minimum sixty (60) foot wide buffer yard. Notwithstanding the foregoing, this landscaping shall be installed in substantial compliance with the landscaping depicted in the Concept Plan.

C. West Property Line. The Real Estate's west property is depicted in Lots 2 and 3 of the Concept Plan. The property line shall consist of a minimum sixty (60) foot wide buffer yard. Notwithstanding the foregoing, this landscaping shall be installed in substantial compliance with the landscaping depicted in the Concept Plan.

D. The Landscaping in the Parking Areas shall be in substantial compliance with the Unified Development Ordinance standards for Parking Area Landscaping, including the Interior Parking Area Landscaping and the Perimeter Parking Area Landscaping. The landscaping shall also be in general conformance with that depicted in **Exhibit B**. If a conflict exists, a modification may be determined by the Director to accomplish the proposed parking areas as shown in the Concept Plan **Exhibit B** attached hereto.

7.3 Lighting. Lighting shall be installed in compliance with the provisions of the Unified Development Ordinance and substantially guided by the recommendations of the Spring Mill Station Plan. Additionally, lighting shall be thematically consistent throughout the Real Estate. The following additional restrictions shall apply:

A. Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.

B. Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building ad pedestrian walkways as part of the site's overall architectural design.

C. Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and sign lighting (as provided in Section 7.4), all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that light downward.

D. Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1-foot candles. Additionally, the parking lot lights on the Real Estate that directly face and impact the residential areas to the south shall be dimmed after 11:00 p.m. to a level no greater than 65% of the maximum light levels.

E. Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base; provided, however, any pole mounted lights fronting on the multiuse path shall not exceed fifteen (15) feet in height, including the base.

F. Neon Lights. Neon lighting shall not be permitted.

7.4 Sign Standards. The following sign standards shall apply to all building or center identification signs located within the Real Estate. Incidental and Directional signs shall otherwise be governed by the UDO.

A. All signs shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.

B. Pylon and monument identification signs shall be architecturally compatible with the architecture of the Real Estate's buildings.

C. One pylon center identification sign shall be permitted for the 161st Street frontage and one pylon center identification sign shall be permitted for the Spring Mill Road frontage. Said pylon signs may be a maximum of fifteen (15) feet in sign height and one hundred and twenty (120) square feet of sign area, per face. The sign locations to be consistent with the placement on the Concept Plan. See **Exhibit E** for locations.

D. A monument sign shall be permitted for the road frontages of Lots 1, 2 and 3. The ground sign may be a maximum of six (6) feet in height and thirty-six (36) square feet of sign area, per face. The sign locations to be consistent with the placement on the Concept Plan. See **Exhibit E** for locations.

7.5 Drive-Thru Regulations. Drive-thru facilities shall only be permitted as follows:

A. One drive-thru will be allowed on each of Lots 4, 7 and 9.

B. A Bank, as depicted in the Concept Plan as Lot 7, shall have no more than two (2) drive-thru lane and one ATM lane.

C. Lot 5 may have a patient or customer pickup area.

Section 8. **Design Standards:** The standards of Chapter 8: Design Standards shall apply to the development, except as otherwise modified below.

8.1 Article 8.6 Open Space and Amenity Standards shall apply, except as otherwise modified below for the Residential Area.

A. Minimum Open Space Minimum Open Space required to be 15%.

B. Development Amenities: The following amenities shall be required as generally illustrated on the Concept Plan:

Pamela Howard

From: Andrew Waggoner <AWaggoner@ferguson-construction.com>
Sent: Monday, August 19, 2019 8:55 AM
To: APC
Subject: Midtown at Westfield

Good Morning Westfield APC,

I live at 16419 Connolly Dr in Maple Knoll. I just wanted to send a quick email on the Midtown at Westfield project that is on the agenda for this evening's meeting. I am in favor of the proposed development, and I know many other families in my neighborhood were excited about it when I have brought it up in conversation. Henke has a great reputation in Westfield, and I'm sure they will do a fantastic job with this proposed development as well.

Thanks,

Andrew Waggoner
Business Development Specialist

Ferguson Construction Company
Dedicated to Excellence since 1920

Sidney, Dayton, & Columbus, Ohio
Indianapolis, Indiana

7157 W 200 N
Greenfield, IN 46140
Tel: 317-477-3615 EXT 611
Fax: 317-477-3630
Cell: 317-432-1331
Email: awaggoner@ferguson-construction.com

Website: www.ferguson-construction.com
Twitter: http://twitter.com/FergusonCC

Disclaimer

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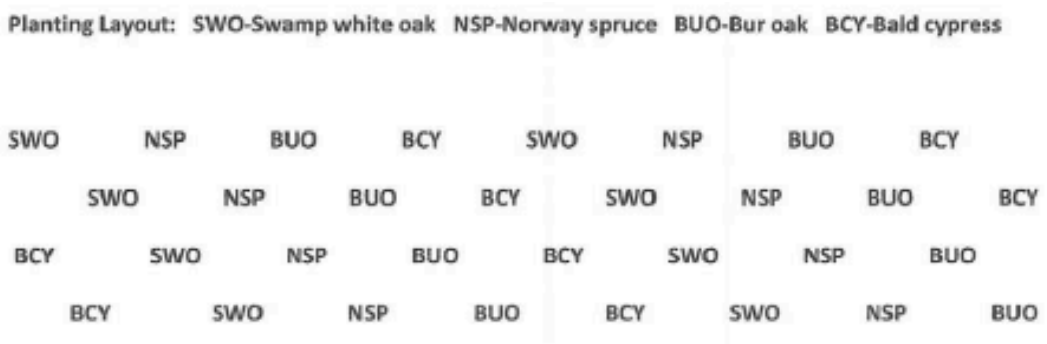
EXHIBIT D
REFORESTATION GUIDELINES

The Reforestation Area should be established following these general guidelines. Variations may be appropriate as determined at the time of the Overall Development Plan and/or upon installation of the identified plantings.

1. Tree Species: The following tree species should be planted:
    a. Bur Oak (Quercus muehlenbergii)
    b. Swamp White Oak (Ouercus bicolor)
    c. Norway Spruce (Picea abies)
    d. Bald Cypress (Taxodium distichum)
2. Planting Size: The minimum height at planting should be as follows:
    a. Norway Spruce:
        i. 50% of Norway Spruce: 6 feet
        ii. Remaining Norway Spruce: 5-gallon size container trees
    b. Bur Oak, Swamp White Oak, and Bald Cypress:
        i. 50% of each tree species: 15-gallon size container trees
        ii. Remaining trees: 5-gallon size container trees
3. Planting Layout: Four (4) rows of trees planted and spaced on an alternating grid of twelve (12) feet between the rows and fifteen (15) feet between the trees. Tree species should alternate within the rows, as generally shown below.



ILLUSTRATIVE BUILDING EXAMPLES

EXHIBIT C-1: CHARACTER EXHIBIT

HOTEL / OFFICE SUBDISTRICT

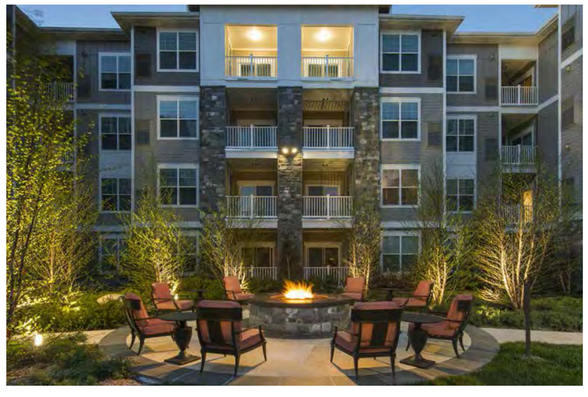
COMMERCIAL SUBDISTRICT

BUSINESS & TECHNOLOGY SUBDISTRICT

EAST OF EAST SUBDISTRICT

WEST OF EAST SUBDISTRICT

MIXED-USE SUBDISTRICT



STREETSCAPE AND THEMING

EXHIBIT C-2: CHARACTER EXHIBIT

QUALITY BUILDING MATERIALS

DIVERSITY IN MATERIALS

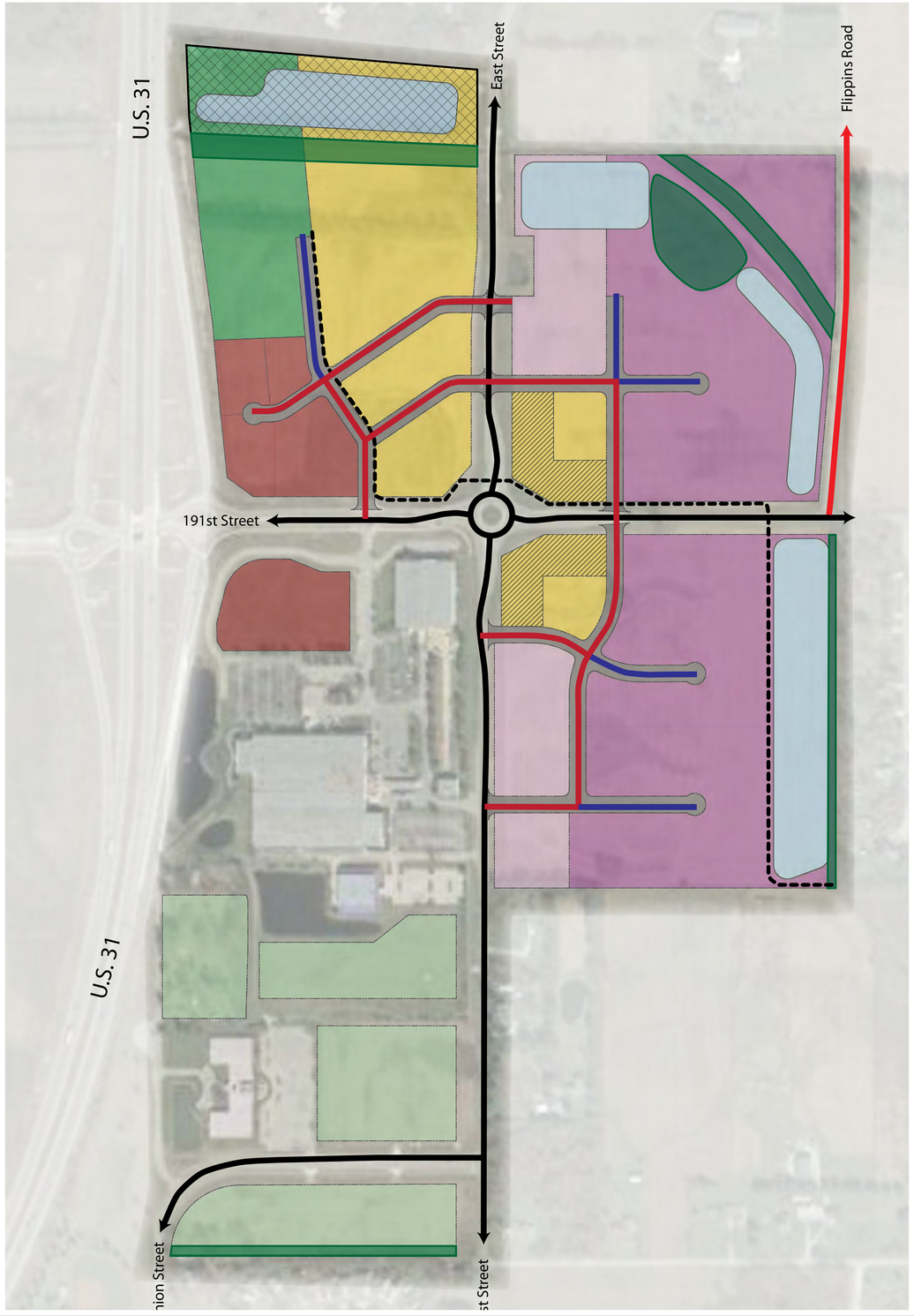
PEDESTRIAN EMPHASIS

DECORATIVE ELEMENTS

Midtown at Westfield

CONCEPT MASTER PLAN

EXHIBIT B: CONCEPT PLAN



N

LAND USE LEGEND

August 1, 2019

	HOTEL / OFFICE SUBDISTRICT	8 AC
	RETAIL AND SERVICE SUBDISTRICT	8 AC
	MIXED-USE SUBDISTRICT	21 AC
	BUSINESS & TECHNOLOGY SUBDISTRICT	36 AC
	EAST OF EAST SUBDISTRICT	9 AC
	WEST OF EAST SUBDISTRICT	17 AC

Acreages are approximated

- REFORESTATION AREA
- TREE PRESERVATION AREA
- TOWN CENTER OVERLAY
- PRIMARY STREET
- SECONDARY STREET
- TERTIARY STREET
- COOL CREEK TRAIL

0' 100' 200' 600'

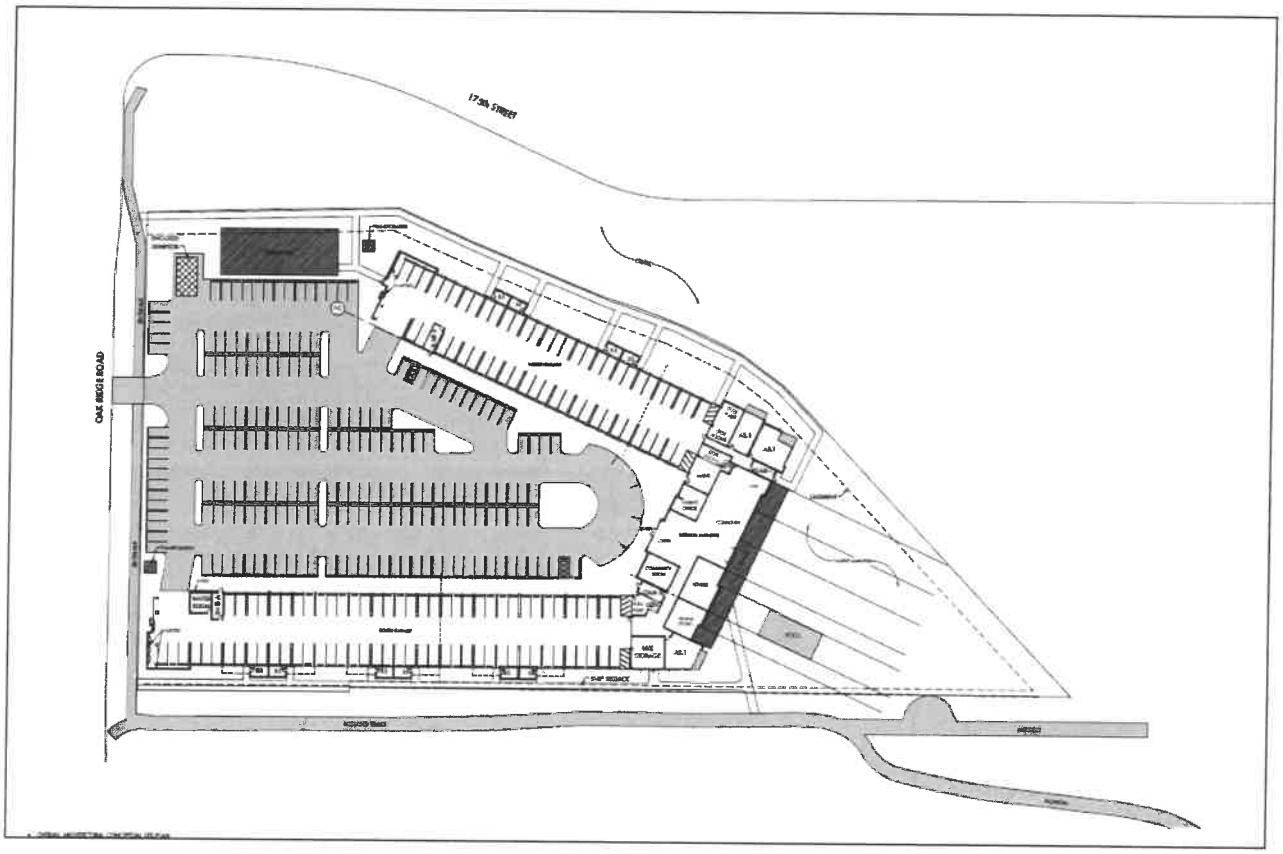
HENKE DEVELOPMENT GROUP

n.t.s.

08.01.19

Trails of Westfield Apartments

Concept Plan



RESOLUTION NUMBER 19-120

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA REGARDING CERTAIN TAX ABATEMENT DEDUCTIONS FOR JJK INVESTMENTS, LLC

WHEREAS, pursuant to Indiana Code 6-1.1-12.1-1, *et. seq.* (the "Act"), the City of Westfield, Indiana (the "City") by and through its Common Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act (the "Council") has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area and to also abate the payment of personal property taxes within the Economic Revitalization Area;

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the City is an Economic Revitalization Area and may by adoption of a resolution declare such area to be an Economic Revitalization Area which resolution must be confirmed, modified, or rescinded;

WHEREAS, the Council adopted its Resolution Number 19-115 (the "Declaratory Resolution") on August 12, 2019 pursuant to the Act declaring the area whose boundaries are located within the corporate boundaries of the City more particularly described in Exhibit A attached hereto and made a part of hereto which is also shown on the map attached hereto as Exhibit B (the "Area") and made a part hereof as an Economic Revitalization Area in which property owners making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act;

WHEREAS, the Council, after following all applicable procedures of the Act, took final action adopting Resolution Number 19-119 (the "Confirmatory Resolution") on September 9, 2019 confirming the Declaratory Resolution, thereby establishing an Economic Revitalization Area.

WHEREAS, JJK Investments, LLC (the "Applicant") has filed with this Council a Statement of Benefits, Real Property (Form SB-1/RP) ("Form SB-1") attached hereto as Exhibit C which describes the proposed project (the "Project") to be installed by the Applicant, in order to receive real property tax abatement for the Project;

WHEREAS, the Project includes the construction of an approximately 9,600 square foot building in the Area on approximately 1+/- acres of land;

WHEREAS, this Council has reviewed the Form SB-1;

WHEREAS, the improvement of the Area will be of public utility and will be to the benefit and welfare of the citizens and taxpayers of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA AS FOLLOWS:

SECTION I. The proposed Project will be located in the Area which has been confirmed as an economic revitalization area pursuant to the Act.

SECTION II. Based upon the information in the Form SB-1, this Council makes the following findings:

(1) The estimate of Seven Hundred Sixty Thousand Dollars ($760,000) as the assessed value of the Project is reasonable.

(2) The estimate of hiring Six (6) new individuals who will be employed through term of the abatement period can be reasonably expected to result from the proposed Project.

(3) The estimate of One Hundred Eighty Thousand Dollars ($180,000) for the aggregate annual salaries without benefits of those individuals who will be employed can be reasonably expected to result from the proposed Project.

(4) The other benefits about which information has been presented to this Council are benefits that can be reasonably expected to result from the proposed Project.

(5) The totality of benefits is sufficient to justify the granting of a ten (10) year real property tax abatement to the Applicant.

SECTION III. The Form SB-1 submitted by the Applicant is approved.

SECTION IV. Real property tax deductions for the Project are hereby approved. The period for real property tax deductions under the Act for the Project shall be ten (10) years, utilizing the following schedule:

Year 1 – 100%
Year 2 – 90%
Year 3 – 80%
Year 4 – 70%
Year 5 – 60%
Year 6 – 50%
Year 7 – 40%
Year 8 – 30%
Year 9 – 20%
Year 10 – 10%

SECTION V. Pursuant to the Act, the Council shall cause to be filed a certified copy of this Resolution with the Hamilton County Auditor.

SECTION VI. This Resolution shall be in full force and effect immediately upon its adoption.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 9th DAY OF SEPTEMBER, 2019.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
Chuck Lehman	Chuck Lehman	Chuck Lehman
Jim Ake	Jim Ake	Jim Ake
Joe Edwards	Joe Edwards	Joe Edwards
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Dr. Mark Keen	Dr. Mark Keen	Dr. Mark Keen
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk-Treasurer

I 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: Amanda Rubadue

I hereby certify that RESOLUTION 19-120 was delivered to the Mayor of Westfield on the _____day of _____, 2019, at _____m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 19-120
This _____ day of _____, 2019

_____
J. Andrew Cook, Mayor

I hereby VETO Resolution 19-120
This _____ day of _____, 2019

_____
J. Andrew Cook, Mayor

Prepared By:
Amanda Rubadue
Economic Development Director
City of Westfield, Indiana

EXHIBIT A

Legal Description of Area

SOUTH 1.030 Ac. of BEC, LLC
LEGAL DESCRIPTION

A part of the Southeast Quarter of the Southwest Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of said Quarter-Quarter Section; thence South 87 degrees 14 minutes 09 seconds West (assumed bearing), along the South line of said Quarter-Quarter Section, a distance of 774.24 feet; thence North 00 degrees 09 minutes 02 seconds West, a distance of 594.57 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 09 minutes 02 seconds West, a distance of 129.02 feet; thence South 04 degrees 50 minutes 36 seconds West, a distance of 129.48 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 341.42 feet, to the POINT OF BEGINNING, containing 1.030 Acres, more or less.

Also, a non-exclusive easement for access as set out in Non-exclusive Access Easement Agreement by and between CK Properties, LLC, and BEC, LLC, dated April 18, 2001 and recorded May 4, 2001 as Instrument 2001-25043, in the Office of the Recorder of Hamilton County, Indiana

Subject to Covenants, conditions, restrictions, and obligations, as set out in Declaration of Covenants and Restrictions recorded March 21, 2001, as Instrument 2001-14091 in the Office of the Recorder of Hamilton County, Indiana.

Subject to Declaration of Non-exclusive Utility Easement Dated June 18, 2001, and recorded June 19, 2001 as Instrument 2001-36580.

EXHIBIT B

Location Map

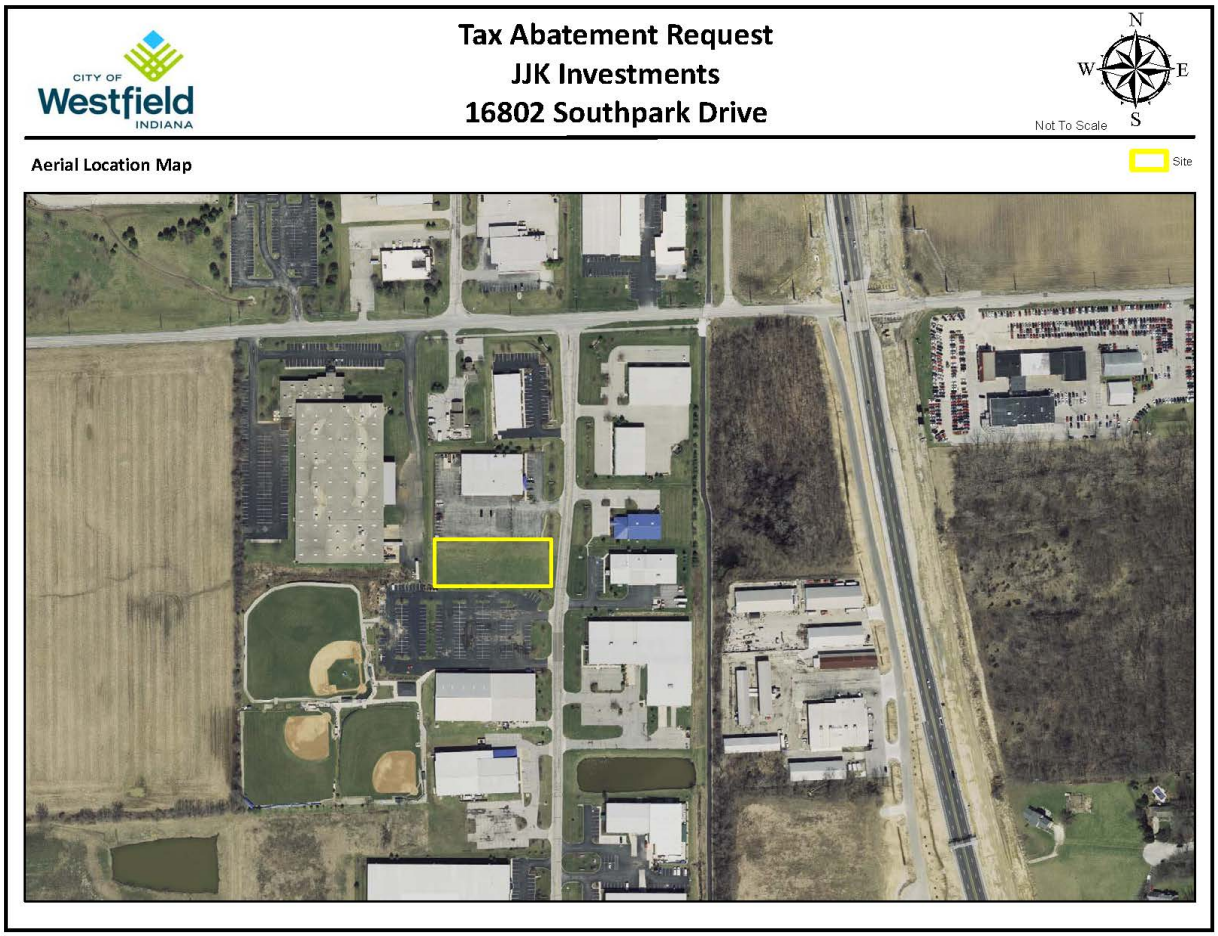


EXHIBIT C

Statement of Benefits

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance

20 20 PAY 20 21

FORM SB-1 / Real Property

PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):
☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body* ***BEFORE*** *the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.*
3. *To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.*
4. *A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)*
5. *For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer		
JJK Investments, LLC		
Address of taxpayer *(number and street, city, state, and ZIP code)*		
P.O. Box 930, Westfield, IN 46074		
Name of contact person	Telephone number	E-mail address
Jim Kent	(317) 867-1139	jkent@dacco.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number
Location of property	County	DLGF taxing district number
16802 Southpark Drive (Lot Split)	Hamilton	
Description of real property improvements, redevelopment, or rehabilitation *(use additional sheets if necessary)*		Estimated start date (*month, day, year*)
New 9,600 s.f. facility. Located on parcel to be split at 16802 Southpark Drive (Abra Collision)		ASAP
		Estimated completion date (*month, day, year*)
		3/31/2020

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	$0.00	0.00	$0.00	6.00	$30,000.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	0.00	
Plus estimated values of proposed project	950,000.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	950,000.00	

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) _____ Estimated hazardous waste converted (*pounds*) _____

Other benefits

This is a specultive building seeking tenants. Currently working with three different firms as potential tenants. Employee counts could range from 4-30 and salaries range from $30,000.00 to $100,000.00. Two of my adjacent facilities have 20 engineers at $75,000/yr and the other 40 I.T. personnel averaging approximately $110,000.00 per year.

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Date signed (*month, day, year*)
	5/28/2019
Printed name of authorized representative	Title
James J. Kent	Member

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed _____ calendar years* *(see below)*. The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☐ No

C. The amount of the deduction applicable is limited to $ _____.

D. Other limitations or conditions *(specify)*_____

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved *(signature and title of authorized member of designating body)*	Telephone number ( )	Date signed *(month, day, year)*
Printed name of authorized member of designating body	Name of designating body	
Attested by *(signature and title of attester)*	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)

B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17
Abatement schedules
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:
(1) The total amount of the taxpayer's investment in real and personal property.
(2) The number of new full-time equivalent jobs created.
(3) The average wage of the new employees compared to the state minimum wage.
(4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

ORDINANCE NUMBER 19-##

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE CUSTOM COMMERCE PARK PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

This is a Planned Unit Development District Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended,

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Council enacted Ordinance 03-29, the Custom Commerce Park Planned Unit Development Ordinance (the "the Original PUD ordinance"), on September 18, 2003;

WHEREAS, the Council enacted Ordinance 14-45 (the "Custom Commerce Park PUD"), on December 9, 2014, amending Ordinance the Original PUD ordinance and replacing and superseding it as applicable to Lot 1 Custom Commerce Park;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ####-PUD-##**), requesting an amendment to the Custom Commerce Park PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. ####-PUD-##** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on_____, 20___;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code § 36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and,

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.2 All other provisions of the Custom Commerce Park PUD Ordinance shall remain in effect with the adoption of this Ordinance

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. Permitted Uses. The permitted uses shall be set forth below.

3.1 The uses that are otherwise permitted by the Custom Commerce Park PUD.

3.2 Industry, Light as defined by the Westfield/Washington Unified Development Ordinance.

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
Joe Edwards	Joe Edwards	Joe Edwards
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Mark F. Keen	Mark F. Keen	Mark F. Keen
Charles Lehman	Charles Lehman	Charles Lehman
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 19-## was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ ____m.

_____
Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 19-##**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-##**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by:
Eric Douthit, Attorney-At Law, 2 North 9th Street, Noblesville, IN 46060

I 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: Eric Douthit.

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

EXHIBIT A
REAL ESTATE

Lot 1 in Custom Commerce Park, a subdivision in Hamilton County, Indiana, as per First Amendment to the Secondary Plat of Custom Commerce Park, recorded March 24, 2011, as Instrument 2011015213, in the Office of the Recorder of Hamilton County, Indiana.

Narrative Statement – Custom Commerce Park PUD 2019 amendment

Thieneman Construction is a Westfield-based general contractor in business since 1999. As of 2016, they have operated out at 17219 Foundation Way in Custom Commerce Park. Lot 1 of this business park was the subject of a Planned Unit Development amendment approved in 2014, specifically designed for Thieneman. They now have a new business opportunity involving agricultural processing that will be totally contained within the existing building. Consequently, the owners are respectfully submitting a new PUD amendment to add as Permitted Uses all uses listed as permitted under Industry, Light in the Westfield/Washington Unified Development Ordinance.

ORDINANCE NUMBER 19-XX

Chatham Hills PUD District Amendment VII

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1907-PUD-XX**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1907-PUD-XX** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_-_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on_____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate into the Chatham Hills Planned Unit Development District (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Chatham Hills Planned Unit Development, and (iii) provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Chatham Hills Planned Unit Development.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

2.1 Façade, External: A Building Façade visible from and oriented toward a Primary Street or a Secondary Street.

2.2 Street, Primary: An External Street as identified on the Thoroughfare Plan as an Expressway or Arterial. For purposes of this Ordinance, a Primary Street shall include US Highway 31 and Chad Hittle Boulevard, as generally identified and labeled on the Concept Plan.

2.3 Street, Secondary: An Internal Street other than a Tertiary Street that functions as a primary vehicular way from a Primary Street into the District. For purposes of this Ordinance, Secondary Streets shall generally include 196th Street, 203rd Street, Tomlinson Road, Chatham Hills Boulevard and those Streets identified and labeled as Secondary Streets on the Concept Plan.

Section 3. Concept Plan. The "Concept Plan", attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate within the District is hereby divided into four (4) subdistricts, as depicted on the Concept Plan (individually or collectively, "Subdistrict"). Development of each Subdistrict shall be regulated as set forth in this Ordinance. The size and configuration of any Subdistrict shall be permitted to increase or decrease but shall be as generally depicted in the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of each Subdistrict shall be as follows (the "Underlying Zoning District"):

4.1 District III (the "Single Family Subdistrict): SF-4: Single-Family District

4.2 District IV (the "Village Center Subdistrict"): GB: General Business District

4.3 District V (the "Campus Office Subdistrict"): GO: General Office District

4.4 District VI (the "Southern Subdistrict"): GB: General Business District

Section 5. **Permitted Uses.** The following uses shall be permitted within each Subdistrict, as set forth below:

5.1 Single Family Subdistrict:

A. All uses permitted in the SF-4: Single-Family High-Density District.

B. All uses permitted in the SFA: Single-Family Attached District.

C. Dwelling, Townhouse.

5.2 Village Center Subdistrict:

A. All uses permitted in the GB: General Business District.

B. All uses permitted in the SFA: Single-Family Attached District.

C. Dwelling, Townhouse.

D. Assisted Living Facility.

E. Nursing Home.

F. Hospice.

G. Bed and Breakfast (B&B).

H. Amusement Parks.

I. Park, Private or Public.

5.3 Campus Office Subdistrict:

A. All uses permitted in the GO: General Office District.

B. All uses permitted in the GB: General Business District.

C. Engineering, Research and Testing Laboratories.

D. Assisted Living Facility.

E. Nursing Home.

F. Hospice.

G. School, Professional Trade or Business.

H. Dwelling, Multi-Family.

5.4 Southern Subdistrict:

A. All uses permitted in the GB: General Business District.

B. All uses permitted in the SF-4: Single-Family High-Density District.

C. All uses permitted in the SFA: Single-Family Attached District.

D. Dwelling, Multi-Family.

E. Assisted Living Facility.

F. Nursing Home.

G. Hospice.

H. Educational Institution, With Dormitory Accommodations.

I. School, Professional Trade or Business.

5.5 Prohibited Uses: The following use(s) shall be explicitly prohibited within all Districts:

A. Special Exception Uses, except as otherwise permitted herein.

B. Adult Entertainment Establishment.

Section 6. Overlay Districts.

6.1 US Highway 31 Overlay District: Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.

6.2 State Highway 32 Overlay District: Article 5.3(J) State Highway 32 Overlay District; Architectural Design Requirements (the "32 Overlay") shall only apply as set forth herein. References of the 32 Overlay standards to the State Highway 32 right-of-way line shall only apply to the Chad Hittle right-of-way line.

Section 7. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

The standards set forth in this Section for the Single Family Subdistrict shall only be applied to Subarea 1-J. The standards as defined within Section 9 of Ordinance 13-24, the Chatham Hills Planned Unit Development, shall remain applicable for all other Single Family Dwelling Units. The District subarea standard to apply to a specific area of the Real Estate shall be determined by the Developer at the time of the primary plat for that particular area of the Real Estate.

7.1 Minimum Lot Area: No minimum

7.2 Minimum Tract Requirement: No minimum

7.3 Minimum Lot Frontage: No minimum; however, all Lots shall

have vehicular access to a Street or Alley (e.g., via a shared ingress/egress easement).

7.4 Minimum Lot Width:

A. Single Family Subdistrict: 50 feet for Detached, 24 feet for Attached

B. Village Center Subdistrict: No minimum

C. Campus Office Subdistrict: No minimum

D. Southern Subdistrict: No minimum

7.5 Maximum Lot Coverage: No maximum

7.6 Minimum Building Setback Lines:

A. US Highway 31: 30 feet

B. Tomlinson Road: 30 feet

C. Chad Hittle Boulevard:

i. Single Family Subdistrict: 10 feet

ii. Village Center Subdistrict: No minimum

iii. Campus Office Subdistrict: 10 feet

iv. Southern Subdistrict: No minimum

D. 196th Street: 20 feet

E. 203rd Street: 20 feet

F. All Other Streets (e.g., internal): 10 feet

G. District Perimeter Not Abutting Street: 20 feet

7.7 Minimum Side Yard Setback Lines:

A. Single Family Subdistrict: 5 feet

B. Village Center Subdistrict: 5 feet; 20 feet abutting a residential district

C. All Other Subdistricts: 20 feet

7.8 Minimum Building Height: The Minimum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:

A. Campus Office Subdistrict: 30 feet or Two Stories, whichever is less

7.9 Maximum Building Height: The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:

A. Single Family Subdistrict: 45 feet (Three Stories) for Attached, otherwise no maximum

B. Village Center Subdistrict: No maximum

C. Campus Office Subdistrict: No maximum

D. Southern Subdistrict: No maximum

7.10 Maximum Number of Dwelling Units:

A. Single Family Subdistrict:

i. All Single Family Dwelling Units within this Subdistrict shall count toward the Maximum Dwelling Units in District I, as identified in Section 9.5 of Ordinance 13-24 and as modified by Section 3.3 of Ordinance 19-11.

ii. The Maximum Dwelling Units permitted in this Subdistrict in addition to District I, as identified in Section 9.5 or Ordinance 13-24 and as modified by Section 3.3 of Ordinance 19-11, shall be increased by ninety-five (95) Dwelling Units.

B. Village Center Subdistrict:

i. The maximum number of Single Family Attached Dwellings within this Subdistrict shall not exceed three hundred (300).

C. Campus Office Subdistrict:

i. The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).

D. Southern Subdistrict:

i. The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).

7.11 Variations: The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standard or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.

Section 8. **Development Standards.** The standards of the Chatham Hills Planned Unit Development as defined in Ordinance 13-24 and subsequent associated amendments shall apply to the Real Estate, except as otherwise modified below.

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting a Primary Street.

8.2 Article 6.3 Architectural Standards: The following standards shall apply to the development of the Real Estate, as set forth below for each Subdistrict.

A. Character Imagery Exhibit: The "Character Imagery", attached hereto as **Exhibit C**, is hereby incorporated. Although the Character Imagery Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings within each Subdistrict, and it provides examples of specific design elements and development patterns that comply with this Ordinance and contribute to

the intent and vision for the Real Estate.

B. Single Family Subdistrict: The Real Estate within this Subdistrict shall be in accordance with the standards of District I within Ordinance 13-24, the Chatham Hills Planned Unit Development unless otherwise modified within this Ordinance.

i. All homes facing Chatham Hills Boulevard in this Subdistrict, north of the Village Subdistrict, shall be encouraged to incorporate the following design elements, all of which shall face Chatham Hills Boulevard:

a. Front Porch

b. Perennial Flower Boxes

c. Porch Swing

d. Hanging Flowers

C. Village Center Subdistrict: The 32 Overlay shall not apply to the Village Center Subdistrict. Rather, the following standards shall apply within this subdistrict with the intent of creating a family friendly, parklike, pedestrian-scaled and pedestrian-oriented streetscape within this district:

i. Primary entrances shall be prominently featured through porticos, recessed entrances, lighting and landscaping. Weather protection shall not be required at entrances. Doors and entryways shall follow a traditional storefront design (recessed or raised) and shall be compatible with the architectural style of the Building. Other traditional elements include bulkheads, window displays and transom windows.

ii. Drive-throughs for uses such as financial institutions, coffee shops, or pharmacies shall be permitted only if the drive-through is: (i) not otherwise visible from a Primary Street unless screened; and, (ii) designed to minimize any negative impact on vehicular and pedestrian circulation.

iii. A minimum of sixty (60) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

iv. No maximum area of Masonry Materials or Fiber Cement Siding shall govern for each Building Façade (exclusive of windows and doors).

v. Playgrounds, amphitheaters, and other parklike amenities and support structures shall be permitted and shall utilize building materials that complement the surrounding development.

vi. For single family uses, The Real Estate within this Subdistrict shall be in accordance with the standards of District I within

Ordinance 13-24, the Chatham Hills Planned Unit Development unless otherwise modified within this Ordinance.

D. Campus Office Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply, except as modified below:

i. Each Building Façade shall utilize more than one (1) building material.

ii. A minimum of sixty (60) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

iii. If Architectural Insulated Panels are used as an exterior building material, then the following shall apply:

a. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

b. No more than sixty-seven (67) percent of each Building Façade (exclusive of windows and doors) may be Architectural Insulated Panels.

c. No more than twenty-five (25) percent of each Building Façade (exclusive of windows and doors) may be covered with Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

E. Southern Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply, except as modified below:

i. Each Building Façade shall utilize more than one (1) building material.

ii. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

iii. If Architectural Insulated Panels are used as an exterior building material, then the following shall apply:

a. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

b. No more than sixty-seven (67) percent of each Building Façade (exclusive of windows and doors) may be Architectural Insulated Panels.

c. No more than twenty-five (25) percent of each Building Façade (exclusive of windows and doors) may be covered with Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

F. Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets and Secondary Streets and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned.

8.3 Article 6.5 Fence Standards: Shall apply, except as modified below.

A. Chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area. All walls and fencing shall be architecturally compatible with the associated building(s).

B. Fencing shall be permitted within the Single Family Subdistrict in only the front yards if utilized as a prominent and uniform placemaking feature of the District. Additional locations for fencing shall be permitted upon approval by the Architectural Review Board.

C. Low, wrought iron, wooden, stone or brick fences, no taller than thirty (30) inches, shall be permitted in an Established Front Yard to further define the streetscape.

8.4 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

A. Single Family Subdistrict: The Real Estate within this Subdistrict shall be in accordance with the standards of District I within Ordinance 13-24, the Chatham Hills Planned Unit Development unless otherwise modified within this Ordinance.

i. For all Dwellings in Subarea 1-J, a minimum of three (3) street trees shall be required. Typical spacing shall be 10’ from lot line and 20’ spacing between trees.

B. All Other Districts:

i. Detention and Retention Areas (Article 6.8(I)): Plantings within the required perimeter easement shall be allowable granted areas for intermittent access to each facility for purposes of maintenance are accommodated.

ii. Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall not apply in the Village Center Subdistrict.

iii. Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.

iv. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall only apply if the Front Building Façade of the

Lot's Principal Building is not oriented towards the External Street. Shall not apply in the Village Center Subdistrict.

v. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.

a. Parking Area Design. If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

b. Village Center Subdistrict. Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements shall not apply to Parking Areas within the Village Center; rather, an emphasis on Perimeter Parking Area Landscaping (Article 6.8(O)(2)) to screen Parking Areas from Primary Streets and Secondary Streets shall be required.

vi. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then a detailed development plan may be approved with fewer plantings than otherwise required.

C. Village Center. The following landscaping criteria shall also apply within the Village Center.

i. Specific number of plantings, types of plantings and location of plantings shall not apply. Rather, plantings shall be designed and provided in a way that compliments each building, enhances the pedestrian, village-like feel and develops a cohesive, natural landscape for the District.

ii. Plantings should be grouped in larger masses that relate to the pedestrian scale of the site and Building, with a clustered focus along Building foundations and pedestrian entrances.

iii. Street trees are encouraged within the Right-of-way along Chad Hittle Boulevard and all streets that abut the Village Center to enhance the pedestrian scale and provide separation between the vehicle and pedestrian, subject to approval by the Department of

Public Works. Street trees may be planted in sidewalks / paths with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks / paths and streets where planting strips of sufficient width exists, subject to easements and approval by the Department of Public Works.

D. Buffer Yard Requirements (Article 6.8(N)): Shall apply, except as otherwise modified below.

i. Buffer yards shall not be required between Subdistricts and shall not be required adjacent to Development Amenities, except as otherwise required herein.

ii. A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be landscaped in accordance with the Unified Development Ordinance.

iii. A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.

iv. A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is: (i) a minimum height of six (6) feet; (ii) located within a minimum ten (10) foot wide easement, and (iii) supplemented with landscaping consistent with the Zoning Ordinance's requirement for the softening of walls and fences.

8.5 Lighting Standards: The Real Estate shall be in accordance with the standards of Section 14 of Ordinance 13-24, the Chatham Hills Planned Unit Development unless otherwise modified within this Ordinance.

8.6 Article 6.12 Outdoor Storage and Display: Shall apply, except as follows.

A. Outside Sales Display: Shall be permitted only in the Village Center Subdistrict.

8.7 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise provided below.

A. Village Center. On-street parking is contemplated within the Village Center Subdistrict; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works.

i. Golf cart parking is permitted, and each space constructed shall count toward the Require Spaces noted in Article 6.14(G)(11).

ii. On-street parking, subject to approval by the Department of

Public Works, shall count toward the Required Spaces noted in Article 6.14(G)(11).

8.8 Article 6.17 Sign Standards: Shall apply, except as otherwise modified below.

A. Approved privately-owned traffic-control and transit sights, informational and directional signs on posts used in lieu of public street signage shall be permitted to be in the Right-of-way.

B. Article 6.17(J)(8) Outlot Signage shall not apply; rather, each Building Façade shall be permitted two (2) square feet of sign area for each one (1) lineal foot of Building Façade. Sign area allocation may be divided between Wall, Awning, Projecting, and Under Canopy or related areas.

C. Article 6.17(K)(5)(c)(ii) Temporary Signage; Real Estate Signs; Nonresidential Real Estate Signs; Maximum Sign Height: Twelve (12) feet.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Chatham Hills Planned Unit Development Ordinance and associated amendments, the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

Section 10. **Design Standards.** The standards of Chapter 8 Design Standards, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate unless otherwise modified by this Ordinance.

Section 11. **Vacation of Rights of Way.** Public Rights-of-Way located within the Real Estate that may be the subject of a secondary plat approval shall be vacated pending review and approval by the Department of Public Works in accordance with all local and state laws.

Section 12. **Annexation.** The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____ 2019.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-XX** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-XX**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-XX**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by: Phil A. Sundling, P.E.
Henke Development Group, LLC
1100 Chatham Hills Boulevard
Westfield, IN 46074

I 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: Phil A. Sundling

EXHIBIT A

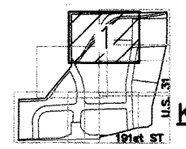
Real Estate

Exhibit A
Real Estate

PC 5 Slide 720

SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA



KEY MAP
not to scale

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
5 day of SEPTEMBER, 20 17
Gabe M Thiele Auditor of Hamilton County
Parcel #

2017043820 PLAT $65.00
09/05/2017 01:59:20P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

THE C.F. BUTLER INVESTMENTS, L.P.
INSTR. NO. 9709719801

5/8" REBAR W/CAP STAMPED "RLS 0083" FOUND

N88°48'10"E-1110.68'

N88°48'10"E-1110.68'
596.34'

10' D.&U.E.

20' B.S.L.

123.03'

WEST LINE OF NE ¼ OF SECT. 25, T.19N., R.3E.

10' D.&U.E.

20' B.S.L.

377.05'

N00°04'40"E-602.08'

20' B.S.L. & D.&U.E.

96.32'

L300

L301

L302

L303

L304

L306

L307

L308

L311

L312

L313

L314

L315

L316

L317

L335

L336

C315

C316

C317

C318

C319

20' D.&U.E.
15' B.S.L.

N33°55'37"E-239.27'

S32°35'41"W-309.78'

S57°35'11"W-191.47'

S57°35'11"W-196.42'

N32°35'41"E-146.42'

COOL CREEK TRAIL R/W (22' MIN)
DEDICATED TO THE CITY OF WESTFIELD

148.13'

S47°25'27"W-56.47'

S53°40'14"W-101.15'

S53°40'14"W-100.00'

S47°25'27"W-56.15'

S86°17'06"W-99.24'

S88°58'48"E-359.49'

S00°37'03"W-244.84'

N09°10'03"E-383.84'

N09°10'03"E-390.15'

34.58'

34.58'

68' R/W

387.34'

C.A. 2
D.&U.E. & L.M.A.E.
1.39 AC
60487 SQ. FT.

C.A. 1
D.&U.E. & L.M.A.E.
1.58 AC
68741 SQ. FT.

BLOCK 6
3.08 AC
133968 SQ. FT.

BLOCK 5
8.71 AC
379239 SQ. FT.

SEE SHEET 2

SEE SHEET 3

SEE SHEET 4

LEGEND

L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
D.U.&L.E.	DRAINAGE, UTILITY & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
○	⅝ IN. DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT – 0094" SET FLUSH
□	4"x4"x30" CONCRETE W/CUT "+" SET FLUSH

PREPARED BY/LAND SURVEYOR:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

NOTE:
SEE SHEET 8 FOR LINE & CURVE TABLE.

OWNER/SUBDIVIDER:
CHATHAM HILLS LLP
20298 TOMLINSON RD
WESTFIELD, IN 46074

0 25' 50'
SCALE: 1"=50'

AMERICAN STRUCTUREPOINT INC.

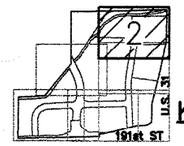
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

PC 5 Slide 720

SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA

2017043820 PLAT $65.00
09/05/2017 01:59:20P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented



KEY MAP
not to scale

THE C.F. BUTLER INVESTMENTS, L.P.
INSTR. NO. 9709719801

5/8" REBAR W/CAP STAMPED "STRUCTUREPOINT 0094" FOUND

N88°48'10"E-1110.68'
596.34'
596.34'
48.44'
L.A. R/W

L306
20' B.S.L.
C315
20' D.&U.E.
15' B.S.L.
C.A. 2
D.&U.E. & L.M.A.E.
1.39 AC
60487 SQ. FT.
L304
L315
S88°48'10"W-403.18'
COOL CREEK TRAIL R/W (22' MIN)
DEDICATED TO THE CITY OF WESTFIELD
22.01'
10' D.&U.E.
S88°48'10"W-401.79'
L335
L336
S86°17'06"W-99.24'
C316
C319
L305
S53°40'14"W-101.15'
S53°40'14"W-100.00'
S47°25'27"W-56.47'
S47°25'27"W-56.15'
COOL CREEK TRAIL R/W (22' MIN)
C317
C318
L314
L313
L312
L308
S88°58'48"E-359.49'
10' D.&U.E.
10' D.&U.E.
L307
SEE SHEET 1
C.A. 1
D.&U.E. & L.M.A.E.
1.58 AC
68741 SQ. FT.
S00°37'03"W-244.84'
LOT: 1
2.92 AC
127311 SQ. FT.
C.A. 3
D.&U.E. & L.M.A.E.
0.07 AC
3069 SQ. FT.
10' D.&U.E.
N00°37'01"E-324.17'
S00°36'54"W-352.74'
30' B.S.L.
4"X4" CONCRETE R/W MARKER FOUND
L316
10' D.&U.E.
20' D.&U.E.
15' B.S.L.
L317
10' D.&U.E.
L333
N88°39'10"E-399.81'
328.83'
34.58'
34.58'
L334
10' D.&U.E.
15' B.S.L.
20' D.&U.E.
N09°10'03"E-383.84'
68' R/W
N09°10'03"E - 390.15'
LOT: 2
2.98 AC
129878 SQ. FT.
10' D.&U.E.
323.82'
S17°37'04"W-366.74'
U.S. 31
(PUBLIC RIGHT-OF-WAY)
L.A. R/W
BLOCK 5
8.71 AC
379239 SQ. FT.
SEE SHEET 4

LEGEND

L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
D.U.&L.E.	DRAINAGE, UTILITY & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
o	5/8 IN. DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT - 0094" SET FLUSH
□	4"x4"x30" CONCRETE W/CUT "+" SET FLUSH

PREPARED BY/LAND SURVEYOR:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

NOTE:
SEE SHEET 8 FOR LINE & CURVE TABLE.

OWNER/SUBDIVIDER:
CHATHAM HILLS LLP
20298 TOMLINSON RD
WESTFIELD, IN 46074

0 25' 50'
SCALE: 1"=50'

AMERICAN STRUCTUREPOINT INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

PLOT DATE: 7/28/2017 11:18 AM
PLOT SCALE: 1:1
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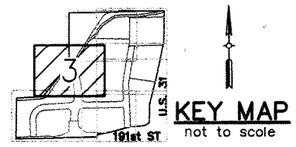
EDITED BY: RSELBY
DRAWING FILE: P:\2017\00048\D. Drawings\Civil\Secondary Plat\2017-07-14\2017.00048.CE.2017-07-14.PLAT.dwg

PC 5 Slide 720

SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA

2017043820 PLAT $65.00
09/05/2017 01:59:20P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

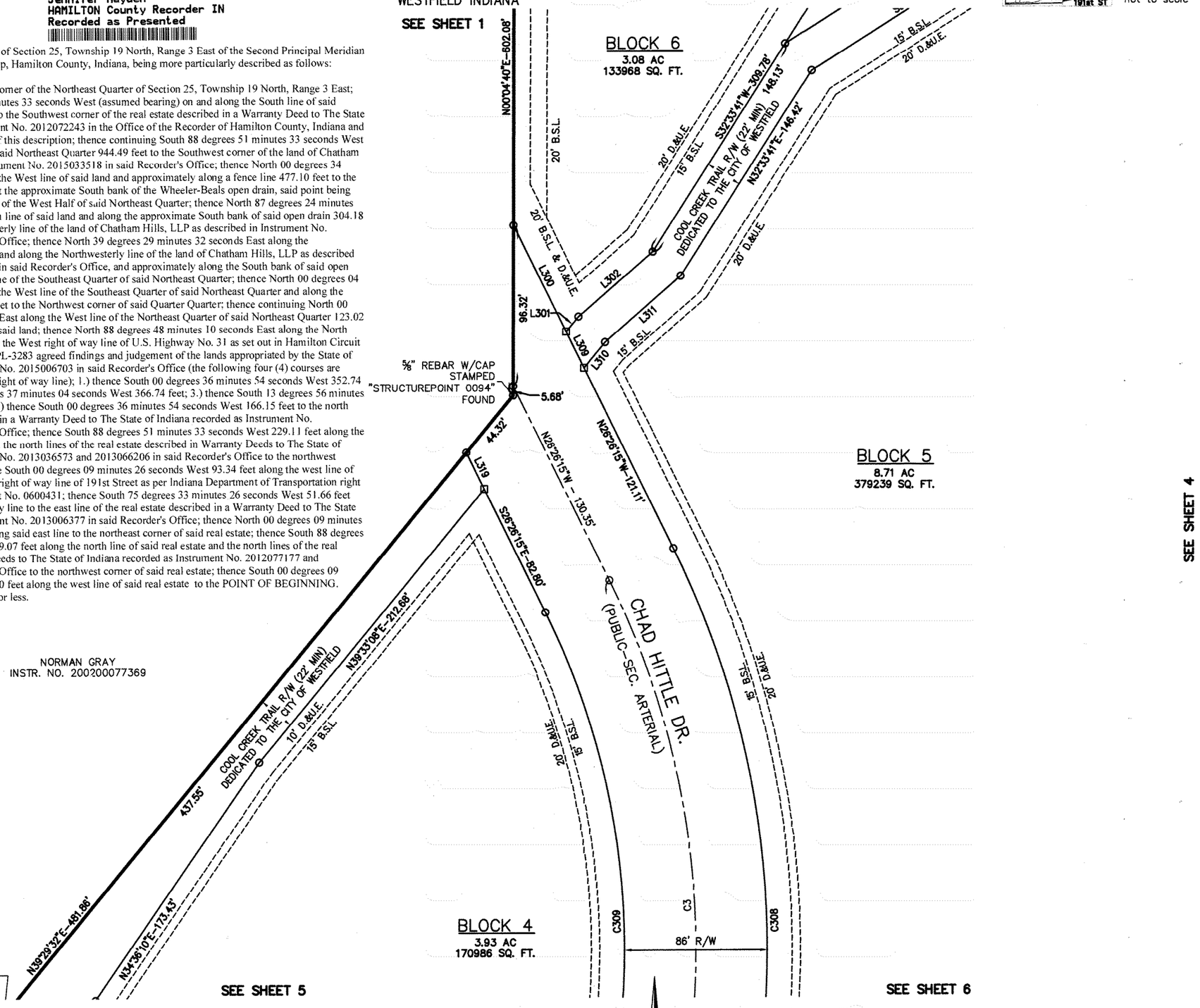


KEY MAP
not to scale

LEGAL DESCRIPTION

A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East of the Second Principal Meridian located in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 88 degrees 51 minutes 33 seconds West (assumed bearing) on and along the South line of said Northeast Quarter 996.01 feet to the Southwest corner of the real estate described in a Warranty Deed to The State of Indiana recorded as Instrument No. 2012072243 in the Office of the Recorder of Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence continuing South 88 degrees 51 minutes 33 seconds West on and along the South line of said Northeast Quarter 944.49 feet to the Southwest corner of the land of Chatham Hills, LLP as described in Instrument No. 2015033518 in said Recorder's Office; thence North 00 degrees 34 minutes 48 seconds East along the West line of said land and approximately along a fence line 477.10 feet to the Northwest corner of said land at the approximate South bank of the Wheeler-Beals open drain, said point being 609.8 feet West of the East line of the West Half of said Northeast Quarter; thence North 87 degrees 24 minutes 00 seconds East along the North line of said land and along the approximate South bank of said open drain 304.18 feet to a point on the Northwesterly line of the land of Chatham Hills, LLP as described in Instrument No. 2015052972 in said Recorder's Office; thence North 39 degrees 29 minutes 32 seconds East along the Northwesterly line of said land and along the Northwesterly line of the land of Chatham Hills, LLP as described in Instrument No. 2014050554 in said Recorder's Office, and approximately along the South bank of said open drain 481.86 feet to the West line of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 04 minutes 40 seconds East along the West line of the Southeast Quarter of said Northeast Quarter and along the West line of said land 479.06 feet to the Northwest corner of said Quarter Quarter; thence continuing North 00 degrees 04 minutes 40 seconds East along the West line of the Northeast Quarter of said Northeast Quarter 123.02 feet to the Northwest corner of said land; thence North 88 degrees 48 minutes 10 seconds East along the North line of said land 1110.68 feet to the West right of way line of U.S. Highway No. 31 as set out in Hamilton Circuit Court Cause No. 29C01-1404-PL-3283 agreed findings and judgement of the lands appropriated by the State of Indiana recorded as Instrument No. 2015006703 in said Recorder's Office (the following four (4) courses are described along said Westerly right of way line); 1.) thence South 00 degrees 36 minutes 54 seconds West 352.74 feet; 2.) thence South 11 degrees 37 minutes 04 seconds West 366.74 feet; 3.) thence South 13 degrees 56 minutes 23 seconds West 390.51 feet; 4.) thence South 00 degrees 36 minutes 54 seconds West 166.15 feet to the north line of the real estate described in a Warranty Deed to The State of Indiana recorded as Instrument No. 2010002055 in said Recorder's Office; thence South 88 degrees 51 minutes 33 seconds West 229.11 feet along the north line of said real estate and the north lines of the real estate described in Warranty Deeds to The State of Indiana recorded as Instrument No. 2013036573 and 2013066206 in said Recorder's Office to the northwest corner of said real estate; thence South 00 degrees 09 minutes 26 seconds West 93.34 feet along the west line of said real estate to the northerly right of way line of 191st Street as per Indiana Department of Transportation right of way plans for U.S. 31 Project No. 0600431; thence South 75 degrees 33 minutes 26 seconds West 51.66 feet along said northerly right of way line to the east line of the real estate described in a Warranty Deed to The State of Indiana recorded as Instrument No. 2013006377 in said Recorder's Office; thence North 00 degrees 09 minutes 26 seconds East 105.23 feet along said east line to the northeast corner of said real estate; thence South 88 degrees 51 minutes 33 seconds West 329.07 feet along the north line of said real estate and the north lines of the real estate described in Warranty Deeds to The State of Indiana recorded as Instrument No. 2012077177 and 2012072243 in said Recorder's Office to the northwest corner of said real estate; thence South 00 degrees 09 minutes 26 seconds West 200.00 feet along the west line of said real estate to the POINT OF BEGINNING. Containing 39.579 acres, more or less.



⅛" REBAR W/CAP STAMPED 'STRUCTUREPOINT 0094" FOUND

LEGEND

L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
D.U.&L.E.	DRAINAGE, UTILITY & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
O	⅝ IN. DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT – 0094" SET FLUSH
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PREPARED BY/LAND SURVEYOR:
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AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

NOTE:
SEE SHEET 8 FOR LINE & CURVE TABLE.

OWNER/SUBDIVIDER:
CHATHAM HILLS LLP
20298 TOMLINSON RD
WESTFIELD, IN 46074

0 25' 50'
SCALE: 1"=50'

AMERICAN STRUCTUREPOINT INC.

7260 SHADELAND STATION
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TEL 317.547.5580 FAX 317.543.0270
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PC5 Slide 720

SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA

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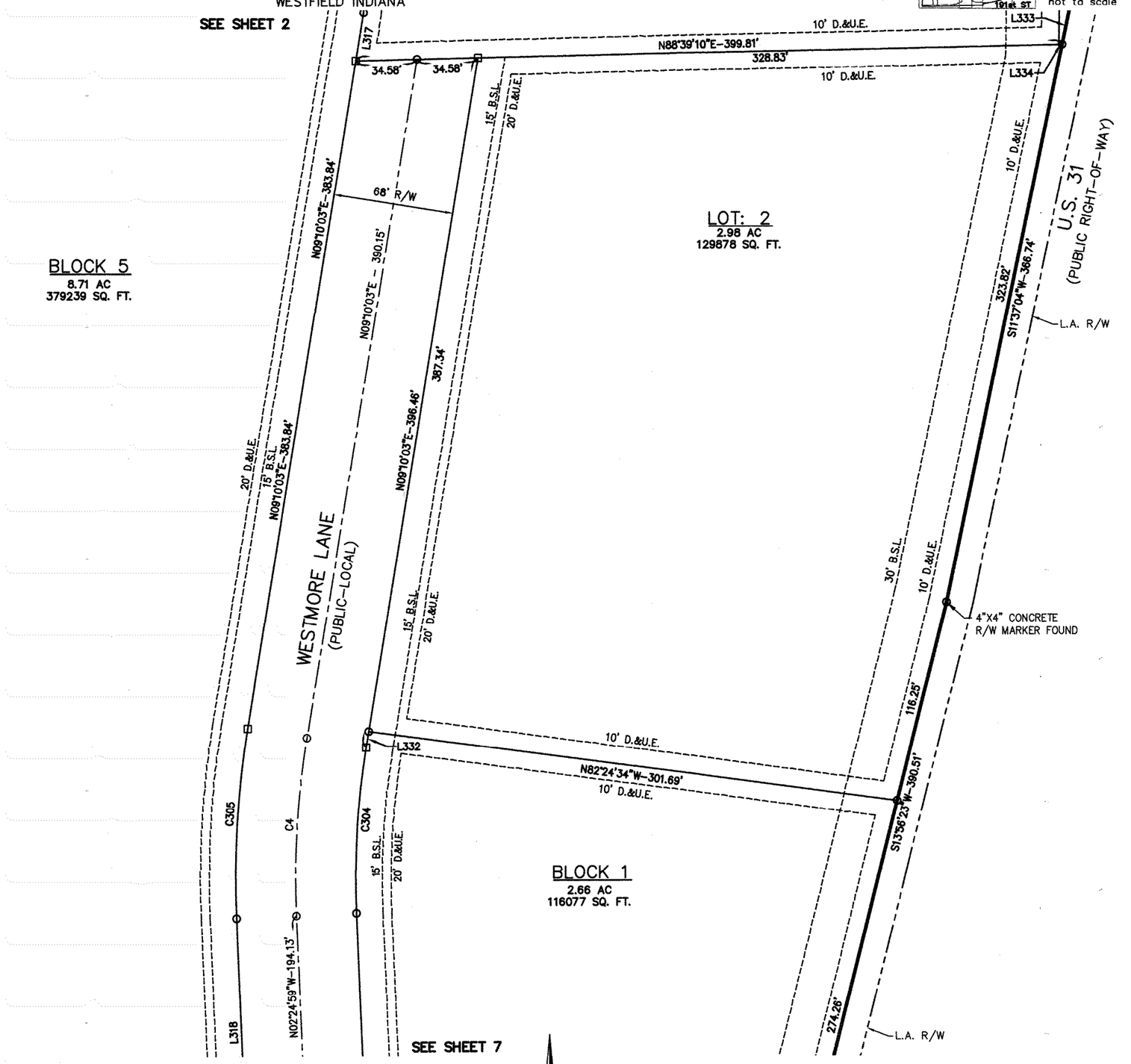

LEGEND

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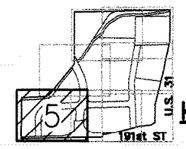
NORMAN GRAY
INSTR. NO. 200200077369

STURM
INSTR. NO. 201545823



KEY MAP
not to scale

SEE SHEET 3

5/8" REBAR W/CAP STAMPED "RLS 0083" FOUND (0.8' S. & 0.2' E.)

5/8" REBAR W/CAP STAMPED "STRUCTUREPOINT 0094" FOUND

N39°29'32"E-481.86'
N34°36'10"E-173.43'
N87°24'00"E-304.18'
N57°17'32"E-57.08'
N85°51'04"E-237.55'
S89°43'03"E-74.39'
N00°34'48"E-477.10'
434.86'
24.78'
17.47'

COOL CREEK TRAIL R/W (22' MIN)
DEDICATED TO THE CITY OF WESTFIELD

10' D.&U.E.
15' B.S.L.
20' D.&U.E.

BLOCK 4
3.93 AC
170986 SQ. FT.

CHATHAM COMMONS BLVD
(PUBLIC-LOCAL)
68' R/W
S86°45'43"W - 368.49'
S86°45'43"W-300.89'
N86°45'43"E-256.28'

CHAD HITTLE DR.
(PUBLIC-SEC. ARTERIAL)
86' R/W
L = 14.23'

C1 C2 C3 C301 C302 C309 C310 C311 C312 C313 C314

BLOCK 3
2.68 AC
116773 SQ. FT.

S01°14'43"E-169.25'
S01°14'43"E-193.61'
N01°14'43"W-169.25'
S00°02'48"W-131.37'
N01°14'43"W 3.50'
N00°16'50"E-58.88'
N35°53'41"W-68.04'

L323 L324 43.00' L325 L326 43.00' L327

L320 L321 L322 L337 L338 L339 L340
49.36' 34.52' 108.10'
S87°12'20"W-142.88'
S87°05'55"W-123.04'
N88°48'43"W-105.21'
S77°58'46"W-64.65'
S66°29'00"W-96.52'
S88°51'33"W-944.49'

SEE SHEET 6

191ST STREET
(PUBLIC RIGHT-OF-WAY)

191st STREET
(PUBLIC RIGHT-OF-WAY)

LEGEND

L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
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B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
○	5/8 IN. DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT - 0094" SET FLUSH
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NOTE:
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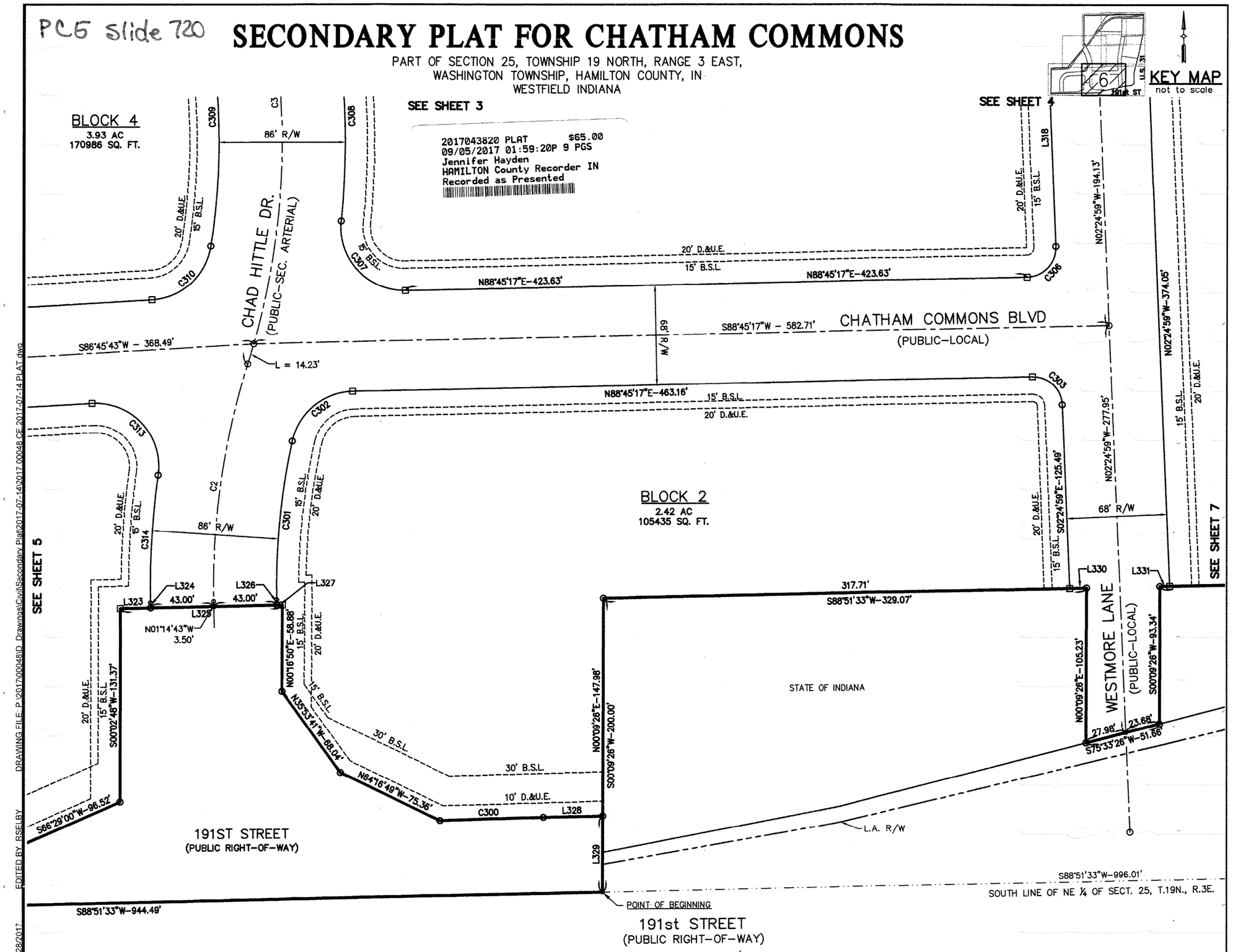
SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA



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09/05/2017 01:59:20P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

LEGEND

L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY
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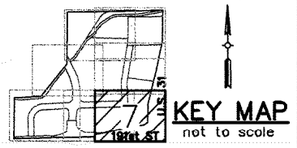

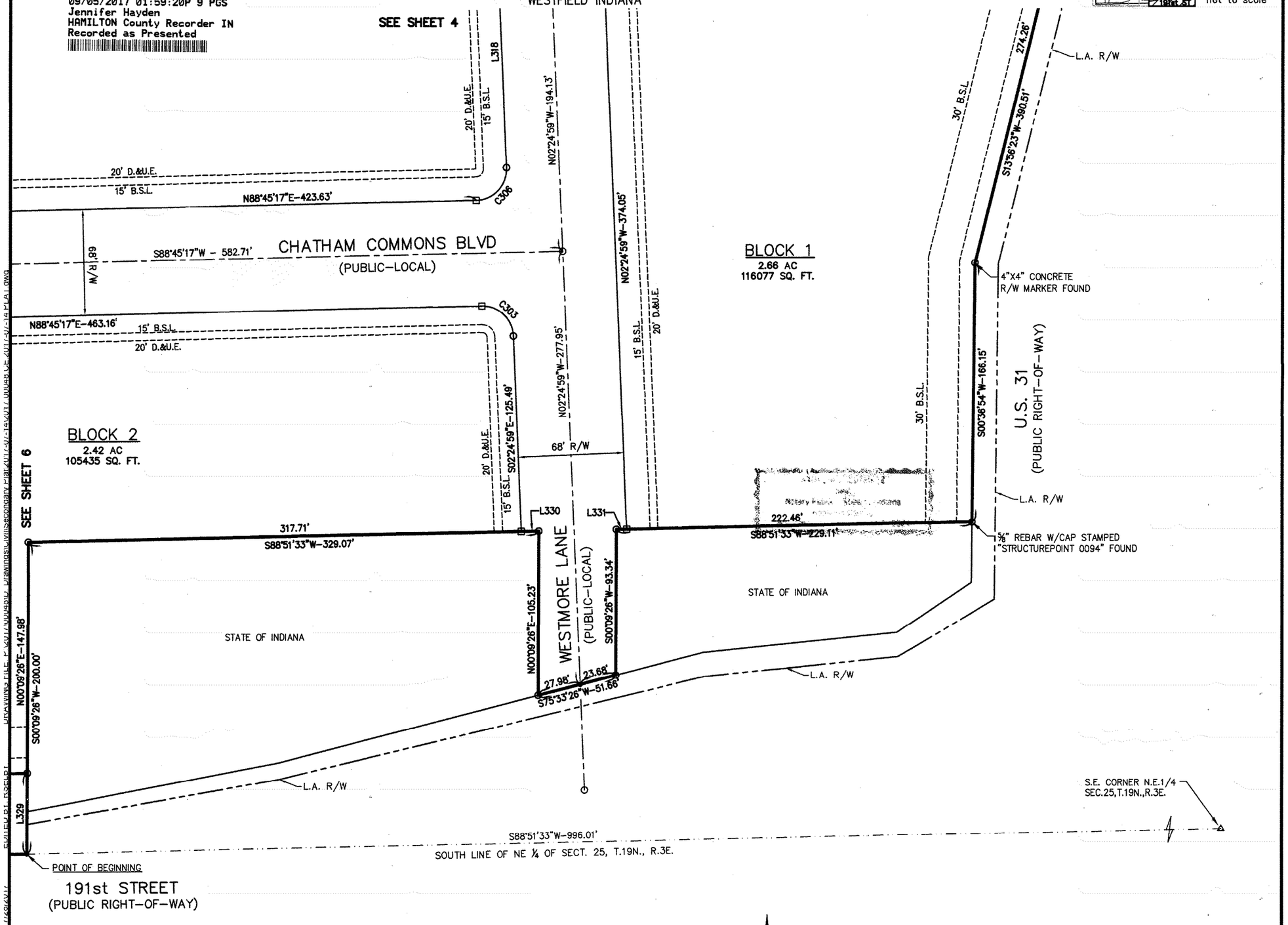

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LINE TABLE		
LINE #	BEARING	DISTANCE
L300	N26°26'15"W	71.24'
L301	S39°49'21"W	11.59'
L302	S48°57'42"W	59.25'
L303	N32°33'41"E	161.64'
L304	S86°17'06"W	96.84'
L305	N88°48'10"E	10.00'
L306	N79°10'48"E	41.67'
L307	S09°25'36"W	7.93'
L308	S09°25'36"W	28.40'
L309	N26°26'15"W	24.19'
L310	N39°33'08"E	19.88'
L311	N48°57'42"E	60.35'
L312	S09°25'36"W	25.56'
L313	S04°33'38"W	38.61'
L314	S04°33'38"W	35.39'
L315	S75°22'25"W	45.30'
L316	S02°49'55"W	53.33'
L317	S09°10'03"W	27.58'
L318	N02°24'59"W	139.02'
L319	S26°26'15"E	24.40'
L320	S89°42'07"W	8.94'
L321	S89°42'07"W	83.88'
L322	S87°05'55"W	14.94'
L323	S88°51'35"W	20.66'
L324	S01°14'43"E	3.43'
L325	S88°51'35"W	110.52'
L326	N01°14'43"W	3.58'
L327	S88°51'35"W	3.86'
L328	N88°51'35"E	40.44'
L329	S00°09'26"W	52.02'
L330	S88°51'33"W	11.36'
L331	N88°51'33"E	6.65'
L332	S09°10'03"W	9.12'

LINE TABLE		
LINE #	BEARING	DISTANCE
L333	S11°37'04"W	42.92'
L334	N88°39'10"E	1.81'
L335	S74°33'31"W	42.29'
L336	S88°48'11"W	0.70'
L337	N46°14'43"W	21.47'
L338	N02°54'05"W	9.33'
L339	S00°17'56"E	8.34'
L340	S43°45'17"W	21.51'

BOUNDARY CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C300	70.45'	3052.00	S88°11'55"W	70.44'
C301	108.57'	457.00	N05°33'39"E	108.31'
C302	57.33'	43.00	N50°33'39"E	53.18'
C303	31.01'	20.00	S46°49'51"E	27.99'
C304	94.21'	466.00	S03°22'32"W	94.05'
C305	107.96'	534.00	N03°22'32"E	107.78'
C306	31.82'	20.00	N43°10'09"E	28.57'
C307	72.72'	43.00	S42°47'50"E	64.36'
C308	304.10'	543.00	N10°23'37"W	300.15'
C309	281.67'	457.00	S08°46'50"E	277.23'
C310	58.45'	43.00	S47°49'09"W	54.05'
C311	282.63'	184.00	S42°45'30"W	255.65'
C312	178.18'	116.00	N42°45'30"E	161.17'
C313	75.94'	43.00	S42°38'50"E	66.45'
C314	87.08'	543.00	S03°20'57"W	86.99'
C315	110.57'	140.00	N56°33'13"E	107.72'
C316	99.46'	165.89	S70°36'13"W	97.97'
C317	52.09'	52.08	S22°47'25"W	49.95'
C318	32.49'	30.08	S21°46'20"W	30.94'
C319	86.59'	143.89	S70°38'59"W	85.29'

ROAD CENTERLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	ROAD NAME
C1	230.40	150.00	S42°45'30"W	208.41'	CHATHAM COMMONS BLVD.
C2	163.81	500.00	N08°08'25"E	163.08'	CHAD HITTLE DR.
C3	383.65	500.00	N04°27'21"W	374.31'	CHAD HITTLE DR.
C4	101.09	500.00	N03°22'32"E	100.92'	WESTMORE LANE

CITY OF WESTFIELD

By: _____

Matthew Skelton
Pritned Name

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared Matthew Skelton, agent of The City of Westfield and acknowledged the execution of the foregoing Secondary Plat for and on behalf of said entity. Witness my hand and Notarial Seal this 1st day of September, 2017.

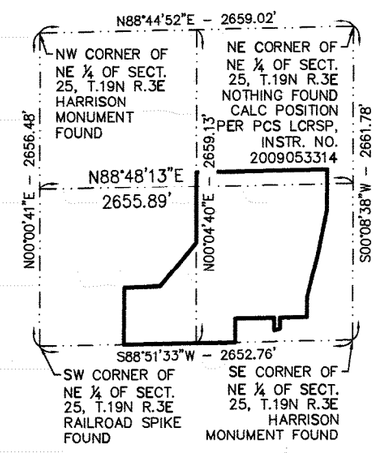
My Commission Expires:
2/3/2024

Residing in Hamilton County, Indiana

Notary Public

Patricia J. Leuteritz
Printed Name

PATRICIA J LEUTERITZ
Seal
Notary Public - State of Indiana
Hamilton County
My Commission Expires Feb 3 2024



SECTION CORNER DETAIL
SCALE: 1"=1000'

LEGEND

L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
D.U.&L.E.	DRAINAGE, UTILITY & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
○	⅝ IN. DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT – 0094" SET FLUSH
□	4"x4"x30" CONCRETE W/CUT "+" SET FLUSH

PREPARED BY/LAND SURVEYOR:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

NOTE:
SEE SHEET 8 FOR LINE & CURVE TABLE.

OWNER/SUBDIVIDER:
CHATHAM HILLS LLP
20298 TOMLINSON RD
WESTFIELD, IN 46074

AMERICAN STRUCTUREPOINT INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA

2017043820 PLAT $65.00
09/05/2017 01:59:20P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

DEED OF DEDICATION

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Chatham Commons, an addition to Westfield, Indiana. All public rights-of-way shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

Easements and Covenants

The Owners expressly covenant and warrant on behalf of themselves and all future owners of the Lots and Blocks within this subdivision that the streets, driveways, sidewalks, landscaping, and signs not located within public right of way are private and that all maintenance, repairs, and replacement now and forever shall be undertaken at the expense of the Lot and Block owners in accordance with the terms and conditions set forth in the owners association bylaws and articles. No governmental entity has any duty or responsibility to maintain, repair, or replace any private street, driveway, sidewalk, landscaping, or sign not located within public right of way.

Drainage Easements, Drainage and Utility Easements

These are strips of ground shown on this instrument as variable sizes which are reserved solely for the installation and maintenance of underground utilities for the non-exclusive use of the city and county in which this subdivision is located, and for utility companies for the installation and maintenance of underground mains, ducts, sewers and drainage, subject at all times to approval from the proper authorities and the provisions of any recorded easements. No permanent or other structures shall be erected or maintained on said strips, including, but not limited to, fences, patios, and decks.

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2042, at which time said covenants, or restrictions, shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or in part. Invalidation of any of the foregoing covenants, or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

CHATHAM HILLS, LLP

By: Steven H. Henke

Steven H. Henke partner Henke Development Corp. LLC, managing partner, Chatham Hills, LLP
Printed Name

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared Steven Henke, partner, Henke Development Corp. managing partner, Chatham Hills, LLP (owner) and acknowledged the execution of the foregoing Secondary Plat for and on behalf of said entity. Witness my hand and Notarial Seal this 10th day of August, 2017.

My Commission Expires:
4-8 2023

Residing in Hamilton County, Indiana

Notary Public

Douglas Lee Fleener
Printed Name

REGISTERED LAND SURVEYOR'S CERTIFICATE

I Michael J. Smith, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana:

The size of the lots and blocks and widths of the streets and easements are shown in figures denoting feet and decimal parts thereof;

The subdivision consists of Lots 1 and 2, Blocks 1 through 6, inleusive, Common Areas 1 and 2 and streets and easements as shown hereon,

The boundary lines for this plat are based on the ALTA/ACSM Land Title Survey by Hahn Surveying Group, Inc recorded July 24, 2017 as Instrument No. 2017035184 in the Office of the Hamilton County Recorder.

Michael J. Smith
LS20500025
Date: 7-28-17

MICHAEL J. SMITH REGISTERED No. 20500025 STATE OF INDIANA LAND SURVEYOR

Monumentation Note

The monuments on the perimeter of the subdivision have been set prior to the recording of this plat. Some of the interior monuments may not have been set due to the probability that they will be disturbed during construction. An affidavit, cross-referenced to this plat, will be recorded after the interior monumentation has been completed, no later than two years after the recording of this plat.

Plan Commission Certificate:

Under authority provided by I.C. 36-7, enacted by the general assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the City Council of the City of Westfield, Hamilton County, Indiana, this plat was given approval by the Westfield-Washington Township Advisory Plan Commission, as follows:

Approved by the Director of the Economic and Community Development Department of the City of Westfield, Hamilton County, Indiana, pursuant to the Westfield-Washington Township Unified Development Ordinance, on the 23rd day of August, 2017.

Westfield-Washington Township Plan Commission

By:

Matthew S. Skelton, Esq., Director
Economic and Community Development Department

Board of Public Works and Safety Certificate:

This plat and the acceptance of any public rights-of-way dedicated herein is hereby approved on the 23rd day of August, 2017, by the Director of the Public Works Department of the City of Westfield, Indiana, on behalf of the Board of Public Works and Safety, pursuant to Resolution 15-120 enacted by the Board of Public Works and Safety on August 26, 2015, and Article 7.4(B) of the Unified Development Ordinanee.

Jeremy Dollar, Director
Public Works Department

LEGEND

L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
D.U.&L.E.	DRAINAGE, UTILITY & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
O	⅝ IN. DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT - 0094" SET FLUSH
□	4"x4"x30" CONCRETE W/CUT "+" SET FLUSH

PREPARED BY/LAND SURVEYOR:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

NOTE:
SEE SHEET 8 FOR LINE & CURVE TABLE.

OWNER/SUBDIVIDER:
CHATHAM HILLS LLP
20298 TOMLINSON RD
WESTFIELD, IN 46074

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
- Michael J. Smith

AMERICAN STRUCTUREPOINT INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

MRC

DULY ENTERED FOR TAXATION
Subject to final acceptance of transfer
5th day of November 2018 - ALC
Auditor of Hamilton County
Parcel # 08-05-25-00-00-022.003
Parcel # 08-05-25-00-00-022.101

2018052121 WD $25.00
11/05/2018 12:14:34PM 4 PGS
Jennifer Hayden
Hamilton County Recorder IN
Recorded as Presented

LLP

File Number: 18615097-IND
State Tax ID: 29-05-25-000-022.003-025, State Tax ID: 29-05-25-000-022.101-025

WARRANTY DEED

AKA Norman J. Gray

THIS INDENTURE WITNESSETH That Norman Gray, (Grantor), of Hamilton County, in the State of Indiana, CONVEYS AND WARRANTS to Chatham Hills, LLP (Grantee), a limited liability company authorized to conduct business in the State of Indiana, of Hamilton County, in the State of Indiana, for valuable consideration the following described real estate in Hamilton County, State of Indiana:

SEE EXHIBIT A

Commonly known as 1319 East 196th Street, Westfield, IN 46074, 0 Tomlinson Road, Westfield, IN 46074.

This conveyance is subject to:

1. All taxes due and payable in 2018, and thereafter.

2. All general and special assessments and all other governmental, municipal and public dues, charges and impositions not delinquent; all easements, restrictions, agreements, covenants and other matters of record.

IN WITNESS WHEREOF, Grantors have executed this deed this 31st day of October, 2018.

GRANTOR:

Norman Gray AKA Norman J. Gray

State of Indiana)
)SS. ACKNOWLEDGMENT
County of Marion)

AKA Norman J. Gray

Before me, a Notary Public in and for said County and State, personally appeared Norman Gray who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 31st day of October, 2018.

RACHEL R. FITZWATER
Notary Public, State of Indiana
Hamilton County
Commission # 659056
My Commission Expires
October 24, 2022

(Signature of Notary Public)
Printed _____
County of Residence: _____
Commission #: _____
Commission Exp: _____

Send tax bills to Grantee @ Grantee's address: Chatham Hills, LLP, 20298 Tomlinson Road, Westfield, IN 46074

After Recording return to: ATA National Title Group of Indiana, LLC, 8335 Keystone Crossing, Ste. 104 Indianapolis, IN 46240.

This instrument prepared by: Kassandra Green, Attorney at Law #28258-29, The Green Law Firm, LLC, PO BOX 20283, Indianapolis, IN 46220.

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

EXHIBIT "A"

Land situated in the County of Hamilton, State of Indiana

TRACT I

Part of the West Half of the Northeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Northeast Quarter, thence South 88 degrees 42 minutes 09 seconds West (assumed bearing) along the North line of said Quarter Quarter Section a distance of 500.00 feet to the POINT OF BEGINNING; thence South 00 degrees 01 minutes 28 seconds West parallel with the East line of said West Half a distance of 697.16 feet; thence North 88 degrees 42 minutes 09 seconds East parallel to said North line a distance of 250.00 feet; thence South 00 degrees 01 minutes 28 seconds West parallel with said East line a distance of 550.74 feet; thence North 88 degrees 42 minutes 09 seconds East parallel with said North line a distance of 250.00 feet to said East line, thence South 00 degrees 01 minutes 28 seconds West along the East line thereof a distance of 560.50 feet to a point on the South bank of the Wheeler and Beals Drain, said point being the Northeast corner of the Ila McGuire tract recorded in Deed Book 353, page 978, in the Office of the Recorder of Hamilton County, Indiana; thence Southwesterly along said South bank to a point that is 484.60 feet North measured perpendicular from the South line of said West Half and 307.10 feet measured perpendicular from the East line of said West Half said point being the
Northwest corner of said Ila McGuire tract; thence continue Southwesterly along said South bank to a point that is 476.69 feet North measured perpendicular from the South line of said West Half and 609.8 feet West measured perpendicular from the East line of said West Half; thence South 88 degrees 48 minutes 26 seconds West 3.55 feet; thence North 00 degrees 02 minutes 41 seconds West 21.41 feet; thence South 88 degrees 48 minutes 26 seconds West 49.50 feet; thence North 00 degrees 02 minutes 41 seconds West 830.51 feet to a point on the South line of the North Half of said Northeast Quarter Section; thence North 88 degrees 45 minutes 17 seconds East along said South line a distance of 207.17 feet; thence North 00 degrees 02 minutes 41 seconds West parallel with the West line of said West West a distance of 250.00 feet; thence South 88 degrees 45 minutes 17 seconds West parallel to said South line a distance of 386.34 feet; thence North 00 degrees 02 minutes 41 North West parallel to said West line a distance of 1078.64 feet to a point on the North line of said Quarter-Quarter Section; thence North of 88 degrees 42 minutes 09 seconds East on the North line thereof a distance of 344.82 feet to the POINT OF BEGINNING.

TRACT II

A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 00 degrees 00 minutes 00 seconds (assumed bearing) 1078.11 feet on and along the West line of said Northeast Quarter; thence North 88 degrees 48 minutes 10 seconds East 522.75 feet parallel to the South line of the North Half of said Northeast Quarter to a 5/8" iron rod with yellow cap stamped S0083 at the POINT OF BEGINNING of this description; thence North 88 degrees 48 minutes 10 seconds East 348.45 feet parallel to said South line to a 5/8" iron rod with yellow cap stamped S0083; thence South 00 degrees 00 minutes 00 seconds 250.08 feet, more or less, parallel to the West line of said Northeast Quarter to a 5/8" iron rod with yellow cap stamped

S0083 on the South line of the North Half of said Northeast Quarter; thence South 88 degrees 48 minutes 10 seconds West 348.45 feet on and along said South line to a 5/8" iron rod with yellow cap stamped S0083; thence North 00 degrees 00 minutes 00 seconds 250.08 feet parallel with the West line of said Northeast Quarter to the POINT OF BEGINNING. Containing 2.00 acres more or less.

Commonly Known as: 1319 East 196th Street, 0 Tomlinson Road
Tax Parcel ID: 08-05-25-00-00-022.003 State Parcel ID: 29-05-25-000-022.003-025
Tax Parcel ID: 08-05-25-00-00-022.101 State Parcel ID: 29-05-25-000-022.101-025

Mail Tax Bills To: **E. 196th Street, Westfield, In. 46074**

True and Certified Copy

1600

WARRANTY DEED

THIS INDENTURE WITNESSETH, that **Cindy Harkness,** of **Hamilton** County, in the State of Indiana, CONVEYS AND WARRANTS to **Jackie L. Bieghler and Kelley S. Bieghler, Husband and Wife,** of **Hamilton** County, in the State of Indiana, in consideration of One Dollar and other valuable consideration, the receipt of which are hereby acknowledged, the following described real estate in **Hamilton** County, State of Indiana:

See Legal Exhbit "A"

DULY ENTERED FOR TAXATION J
Subject to final acceptance for transfer
29 day of August, 2002
Robin N Mills Auditor of Hamilton County
Parcel # 08-05-25-00-00-022.000

Dated this **This 25th Day of October, 2001.**

Cindy Harkness
Signature *Cindy Harkness* (Seller)

200200062152
Filed for Record in
HAMILTON COUNTY, INDIANA
MARY L CLARK
08-29-2002 03:52 pm.
WARR DEED 16.00

Signature (Seller)

State of Indiana)
) SS:
Marion County)

Before me, a Notary Public, in and for said County and State, this This 25th Day of October, 2001, personally appeared ***Cindy Harkness***, who acknowledged the execution of the foregoing deed, In witness whereof, I have hereunto subscribed ~~my name~~ and affixed by official seal.

My Commission Expires: 4-2-2008

SUMER L. SHARP NOTARY PUBLIC HAMILTON COUNTY, IN MY COMMISSION EXPIRES APRIL 2 2008

~~Sumer L. Sharp~~
Resident of Hamilton County

This instrument prepared by:
Timothy L. Corbin
Attorney at Law
9003 Greenlee Circle
Indianapolis, IN 46234
(317) 271-7963
Atty. No. 17913-49

Exhibit "A"

Part of the Northwest Quarter of the Northeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, thence South along the East line of the aforesaid Quarter-Quarter Section, South 00 degrees 01 minutes 28 seconds West, 1247.90 feet; thence South 88 degrees 42 minutes 09 seconds West; parallel with the North line of the aforesaid Quarter-Quarter Section, 250.00 feet thence North 00 degrees 01 minutes 28 seconds East parallel with the aforesaid East line, 1247.90 feet to a point on the North line of said Quarter-Quarter Section; thence on and along said North 88 degrees 42 minutes 09 seconds East, 250.00 feet to the Point of Beginning of this description, containing 7.160 acres, more or less.

FDS

2018057657 WD $25.00
12/11/2018 03:41:53PM 3 PGS
Jennifer Hayden
Hamilton County Recorder IN
Recorded as Presented

N

DULY ENTERED FOR TAXATION
Subject to final acceptance of transfer
11th day of December 2018 - SBH
Auditor of Hamilton County
Parcel # 08-05-25-00-00-022.005

Tax ID Number(s):
08-05-25-00-00-022.005 29-05-25-000-022.005-025

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Pete A. Schwartz and Amber Nicole Schwartz, Husband and Wife

CONVEY(S) AND WARRANT(S) TO

Chatham Hills LLP, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Hamilton County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10th day of Dec, 2018.

Pete A. Schwartz

Amber Nicole Schwartz

State of Indiana, County of Hamilton ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Pete A. Schwartz and Amber Nicole Schwartz** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 10th day of Dec, 2018.

My Commission Expires: _____

LaDonna G. Thompson
Signature of Notary Public

_____
Printed Name of Notary Public

LADONNA G. THOMPSON
Hamilton County
My Commission Expires
July 8, 2023

_____
Notary Public County and State of Residence

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:
1343 East 196th Street
Westfield, IN 46074

Grantee's Address and Mail Tax Statements To:
1100 Chatham Hills Blvd
Westfield IN 46074

I 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. Andrew R. Drake

EXHIBIT A

Part of the Northwest Quarter of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 88 degrees 42 minutes 09 seconds West along the North line of said Quarter Quarter Section, 250.00 feet to the Point of Beginning; thence South 00 degrees 01 minutes 28 seconds West parallel with the East line of said Quarter Quarter Section, 697.16 feet; thence South 88 degrees 42 minutes 09 seconds West parallel with the aforesaid North line, 250.00 feet; thence North 00 degrees 01 minutes 28 seconds East parallel with the aforesaid East line, 697.16 feet to a point on said North line; thence North 88 degrees 42 minutes 09 seconds East on and along said North line, 250.00 feet to the Point of Beginning of this description, containing 4.00 acres, more or less.

94093444

9443451

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That THUNDER ISLAND, INC., an Indiana corporation and debtor in possession, acting pursuant to a certain "Entry and Order Approving Sale of Property of the Estate Free and Clear of Liens and Approval of Debtor's Payment of Expenses of Sale From Proceeds" entered on October 7, 1994 in the matter captioned "In re: Thunder Island, Inc., Debtor" (Case No. 94-6550-OV-11, Chapter 11) pending (the "Court Order") in the United States Bankruptcy Court, Southern District of Indiana, Indianapolis Division, CONVEYS AND WARRANTS to LURIE INVESTORS, an Indiana general partnership, a 65.404% undivided interest as a tenant-in-common in and to the real estate described in Exhibit A attached hereto and incorporated herein (the "Real Estate"), subject, however, to the exceptions to title set forth in Exhibit B attached hereto and incorporated herein.

Grantor reserves for itself and its successors and assigns, solely for the benefit of the land described in Exhibit C attached hereto and incorporated herein (the "Benefitted Land") a perpetual, non-exclusive access and utility easement fifty (50) feet in width adjacent to and parallel with the west right-of-way line of U.S. Highway 31 and extending from the south line of the Real Estate to a point which is fifty (50) feet north of the terminus of the first described access control line in the Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, Page 342 as Instrument No. 14308 (the "Easement Area") in order (a) to afford Grantor, its successors and assigns, a commercially reasonable means of access to and from U.S. 31 at the fifty (50) foot driveway access point on U.S. 31 which affords, as of the date hereof, a means of ingress and egress to and from U.S. 31 to the Benefitted Land and (b) to permit Grantor, its successors and assigns to continue the use and enjoyment of existing utility lines and facilities located within the Easement Area.

Grantor further reserves for itself and its successors and assigns, for the benefit of the land described in Exhibit D attached hereto and incorporated herein (the "Additionally Benefitted Land") a perpetual, non-exclusive underground utility easement fifty (50) feet in width and adjacent to and parallel with the west right-of-way line of U.S. Highway 31 and extending from the south line to the north line of the real estate described as Parcel 3 in Exhibit A hereto to permit Grantor, its successors and assigns to extend to the Additionally Benefitted Land such utility lines and services as Grantor, its successors and assigns may deem desirable.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized President of Grantor and has been fully empowered, by the Court Order and proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Grantor certifies that no Indiana gross income tax is due or owing in connection with the foregoing conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 11th day of October, 1994.

This Instrument Recorded OCT 14 1994
Sharon K. Cherry, Recorder, Hamilton County, IN

RECEIVED FOR RECORD
94 OCT 14 PM 1:36
SHARON K. CHERRY
RECORDER
HAMILTON CO. IN

THUNDER ISLAND, INC.
Debtor in Possession

By _____
Michael A. Maio, President

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
14 day of Oct 19 94
Auditor
Hamilton County

Parcel # 08-05-24-00-00-015.017
012 & 012.021

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Michael A. Maio, the President of Thunder Island, Inc, an Indiana corporation and Debtor in possession, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been first duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 11th day of October, 1994.

Notary Public Residing in
Greene County

Von Leigh Wilson
(printed signature)

My Commission Expires:
August 13, 1998

SEND TAX STATEMENTS TO: 8182 Sycamore Road
Indianapolis, IN 46240

This instrument prepared by Tom Charles Huston, Attorney at Law, 11 South Meridian Street, Suite 1313, Indianapolis, IN 46240.

TCH 65206

EXHIBIT A

Legal Description

Parcel 1.

The West Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, containing 20 acres, more or less.

Parcel 2.

The Southwest Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, except ten (10) acres off the North side thereof, containing, after such exception, 30 acres, more or less.

Parcel 3.

The Northeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, containing 40 acres, more or less.

EXHIBIT B

Exceptions to Title

1. The lien of current taxes and annual legal drain maintenance assessments, not delinquent.

2. All matters which would be disclosed by an accurate survey of the Real Estate.

3. Rights of the public and others in and to that part of the Real Estate taken or used for road purposes.

4. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

5. The right of any tenant farmer to harvest before March 1, 1995 growing crops now located on the Real Estate.

6. Right of way granted to the State of Indiana dated January 18, 1955 and recorded March 5, 1955 in Deed record 142, page 159 as Instrument Number 4901. (Parcel I)

7. Electric Pole Line Easement granted to Public Service Company of Indiana, Inc. dated February 15, 1984 and recorded April 2, 1984 in Easement Record 1, page 767 as Instrument Number 84-4038. (Parcel III)

8. Electric Underground Line Easement granted to Public Service Company of Indiana, Inc. dated March 8, 1988 and recorded July 8, 1988 as Instrument Number 8813543. (Parcel III)

9. Permanent extinguishment of all rights and easements of ingress and egress to, from,. and across the limited access facility (known as U.S.R. 31 & 196th Street), as provided in a Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, page 342 as Instrument Number 14308.

10. Set-back and use restrictions; possible assessments, maintenance and reconstruction; and all rights of others entitled to the continued uninterrupted flow of water through the W.C. Inman Drain, a legal drain (Indiana Code I.C. (1981) 36-9-27-33 et sew.)

9443451

EXHIBIT C

Benefitted Land

The East Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana.

9443451

EXHIBIT D

Additionally Benefitted Land

Parcel IV:
Fifteen (15) acres off the South end of the Southwest Quarter of the Northeast Quarter of Section 24, Township 19 North, Range 3 East; ALSO, the Northwest Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East, containing forty (40) acres, more or less.

ALSO

Part of the Southeast Quarter of the Northeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of Section 24, Township 19 North, Range 3 East; thence South 88 degrees 08 minutes 41 seconds West (assumed bearing) on and along the South line of said northeast Quarter 1325.50 feet to the West line of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 11 minutes 34 seconds West on and along said West line 1337.32 feet to the North line of the Southeast Quarter of said Northeast Quarter; thence North 87 degrees 46 minutes 25 seconds East on and along said North line 424.17 feet to a point that is 900.00 feet South 87 degrees 46 minutes 25 seconds West of the East line of said Northeast Quarter; thence South 00 degrees 15 minutes 40 seconds East parallel with the East line of said Northeast Quarter 484.29 feet; thence North 87 degrees 46 minutes 25 seconds East parallel with the North line of the Southeast Quarter of said Northeast Quarter 450.00 feet; thence North 00 degrees 15 minutes 40 seconds West parallel with said East line 484.29 feet to said North line; thence North 87 degrees 46 minutes 25 seconds East on and along said North line 450.00 feet to the East line of said Northeast Quarter; thence South 00 degrees 15 minutes 40 seconds East on and along said East line 1345.85 feet to the place of beginning.

Parcel V:
Part of the South Half of the Northeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Beginning at a point on the North line of the South half of the Northeast Quarter of Section 24, Township 19 North, Range 3 East which is 450.00 feet South 87 degrees 46 minutes 25 seconds West (assumed bearing) from the Northeast corner thereof; thence South 87 degrees 46 minutes 25 seconds West on and along said North line 450.00 feet; thence South 00 degrees 15 minutes 40 seconds East parallel with the East line of said Northeast quarter 484.29 feet; thence North 87 degrees 46 minutes 25 seconds East parallel with said North line 450.00 feet; thence North 00 degrees 15 minutes 40 seconds West parallel with said East line 484.29 feet to the place of beginning.

Parcel VI:
Ten (10) acres off the North side of the Southwest Quarter of the Southeast Quarter of Section 24, Township 19 North Range 3 East in Hamilton County, Indiana.

This Instrument Recorded OCT 14 1994
Sharon K. Cherry, Recorder, Hamilton County, IN

9443451

9429344

9443452

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That THUNDER ISLAND, INC., an Indiana corporation and debtor in possession, acting pursuant to a certain "Entry and Order Approving Sale of Property of the Estate Free and Clear of Liens and Approval of Debtor's Payment of Expenses of Sale From Proceeds" entered on October 7, 1994 in the matter captioned "In re: Thunder Island, Inc., Debtor" (Case No. 94-6550-OV-11, Chapter 11) pending (the "Court Order") in the United States Bankruptcy Court, Southern District of Indiana, Indianapolis Division, CONVEYS AND WARRANTS to L. M. LURIE ASSOCIATES, INC., an Indiana corporation, a 34.596% undivided interest as a tenant-in-common in and to the real estate described in Exhibit A attached hereto and incorporated herein (the "Real Estate"), subject, however, to the exceptions to title set forth in Exhibit B attached hereto and incorporated herein.

Grantor reserves for itself and its successors and assigns, solely for the benefit of the land described in Exhibit C attached hereto and incorporated herein (the "Benefitted Land") a perpetual, non-exclusive access and utility easement fifty (50) feet in width adjacent to and parallel with the west right-of-way line of U.S. Highway 31 and extending from the south line of the Real Estate to a point which is fifty (50) feet north of the terminus of the first described access control line in the Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, Page 342 as Instrument No. 14308 (the "Easement Area") in order (a) to afford Grantor, its successors and assigns, a commercially reasonable means of access to and from U.S. 31 at the fifty (50) foot driveway access point on U.S. 31 which affords, as of the date hereof, a means of ingress and egress to and from U.S. 31 to the Benefitted Land and (b) to permit Grantor, its successors and assigns to continue the use and enjoyment of existing utility lines and facilities located within the Easement Area.

Grantor further reserves for itself and its successors and assigns, for the benefit of the land described in Exhibit D attached hereto and incorporated herein (the "Additionally Benefitted Land") a perpetual, non-exclusive underground utility easement fifty (50) feet in width and adjacent to and parallel with the west right-of-way line of U.S. Highway 31 and extending from the south line to the north line of the real estate described as Parcel 3 in Exhibit A hereto to permit Grantor, its successors and assigns to extend to the Additionally Benefitted Land such utility lines and services as Grantor, its successors and assigns may deem desirable.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized President of Grantor and has been fully empowered, by the Court Order and proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Grantor certifies that no Indiana gross income tax is due or owing in connection with the foregoing conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 11th day of October, 1994.

This Instrument Recorded OCT 14 1994
Sharon K. Cherry, Recorder, Hamilton County, IN

THUNDER ISLAND, INC.
Debtor in Possession

By _____
Michael A. Maio, President

RECEIVED FOR RECORD
94 OCT 14 PM 1:36
SHARON K. CHERRY
RECORDER
HAMILTON CO. IN

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
14 day of Oct 1994
Auditor
Hamilton County

Parcel #_____

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Michael A. Maio, the President of Thunder Island, Inc, an Indiana corporation and Debtor in possession, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been first duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 11th day of October, 1994.

Pam Pugh Wilson
Notary Public Residing in
Greene County

Pam Leigh Wilson
(printed signature)

My Commission Expires:
August 13, 1998

SEND TAX STATEMENTS TO: 8182 Sycamore Road
Indianapolis, IN 46240

This instrument prepared by Tom Charles Huston, Attorney at Law, 11 South Meridian Street, Suite 1313, Indianapolis, IN 46240.

TCH 65206

EXHIBIT A

Legal Description

Parcel 1.

The West Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, containing 20 acres, more or less.

Parcel 2.

The Southwest Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, except ten (10) acres off the North side thereof, containing, after such exception, 30 acres, more or less.

Parcel 3.

The Northeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, containing 40 acres, more or less.

9443452

EXHIBIT B

Exceptions to Title

1. The lien of current taxes and annual legal drain maintenance assessments, not delinquent.

2. All matters which would be disclosed by an accurate survey of the Real Estate.

3. Rights of the public and others in and to that part of the Real Estate taken or used for road purposes.

4. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

5. The right of any tenant farmer to harvest before March 1, 1995 growing crops now located on the Real Estate.

6. Right of way granted to the State of Indiana dated January 18, 1955 and recorded March 5, 1955 in Deed record 142, page 159 as Instrument Number 4901. (Parcel I)

7. Electric Pole Line Easement granted to Public Service Company of Indiana, Inc. dated February 15, 1984 and recorded April 2, 1984 in Easement Record 1, page 767 as Instrument Number 84-4038. (Parcel III)

8. Electric Underground Line Easement granted to Public Service Company of Indiana, Inc. dated March 8, 1988 and recorded July 8, 1988 as Instrument Number 8813543. (Parcel III)

9. Permanent extinguishment of all rights and easements of ingress and egress to, from,. and across the limited access facility (known as U.S.R. 31 & 196th Street), as provided in a Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, page 342 as Instrument Number 14308.

10. Set-back and use restrictions; possible assessments, maintenance and reconstruction; and all rights of others entitled to the continued uninterrupted flow of water through the W.C. Inman Drain, a legal drain (Indiana Code I.C. (1981) 36-9-27-33 et sew.)

9443452

EXHIBIT C

Benefitted Land

The East Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana.

9443452

EXHIBIT D

Additionally Benefitted Land

Parcel IV:

Fifteen (15) acres off the South end of the Southwest Quarter of the Northeast Quarter of Section 24, Township 19 North, Range 3 East; ALSO, the Northwest Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East, containing forty (40) acres, more or less.

ALSO

Part of the Southeast Quarter of the Northeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of Section 24, Township 19 North, Range 3 East; thence South 88 degrees 08 minutes 41 seconds West (assumed bearing) on and along the South line of said northeast Quarter 1325.50 feet to the West line of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 11 minutes 34 seconds West on and along said West line 1337.32 feet to the North line of the Southeast Quarter of said Northeast Quarter; thence North 87 degrees 46 minutes 25 seconds East on and along said North line 424.17 feet to a point that is 900.00 feet South 87 degrees 46 minutes 25 seconds West of the East line of said Northeast Quarter; thence South 00 degrees 15 minutes 40 seconds East parallel with the East line of said Northeast Quarter 484.29 feet; thence North 87 degrees 46 minutes 25 seconds East parallel with the North line of the Southeast Quarter of said Northeast Quarter 450.00 feet; thence North 00 degrees 15 minutes 40 seconds West parallel with said East line 484.29 feet to said North line; thence North 87 degrees 46 minutes 25 seconds East on and along said North line 450.00 feet to the East line of said Northeast Quarter; thence South 00 degrees 15 minutes 40 seconds East on and along said East line 1345.35 feet to the place of beginning.

Parcel V:

Part of the South Half of the Northeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Beginning at a point on the North line of the South half of the Northeast Quarter of Section 24, Township 19 North, Range 3 East which is 450.00 feet South 87 degrees 46 minutes 25 seconds West (assumed bearing) from the Northeast corner thereof; thence South 87 degrees 46 minutes 25 seconds West on and along said North line 450.00 feet; thence South 00 degrees 15 minutes 40 seconds East parallel with the East line of said Northeast quarter 484.29 feet; thence North 87 degrees 46 minutes 25 seconds East parallel with said North line 450.00 feet; thence North 00 degrees 15 minutes 40 seconds West parallel with said East line 484.29 feet to the place of beginning.

Parcel VI:

Ten (10) acres off the North side of the Southwest Quarter of the Southeast Quarter of Section 24, Township 19 North Range 3 East in Hamilton County, Indiana.

This Instrument Recorded OCT 14 1994
Sharon K. Cherry, Recorder, Hamilton County, IN

9443452

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(3)

9537128

11.00
(3)

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That THUNDER ISLAND, INC., an Indiana corporation and debtor in possession, acting pursuant to a certain "Entry and Order (1) Approving Sale of Property of the Estate Free and Clear of Liens, Liens to Attach to Net Proceeds, (2) Making Determination of Secured Status and Authorizing Immediate Distribution of Proceeds, and (3) Authorizing Creation of Escrow for Payment of Administrative Expenses" (the "Court Order") entered on April 12, 1995 in the matter captioned "In re: Thunder Island, Inc., Debtor" (Case No. 94-6550-OV-11, Chapter 11) pending in the United States Bankruptcy Court, Southern District of Indiana, Indianapolis Division, CONVEYS AND WARRANTS to LURIE INVESTORS, an Indiana general partnership, an 87.351% undivided interest as a tenant-in-common in and to the real estate described in Exhibit A attached hereto and incorporated herein (the "Real Estate"), subject, however, to the exceptions to title set forth in Exhibit B attached hereto and incorporated herein.

Grantor relinquishes unto Grantee the easements reserved by Grantor in a certain Corporate Warranty Deed dated October 11, 1994 recorded on October 14, 1994 as Instrument No. 94-43451 in the Office of the Recorder of Hamilton County, Indiana, effective as of August 1, 1995.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized President of Grantor and has been fully empowered, by the Court Order and proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Grantor certifies that no Indiana gross income tax is due or owing in connection with the foregoing conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 13 day of April, 1995.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
31 day of May 1995

Jan M Ogle Auditor
Hamilton County

Parcel # _____

THUNDER ISLAND, INC.
Debtor in Possession

By _____
Michael A. Maio, President

95 MAY 31 PM 3:27
Mary F. Clark
HAMILTON COUNTY RECORDER

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Michael A. Maio, the President of Thunder Island, Inc, an Indiana corporation and Debtor in possession, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been first duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 13th day of April, 1995.

Pox Leigh Wilson
Notary Public Residing in Greene County

Von Leigh Wilson
(printed signature)

My Commission Expires:

August 13, 1998

SEND TAX STATEMENTS TO: 8182 Sycamore Road, Indianapolis, IN 46240

EXHIBIT A

Description of the Real Estate

PARCEL I:

TEN (10) ACRES OFF THE NORTH SIDE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN HAMILTON COUNTY, INDIANA.

PARCEL III:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST, ALL IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

PARCEL IV:

FIFTEEN (15) ACRES OFF THE SOUTH END OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST; ALSO, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST, CONTAINING FORTY (40) ACRES, MORE OR LESS.

ALSO:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 88 DEGREES 08 MINUTES 41 SECONDS WEST (ASSUMED BEARING) ON AND ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 1325.50 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 11 MINUTES 34 SECONDS WEST ON AND ALONG SAID WEST LINE 1337.32 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST ON AND ALONG SAID NORTH LINE 424.17 FEET TO A POINT THAT IS 900.00 FEET SOUTH 87 DEGREES 46 MINUTES 25 SECONDS WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 484.29 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER 450.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS WEST PARALLEL WITH SAID EAST LINE 484.29 FEET TO SAID NORTH LINE; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST ON AND ALONG SAID NORTH LINE 450.00 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST ON AND ALONG SAID EAST LINE 1345.85 FEET TO THE PLACE OF BEGINNING.

PARCEL V:

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST WHICH IS 450.00 FEET SOUTH 87 DEGREES 46 MINUTES 25 SECONDS WEST (ASSUMED BEARING) FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 87 DEGREES 46 MINUTES 25 SECONDS WEST ON AND ALONG SAID NORTH LINE 450.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 484.29 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST PARALLEL WITH SAID NORTH LINE 450.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS WEST PARALLEL WITH SAID EAST LINE 484.29 FEET TO THE PLACE OF BEGINNING.

PARCEL VI:

LOTS 5-27 INCLUSIVE IN STYLE-RITE MEADOWS, AN ADDITION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 23-25, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

EXHIBIT B

Exceptions to Title

1. The lien of current taxes and annual legal drain maintenance assessments, not delinquent.

2. All matters which would be disclosed by an accurate survey of the Real Estate.

3. Rights of the public and others in and to that part of the Real Estate taken or used for road purposes.

4. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

5. The right of any tenant farmer to harvest before March 1, 1996 growing crops now located on the Real Estate.

6. Right of way granted to the State of Indiana dated January 18, 1955 and recorded March 5, 1955 in Deed record 142, page 159 as Instrument Number 4901.

7. Electric Pole Line Easement granted to Public Service Company of Indiana, Inc. dated February 15, 1984 and recorded April 2, 1984 in Easement Record 1, page 767 as Instrument Number 84-4038.

8. Electric Underground Line Easement granted to Public Service Company of Indiana, Inc. dated March 8, 1988 and recorded July 8, 1988 as Instrument Number 8813543.

9. Permanent extinguishment of all rights and easements of ingress and egress to, from,. and across the limited access facility (known as U.S.R. 31 & 196th Street), as provided in a Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, page 342 as Instrument Number 14308.

10. Set-back and use restrictions; possible assessments, maintenance and reconstruction; and all rights of others entitled to the continued uninterrupted flow of water through the W.C. Inman Drain, a legal drain (Indiana Code I.C. (1981) 36-9-27-33 et seq.)

11. Easement granted to Central Indiana Power Company dated November 25, 1938 and recorded October 5, 1939 in Misc. Record 35, page 19 as Instrument Number 11457.

12. Rights of tenants of two (2) residential properties as tenants only for a term not extending beyond December 31, 1995.

95294657

(4)

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11.00
(3)

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That THUNDER ISLAND, INC., an Indiana corporation and debtor in possession, acting pursuant to a certain "Entry and Order (1) Approving Sale of Property of the Estate Free and Clear of Liens, Liens to Attach to Net Proceeds, (2) Making Determination of Secured Status and Authorizing Immediate Distribution of Proceeds, and (3) Authorizing Creation of Escrow for Payment of Administrative Expenses" (the "Court Order") entered on April 12, 1995 in the matter captioned "In re: Thunder Island, Inc., Debtor" (Case No. 94-6550-OV-11, Chapter 11) pending in the United States Bankruptcy Court, Southern District of Indiana, Indianapolis Division, CONVEYS AND WARRANTS to L. M. LURIE ASSOCIATES, INC., an Indiana corporation, a 12.649% undivided interest as a tenant-in-common in and to the real estate described in Exhibit A attached hereto and incorporated herein (the "Real Estate"), subject, however, to the exceptions to title set forth in Exhibit B attached hereto and incorporated herein.

Grantor relinquishes unto Grantee the easements reserved by Grantor in a certain Corporate Warranty Deed dated October 11, 1994 recorded on October 14, 1994 as Instrument No. 94-43451 in the Office of the Recorder of Hamilton County, Indiana, effective as of August 1, 1995.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized President of Grantor and has been fully empowered, by the Court Order and proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Grantor certifies that no Indiana gross income tax is due or owing in connection with the foregoing conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 13 day of April, 1995.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
31 day of MAY 19 95
Jan M Ogle Auditor Hamilton County

Parcel # _____

THUNDER ISLAND, INC.
Debtor in Possession

By _____
Michael A. Maio, President

Mary E. Clark
HAMILTON COUNTY RECORDER
95 MAY 31 PM 3:27

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Michael A. Maio, the President of Thunder Island, Inc, an Indiana corporation and Debtor in possession, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been first duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 19th day of April, 1995.

Lori Leigh Wilson
Notary Public Residing in Greene County

Lori Leigh Wilson
(printed signature)

My Commission Expires:
August 13, 1998

SEND TAX STATEMENTS TO: 8182 Sycamore Road, Indianapolis, IN 46240

This instrument prepared by Tom Charles Huston, Attorney at Law, 11 South Meridian Street, Suite 1313, Indianapolis, IN 46240.

TCH 97098

EXHIBIT A

Description of the Real Estate

PARCEL I:

TEN (10) ACRES OFF THE NORTH SIDE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN HAMILTON COUNTY, INDIANA.

PARCEL III:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST, ALL IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

PARCEL IV:

FIFTEEN (15) ACRES OFF THE SOUTH END OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST; ALSO, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST, CONTAINING FORTY (40) ACRES, MORE OR LESS.

ALSO:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 88 DEGREES 08 MINUTES 41 SECONDS WEST (ASSUMED BEARING) ON AND ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 1325.50 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 11 MINUTES 34 SECONDS WEST ON AND ALONG SAID WEST LINE 1337.32 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST ON AND ALONG SAID NORTH LINE 424.17 FEET TO A POINT THAT IS 900.00 FEET SOUTH 87 DEGREES 46 MINUTES 25 SECONDS WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 484.29 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER 450.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS WEST PARALLEL WITH SAID EAST LINE 484.29 FEET TO SAID NORTH LINE; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST ON AND ALONG SAID NORTH LINE 450.00 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST ON AND ALONG SAID EAST LINE 1345.85 FEET TO THE PLACE OF BEGINNING.

PARCEL V:

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST WHICH IS 450.00 FEET SOUTH 87 DEGREES 46 MINUTES 25 SECONDS WEST (ASSUMED BEARING) FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 87 DEGREES 46 MINUTES 25 SECONDS WEST ON AND ALONG SAID NORTH LINE 450.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 484.29 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST PARALLEL WITH SAID NORTH LINE 450.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS WEST PARALLEL WITH SAID EAST LINE 484.29 FEET TO THE PLACE OF BEGINNING.

PARCEL VI:

LOTS 5-27 INCLUSIVE IN STYLE-RITE MEADOWS, AN ADDITION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 23-25, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

EXHIBIT B

Exceptions to Title

1. The lien of current taxes and annual legal drain maintenance assessments, not delinquent.

2. All matters which would be disclosed by an accurate survey of the Real Estate.

3. Rights of the public and others in and to that part of the Real Estate taken or used for road purposes.

4. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

5. The right of any tenant farmer to harvest before March 1, 1996 growing crops now located on the Real Estate.

6. Right of way granted to the State of Indiana dated January 18, 1955 and recorded March 5, 1955 in Deed record 142, page 159 as Instrument Number 4901.

7. Electric Pole Line Easement granted to Public Service Company of Indiana, Inc. dated February 15, 1984 and recorded April 2, 1984 in Easement Record 1, page 767 as Instrument Number 84-4038.

8. Electric Underground Line Easement granted to Public Service Company of Indiana, Inc. dated March 8, 1988 and recorded July 8, 1988 as Instrument Number 8813543.

9. Permanent extinguishment of all rights and easements of ingress and egress to, from,. and across the limited access facility (known as U.S.R. 31 & 196th Street), as provided in a Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, page 342 as Instrument Number 14308.

10. Set-back and use restrictions; possible assessments, maintenance and reconstruction; and all rights of others entitled to the continued uninterrupted flow of water through the W.C. Inman Drain, a legal drain (Indiana Code I.C. (1981) 36-9-27-33 et seq.)

11. Easement granted to Central Indiana Power Company dated November 25, 1938 and recorded October 5, 1939 in Misc. Record 35, page 19 as Instrument Number 11457.

12. Rights of tenants of two (2) residential properties as tenants only for a term not extending beyond December 31, 1995.

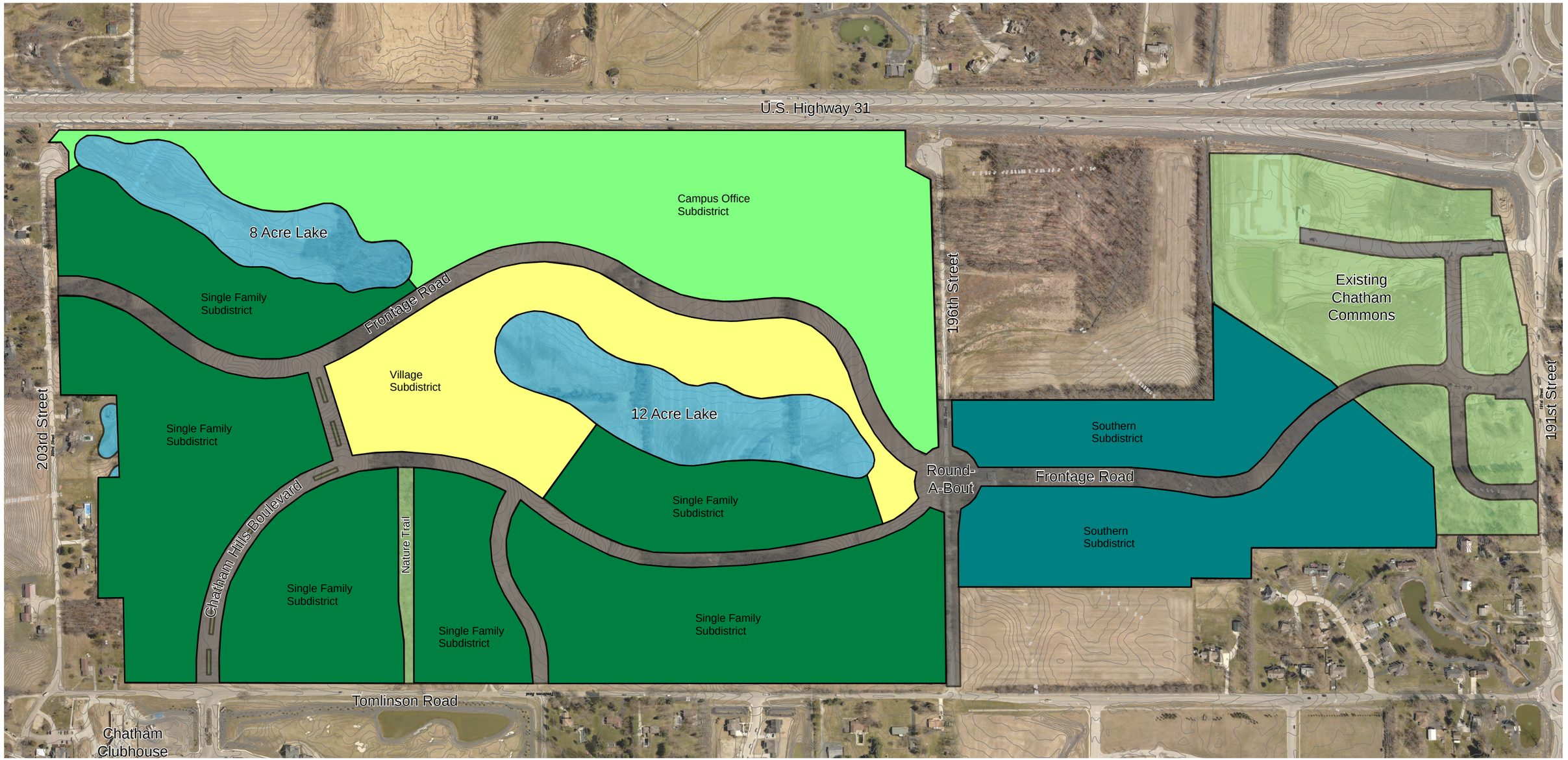


Exhibit B
Concept Plan

Chatham Hills
WESTFIELD

Single Family Subdistrict

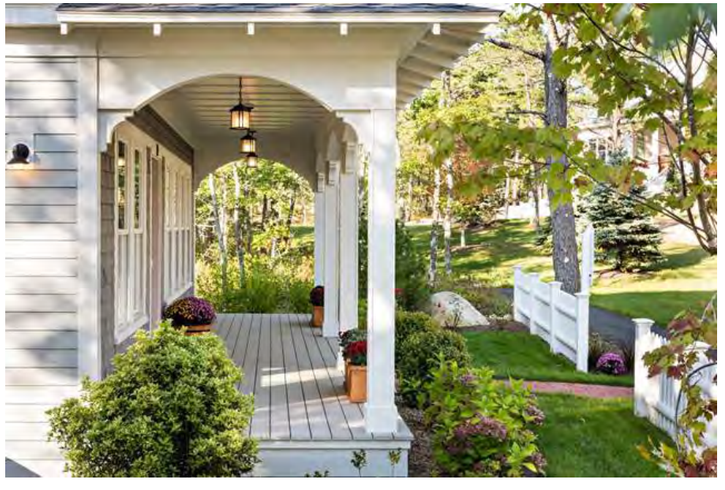


Exhibit C-1
Character Imagery

Chatham Hills
WESTFIELD

Village Center Subdistrict

Exhibit C-2
Character Imagery

Chatham Hills
WESTFIELD

Campus Office Subdistrict

Southern Subdistrict

Exhibit C-3
Character Imagery

Chatham Hills
WESTFIELD

Single Family Subdistrict

Exhibit C-1
Character Imagery

Chatham Hills
WESTFIELD

Village Center Subdistrict

Exhibit C-2
Character Imagery

Chatham Hills
WESTFIELD

Campus Office Subdistrict

Southern Subdistrict

Exhibit C-3
Character Imagery

Chatham Hills
WESTFIELD

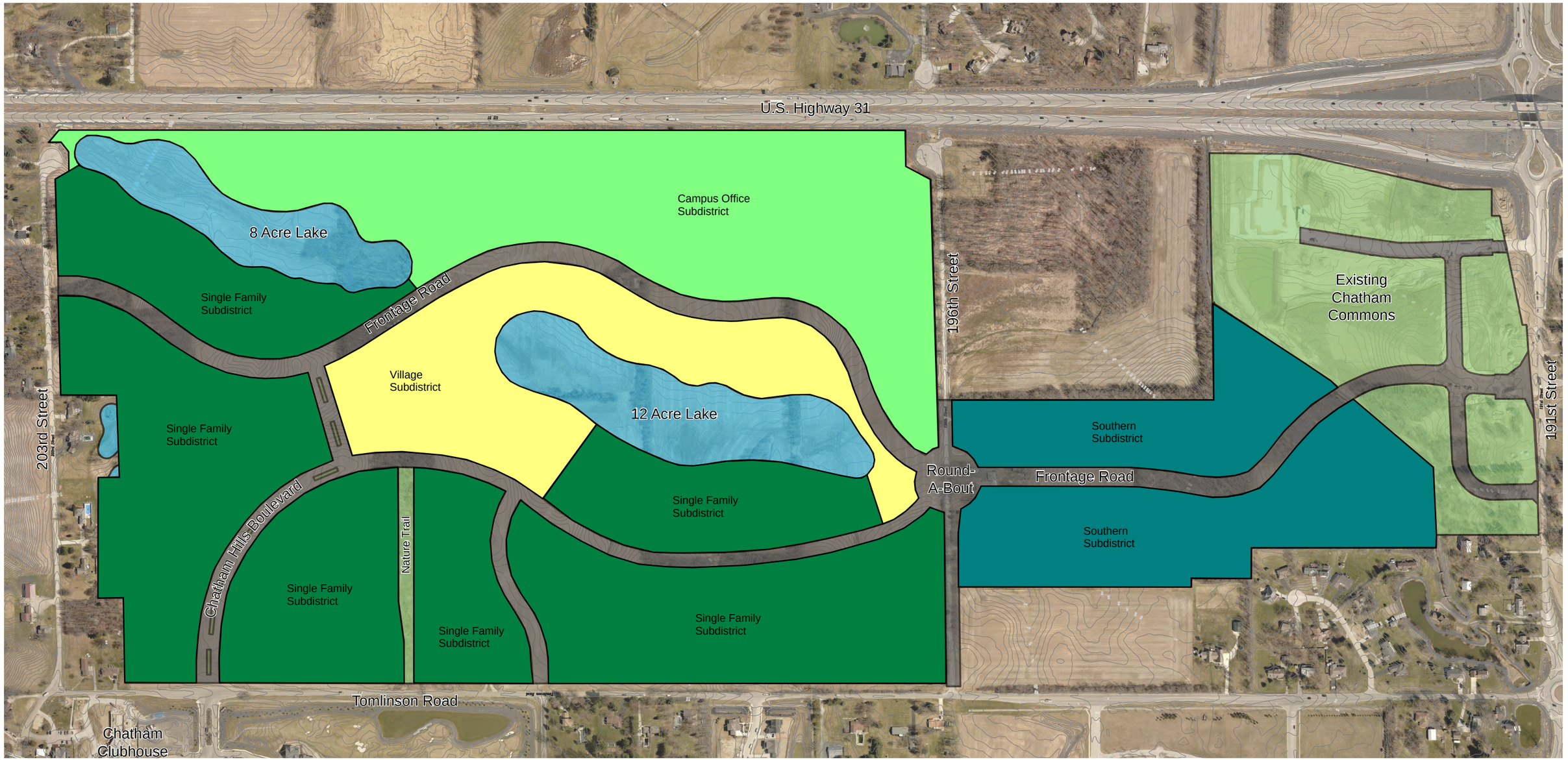


Exhibit B
Concept Plan

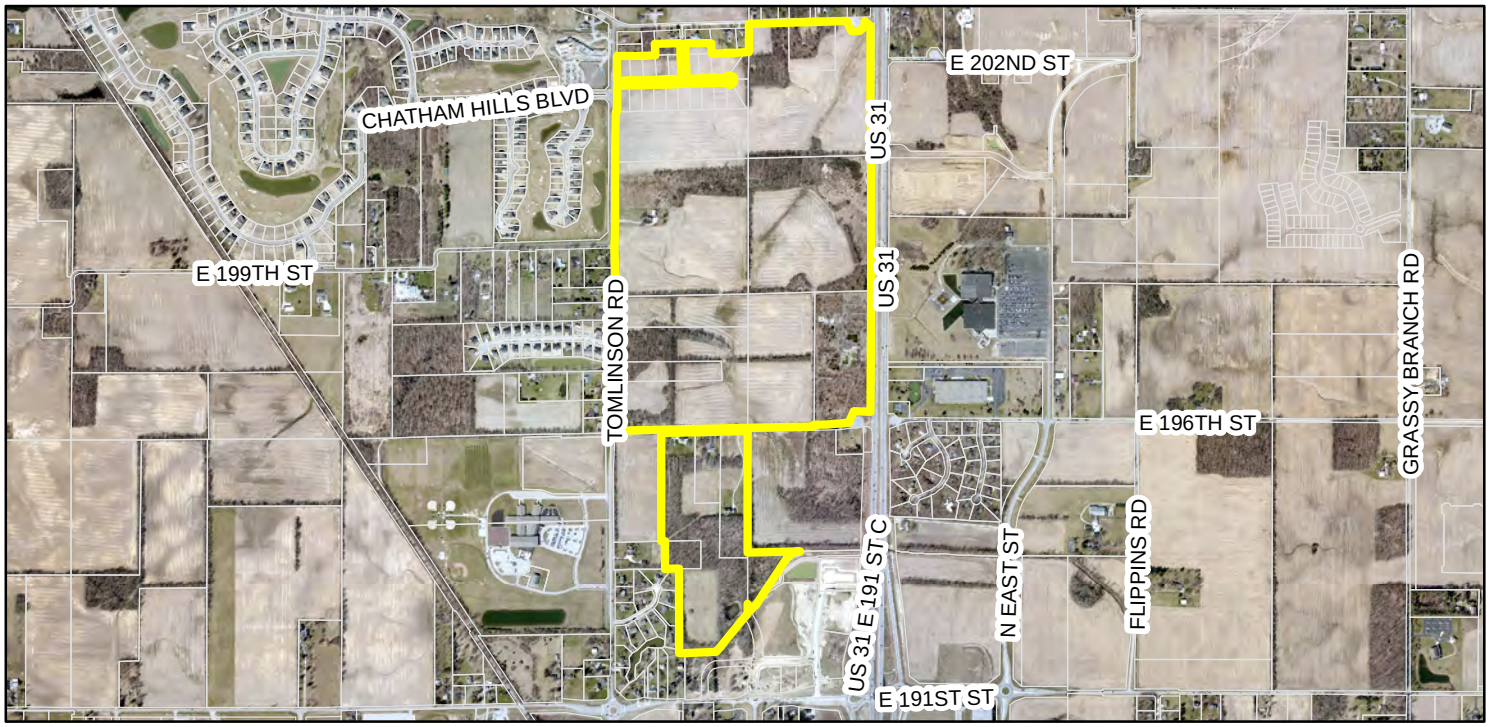
Chatham Hills
WESTFIELD

Property Location Map
Chatham Hills PUD Amendment VII
1910-PUD-34

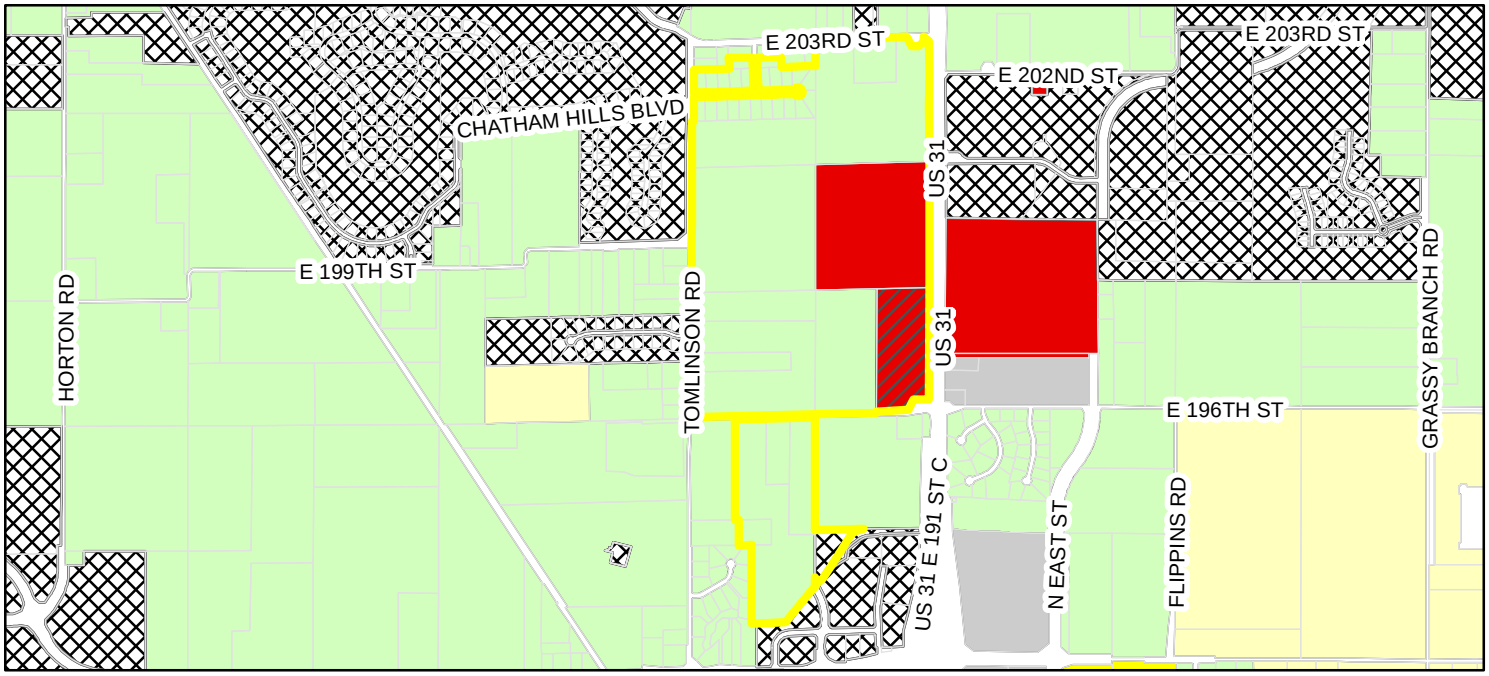
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)

Chatham Hills PUD – Amendment VII

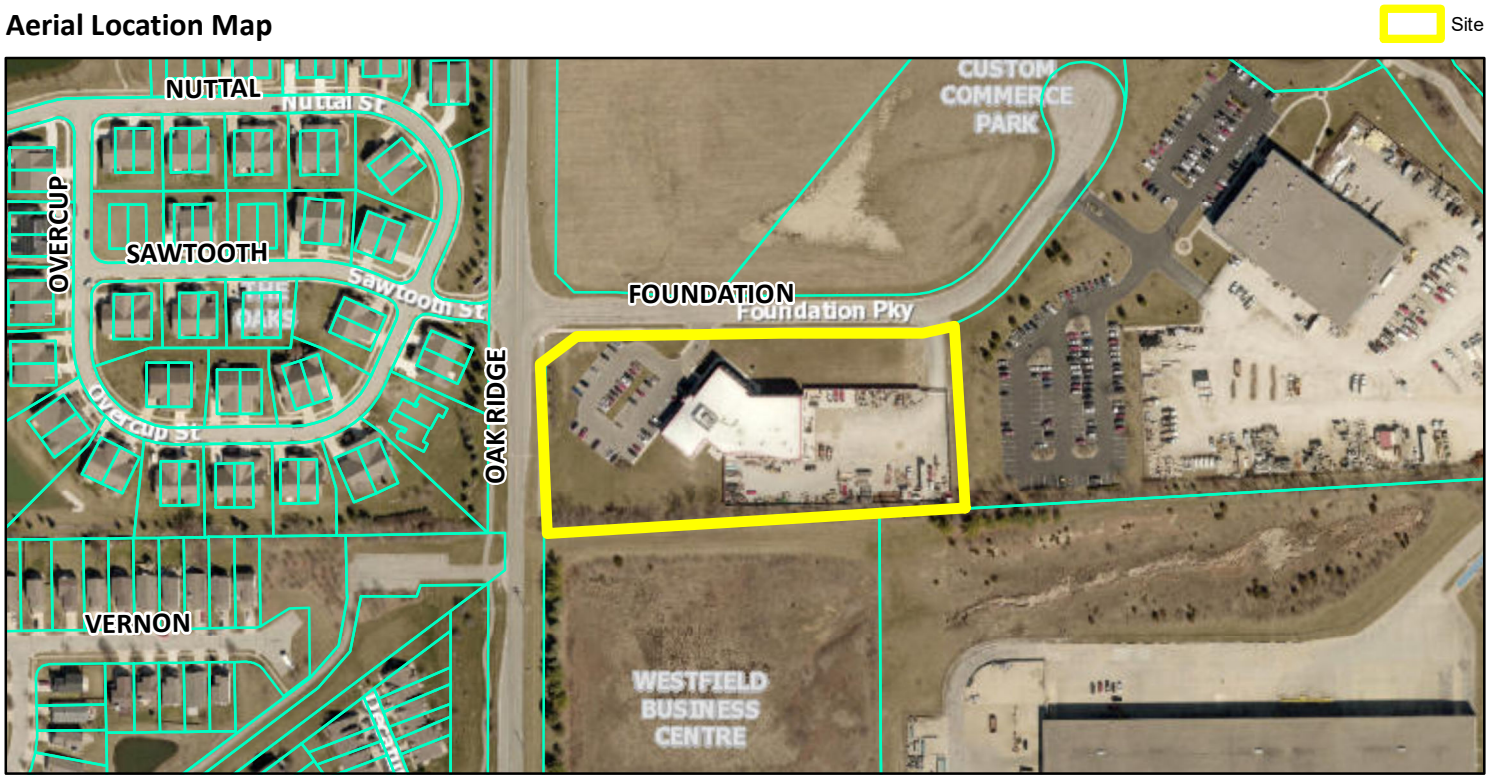
Narrative Statement

Henke Development Group LLC, on behalf of Chatham Hills LLP, is requesting a change of zoning to add roughly 252 acres of property to the existing Chatham Hills PUD. The property is generally located west of US 31, east of Tomlinson Road and south of 203rd Street. The planned use is a continuation of single-family detached homes as well as additional mixed-use development including townhomes, apartments and commercial along US 31 and along Chad Hittle Boulevard. Nestled in the epicenter of the Village will be an outdoor adventure playground coupled with two massive 8-acre and 12-acres recreational lakes. An amphitheater venue will overlook the southern lake, where families can enjoy many evenings of music, games and fun.

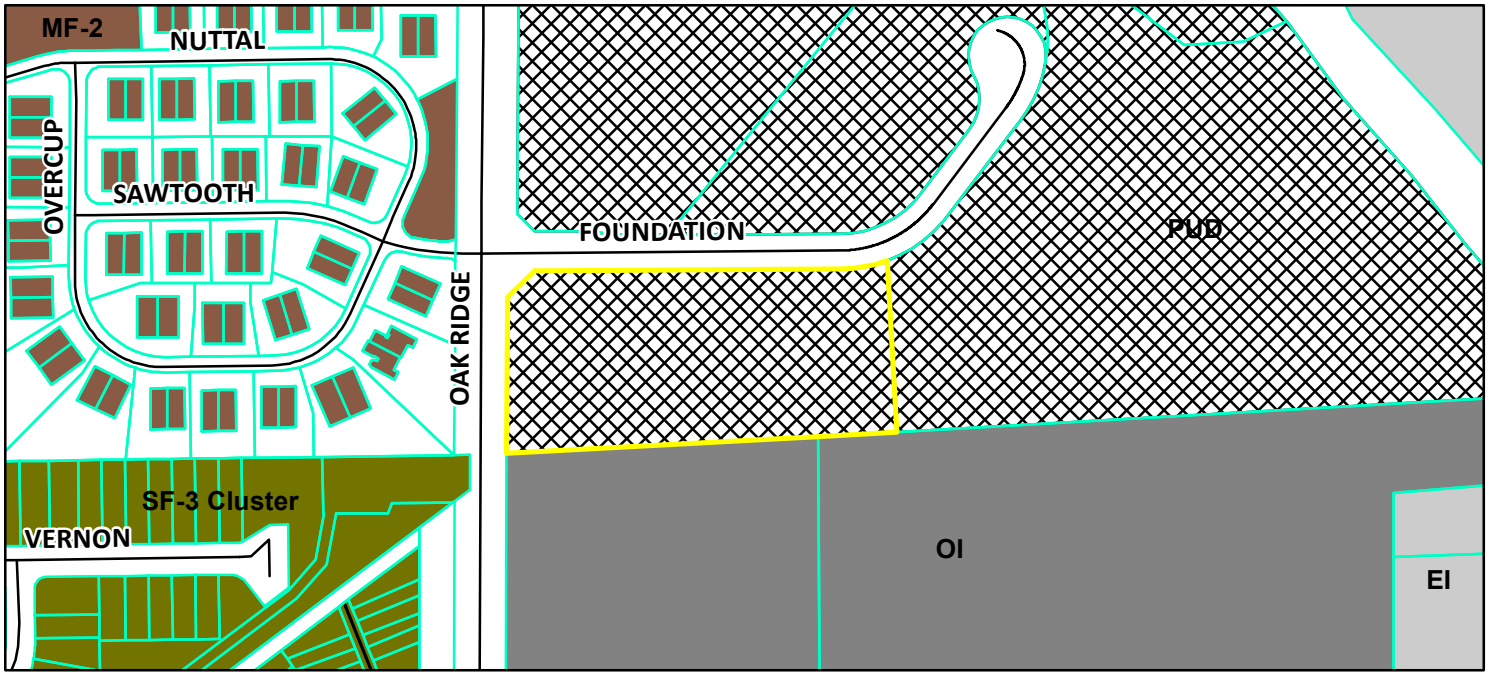
CITY OF Westfield INDIANA

17219 Foundation Parkway

Aerial Location Map



Zoning Map



Parcel
GIS.DBO.PW_Streets
Zoning - All
Zoning
EI (Enclosed Industrial)
MF-2 (Multiple Family - 2)
OI (Open Industrial)
PUD (Planned Unit Development)
SF-3 Cluster

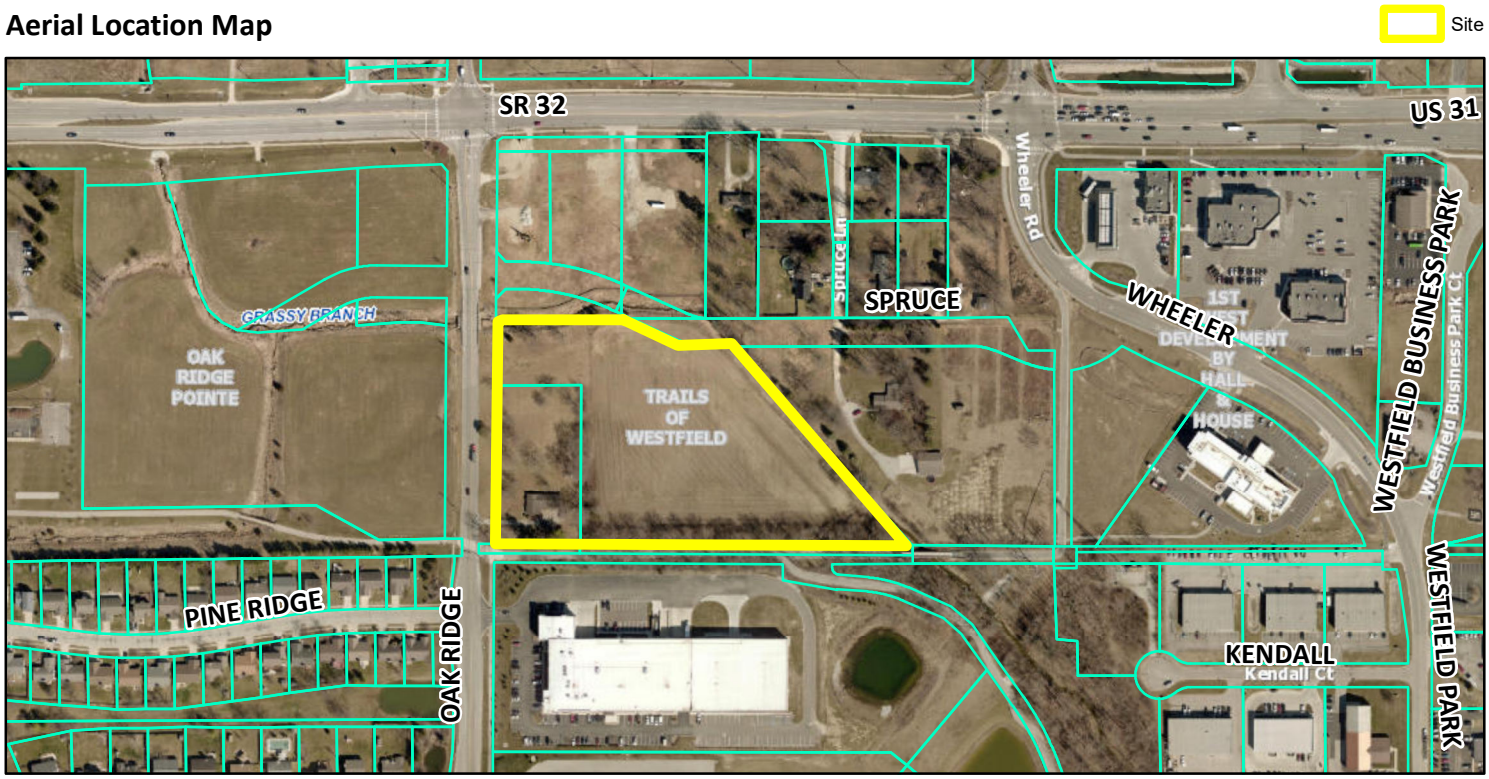
0 0.02 0.04 0.08 0.12 0.16 Miles

N W E S

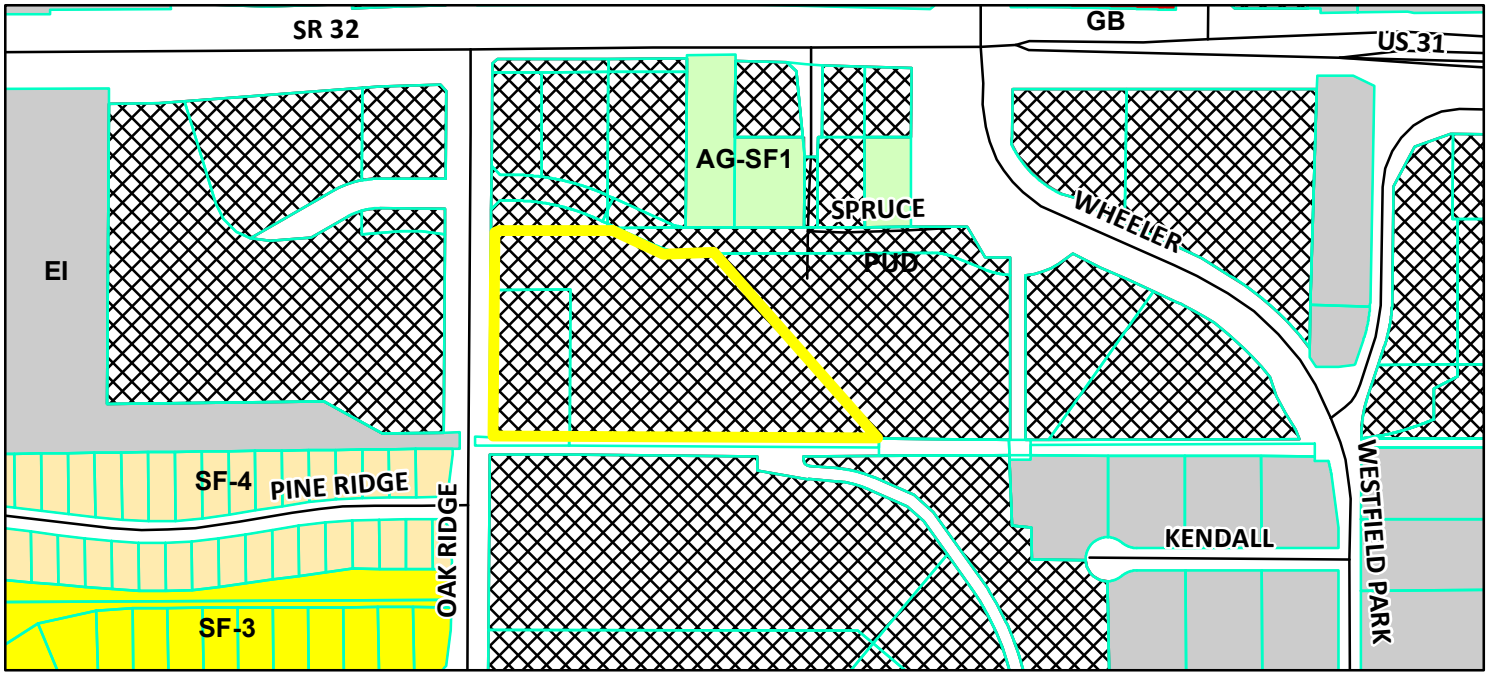
CITY OF Westfield INDIANA

Ord. 19-45
Trails PUD Amendment

Aerial Location Map



Zoning Map



Parcel
GIS.DBO.PW_Streets
Zoning - All
Zoning
AG-SF1 (Agriculture - Single Family - 1)
EI (Enclosed Industrial)
GB (General Business)
PUD (Planned Unit Development)
SF-3 (Single Family - 3)
SF-4 (Single Family - 4)

0 0.0250.05 0.1 0.15 0.2
Miles

N
W E
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ORDINANCE NUMBER 19-21

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the **MIDTOWN AT WESTFIELD PUD DISTRICT**) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1907-PUD-17**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1907-PUD-17** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (8-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on August 20, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the **"Midtown at Westfield PUD District"** (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

2.1 Façade, External: A Building Façade visible from and oriented toward a Primary Street or a Secondary Street.

2.2 Neighborhood, Existing: Shall include the following single-family residential subdivisions: Morgan Woods, Brookview Place, and, Harvest Meadows.

2.3 Street, Primary: An External Street as identified on the Thoroughfare Plan as an Expressway, Arterial or Collector. For purposes of this Ordinance, a Primary Street shall include US Highway 31, 191st Street, East Street, and Union Street, as generally identified and labeled on the Concept Plan.

2.4 Street, Secondary: An Internal Street other than a Tertiary Street that functions as a primary vehicular way from a Primary Street into the District. For purposes of this Ordinance, Secondary Streets shall generally include Flippins Road and those Streets identified and labeled as Secondary Streets on the Concept Plan.

2.5 Street, Tertiary: An Internal Street that terminates or dead ends within the District and functions as a secondary vehicular way from a Secondary Street. For purposes of this Ordinance, Tertiary Streets generally include those Streets identified and labeled as Tertiary Streets on the Concept Plan.

Section 3. Concept Plan. The "Concept Plan", attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The District is hereby divided into six (6) subdistricts, as depicted on the Concept Plan (individually or collectively, "Subdistrict"). Development of each Subdistrict shall be regulated as set forth in this Ordinance. The size and configuration of any Subdistrict shall be permitted to increase or decrease, but shall be as

generally depicted in the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of each Subdistrict shall be as follows (the "Underlying Zoning District"):

4.1	Hotel and Office Subdistrict:	GB: General Business District
4.2	Commercial Subdistrict:	GB: General Business District
4.3	Mixed-Use Subdistrict:	GB: General Business District
4.4	Business and Technology Subdistrict:	EI: Enclosed Industrial District
4.5	East of East Subdistrict:	GO: General Office District
4.6	West of East Subdistrict:	GO: General Office District

Section 5. **Permitted Uses.** The following uses shall be permitted within each Subdistrict, as set forth below:

5.1 Hotel and Office Subdistrict:

A. All uses permitted in the GB: General Business District.

5.2 Commercial Subdistrict:

A. All uses permitted in the GB: General Business District.

B. One (1) Gasoline Service Station; however, no more than one (1) may be permitted within the District.

5.3 Mixed-Use Subdistrict:

A. All uses permitted in the GB: General Business District.

B. All uses permitted in the GO: General Office District.

C. One (1) Gasoline Service Station may be located within the Mixed-Use Subdistrict north of 191st Street and west of East Street; however, no more than one (1) may be permitted within the District.

5.4 Business and Technology Subdistrict:

A. All uses permitted in the EI: Enclosed Industrial District.

B. All uses permitted in the GO: General Office District.

C. Hotel (or Motel).

D. Retail and service uses shall be permitted as an Accessory Use.

5.5 East of East Subdistrict:

A. All uses permitted in the GO: General Office District.

B. Assisted Living Facility.

C. Nursing Home.

D. Townhouse Dwelling.

E. Engineering, research and testing laboratories.

F. Hotel (or Motel).

G. All other uses permitted in the GB: General Business District not otherwise permitted above, if located within a multi-story Building.

5.6 West of East Subdistrict:

A. All uses permitted in the GO: General Office District.

B. Assisted Living Facility.

C. Nursing Home.

D. Townhouse Dwelling.

E. Childcare / daycare centers.

F. Health, fitness and exercise center.

G. School, Professional Trade or Business.

H. Data processing / call centers.

I. Engineering, research and testing laboratories.

5.7 Prohibited Uses: The following use(s) shall be explicitly prohibited within the District:

A. Special Exception Uses, except as otherwise permitted herein.

B. Adult Entertainment Establishment.

Section 6. Overlay Districts.

6.1 US Highway 31 Overlay District: Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.

6.2 State Highway 32 Overlay District: Article 5.3(J) State Highway 32 Overlay District; Architectural Design Requirements (the "32 Overlay") shall only apply as set forth herein. References of the 32 Overlay standards to the State Highway 32 right-of-way line shall apply to the 191st Street right-of-way line.

6.3 Town Centre Overlay: The District hereby establishes a Town Centre Overlay ("Town Centre"). The boundaries of the Town Centre are hereby established for an area, as generally depicted on the Concept Plan, consisting of: (i) a depth of one (1) Building on the east side of East Street extending north and south of 191st Street to the first Secondary Street intersection; and, (ii) a depth of one (1) Building on either side of 191st Street extending east of East Street to the first Secondary Street intersection. Development within the Town Centre shall be subject to the standards set forth herein for the underlying Subdistrict. If a provision of the Subdistrict is in conflict with a Town Centre standard, then the Town Centre standard shall control.

Section 7. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Minimum Lot Area: No minimum

7.2 Minimum Tract Requirement: No minimum

7.3 Minimum Lot Frontage: No minimum; however, all Lots shall have vehicular access to a Street (e.g., via a shared ingress/egress easement).

7.4 Minimum Lot Width: No minimum

7.5 Maximum Lot Coverage: No maximum

7.6 Minimum Building Setback Lines:

A. US Highway 31: 30 feet

B. 191st Street:

i. Mixed-Use Subdistrict: No minimum

ii. All Other Subdistricts: 30 feet

C. East Street:

i. Mixed-Use Subdistrict: No minimum

ii. All Other Subdistricts: 20 feet

D. Flippins Road: 20 feet

E. All Other Streets (e.g., internal to District): 15 feet

F. District Perimeter Not Abutting Street: 30 feet

G. All Other Setback Lines: No minimum

7.7 Minimum Building Height: The Minimum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:

A. Hotel and Office Subdistrict: Four (4) stories or sixty (60) feet, whichever is less.

B. Town Centre: Two (2) stories

7.8 Maximum Building Height: The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:

A. Hotel and Office Subdistrict: No maximum

B. Town Centre: No maximum

C. East of East Subdistrict: No maximum

D. West of East Subdistrict: Fifty (50) feet; however, the maximum Building Height shall be two and one-half (2 ½) stories south of Union Street.

7.9 Proximity Slope: No structure shall be erected above the projected 1:5 Proximity Slope line abutting the District's shared property line with Morgan Woods and Brookview Place subdivisions.

7.10 Maximum Multi-family Dwelling Units: The maximum number of Multi-family Dwellings within the District shall not exceed three hundred and fifty (350); however, a maximum of two hundred and fifty (250) Multi-family Dwellings may be located within single-use stand-alone buildings.

Section 8. Development Standards. The standards of Chapter 6 Development Standards, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting a Primary Street.

8.2 Article 6.3 Architectural Standards: The following standards shall apply to the development of the Real Estate, as set forth below for each Subdistrict.

A. Character Imagery: The "Character Imagery Exhibit", attached hereto as **Exhibit C**, is hereby incorporated. Although the Character Imagery Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings within each Subdistrict, and it provides examples of specific design elements and development patterns that comply with this Ordinance and contribute to the intent and vision for the Real Estate.

B. Hotel and Office Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply to the Hotel / Office Subdistrict, except as modified below. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.

i. Each Building Façade shall utilize a minimum of three (3) different exterior building materials.

ii. A minimum of sixty (60) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials; however, if Architectural Insulated Panels are used as an exterior building material, then the following shall apply:

a. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials.

b. No more than sixty-seven (67) percent of each Building Façade (exclusive of windows and doors) may be Architectural Insulated Panels.

c. No more than twenty-five (25) percent of each Building Façade (exclusive of windows and doors) may be covered with Fiber Cement Siding, Polymeric Cladding, E.I.F.S., or stucco exterior building materials.

C. Commercial Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.

D. Mixed-Use Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.

E. Business and Technology Subdistrict: The following shall apply to the Business and Technology Subdistrict:

i. Permitted Building Façade materials shall include: Masonry Materials, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), and, architectural block (textured). Architectural Insulated Panels shall be permitted only if used for a maximum of fifty (50) percent of the Building Façade. E.I.F.S. shall be permitted only if used for a maximum of fifty (50) percent of the Building Façade and a minimum of eight (8) feet above grade.

ii. Prohibited Building Façade materials shall include: wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.

iii. Permitted building trim materials shall include: Masonry Materials, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, and, E.I.F.S.

iv. If materials other than Masonry Materials are utilized on any Building Facade, then the Building Facade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or, (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

v. The following shall apply to each External Façade:

a. A minimum of sixty (60) percent of the Building Façade (exclusive of window and doors) shall be Masonry Materials.

b. Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

c. No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade.

d. Decorative architectural lighting fixtures shall be required at a minimum of one (1) fixture for every forty (40) lineal feet of Building Façade.

F. East of East Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.

G. West of East Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.

H. Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets and Secondary Streets and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned.

I. Residential Standards: Article 6.3(E) Architectural Standards; Multi-Family Districts shall apply to any Building with only Dwelling Units. Buildings with a mix of residential and non-residential uses shall be subject to the underlying Subdistrict standards.

J. Town Centre: The following standards shall also apply within the Town Centre with the intent of creating a pedestrian-scaled and pedestrian-oriented streetscape along East Street and 191st Street:

i. A continuous "street wall" of Building Facades shall be required along East Street and 191st Street, with pedestrian corridors provided to access parking areas located to the rear of Buildings.

ii. Building Facades shall incorporate multiple vertical planes, and create both a rhythm of Building Façade bays or structural elements, and a horizontal division into a base, middle, and top.

iii. Primary entrances shall be prominently featured through porticos, recessed entrances, lighting and landscaping. Weather protection should be provided at all entrances. Doors and entryways shall follow a traditional storefront design (usually recessed) and shall be compatible with the architectural style of the Building. Other traditional elements include bulkheads, window displays and transom windows.

iv. Drive-throughs for uses such as financial institutions or pharmacies shall be permitted only if the drive-through is: (i) integrated into a multi-story Building; (ii) not otherwise visible from a Primary Street; and, (iii) designed to minimize any

negative impact on vehicular and pedestrian circulation.

v. Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

8.3 Article 6.5 Fence Standards: Shall apply, except as modified below.

A. Chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area; however, such fencing shall, at a minimum, be black vinyl-coated and located in areas of minimum visibility from rights-of-way. All other walls and fencing shall be architecturally compatible with the associated building(s).

B. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches shall be permitted in an Established Front Yard to further define the streetscape.

8.4 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

A. Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall not apply in the Town Centre.

B. Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.

C. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply if the Front Building Façade of the Lot's Principal Building is oriented towards the External Street. Shall not apply in the Town Centre.

D. Buffer Yard Requirements (Article 6.8(N)): Shall not apply; rather, the following shall apply.

i. Reforestation Area: A reforestation area shall be required in the location generally shown on the Concept Plan (the "Reforestation Area"). The exact size and configuration of the Reforestation Area will be determined at the time of approval of the Overall Development Plan for that portion of the District and is subject to final engineering of detention and the permitting and approval by the City's Department of Public Works, County Surveyor's Office and the Indiana Department of Natural Resources. The Reforestation Area shall be planted in accordance with the Reforestation Guidelines, attached hereto as **Exhibit D**. No Buildings shall be permitted within the area shown on the Concept Plan as the Reforestation Area.

ii. Tree Preservation Areas: Existing areas of trees to be preserved and maintained in accordance with Article 6.8(E) Preservation and Replacement of Trees are identified on the Concept Plan ("Tree Preservation Area"). A tree preservation easement, in

accordance with Article 8.3 Easement Standards; Tree Preservation Easement, shall be required for a Tree Preservation Area at the time of platting ("Tree Preservation Easement"). A Tree Preservation Area may overlap another regulatory easement (e.g., drainage, utility, floodplain), in which case, the removal of trees directed to be removed by municipal, county, state or federal agencies or departments or a public utility may occur within a Tree Preservation Easement.

iii. Buffer Yard abutting Existing Neighborhood: A buffer yard with a minimum depth of forty (40) feet shall be required abutting an Existing Neighborhood. The buffer yard shall include a minimum of six (6) shade trees, six (6) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet. A minimum four (4) foot tall undulating mound shall also be required for at least sixty (60) percent of the length of the shared Lot Line; however, no mound shall be required if a Reforestation Area or Tree Preservation Easement abuts an Existing Neighborhood. New plantings within a buffer yard that overlaps a Tree Preservation Area may be clustered or grouped in order to simulate natural tree stands and/or ensure viability due to the impact by existing trees, according to best practices. Plantings around detention and retention areas within a buffer yard shall be credited toward the buffer yard planting requirement.

iv. Detention Areas: The Concept Plan depicts detention and retention areas along the District's north and east property lines that enhances the buffer and increases the building separation from the perimeter of the District (the "Lakes"). The Lakes shall be located within the District as generally shown on the Concept Plan. The exact size and location of the Lakes may vary, however, and is subject to engineering and the permitting and approval by the City's Department of Public Works, County Surveyor's Office and the Indiana Department of Natural Resources.

E. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.

i. Parking Area Design. If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

ii. Town Centre. Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements shall not apply to Parking Areas within the Town Centre; rather, an emphasis on Perimeter Parking Area

Landscaping (Article 6.8(O)(2)) to screen Parking Areas from Primary Streets and Secondary Streets shall be required.

F. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then a detailed development plan may be approved with fewer plantings than otherwise required.

G. Town Centre. The following landscaping criteria shall also apply within the Town Centre.

i. Plantings should be grouped in larger masses that relate to the pedestrian scale of the site and Building, with a clustered focus along Building foundations and pedestrian entrances.

ii. Street trees are encouraged within the Right-of-way along East Street and 191st Street to enhance the pedestrian-scale and provide separation between the vehicle and pedestrian, subject to approval by the Department of Public Works. Street trees may be planted in sidewalks / paths with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks / paths and streets where planting strips of sufficient width exists, subject to easements and approval by the Department of Public Works.

8.5 Article 6.9 Lighting Standards: Shall apply. In addition, the following shall apply:

A. Decorative Fixtures and Uniformity: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the District.

B. Full Cut-off Fixtures: All light fixtures, with the exception of low-intensity architectural lighting and sign lighting shall be Fully Shielded and direct light downward toward the earth's surface.

C. Maximum Light Levels: Article 6.9(F)(2) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District's shared property lines with an Existing Neighborhood.

D. Parking Area Lighting: Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, lighting for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or dimmed) by a minimum of thirty-five percent (35%) no later than 11:00

p.m.

E. Article 6.9(D) Prohibitions: Shall apply. In addition, neon lighting shall be prohibited within the District.

8.6 Article 6.12 Outdoor Storage and Display: Shall apply. Outdoor Storage shall not be permitted within the District.

8.7 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise provided below.

A. Town Centre: Off-street parking shall not be permitted in the Established Front Yard. On-street parking is contemplated along East Street and 191st Street; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works.

8.8 Article 6.17 Sign Standards: Shall apply, except as otherwise modified below.

A. Sign Lighting: All signs shall be: (i) reverse channel letter; or, (ii) externally lit wall signs with decorative (e.g., gooseneck) light fixtures.

B. Article 6.17(K)(5)(c)(ii) Temporary Signage; Real Estate Signs; Nonresidential Real Estate Signs; Maximum Sign Height: Twelve (12) feet.

Section 9. **Design Standards.** The standards of Chapter 8 Design Standards, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate.

9.1 Article 8.7 Pedestrian Network Standards: Shall apply. In addition, the following shall apply.

A. Cool Creek Trail. The Developer shall construct and dedicate the Cool Creek Trail through the District, as generally located and depicted on the Concept Plan. The trail shall be installed in accordance with the City's Construction Standards, as approved by the Department of Public Works.

B. Mixed-Use Subdistrict: Pedestrian pathways and crossings within the Mixed-use District, whether public or private, shall be delineated (e.g., pavers, edging, material, creative or artistic striping) and distinguished from vehicular surfaces.

9.2 Decorative Streetscape Elements. Decorative street signs, light fixtures, and traffic control devices shall be permitted within entrance drives, Right-of-ways, and walkways, and may differ from the City's standards if it conforms to the Indiana Manual on Uniform Traffic Control Devices. Such decorative elements shall be consistent with the development theme and shall neither be installed nor maintained at the City's expense.

Section 10. **Annexation.** The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate.

ALL OF WHICH IS ORDAINED/RESOLVED THIS 9TH DAY OF SEPTEMBER, 2019.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-21** was delivered to the Mayor of Westfield on the _____ day of September, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-21** this _____ day of September, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-21** this _____ day of September, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Henke Development Group, LLC
1100 Chatham Hills Boulevard, Westfield, Indiana 46074

I 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: Jesse M. Pohlman

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Imagery Exhibit

Exhibit D Reforestation Guidelines

EXHIBIT A
REAL ESTATE

The below description includes fourteen (14) parcels:

TRACTS 1 and 2 (Parcel #09-06-30-00-00-003.000 / #29-06-30-000-003.000-015) (Parcel #08-06-30-00-00-004.001 / #29-06-30-000-004.001-014)

A part of the Northwest Quarter of Section 30, Township 19 North, Range 4 East located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at a Mag Nail on the South line of the Northwest Quarter of Section 30, Township 19 North, Range 4 East, said point of beginning being North 89 degrees 47 minutes 37 seconds West (assumed bearing) 1126.98 feet from a P.K. Nail at the Southeast corner of said Northwest Quarter; thence North 89 degrees 47 minutes 37 seconds West 1316.40 feet to a 5/8" iron rod with yellow cap stamped S0083 at the point of intersection of the South line of said Northwest Quarter and the Easterly right-of-way line of U.S. Highway #31; the following 5 courses are on and along said Easterly right-of-way line: (1.) thence North 00 degrees 09 minutes 26 seconds East 594.16 feet to a 5/8" iron rod with yellow cap stamped S0083; (2.) thence North 00 degrees 44 minutes 59 seconds East 483.33 feet to an existing right-of-way marker; (3.) thence North 00 degrees 09 minutes 26 seconds East 286.70 feet to a 5/8" iron rod with yellow cap stamped S0083; (4.) thence South 89 degrees 50 minutes 34 seconds East 15.00 feet to a 5/8" iron rod with yellow cap stamped S0083; (5.) thence North 00 degrees 09 minutes 26 seconds East 16.41 feet to a 5/8" iron rod with yellow cap stamped S0083 on the North line of a 36.28 acre tract of real estate described in Instrument Number 9508920; thence South 87 degrees 08 minutes 56 seconds East 1091.15 feet on and along said North line to a 5/8" iron rod with yellow cap stamped S0083 on the West line of the West fractional one-half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East; Thence North 00 degrees 03 minutes 05 seconds East 4.90 feet to a 5/8" iron rod with yellow cap stamped S0083 at the Northwest corner of the Southeast Quarter of said Northwest Quarter; thence South 89 degrees 51 minutes 07 seconds East 204.00 feet on and along the North line of the Southeast Quarter of said Northwest Quarter to a 5/8" iron rod with yellow cap stamped S0083; thence South 00 degrees 03 minutes 05 seconds West 1335.36 feet to the point of beginning containing 40.788 acres, more or less.

EXCEPT:

A part of the West Half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning at the Southeast corner of said half-quarter section; thence North 89 degrees 50 minutes 27 seconds West 1,112.39 feet along the South line of said half-quarter section to the Eastern boundary of U.S. 31; thence North 0 degrees 08 minutes 08 seconds East 594.63 feet (594.16 feet deduced from instrument # 9609620991) along said boundary; thence North 0 degrees 45 minutes 02 seconds East 483.33 feet along said boundary; thence North 0 degrees 09 minutes 28 seconds East 286.70 feet along said boundary; thence South 89 degrees 50 minutes 32 seconds East 15.00 feet along said boundary; thence North 0 degrees 09 minutes 28 seconds East 15.95 feet (16.41 feet deduced from instrument # 9609620991) along said boundary to the North line of said grantor's land; thence South 87 degrees 08 minutes 41 seconds East 57.44 feet along said line; thence South 1 degree 39 minutes 37 seconds East 39.06 feet; thence South 07 degrees 22 minutes 26 seconds East 575.59 feet; thence South 5 degrees 25 minutes 04 seconds East 618.43 feet; thence South 52 degrees 08 minutes 44 seconds East 118.93 feet; thence South 88 degrees 55 minutes 28 seconds East 325.04 feet; thence South 89 degrees 48 minutes 21 seconds East 350.00 feet; thence North 52 degrees 04 minutes 52 seconds East 151.68 feet; thence North 0 degrees 11 minutes 39 seconds East 508.03 feet; thence northeasterly 75.49 feet along an arc to the right having a radius of 865.00 feet and subtended by a long chord with a bearing of North 2 degrees 41 minutes 39 seconds East and a length of 75.46 feet; thence North 5 degrees 11 minutes 39 seconds East 55.63 feet to the east line of said west half-quarter section; thence South 0 degrees 03 minutes 21 seconds West 806.97 feet along said line to the point of beginning containing 6.801 acres more or less, inclusive of the presently existing right of way for 191st Street which contains 0.115 acres more or less.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across this limited access facility (to be known as U.S. 31 and as Project 0710215), to and from the grantor's remaining lands along the lines described as follows: Beginning at the East end of the West 37.39 feet of the 57.44-foot course described above; thence South 1 degree 39 minutes 18 seconds East 39.85 feet; thence South 7 degrees 22 minutes 26 seconds East 575.59 feet; thence South 5 degrees 22 minutes 10 seconds East 623.40 feet; thence South 53 degrees 51 minutes 19 seconds East 141.05 feet; thence South 89 degrees 48 minutes 21 seconds East 370.00 feet; thence North 0 degrees 09 minutes 36 seconds East 10.00 feet. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

ALSO EXCEPT:

A part of the East Half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning at the southwest corner of said East half-quarter section; thence North 0 degrees 03 minutes 21 seconds East 806.97 feet along the West line of said East half-quarter section; thence North 5 degrees 11 minutes 39 seconds East 139.23 feet; thence Northwesterly 67.92 feet along an arc to the left having a radius of 735.00 feet and subtended by a long chord with a bearing of North 2 degrees 32 minutes 489 seconds East and a length of 67.90 feet; thence North 6 degrees 32 minutes 28 seconds West 134.22 feet to the West line of said East half-quarter section; thence North 0 degrees 03 minutes 21 seconds East 187.34 feet along said line to the North line of said grantor's land; thence South 89 degrees 50 minutes 52 seconds East 144.54 feet along said line; thence South 0 degrees 06 minutes 03 seconds East 320.07 feet; thence North 89 degrees 53 minutes 57 seconds East 58.58 feet; thence South 0 degrees 03 minutes 20 seconds West 218.81 feet; thence North 84 degrees 48 minutes 21 seconds West 74.24 feet; thence South 5 degrees 11 minutes 39 seconds West 62.16 feet; thence Southwesterly 64.14 feet along an arc to the left having a radius of 735.00 feet and subtended by a long chord with a bearing of South 2 degrees 41 minutes 39 seconds West and a length of 64.12 feet; thence South 0 degrees 11 minutes 39 seconds West 548.03 feet; thence South 47 degrees 25 minutes 05 seconds East 109.21 feet; thence South 89 degrees 48 minutes 21 seconds East 3.30 feet; thence South 0 degrees 03 minutes 20 seconds West 55.58 feet to the South line of said quarter section; thence North 89 degrees 30 minutes 26 seconds West 204.01 feet along said line to the point of beginning containing 4.409 acres more or less, inclusive of the presently existing right of way for 191st Street which contains 0.033 acres more or less.

ALSO EXCEPT:

A part of the West Half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning North 0 degrees 03 minutes 21 seconds East 1,146.80 feet from the Southeast corner of said West half-quarter section; thence South 89 degrees 53 minutes 57 seconds West 19.95 feet thence North 0 degrees 06 minutes 03 seconds West 183.49 feet to the North line of said grantor's land; thence South 87 degrees 08 minutes 41 seconds East 20.47 feet along said line to the East line of said West half-quarter section; thence South 0 degrees 03 minutes 21 seconds West 182.44 feet along said line to the point of beginning containing 0.085 acres more or less.

TRACT 3 (Parcel #08-06-30-00-00-004.002 / 2906-30-000-004.002-014)

Part of the Southeast Quarter of the Northwest Quarter of Section 30, Township 19 North, Range 4 East of the Second Principal Meridian in Hamilton County, Indiana, being described as follows:

Commencing at the Mag Nail at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 30, Township 19 North, Range 4 East; thence on the South line of the Southeast Quarter of said Northwest Quarter North 89 degrees 47 minutes 37 seconds West (assumed bearing) 674.83 feet to the point of beginning of this description; thence continuing on said South line North 89 degrees 47 minutes 37 seconds West 452.15 feet to the East line of the tract of real estate described in Instrument No. 9609600991; thence on said East line North 00 degrees 03 minutes 05 seconds East 1335.36 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying S083" on the North line of the Southeast Quarter of said Northwest Quarter; thence on said North line South 89 degrees 51 minutes 07 seconds East 452.15 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying S083"; thence South 00 degrees 03 minutes 05 seconds West 1335.82 feet to the point of beginning, containing 13.86 acres, more or less.

EXCEPT:

A part of the East Half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning on the South line of said half-quarter section South 89 degrees 30 minutes 26 seconds East 204.01 feet from the Southwest corner of said half-quarter section; thence North 0 degrees 03 minutes 20 seconds East 55.58 feet; thence South 89 degrees 48 minutes 21 seconds East 452.15 feet to the east line of said grantor's land; thence South 0 degrees 03 minutes 20 seconds West 55.71 feet along said line to the South line of said quarter section; thence North 89 degrees 47 minutes 21 seconds West 452.15 feet along said line to the point of beginning containing 0.578 acres more or less, inclusive of the presently existing right of way for 191st Street which contains 0.074 acres more or less.

TRACT 4 (Parcel #08-06-30-00-00-014.001 / #29-06-30-000-014.001-014)

Part of the Northeast Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 4 East of the Second Principal Meridian in Hamilton County, Indiana, being described as follows:

Commencing at the Mag Nail at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 4 East; thence on the North line of the Northeast Quarter of said Southwest Quarter North 89 degrees 47 minutes 37 seconds West (assumed bearing) 674.83 feet to the point of beginning of this description; thence South 00 degrees 03 minutes 05 seconds West 1340.60 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying S083" on the South line of the Northeast Quarter of said Southwest Quarter; thence on said South line North 89 degrees 55 minutes 03 seconds West 653.09 feet to the Southwest corner of the Northeast Quarter of said Southwest Quarter; thence on the West line of the Northeast Quarter of said Southwest Quarter North 00 degrees 04 minutes 46 seconds West 1342.02 feet to the Northwest corner of the Northeast Quarter of said Southwest Quarter; thence on the North line of the Northeast Quarter of said Southwest Quarter South 89 degrees 47 minutes 37 seconds East 656.15 feet to the point of beginning, containing 20.16 acres, more or less.

EXCEPT:

Part of the Northeast Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning at the Northwest corner of said quarter-quarter section; thence South 89 degrees 42 minutes 05 seconds East 656.16 feet along the North line of said quarter-quarter section to the East line of said grantor's land; thence South 0 degrees 03 minutes 09 seconds West 54.29 feet along said line; thence North 89 degrees 48 minutes 21 seconds West 415.72 feet; thence South 70 degrees 54 minutes 15 seconds West 105.95 feet; thence South 49 degrees 51 minutes 23 seconds West 63.93 feet; thence South 0 degrees 11 minutes 39 seconds West 271.69 feet; thence North 89 degrees 48 minutes 21 seconds West 89.93 feet to the West line of said quarter-quarter section; thence North 0 degrees 04 minutes 42 seconds West 403.56 feet along said line to the point of beginning containing 1.654 acres more or less, inclusive of the presently existing right of way for 191st Street which contains 0.294 acres more or less.

TRACT 5 (Parcel #09-06-30-00-00-020.001 / #29-06-30-000-020.001-015)

A part of the West half of the Southwest Quarter of Section Thirty (30), Township Nineteen (19) North, Range Four (4) East, bounded as follows:

Begin as the Southwest corner of said Section, run thence North (North 00 degrees 33 minutes 58 seconds West, measured) one thousand four hundred forty-four (1,444) feet, thence East one thousand one hundred seventy (1,170) feet (North 89 degrees 32 minutes 54 seconds East 1168.72 feet, measured) to the East line of said West half section, thence South (South 00 degrees 58 minutes 33 seconds East, measured) one thousand four hundred thirty-six (1,436) feet to the South line of said section; thence West one thousand one hundred seventy-nine (1,179) feet (South 89 degrees 09 minutes 24 seconds West 1178.93 feet, measured) to the place of beginning.

EXCEPT:

Begin eight hundred seventy-six (876) feet North (North 00 degrees 33 minutes 58 seconds West, measured) of the Southwest corner of said section and on the West line thereof; run thence North (North 00 degrees 33 minutes 58 seconds West, measured) on and along the said West line five hundred sixty-eight (568) feet; thence East (North 89 degrees 32 minutes 54 seconds East, measured) three hundred (300) feet; thence South (South 00 degrees 33 minutes 58 seconds East, measured) five hundred sixty-eight (568) feet; thence West (South 89 degrees 32 minutes 54 seconds West, measured) three hundred (300) feet to the place of beginning of this exception.

ALSO EXCEPT:

Begin at the Southwest corner of said section and run thence East (North 89 degrees 09 minutes 24 seconds East, measured) on and along the South line of said section three hundred thirty-eight and seven-tenths (338.7) feet; thence North (North 00 degrees 58 minutes 22 seconds East, measured) parallel with the West line of said section one hundred (100) feet; thence West (South 89 degrees 09 minutes 24 seconds West, measured) parallel with the South line of said section three hundred thirty-eight and seven-tenths (338.7) feet to the intersection of the West line of said section; thence South (South 00 degrees 58 minutes 22 seconds East, measured) on and along the West line of said section one hundred (100 feet to the place of beginning of this exception.

ALSO EXCEPT:

A part of the Southwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Commencing at the Southwest corner of said quarter section; thence North 0 degrees 11 minutes 50 seconds East 393.69 feet along the West line of said quarter section to the South line of a parcel of land described in Instrument #20060004186 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 57 minutes 40 seconds East 201.25 feet along said line to the point of beginning of this description; thence Northeasterly 98.10 feet along an arc to the right, having a radius of 346.00 feet and subtended by a long chord with a bearing of North 81 degrees 52 minutes 38 seconds East and length of 97.78 feet; thence South 90 degrees 00 minutes 00 seconds East 296.91 feet to the East line of said parcel; thence South 0 degrees 12 minutes 29 seconds West 13.55 feet along said line to the South line of said parcel; thence South 89 degrees 57 minutes 40 seconds West 393.66 feet along said line to the point of beginning containing 0.114 acres more or less.

ALSO EXCEPT:

A part of the West half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:
Commencing at the Southwest corner of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, said corner being on the East line of the Southeast Quarter of Section 25, Township 18 North, Range 3 East, in said county; thence North 00 degrees 33 minutes 58 seconds West on the West line of said Southwest Quarter 393.69 feet to a P.K. Nail at the point of beginning for the tract herein described; thence North 00 degrees 33 minutes 58 seconds West on the West line of said Southwest Quarter 482.31 feet to a P.K. Nail at the Southwest corner of the real estate described in said Instrument #89-28021 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 32 minutes 54 seconds East on the South line of said real estate and its Easterly extension 595.00 feet to a 5/8 inch rebar; thence South 00 degrees 33 minutes 58 seconds East parallel with the West line of said Southwest Quarter 482.31 feet to a 5/8 inch rebar; thence South 89 degrees 32 minutes 54 seconds West parallel with the South line of the real estate described in said Instrument Number 89-28021 a distance of 595.00 feet to the point of beginning.

ALSO EXCEPT:

A part of the West half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 30, said point as found per county surveyor ties, said point being in the center of Union Street (old U.S. Highway 31), as now located; thence North 00 degrees 33 minutes 58 seconds West along the West line of said Southwest Quarter and in said Union Street, 1440.00 feet to the Northwesterly corner of a certain parcel of land as described in Instrument #9362547, in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 32 minutes 54 seconds East along the Northerly line of the aforesaid real parcel, 300.00 feet to the Northeasterly corner of said parcel of land, said point also being on the Southerly line of a certain parcel of land as described in Instrument #96-44563 (Office of the Recorder), said point being the point of beginning; thence continue North 89 degrees 32 minutes 54 seconds East, along said Southerly parcel of land, 869.04 feet to a point on the East line of said West half, said point also being in the center of North East Street, as now located; thence South 00 degrees 56 minutes 38 seconds East, along said East line and in said North East Street, as now located; thence South 00 degrees 56 minutes

38 seconds East, along said East line and in said North East Street, 568.17 feet; thence South 89 degrees 32 minutes 54 seconds West 578.36 feet to the Northeasterly corner of a certain parcel of land as described in Instrument 98-21037 (Office of the Recorder); thence South 89 degrees 34 minutes 23 seconds West, along the Northerly line of last parcel of land, 294.43 feet to the Southerly extension of the Easterly line of said parcel of land described in Instrument #93-62547; thence North 00 degrees 33 minutes 58 seconds West, along said extension and said Easterly line 568.03 feet to the point of beginning, containing 11.3589 acres (494,794.94 square feet), more or less.

ALSO EXCEPT:

A part of the Southwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning at a point on the West line of said quarter section North 0 degrees 11 minutes 50 seconds East 100.00 feet from the Southwest corner of said quarter section, which point is the Northwest corner of an exception described in Instrument #2013002424 in the Office of the Recorder of Hamilton County, Indiana thence continuing North 0 degrees 11 minutes 50 seconds East 293.74 feet along the West line of said quarter section to the Southwest corner of a parcel of land described in Instrument #20060004186 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 57 minutes 39 seconds East 16.43 feet along said line; thence South 35 degrees 20 minutes 59 seconds East 46.22 feet; thence South 90 degrees 00 minutes 00 seconds East 73.03 feet; thence Northeasterly 93.37 feet along an arc to the right, having a radius of 346.00 feet and subtended by a long chord with a bearing of North 66 degrees 01 minute 26 seconds East and a length of 93.08 feet; thence North 89 degrees 57 minutes 40 seconds East 393.66 feet; thence North 0 degrees 12 minutes 29 seconds East 13.55 feet; thence South 90 degrees 00 minutes 00 seconds East 582.84 feet to the East line of said grantor's land, which line is the centerline of East Street; thence South 0 degrees 04 minutes 41 seconds East 82.00 feet along said centerline; thence North 90 degrees 00 minutes 00 seconds West 879.87 feet; thence Southwesterly 376.22 feet along an arc to the left, having a radius of 264.00 feet and subtended by a long chord with a bearing of South 49 degrees 10 minutes 48 seconds West and a length of 345.18 feet, which point is on the North line of said exception from Instrument #2013002424; thence South 89 degrees 57 minutes 40 seconds West 37.87 feet along said line to the point of beginning containing 2.445 acres more or less.

TRACT 6 (Parcel# 09-06-30-00-00-002.000)

Beginning 945.6 feet South of the Northwest corner of the West fractional half of the Northwest quarter of Section 30, Township 19 North, Range 4 East, and on the West line thereof, thence south on and along aforesaid West line 337.5 feet to the centerline of a stream; thence Easterly on and along said centerline of said stream 1164 feet to the East line of said half quarter section; thence North on and along aforesaid East line 337.5 feet to a point 1002.4 feet South of the North line of said half quarter section; thence Westerly 1163.6 feet to the place of beginning.

EXCEPTING THEREFROM:

A part of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit B, described as follows: Commencing at the northwest comer of said quarter section; thence South O degrees 08 minutes 44 seconds West 945.63 feet along the west line of said quarter section to the prolonged north line of said grantor's land; thence South 87 degrees 02 minutes 59 seconds East 71.99 feet along said prolonged line to the east boundary of U.S. 31 and the point of beginning of this description; thence continuing South 87 degrees 02 minutes 59 seconds East 48.58 feet along said line to point "34691" on said plat; thence South 1 degree 39 minutes 37 seconds East 338.71 feet to the south line of said grantor's land; thence North 87 degrees 08 minutes 41 seconds West 57.44 feet along said line to the east boundary of U.S. 31; thence North O degrees 09 minutes 47 seconds West 338.20 feet along said line to the point of beginning containing 0.411 acres more or less.

FURTHER EXCEPTING THEREFROM the property described as:

A part of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, and being that part of the grantor's land lying within the right

of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit B, described as follows: Commencing at the northwest comer of said quarter section; thence South 0 degrees 08 minutes 44 seconds West 945.63 feet along the west line of said quarter section to the prolonged north line of said grantor's land; thence South 87 degrees 02 minutes 59 seconds East 1,143.45 feet along said line prolonged and said line to the point of beginning of this description, designated as point "38204" on said plat; thence continuing South 87 degrees 02 minutes 59 seconds East 21.39 feet along said line to the northeast comer of said grantor's land; thence South 0 degrees 03 minutes 21 seconds West 336.33 feet along the east line of said grantor's land to the southeast comer of said grantor's land; thence North 87 degrees 08 minutes 41 seconds West 20.47 feet along the south line of said grantor's land; thence North 0 degrees 06 minutes 03 seconds West 336.41 feet to the point of beginning containing 0.161 acres more or less.

AND that portion conveyed to the City of Westfield in a Deed Recorded November 15, 2013 as instrument number 2013069401, more particularly described as follows:

A part of the Northwest Quarter of Section 30, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the easement lines depicted on the attached Easement Parcel Plat marked Exhibit "B", described as follows: Commencing at the northwest comer of said quarter section; thence South 0 degrees 08 minutes 44 seconds West 945.63 feet along the west line of said quarter section to the prolonged north line of the grantor's land; thence South 87 degrees 02 minutes 59 seconds East 120.57 feet along said prolonged north line and the north line of the grantor's land to the proposed eastern boundary of U.S. 31 and point "34691" designed on said plat; thence South 1 degree 39 minutes 37 seconds East 15.05 feet along the proposed boundary of said U.S. 31 to the south line of a sanitary sewer easement in favor of the City of Westfield and the point of beginning of this description: thence South 85 degrees 51 minutes 11 seconds East 50.26 feet along the south line of said easement; thence South 1 degree 39 minutes 37 seconds East 36.13 feet; thence South 88 degrees 20 minutes 23 seconds West 50.00 feet to the proposed eastern boundary of said U.S. 31; thence North 1 degree 39 minutes 37 seconds West 41.21 feet along the proposed boundary of said U.S. 31 to the point of beginning and containing 0.044 acres, more or less.

TRACTS 7 and 8

(Parcel # 08-06-30-00-00-004.000) (Parcel # 08-06-30-00-00-014.000)

PARCEL 1

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, THE FOLLOWING DESCRIPTION IS BASED ON A SURVEY PREPARED BY NORMAN H. HISELMAN, P.S., INDIANA #S0461 OF WEIHE ENGINEERS, INC. UNDER JOB NO. W190005, DATED FEBRUARY 4, 2019, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST (BEARINGS BASED UPON STATE PLANE COORDINATES INDIANA EAST ZONE NAD 83 (2011) EPOCH 2010.0) 332.16 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE WEST LINE OF THE LANDS TAKEN FOR RIGHT OF WAY FOR 191ST STREET AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST 342.72 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE LANDS CONVEYED TO ANTHONY PROPERTIES, L.P. (NOW NORTH WESTFIELD DEVELOPMENTS, LLC WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2014050892) AS DESCRIBED IN INSTRUMENT NUMBER 9609620991 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 04 MINUTES 12 SECONDS EAST 1335.27 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION (REBAR WITH A CAP MARKED "MILLER" FOUND); THENCE SOUTH 89 DEGREES 51 MINUTES 29 SECOND EAST 670.63 FEET ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION TO THE EAST LINE OF AFORESAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 36 SECONDS EAST ALONG SAID EAST LINE 651.96 FEET TO THE NORTH LINE OF THE LANDS TAKEN FOR RIGHT OF WAY OF FLIPPINS ROAD, THE NEXT FIVE COURSES ARE ALONG SAID RIGHT OF WAY; THENCE NORTH 84 DEGREES 54 MINUTES 09 SECONDS WEST 32.81 FEET; THENCE SOUTH 07 DEGREES 22 MINUTES 16 SECONDS WEST 340.27 FEET; THENCE SOUTH 05 DEGREES 05 MINUTES 51 SECONDS WEST 317.43; THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS WEST 226.13 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS EAST 33.16 FEET TO THE POINT OF BEGINNING CONTAINING 19.26 ACRES MORE OR LESS.

PARCEL 2

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, THE FOLLOWING DESCRIPTION IS BASED ON A SURVEY PREPARED BY NORMAN H. HISELMAN, P.S., INDIANA #S0461 OF WEIHE ENGINEERS, INC. UNDER JOB NO. W190005, DATED FEBRUARY 4, 2019, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF QUARTER QUARTER SECTION; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST (BEARINGS BASED UPON STATE PLANE COORDINATES INDIANA EAST ZONE NAD 83 (2011) EPOCH 2010.0) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 332.11 TO WEST LINE OF

THE LANDS TAKEN FOR THE RIGHT OF WAY OF 191ST STREET AND THE POINT OF BEGINNING, THE NEXT TWO COURSES AREA LONG SAID RIGHT OF WAY; THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS WEST 36.84 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS EAST 332.24 TO THE EAST LINE OF SAID QUARTER QUARTER; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS WEST 1302.44 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION (IRON PIN FOUND MARKED WITH A "MILLER" CAP); THENCE NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST 676.05 FEET TO THE EAST LINE OF THE LANDS CONVEYED TO ANTHONY PROPERTIES, L.P. (NOW NORTH WESTFIELD DEVELOPMENTS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2014050892) AS DESCRIBED IN INSTRUMENT NUMBER 200500078606 AND RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 04 MINUTES 12 SECONDS EAST 1341.03 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS EAST 342.72 FEET TO THE POINT OF BEGINNING CONTAINING 20.50 ACRES MORE OR LESS.

TRACT 9 (Parcel# 09-06-30-00-00-021.000)

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE EAST ON AND ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER 338.7 FEET TO AN IRON STAKE; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER 100 FEET TO AN IRON STAKE; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 338.7 FEET TO THE INTERSECTION OF THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING.

TRACT 10 (Parcel# 09-06-30-00-00-027.001)

Block A in the IMMI Campus Subdivision per plat dated January 10, 2019 and recorded on January 25, 2019 as Instrument 2019003012 in the office of the Recorder of Hamilton County, Indiana.

TRACT 11 (Parcel# 09-06-30-00-00-022.000)

A part of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, bounded as follows:

Beginning at a point 876.0 feet North of the Southwest corner of the Southwest Quarter of Section 30, Township 19 North, Range 4 East; thence North 120.0 feet on and along the West line of said Southwest Quarter; thence East 300.0 feet parallel with the South line of said Southwest Quarter; thence South 120.0 feet parallel with the West line of said Southwest Quarter; thence West 300.0 feet parallel with the South line of said Southwest Quarter to the POINT OF BEGINNING, containing 0.83 acres, more or less.

TRACT 12 and 13
(Parcel# 09-06-30-00-00-025.000) (Parcel# 09-06-30-00-00-024.000)

Part of the West Half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, in Hamilton County, Indiana, more particularly described as follows, to-wit:

Tract 1- Begin at a point 1,112.0 feet North of the Southwest Corner of the West Half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, run thence North 232 feet along the West Quarter Section line to a point; run thence East parallel to the North quarter section line, which is a distance of 300 feet to a point; run thence South 232 feet parallel to the West quarter section line to a point; and run thence West 300 feet to the place of beginning, all in Hamilton County, Indiana.

Tract 2- Also begin at a point 996 feet North of the Southwest corner of the West Half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East; run thence 116 feet along the West quarter section line to a point; run thence East parallel to the North quarter section line, which is a distance of 300 feet to a point, run thence South 116 feet parallel to the West quarter section line to a point; and run thence West 300 feet to the place of beginning, all in Hamilton County, Indiana.

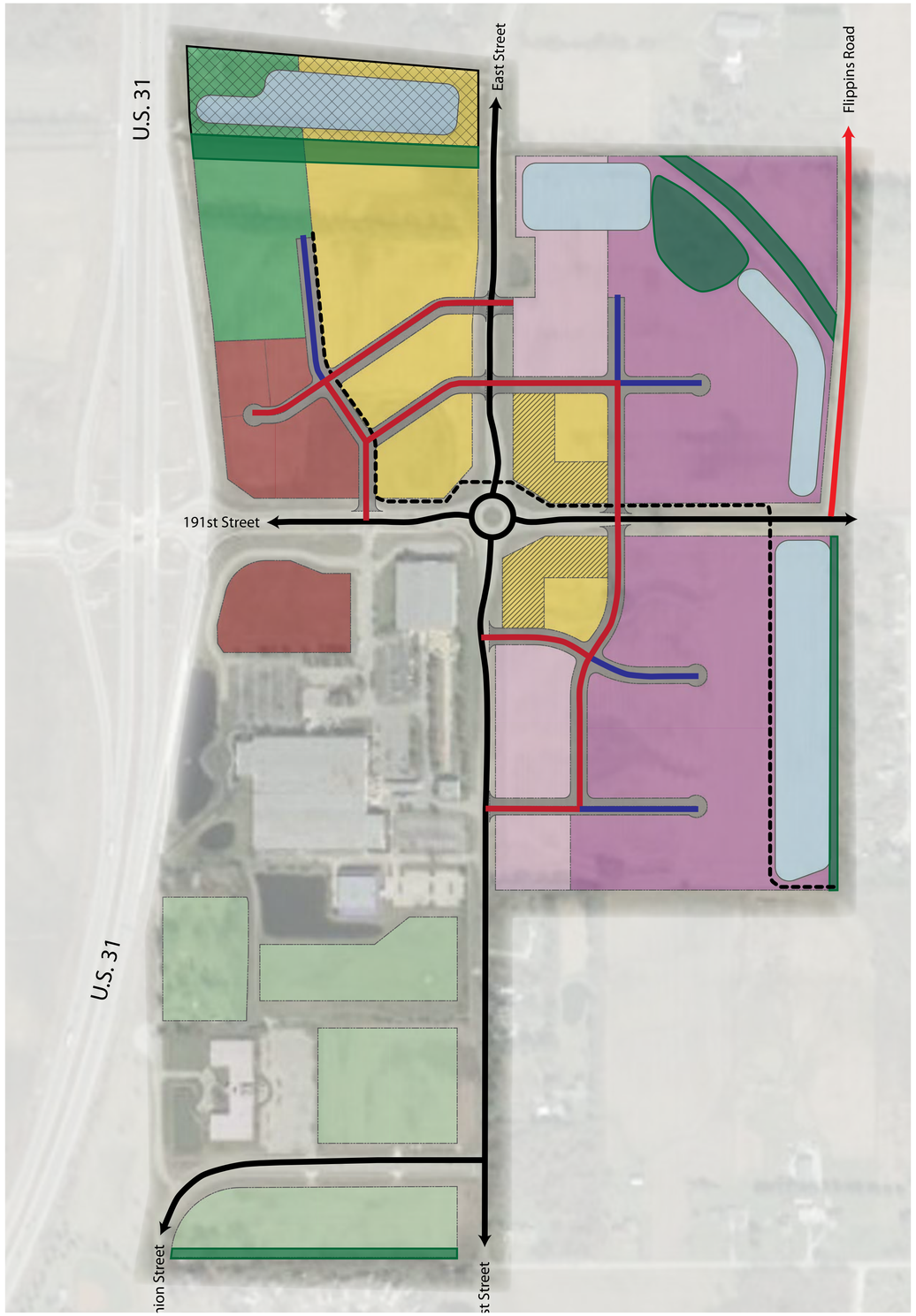
TRACT 14 (Parcel# 09-06-30-00-00-020.111)

Block B in the IMMI Campus Subdivision per plat dated January 10, 2019 and recorded on January 25, 2019 as Instrument 2019003012 in the office of the Recorder of Hamilton County, Indiana.

Midtown at Westfield

CONCEPT MASTER PLAN

EXHIBIT B: CONCEPT PLAN



N

LAND USE LEGEND

August 1, 2019

	HOTEL / OFFICE SUBDISTRICT	8 AC
	RETAIL AND SERVICE SUBDISTRICT	8 AC
	MIXED-USE SUBDISTRICT	21 AC
	BUSINESS & TECHNOLOGY SUBDISTRICT	36 AC
	EAST OF EAST SUBDISTRICT	9 AC
	WEST OF EAST SUBDISTRICT	17 AC

Acreages are approximated

- REFORESTATION AREA
- TREE PRESERVATION AREA
- TOWN CENTER OVERLAY
- PRIMARY STREET
- SECONDARY STREET
- TERTIARY STREET
- COOL CREEK TRAIL

0′ 100′ 200′ 600′

ILLUSTRATIVE BUILDING EXAMPLES

EXHIBIT C-1: CHARACTER EXHIBIT

HOTEL / OFFICE SUBDISTRICT

COMMERCIAL SUBDISTRICT

BUSINESS & TECHNOLOGY SUBDISTRICT

EAST OF EAST SUBDISTRICT

WEST OF EAST SUBDISTRICT

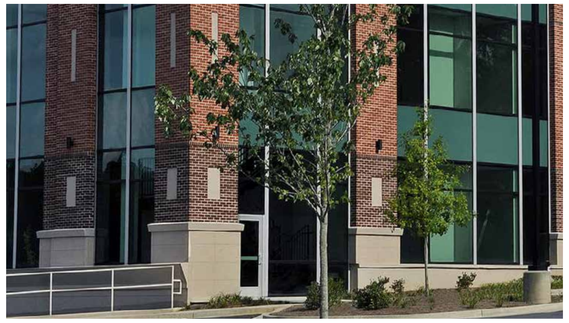
MIXED-USE SUBDISTRICT

STREETSCAPE AND THEMING

EXHIBIT C-2: CHARACTER EXHIBIT

QUALITY BUILDING MATERIALS

DIVERSITY IN MATERIALS



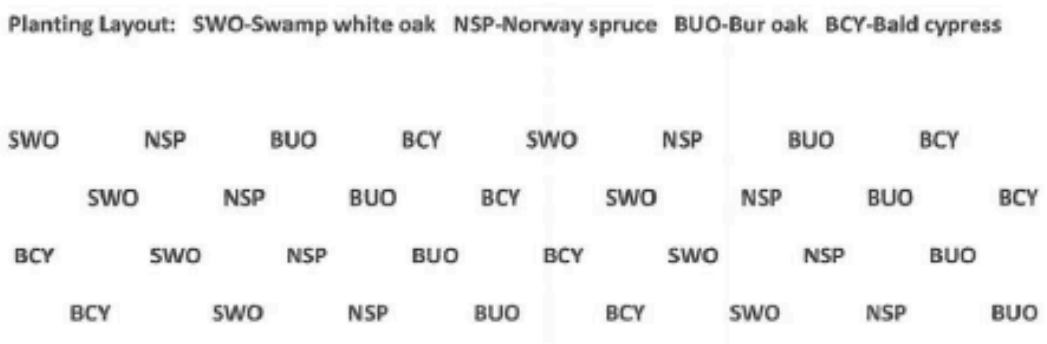
PEDESTRIAN EMPHASIS

DECORATIVE ELEMENTS

EXHIBIT D
REFORESTATION GUIDELINES

The Reforestation Area should be established following these general guidelines. Variations may be appropriate as determined at the time of the Overall Development Plan and/or upon installation of the identified plantings.

1. Tree Species: The following tree species should be planted:
    a. Bur Oak (Quercus muehlenbergii)
    b. Swamp White Oak (Ouercus bicolor)
    c. Norway Spruce (Picea abies)
    d. Bald Cypress (Taxodium distichum)
2. Planting Size: The minimum height at planting should be as follows:
    a. Norway Spruce:
        i. 50% of Norway Spruce: 6 feet
        ii. Remaining Norway Spruce: 5-gallon size container trees
    b. Bur Oak, Swamp White Oak, and Bald Cypress:
        i. 50% of each tree species: 15-gallon size container trees
        ii. Remaining trees: 5-gallon size container trees
3. Planting Layout: Four (4) rows of trees planted and spaced on an alternating grid of twelve (12) feet between the rows and fifteen (15) feet between the trees. Tree species should alternate within the rows, as generally shown below.



I hereby certify that each of the above listed vouchers and invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC5-11-10-1.6.

September 09, 2019

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 32 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of $0 and pending director approval such accounts payables are hereby allowed in the total amount of $0.

Dated this 9 day of September, 2019

Signatures of Governing Board

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Administration								
VEN002346	R Adams Roofing Inc	APP064174	8/13/2019	101001343	ADM-BUILDING	CH dish installation	2,421.25	67165	8/13/2019
VEN004872	Officeworks	APP064175	8/13/2019	101001223	ADM-OFFICE SUPPLIES	Office Chair	255.84	67156	8/13/2019
VEN007708	MainGate Inc	APP064267	8/15/2019	101001347	ADM-PROMOTIONS	Tumblers	2,000.00		
VEN000917	Humane Society for Hamilton	APP064294	8/16/2019	101001349	ADM-SERVICES	Strays	4,726.00	500000473	8/20/2019
VEN000589	Duke Energy	APP064298	8/16/2019	101001341	ADM-ELECTRICITY	Electric	836.28	67217	8/16/2019
VEN001537	Payroll	APP064369	8/20/2019	101001111	ADM-SALARY	sal	8,949.02	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101001120	ADM-FICA /MEDICARE	FICA	533.89	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101001120	ADM-FICA /MEDICARE	MED	124.88	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101001121	ADM-PERF	PERF	1,010.69	500000472	8/20/2019
VEN000534	Delta Dental	APP064401	8/21/2019	101001119	ADM-HEALTH/DENTAL	Dental Ins	97.78	67219	8/21/2019
VEN000513	DavisVision	APP064403	8/21/2019	101001119	ADM-HEALTH/DENTAL	Vision Ins	25.74	67218	8/21/2019
VEN001676	Riverview Hospital	APP064406	8/21/2019	101001119	ADM-HEALTH/DENTAL	Clinic	165.48	67220	8/21/2019
VEN004479	Symetra Life Insurance	APP064568	8/27/2019	101001119	ADM-HEALTH/DENTAL	Life Ins	7.96	67232	8/27/2019
VEN005845	Kinetrex Energy	APP064617	8/28/2019	101001328	ADM-HEAT/GAS	Gas Heat	6.74		
VEN000126	Anthem Blue Cross Blue Shield	APP064643	8/29/2019	101001119	ADM-HEALTH/DENTAL	Medical Ins	2,442.89	67234	8/29/2019
VEN001537	Payroll	APP064683	9/3/2019	101001111	ADM-SALARY	sal	8,949.02	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101001120	ADM-FICA /MEDICARE	med	124.88	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101001121	ADM-PERF	perf	1,010.74	500000474	9/3/2019
VEN000595	DWA	APP064694	9/3/2019	101001349	ADM-SERVICES	3rd quart pmt	7,500.00		
VEN001953	Thomson West	APP064708	9/3/2019	101001330	ADM-ATTORNEY/CONSULTA	West Information Charges	173.83		
VEN001469	O W Krohn and Associates	APP064710	9/3/2019	101001331	ADM-CONSULTING	July services	4,531.25		
VEN001887	TC Propertys	APP064712	9/3/2019	101001349	ADM-SERVICES	Signs	360.00	67240	9/4/2019
VEN002346	R Adams Roofing Inc	APP064713	9/3/2019	101001474	ADM-CONSTRUCT	Hail damage repair final invoi	43,599.00		
	Subtotal for Administration						**89,853.16**		
	Police								
VEN001035	Interstate Battery	APP064237	8/15/2019	101002360	POLICE-VEHICLE REPAIR	Vehicle Batteries	1,547.88		
VEN000314	C.A.R. Clinic	APP064247	8/15/2019	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	5,569.41		
VEN007495	Office H2O LLC	APP064271	8/15/2019	101002349	POLICE-SERVICES	5/2 insall fee	125.00	67215	8/15/2019
VEN000589	Duke Energy	APP064298	8/16/2019	101002341	POLICE-ELECTRICITY	Electric	3,611.29	67217	8/16/2019
VEN002213	Open Control Systems	APP064304	8/16/2019	101002349	POLICE-SERVICES	Command unit door and video	1,690.33		
VEN001537	Payroll	APP064369	8/20/2019	101002111	POLICE-SALARY	sal	177,316.84	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101002120	POLICE-FICA/MEDICARE	FICA	10,624.48	500000472	8/20/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Police								
VEN001537	Payroll	APP064369	8/20/2019	101002120	POLICE-FICA/MEDICARE	MED	2,484.80	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101002121	POLICE-PERF	PERF	25,943.52	500000472	8/20/2019
VEN000534	Delta Dental	APP064401	8/21/2019	101002119	POLICE-HEALTH/DENTAL	Dental Ins	2,605.76	67219	8/21/2019
VEN000513	DavisVision	APP064403	8/21/2019	101002119	POLICE-HEALTH/DENTAL	Vision Ins	543.98	67218	8/21/2019
VEN001676	Riverview Hospital	APP064406	8/21/2019	101002119	POLICE-HEALTH/DENTAL	Clinic	4,035.89	67220	8/21/2019
VEN000080	Almost Home Boarding Kennel	APP064415	8/22/2019	101002355	POLICE-K-9 MAINT	K9 Boarding - Scout	81.00		
VEN001555	Pet Supplies Plus	APP064416	8/22/2019	101002355	POLICE-K-9 MAINT	Dog Food	79.96		
VEN001555	Pet Supplies Plus	APP064416	8/22/2019	101002355	POLICE-K-9 MAINT	Dog Food	61.98		
VEN006222	SuperFleet Master Card	APP064418	8/21/2019	101002226	POLICE-VEHICLE GAS/SUPP	Vehicle Gas	233.24		
VEN002028	UPS	APP064425	8/22/2019	101002333	POLICE-POSTAGE	Shipping	21.92		
VEN000777	Glass America	APP064426	8/22/2019	101002360	POLICE-VEHICLE REPAIR	Vehicle Windshield	456.32		
VEN000345	Cave and Company Printing	APP064427	8/22/2019	101002337	POLICE-PRINTING	New Officer Business Cards	119.26		
VEN000266	Bound Tree Medical	APP064428	8/22/2019	101002472	POLICE-EQUIPMENT	Naloxone (Narcan) Kits	310.53		
VEN006285	Ceres Solutions Cooperative	APP064444	8/22/2019	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded	9,273.77		
VEN001988	Travelers	APP064544	8/26/2019	101002339	POLICE-INSURANCE	Claim	46.80		
VEN004479	Symetra Life Insurance	APP064568	8/27/2019	101002119	POLICE-HEALTH/DENTAL	Life Ins	216.46	67232	8/27/2019
VEN005845	Kinetrex Energy	APP064617	8/28/2019	101002328	POLICE-HEAT/GAS	Gas Heat	143.83		
VEN000126	Anthem Blue Cross Blue Shield	APP064643	8/29/2019	101002119	POLICE-HEALTH/DENTAL	Medical Ins	61,866.20	67234	8/29/2019
VEN001537	Payroll	APP064683	9/3/2019	101002111	POLICE-SALARY	sal	166,237.76	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101002120	POLICE-FICA/MEDICARE	fica	9,938.28	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101002120	POLICE-FICA/MEDICARE	med	2,324.26	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101002121	POLICE-PERF	perf	25,366.01	500000474	9/3/2019
VEN002123	Westfield-Washington Schools	APP064707	9/3/2019	101002223	POLICE-OFFICE SUPPLIES	Paper	55.50		
Subtotal for Police							**512,932.26**		
	Economic and Community Development								
VEN001537	Payroll	APP064369	8/20/2019	101003111	ECD-SALARY	sal	22,135.32	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101003120	ECD-FICA/MEDICARE	FICA	1,317.55	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101003120	ECD-FICA/MEDICARE	MED	308.15	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101003121	ECD-PERF	PERF	4,018.15	500000472	8/20/2019
VEN000534	Delta Dental	APP064401	8/21/2019	101003119	ECD-HEALTH/DENTAL	Dental Ins	417.94	67219	8/21/2019
VEN000513	DavisVision	APP064403	8/21/2019	101003119	ECD-HEALTH/DENTAL	Vision Ins	123.69	67218	8/21/2019
VEN001676	Riverview Hospital	APP064406	8/21/2019	101003119	ECD-HEALTH/DENTAL	Clinic	732.40	67220	8/21/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Economic and Community Development								
VEN004479	Symetra Life Insurance	APP064568	8/27/2019	101003119	ECD-HEALTH/DENTAL	Life Ins	51.74	67232	8/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP064643	8/29/2019	101003119	ECD-HEALTH/DENTAL	Medical Ins	10,759.59	67234	8/29/2019
VEN001537	Payroll	APP064683	9/3/2019	101003111	ECD-SALARY	sal	32,419.31	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101003120	ECD-FICA/MEDICARE	fica	1,952.85	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101003120	ECD-FICA/MEDICARE	med	456.72	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101003121	ECD-PERF	perf	4,101.28	500000474	9/3/2019
	Subtotal for Economic and Community Development						**78,794.69**		
	Parks								
VEN001537	Payroll	APP064369	8/20/2019	101005111	PARKS-SALARY	sal	9,149.24	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101005120	PARKS-FICA/MEDICARE	FICA	554.76	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101005120	PARKS-FICA/MEDICARE	MED	129.74	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101005121	PARKS-PERF	PERF	1,253.74	500000472	8/20/2019
VEN000534	Delta Dental	APP064401	8/21/2019	101005119	PARKS-HEALTH/DENTAL	Dental Ins	142.62	67219	8/21/2019
VEN000513	DavisVision	APP064403	8/21/2019	101005119	PARKS-HEALTH/DENTAL	Vision Ins	31.34	67218	8/21/2019
VEN001676	Riverview Hospital	APP064406	8/21/2019	101005119	PARKS-HEALTH/DENTAL	Clinic	200.72	67220	8/21/2019
VEN004588	Big League Creative	APP064439	8/22/2019	101005347	PARKS-PROMOTION	Website Hosting	300.00		
VEN004479	Symetra Life Insurance	APP064568	8/27/2019	101005119	PARKS-HEALTH/DENTAL	Life Ins	15.92	67232	8/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP064643	8/29/2019	101005119	PARKS-HEALTH/DENTAL	Medical Ins	2,946.01	67234	8/29/2019
VEN001537	Payroll	APP064683	9/3/2019	101005111	PARKS-SALARY	sal	9,469.24	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101005120	PARKS-FICA/MEDICARE	fica	574.60	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101005120	PARKS-FICA/MEDICARE	med	134.38	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101005121	PARKS-PERF	perf	1,253.74	500000474	9/3/2019
VEN005717	Background Investigation Bureau	APP064890	9/4/2019	101005349	PARKS-SERVICES	Background checks	298.75		
	Subtotal for Parks						**26,454.80**		
	Economic Dev								
VEN005006	Team Pride Athletic Apparel	APP064309	8/16/2019	101006347	ECONOMIC DEV-PROMOTIO	Wearables	90.60		
VEN001537	Payroll	APP064369	8/20/2019	101006111	ECONOMIC DEV-SALARY	sal	6,161.54	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101006120	ECONOMIC DEV-FICA/MEDI	FICA	379.70	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101006120	ECONOMIC DEV-FICA/MEDI	MED	88.79	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101006121	ECONOMIC DEV-PERF	PERF	874.94	500000472	8/20/2019
VEN000534	Delta Dental	APP064401	8/21/2019	101006119	ECONOMIC DEV-HEALTH/DE	Dental Ins	106.32	67219	8/21/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Economic Dev								
VEN000513	DavisVision	APP064403	8/21/2019	101006119	ECONOMIC DEV-HEALTH/DE	Vision Ins	18.47	67218	8/21/2019
VEN001676	Riverview Hospital	APP064406	8/21/2019	101006119	ECONOMIC DEV-HEALTH/DE	Clinic	39.83	67220	8/21/2019
VEN004479	Symetra Life Insurance	APP064568	8/27/2019	101006119	ECONOMIC DEV-HEALTH/DE	Life Ins	7.96	67232	8/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP064643	8/29/2019	101006119	ECONOMIC DEV-HEALTH/DE	Medical Ins	606.17	67234	8/29/2019
VEN001537	Payroll	APP064683	9/3/2019	101006111	ECONOMIC DEV-SALARY	sal	6,161.54	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101006120	ECONOMIC DEV-FICA/MEDI	fica	379.70	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101006120	ECONOMIC DEV-FICA/MEDI	med	88.79	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101006121	ECONOMIC DEV-PERF	perf	874.94	500000474	9/3/2019
	Subtotal for Economic Dev						**15,879.29**		
	Informatics								
VEN001537	Payroll	APP064369	8/20/2019	101007111	IT-SALARY	sal	16,073.74	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101007120	IT-FICA/MEDICARE	FICA	945.97	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101007120	IT-FICA/MEDICARE	MED	221.23	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101007121	IT-PERF	PERF	2,282.48	500000472	8/20/2019
VEN000534	Delta Dental	APP064401	8/21/2019	101007119	IT-HEALTH/DENTAL	Dental Ins	326.96	67219	8/21/2019
VEN000513	DavisVision	APP064403	8/21/2019	101007119	IT-HEALTH/DENTAL	Vision Ins	62.68	67218	8/21/2019
VEN001676	Riverview Hospital	APP064406	8/21/2019	101007119	IT-HEALTH/DENTAL	Clinic	445.88	67220	8/21/2019
VEN004479	Symetra Life Insurance	APP064568	8/27/2019	101007119	IT-HEALTH/DENTAL	Life Ins	23.88	67232	8/27/2019
VEN001257	Logo USA	APP064615	8/28/2019	101007347	IT-PROMOTION	Wearables	74.75		
VEN000604	Eastern Engineering Supply	APP064616	8/28/2019	101007224	IT-OPERATING SUPPLIES	Supplies	384.18		
VEN006331	enVista llc	APP064618	8/28/2019	101007349	IT-SERVICES	SharePoint Monitoring	920.00		
VEN000697	Finley and Cook	APP064619	8/28/2019	101007331	IT-CONSULTING	Jet Maint and Enhancements	1,257.00		
VEN003902	Oscar Winski Co	APP064620	8/28/2019	101007349	IT-SERVICES	Q3 electronic recycling	337.00		
VEN001231	Leane Kmetz	APP064621	8/28/2019	101007334	IT-TRAVEL/TRAINING/SEMIN	ESRI conference	193.98		
VEN005272	SHI International	APP064622	8/28/2019	101007389	IT-SOFTWARE LICENSING	Premium Maint	11,860.10		
VEN005134	Lifeline Data Centers	APP064623	8/28/2019	101007349	IT-SERVICES	Monthly services	1,065.70		
VEN005135	FP Mailing Solutions	APP064624	8/28/2019	101007333	IT-POSTAGE	Postage	468.00		
VEN002213	Open Control Systems	APP064626	8/28/2019	101007472	IT-EQUIPMENT	Controller replacement	3,388.00		
VEN002213	Open Control Systems	APP064627	8/28/2019	101007472	IT-EQUIPMENT	Concession 4 access control	868.50		
VEN002213	Open Control Systems	APP064628	8/28/2019	101007349	IT-SERVICES	Annual Access Control Maint	25,594.00		
VEN005146	Konica Minolta Business	APP064629	8/28/2019	101007337	IT-PRINTING	Click Charges	15.56		
VEN000157	AT and T Mobility	APP064630	8/28/2019	101007332	IT-CELLULAR/PAGERS/MOBI	Cell phones and air cards	980.73		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Informatics								
VEN000126	Anthem Blue Cross Blue Shield	APP064643	8/29/2019	101007119	IT-HEALTH/DENTAL	Medical Ins	6,546.69	67234	8/29/2019
VEN001537	Payroll	APP064683	9/3/2019	101007111	IT-SALARY	sal	16,228.72	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101007120	IT-FICA/MEDICARE	fica	955.58	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101007120	IT-FICA/MEDICARE	med	223.48	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101007121	IT-PERF	perf	2,304.49	500000474	9/3/2019
	Subtotal for Informatics						**94,049.28**		
	Clerk Treasurer								
VEN000847	Hamilton County Recorder	APP064190	8/9/2019	101008338	CT-LEGAL NOTICES	agreement easement	50.00	67083	8/10/2019
VEN005897	Hamilton County Reporter	APP064268	8/15/2019	101008338	CT-LEGAL NOTICES	Addl Appropriation	17.60		
VEN004297	ADP-Payroll	APP064284	8/12/2019	101008331	CT-CONSULTING	Processing charges	6,842.34	500000471	8/13/2019
VEN007097	Webster and Garino LLC	APP064356	8/20/2019	101008330	CT-LEGAL CONSULTING	Retainer and Meeting	2,252.50		
VEN001537	Payroll	APP064369	8/20/2019	101008111	CT-SALARY	sal	16,692.67	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101008120	CT-FICA/MEDICARE	FICA	968.64	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101008120	CT-FICA/MEDICARE	MED	226.53	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101008121	CT-PERF	PERF	1,957.43	500000472	8/20/2019
VEN000534	Delta Dental	APP064401	8/21/2019	101008119	CT-HEALTH/DENTAL	Dental Ins	257.04	67219	8/21/2019
VEN000513	DavisVision	APP064403	8/21/2019	101008119	CT-HEALTH/DENTAL	Vision Ins	69.95	67218	8/21/2019
VEN001676	Riverview Hospital	APP064406	8/21/2019	101008119	CT-HEALTH/DENTAL	Clinic	327.90	67220	8/21/2019
VEN001940	The Times	APP064479	8/23/2019	101008338	CT-LEGAL NOTICES	Resolution 19 118	111.73		
VEN000847	Hamilton County Recorder	APP064482	8/23/2019	101008338	CT-LEGAL NOTICES	Ordinances	125.00	67229	8/23/2019
VEN004479	Symetra Life Insurance	APP064568	8/27/2019	101008119	CT-HEALTH/DENTAL	Life Ins	22.60	67232	8/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP064643	8/29/2019	101008119	CT-HEALTH/DENTAL	Medical Ins	3,006.64	67234	8/29/2019
VEN000940	ILMCT	APP064652	8/29/2019	101008334	CT-TRAVEL/TRAINING/SEMI	2019 ILMCT District Meeting	660.00	67236	8/29/2019
VEN001537	Payroll	APP064683	9/3/2019	101008111	CT-SALARY	sal	16,718.63	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101008120	CT-FICA/MEDICARE	fica	970.25	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101008120	CT-FICA/MEDICARE	med	226.91	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101008121	CT-PERF	perf	1,960.45	500000474	9/3/2019
	Subtotal for Clerk Treasurer						**53,464.81**		
	Mayor								
VEN001537	Payroll	APP064369	8/20/2019	101009121	MAYOR-PERF	PERF	633.27	500000472	8/20/2019
VEN000534	Delta Dental	APP064401	8/21/2019	101009119	MAYOR-HEALTH/DENTAL	Dental Ins	40.62	67219	8/21/2019
VEN000513	DavisVision	APP064403	8/21/2019	101009119	MAYOR-HEALTH/DENTAL	Vision Ins	12.87	67218	8/21/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Mayor								
VEN001676	Riverview Hospital	APP064406	8/21/2019	101009119	MAYOR-HEALTH/DENTAL	Clinic	85.80	67220	8/21/2019
VEN004479	Symetra Life Insurance	APP064568	8/27/2019	101009119	MAYOR-HEALTH/DENTAL	Life Ins	2.70	67232	8/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP064643	8/29/2019	101009119	MAYOR-HEALTH/DENTAL	Medical Ins	1,272.97	67234	8/29/2019
VEN001537	Payroll	APP064683	9/3/2019	101009111	MAYOR-SALARY	sal	4,459.62	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101009120	MAYOR- FICA/MEDICARE	fica	271.66	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101009120	MAYOR- FICA/MEDICARE	med	63.53	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101009121	MAYOR-PERF	perf	633.27	500000474	9/3/2019
VEN001913	The Bridgewater Club LLC	APP064711	9/3/2019	101009347	MAYOR-PROMOTIONS	Force Construction lunch Colt	325.77		
Subtotal for Mayor							**7,802.08**		
	City Council								
VEN004256	Cindy Spoljaric	APP064673	8/30/2019	101010334	CITY COUNCIL-TRAVEL/TRA	AIM conference	298.00	67237	8/30/2019
VEN000595	DWA	APP064696	9/3/2019	101010347	CITY COUNCIL-PROMOTION	Dinner on Union	2,000.00		
Subtotal for City Council							**2,298.00**		
	Board of Works								
VEN001537	Payroll	APP064683	9/3/2019	101011120	BOARD OF WORKS-FICA/M	fica	533.89	500000474	9/3/2019
Subtotal for Board of Works							**533.89**		
	Public Works								
VEN002048	Vectren	APP064232	8/15/2019	101013349	PW-CONTRACTUAL SERVIC	151st Street	15.10	67214	8/15/2019
VEN002291	Pat Leuteritz	APP064235	8/15/2019	101013334	PW-TRAVEL/TRAINING/SEMI	Training	23.20	67213	8/15/2019
VEN000589	Duke Energy	APP064298	8/16/2019	101013341	PW-ELECTRIC	Electric	3,953.87	67217	8/16/2019
VEN000589	Duke Energy	APP064298	8/16/2019	101013341	PW-ELECTRIC	Electric	652.26	67217	8/16/2019
VEN000517	Daystar Directional Drilling	APP064305	8/16/2019	101013345	PW-EQUIP REPAIR	Irrigation Repair 151st Carey	1,441.64		
VEN000517	Daystar Directional Drilling	APP064308	8/16/2019	101013345	PW-EQUIP REPAIR	Drinking Fountain Repair	1,441.64		
VEN003736	Wesco Distribution	APP064314	8/16/2019	101013229	PW-UNIFORMS	Work shirts	372.25		
VEN001537	Payroll	APP064369	8/20/2019	101013111	PW-SALARY	sal	46,360.94	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101013120	PW-FICA/MEDICARE	FICA	2,705.45	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101013120	PW-FICA/MEDICARE	MED	632.73	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101013121	PW-PERF	PERF	7,142.47	500000472	8/20/2019
VEN005006	Team Pride Athletic Apparel	APP064393	8/21/2019	101013229	PW-UNIFORMS	Wearables	869.87		
VEN000534	Delta Dental	APP064401	8/21/2019	101013119	PW-HEALTH AND DENTAL	Dental Ins	1,298.10	67219	8/21/2019
VEN000513	DavisVision	APP064403	8/21/2019	101013119	PW-HEALTH AND DENTAL	Vision Ins	217.71	67218	8/21/2019
VEN001676	Riverview Hospital	APP064406	8/21/2019	101013119	PW-HEALTH AND DENTAL	Clinic	1,660.94	67220	8/21/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Public Works								
VEN002048	Vectren	APP064451	8/22/2019	101013349	PW-CONTRACTUAL SERVIC	151st final bill	7.03	67226	8/22/2019
VEN004479	Symetra Life Insurance	APP064568	8/27/2019	101013119	PW-HEALTH AND DENTAL	Life Ins	82.30	67232	8/27/2019
VEN000589	Duke Energy	APP064575	8/27/2019	101013341	PW-ELECTRIC	14905 Ditch Rd	45.41	67233	8/27/2019
VEN005845	Kinetrex Energy	APP064617	8/28/2019	101013349	PW-CONTRACTUAL SERVIC	Gas Heat	7.86		
VEN000126	Anthem Blue Cross Blue Shield	APP064643	8/29/2019	101013119	PW-HEALTH AND DENTAL	Medical Ins	31,133.15	67234	8/29/2019
VEN000589	Duke Energy	APP064675	8/30/2019	101013341	PW-ELECTRIC	PW	50.96	67239	8/30/2019
VEN001537	Payroll	APP064683	9/3/2019	101013111	PW-SALARY	sal	46,129.66	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101013119	PW-HEALTH AND DENTAL	perf	1,500.00	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101013120	PW-FICA/MEDICARE	fica	2,685.00	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101013120	PW-FICA/MEDICARE	med	627.96	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101013121	PW-PERF	perf	7,109.64	500000474	9/3/2019
VEN007802	Javier Aleman Rosales	APP064690	9/3/2019	101013334	PW-TRAVEL/TRAINING/SEMI	CDL license	17.00		
VEN005403	BrightView Landscapes LLC	APP064697	9/3/2019	101013349	PW-CONTRACTUAL SERVIC	Osbourne Park Pond	111.39		
VEN005403	BrightView Landscapes LLC	APP064698	9/3/2019	101013349	PW-CONTRACTUAL SERVIC	Osbourne Park Pond	445.56		
VEN005403	BrightView Landscapes LLC	APP064699	9/3/2019	101013349	PW-CONTRACTUAL SERVIC	July US 31	11,460.00		
VEN005403	BrightView Landscapes LLC	APP064700	9/3/2019	101013349	PW-CONTRACTUAL SERVIC	July Westfield	43,741.67		
VEN005403	BrightView Landscapes LLC	APP064701	9/3/2019	101013349	PW-CONTRACTUAL SERVIC	July Janitorial	11,562.78		
VEN006426	DISA Inc	APP064847	9/4/2019	101013349	PW-CONTRACTUAL SERVIC	Drug testing and Training	251.50		
VEN001887	TC Propertys	APP064863	9/4/2019	101013349	PW-CONTRACTUAL SERVIC	Monon Signs	2,955.00	67240	9/4/2019
	Subtotal for Public Works						**228,712.04**		
	Grand Park								
VEN001537	Payroll	APP064369	8/20/2019	101015111	GP-SALARY	sal	11,842.09	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101015120	GP-FICA/MEDICARE	FICA	711.65	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101015120	GP-FICA/MEDICARE	MED	166.44	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101015121	GP-PERF	PERF	1,288.01	500000472	8/20/2019
VEN000534	Delta Dental	APP064401	8/21/2019	101015119	GP-HEALTH/DENTAL	Dental Ins	188.66	67219	8/21/2019
VEN000513	DavisVision	APP064403	8/21/2019	101015119	GP-HEALTH/DENTAL	Vision Ins	42.54	67218	8/21/2019
VEN001676	Riverview Hospital	APP064406	8/21/2019	101015119	GP-HEALTH/DENTAL	Clinic	327.90	67220	8/21/2019
VEN004479	Symetra Life Insurance	APP064568	8/27/2019	101015119	GP-HEALTH/DENTAL	Life Ins	19.90	67232	8/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP064643	8/29/2019	101015119	GP-HEALTH/DENTAL	Medical Ins	4,813.02	67234	8/29/2019
VEN001537	Payroll	APP064683	9/3/2019	101015111	GP-SALARY	sal	11,826.59	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101015120	GP-FICA/MEDICARE	fica	710.68	500000474	9/3/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Grand Park								
VEN001537	Payroll	APP064683	9/3/2019	101015120	GP-FICA/MEDICARE	med	166.20	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101015121	GP-PERF	perf	1,288.01	500000474	9/3/2019
	Subtotal for Grand Park						**33,391.69**		
	Communications								
VEN007708	MainGate Inc	APP064267	8/15/2019	101020347	COMM-PROMOTIONS	Tumblers	600.00		
VEN001537	Payroll	APP064369	8/20/2019	101020111	COMM-SALARY	sal	6,921.73	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101020120	COMM-FICA/MEDICARE	FICA	420.60	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101020120	COMM-FICA/MEDICARE	MED	98.37	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101020121	COMM-PERF	PERF	982.88	500000472	8/20/2019
VEN000534	Delta Dental	APP064401	8/21/2019	101020119	COMM-HEALTH/DENTAL	Dental Ins	127.73	67219	8/21/2019
VEN000513	DavisVision	APP064403	8/21/2019	101020119	COMM-HEALTH/DENTAL	Vision Ins	24.07	67218	8/21/2019
VEN001676	Riverview Hospital	APP064406	8/21/2019	101020119	COMM-HEALTH/DENTAL	Clinic	119.51	67220	8/21/2019
VEN007715	WRTV	APP064540	8/26/2019	101020337	COMM-PRINTING	News Spotlight	1,000.00		
VEN007708	MainGate Inc	APP064542	8/26/2019	101020347	COMM-PROMOTIONS	Magnet	1,979.70		
VEN007064	Jon Ball Photography	APP064543	8/26/2019	101020331	COMM- CONSULT	Colts Camp Photography	1,200.00		
VEN006490	Towne Post Network Inc	APP064545	8/26/2019	101020337	COMM-PRINTING	Half a page	1,500.00		
VEN004479	Symetra Life Insurance	APP064568	8/27/2019	101020119	COMM-HEALTH/DENTAL	Life Ins	11.94	67232	8/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP064643	8/29/2019	101020119	COMM-HEALTH/DENTAL	Medical Ins	2,988.43	67234	8/29/2019
VEN001537	Payroll	APP064683	9/3/2019	101020111	COMM-SALARY	sal	6,921.73	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101020120	COMM-FICA/MEDICARE	fica	420.60	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101020120	COMM-FICA/MEDICARE	med	98.36	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101020121	COMM-PERF	perf	982.88	500000474	9/3/2019
	Subtotal for Communications						**26,398.53**		
	Customer Service								
VEN001537	Payroll	APP064369	8/20/2019	101021111	CUSTOMER SERV-SALARY	sal	8,060.37	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101021120	CUSTOMER SERV- FICA/ME	FICA	481.40	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101021120	CUSTOMER SERV- FICA/ME	MED	112.58	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101021121	CUSTOMER SERV- PERF	PERF	1,144.56	500000472	8/20/2019
VEN000534	Delta Dental	APP064401	8/21/2019	101021119	CUSTOMER SERV-HEALTH/	Dental Ins	156.04	67219	8/21/2019
VEN000513	DavisVision	APP064403	8/21/2019	101021119	CUSTOMER SERV-HEALTH/	Vision Ins	36.94	67218	8/21/2019
VEN001676	Riverview Hospital	APP064406	8/21/2019	101021119	CUSTOMER SERV-HEALTH/	Clinic	286.53	67220	8/21/2019
VEN005006	Team Pride Athletic Apparel	APP064541	8/26/2019	101021347	CUST SERV-PROMO	Wearables	52.06		

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Fund No.	**Fund Name**								
101	**General**								
	Customer Service								
VEN004479	Symetra Life Insurance	APP064568	8/27/2019	101021119	CUSTOMER SERV-HEALTH/	Life Ins	15.92	67232	8/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP064643	8/29/2019	101021119	CUSTOMER SERV-HEALTH/	Medical Ins	4,206.85	67234	8/29/2019
VEN001537	Payroll	APP064683	9/3/2019	101021111	CUSTOMER SERV-SALARY	sal	8,060.38	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101021120	CUSTOMER SERV- FICA/ME	fica	481.40	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101021120	CUSTOMER SERV- FICA/ME	med	112.60	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101021121	CUSTOMER SERV- PERF	perf	1,144.60	500000474	9/3/2019
	Subtotal for Customer Service						**24,352.23**		
	Human Resources								
VEN001537	Payroll	APP064369	8/20/2019	101022111	HR -SALARY	sal	4,205.60	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101022120	HR-FICA/MEDICARE	FICA	251.41	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101022120	HR-FICA/MEDICARE	MED	58.80	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101022121	HR PERF	PERF	597.20	500000472	8/20/2019
VEN000534	Delta Dental	APP064401	8/21/2019	101022119	HR-HEALTH/DENTAL	Dental Ins	166.70	67219	8/21/2019
VEN000513	DavisVision	APP064403	8/21/2019	101022119	HR-HEALTH/DENTAL	Vision Ins	38.61	67218	8/21/2019
VEN001676	Riverview Hospital	APP064406	8/21/2019	101022119	HR-HEALTH/DENTAL	Clinic	165.48	67220	8/21/2019
VEN004479	Symetra Life Insurance	APP064568	8/27/2019	101022119	HR-HEALTH/DENTAL	Life Ins	7.96	67232	8/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP064643	8/29/2019	101022119	HR-HEALTH/DENTAL	Medical Ins	2,430.76	67234	8/29/2019
VEN005974	Aim	APP064653	8/29/2019	101022334	HR- TRAINING	2019 IMPACT annual confere	400.00	67235	8/29/2019
VEN001537	Payroll	APP064683	9/3/2019	101022111	HR -SALARY	sal	4,205.60	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101022120	HR-FICA/MEDICARE	fica	251.41	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101022120	HR-FICA/MEDICARE	med	58.79	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101022121	HR PERF	perf	597.20	500000474	9/3/2019
VEN002123	Westfield-Washington Schools	APP064707	9/3/2019	101022223	HR- OFFICE SUPP	Paper	27.75		
	Subtotal for Human Resources						**13,463.27**		
	Sport Campus Indoor Event Ctr								
VEN001537	Payroll	APP064369	8/20/2019	101023111	GP INDOOR-SALARY	sal	10,275.52	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101023120	GP INDOOR-FICA/MEDICAR	FICA	626.78	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101023120	GP INDOOR-FICA/MEDICAR	MED	146.59	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	101023121	GP INDOOR-PERF	PERF	1,353.05	500000472	8/20/2019
VEN000534	Delta Dental	APP064401	8/21/2019	101023119	GP INDOOR-HEALTH/DENTA	Dental Ins	62.58	67219	8/21/2019
VEN000513	DavisVision	APP064403	8/21/2019	101023119	GP INDOOR-HEALTH/DENTA	Vision Ins	24.07	67218	8/21/2019
VEN001676	Riverview Hospital	APP064406	8/21/2019	101023119	GP INDOOR-HEALTH/DENTA	Clinic	162.42	67220	8/21/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Sport Campus Indoor Event Ctr								
VEN004479	Symetra Life Insurance	APP064568	8/27/2019	101023119	GP INDOOR-HEALTH/DENTA	Life Ins	15.92	67232	8/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP064643	8/29/2019	101023119	GP INDOOR-HEALTH/DENTA	Medical Ins	2,382.26	67234	8/29/2019
VEN001537	Payroll	APP064683	9/3/2019	101023111	GP INDOOR-SALARY	sal	10,118.53	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101023120	GP INDOOR-FICA/MEDICAR	fica	617.05	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101023120	GP INDOOR-FICA/MEDICAR	med	144.30	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	101023121	GP INDOOR-PERF	perf	1,353.06	500000474	9/3/2019
	Subtotal for Sport Campus Indoor Event Ctr						**27,282.13**		
Subtotal for Fund 101 General							**1,235,662.15**		
Fund No.	**Fund Name**								
201	**Motor Vehicle Highway (MVH)**								
	Public Works								
VEN000589	Duke Energy	APP064298	8/16/2019	201013341	MVH-ELECTRIC	Electric	2,414.15	67217	8/16/2019
VEN001708	RPM Machinery	APP064311	8/16/2019	201013345	MVH-EQUIP REPAIR	Part	176.00		
VEN001384	Milestone Contractors LP	APP064312	8/16/2019	201013231	MVH-SUBGRADE MATERIAL	Surface	127.44		
VEN001671	Rieth-Riley Construction	APP064317	8/16/2019	201013231	MVH-SUBGRADE MATERIAL	Surface	323.75		
VEN006285	Ceres Solutions Cooperative	APP064318	8/16/2019	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded	386.86		
VEN001537	Payroll	APP064369	8/20/2019	201013111	MVH-SALARY	sal	8,839.27	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	201013120	MVH-FICA/MEDICARE	FICA	531.27	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	201013120	MVH-FICA/MEDICARE	MED	124.26	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	201013121	MVH-PERF	PERF	1,255.18	500000472	8/20/2019
VEN001384	Milestone Contractors LP	APP064392	8/21/2019	201013231	MVH-SUBGRADE MATERIAL	Surface	183.62		
VEN000534	Delta Dental	APP064401	8/21/2019	201013119	MVH-HEALTH/DENTAL	Dental Ins	163.48	67219	8/21/2019
VEN000513	DavisVision	APP064403	8/21/2019	201013119	MVH-HEALTH/DENTAL	Vision Ins	31.34	67218	8/21/2019
VEN001676	Riverview Hospital	APP064406	8/21/2019	201013119	MVH-HEALTH/DENTAL	Clinic	245.16	67220	8/21/2019
VEN006285	Ceres Solutions Cooperative	APP064444	8/22/2019	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded	7,201.31		
VEN004479	Symetra Life Insurance	APP064568	8/27/2019	201013119	MVH-HEALTH/DENTAL	Life Ins	15.92	67232	8/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP064643	8/29/2019	201013119	MVH-HEALTH/DENTAL	Medical Ins	3,600.68	67234	8/29/2019
VEN001537	Payroll	APP064683	9/3/2019	201013111	MVH-SALARY	sal	8,944.27	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	201013120	MVH-FICA/MEDICARE	fica	537.78	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	201013120	MVH-FICA/MEDICARE	med	125.77	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	201013121	MVH-PERF	perf	1,270.09	500000474	9/3/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
201	**Motor Vehicle Highway (MVH)**								
	Public Works								
VEN006285	Ceres Solutions Cooperative	APP064704	9/3/2019	201013226	MVH-VEHICLE GAS/ SUPPLI	Fuel	531.20		
VEN000975	Indiana Oxygen Company	APP064706	9/3/2019	201013226	MVH-VEHICLE GAS/ SUPPLI	Supplies	146.86		
VEN001044	Irving Materials	APP064709	9/3/2019	201013231	MVH-SUBGRADE MATERIAL	Stone	218.36		
VEN000989	Indiana Traffic Services LLC	APP064736	9/4/2019	201013378	MVH-STREET STRIPING	2019 Pavement Striping	59,278.45		
VEN007207	Car X Tire and Auto	APP064848	9/4/2019	201013360	MVH-VEHICLE REPAIR	Oil change	29.99		
	Subtotal for Public Works						**96,702.46**		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							**96,702.46**		
Fund No.	**Fund Name**								
202	**Local Road and Street (LRS)**								
	Public Works								
VEN005917	The Etica Group Inc	APP064296	8/16/2019	202013349	LRS-SERVICES	161st and Union	10,208.75		
VEN002038	USI Consultants Inc	APP064297	8/16/2019	202013349	LRS-SERVICES	Preliminary Engineering for 1	7,967.50		
VEN000480	CSI Signs	APP064306	8/16/2019	202013228	LRS-SIGNS AND POSTS	Sign City Hall	581.99		
VEN001778	Shelby Materials	APP064313	8/16/2019	202013432	LRS-SIDEWALK	Concrete	638.00		
VEN007593	A 1 Concrete Leveling	APP064315	8/16/2019	202013432	LRS-SIDEWALK		1,050.00		
VEN001887	TC Propertys	APP064391	8/21/2019	202013228	LRS-SIGNS AND POSTS	Trail markers	222.00	67240	9/4/2019
VEN001778	Shelby Materials	APP064705	9/3/2019	202013432	LRS-SIDEWALK	Concrete	1,409.00		
	Subtotal for Public Works						**22,077.24**		
Subtotal for Fund 202 Local Road and Street (LRS)							**22,077.24**		
Fund No.	**Fund Name**								
203	**Fire Operating**								
	Fire								
VEN002048	Vectren	APP064231	8/15/2019	203012342	FIRE-WATER/SEWER	Sta 82	64.72	67214	8/15/2019
VEN000483	Cummins Crosspoint LLC	APP064238	8/15/2019	203012360	FIRE-VEHICLE MAINT	E-83	4,585.28		
VEN000483	Cummins Crosspoint LLC	APP064239	8/15/2019	203012360	FIRE-VEHICLE MAINT	L-81	13,082.81		
VEN000266	Bound Tree Medical	APP064240	8/15/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies	473.50		
VEN000266	Bound Tree Medical	APP064241	8/15/2019	203012224	FIRE-OPERATING SUPPLIES	EMS supplies	900.14		
VEN006285	Ceres Solutions Cooperative	APP064242	8/15/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	1,591.54		
VEN000065	Airgas Mid America	APP064243	8/15/2019	203012224	FIRE-OPERATING SUPPLIES	o2	118.53		
VEN000065	Airgas Mid America	APP064244	8/15/2019	203012224	FIRE-OPERATING SUPPLIES	o2	154.50		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN000065	Airgas Mid America	APP064245	8/15/2019	203012224	FIRE-OPERATING SUPPLIES	o2	225.45		
VEN007355	IMS Alliance	APP064246	8/15/2019	203012229	FIRE-UNIFORMS	name tag	12.50		
VEN002148	Witmer Public Safety Group	APP064248	8/15/2019	203012472	FIRE-EQUIP	hoods	252.50		
VEN001942	The Uniform House	APP064249	8/15/2019	203012229	FIRE-UNIFORMS	uniforms	117.72		
VEN001942	The Uniform House	APP064250	8/15/2019	203012229	FIRE-UNIFORMS		11.25		
VEN001942	The Uniform House	APP064251	8/15/2019	203012229	FIRE-UNIFORMS	uniforms	310.00		
VEN001942	The Uniform House	APP064252	8/15/2019	203012229	FIRE-UNIFORMS	uniforms	311.86		
VEN001942	The Uniform House	APP064253	8/15/2019	203012229	FIRE-UNIFORMS	uniforms	311.86		
VEN001942	The Uniform House	APP064254	8/15/2019	203012229	FIRE-UNIFORMS	uniforms	26.50		
VEN001942	The Uniform House	APP064255	8/15/2019	203012229	FIRE-UNIFORMS	uniforms	420.75		
VEN001942	The Uniform House	APP064256	8/15/2019	203012229	FIRE-UNIFORMS	uniforms	18.00		
VEN001942	The Uniform House	APP064257	8/15/2019	203012229	FIRE-UNIFORMS	uniforms	329.42		
VEN001942	The Uniform House	APP064258	8/15/2019	203012229	FIRE-UNIFORMS	uniforms	329.42		
VEN001942	The Uniform House	APP064259	8/15/2019	203012229	FIRE-UNIFORMS	uniforms	311.86		
VEN001942	The Uniform House	APP064260	8/15/2019	203012229	FIRE-UNIFORMS	uniforms	24.75		
VEN006285	Ceres Solutions Cooperative	APP064261	8/15/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	1,427.66		
VEN006285	Ceres Solutions Cooperative	APP064262	8/15/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	1,101.69		
VEN000266	Bound Tree Medical	APP064263	8/15/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies	310.53		
VEN000266	Bound Tree Medical	APP064264	8/15/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies	550.03		
VEN000266	Bound Tree Medical	APP064265	8/15/2019	203012224	FIRE-OPERATING SUPPLIES	triage tags/kit	441.90		
VEN000589	Duke Energy	APP064298	8/16/2019	203012341	FIRE-ELECTRIC	Electric	3,611.28	67217	8/16/2019
VEN000589	Duke Energy	APP064298	8/16/2019	203012341	FIRE-ELECTRIC	Electric	870.04	67217	8/16/2019
VEN000589	Duke Energy	APP064298	8/16/2019	203012341	FIRE-ELECTRIC	Electric	800.74	67217	8/16/2019
VEN000589	Duke Energy	APP064298	8/16/2019	203012346	FIRE-TORNADO SIREN	Sirens	63.07	67217	8/16/2019
VEN000214	Behind The Seams	APP064302	8/16/2019	203012229	FIRE-UNIFORMS	uniform alterations	85.00		
VEN000654	Eryn Green	APP064303	8/16/2019	203012334	FIRE-TRAVEL/TRAINING/SE	tuition reimbursement for Jan	6,450.00		
VEN002213	Open Control Systems	APP064304	8/16/2019	203012472	FIRE-EQUIP	Command unit door and video	1,690.33		
VEN001537	Payroll	APP064369	8/20/2019	203012111	FIRE-SALARY	sal	216,505.00	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	203012120	FIRE-FICA AND MEDICARE	FICA	12,878.45	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	203012120	FIRE-FICA AND MEDICARE	MED	3,011.81	500000472	8/20/2019
VEN001537	Payroll	APP064369	8/20/2019	203012121	FIRE-PERF	PERF	31,712.33	500000472	8/20/2019
VEN000534	Delta Dental	APP064401	8/21/2019	203012119	FIRE-HEALTH/DENTAL	Dental Ins	4,059.06	67219	8/21/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
203	**Fire Operating**								
	Fire								
VEN000513	DavisVision	APP064403	8/21/2019	203012119	FIRE-HEALTH/DENTAL	Vision Ins	784.58	67218	8/21/2019
VEN001676	Riverview Hospital	APP064406	8/21/2019	203012119	FIRE-HEALTH/DENTAL	Clinic	5,581.91	67220	8/21/2019
VEN006426	DISA Inc	APP064443	8/22/2019	203012354	FIRE-MEDICAL EXAMS/TEST	Drug testing	51.50		
VEN006285	Ceres Solutions Cooperative	APP064444	8/22/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded	1,286.00		
VEN004479	Symetra Life Insurance	APP064568	8/27/2019	203012119	FIRE-HEALTH/DENTAL	Life Ins	277.19	67232	8/27/2019
VEN007764	Indiana Alliance of Hazardous	APP064589	8/28/2019	203012350	FIRE-SUBSCRIPTIONS/DUE	Greg sherley annual member	200.00		
VEN000903	Hoosier Fire Equipment	APP064590	8/28/2019	203012472	FIRE-EQUIP	hydrotest of air cylinder	25.00		
VEN000266	Bound Tree Medical	APP064591	8/28/2019	203012224	FIRE-OPERATING SUPPLIES	ems supply	834.60		
VEN000065	Airgas Mid America	APP064592	8/28/2019	203012224	FIRE-OPERATING SUPPLIES	O2	20.57		
VEN005587	Kronos Inc	APP064593	8/28/2019	203012349	FIRE-SERVICES	telestaff	114.09		
VEN000266	Bound Tree Medical	APP064594	8/28/2019	203012224	FIRE-OPERATING SUPPLIES	ems supply	23.29		
VEN004740	Super Laundry	APP064595	8/28/2019	203012343	FIRE-BUILDING MAINTENAN	washer homestyle injection fr	1,787.18		
VEN001957	Tiffany Photography Studio	APP064596	8/28/2019	203012347	FIRE-PROMOTIONS	photos	228.00		
VEN006641	Community Health Network	APP064597	8/28/2019	203012350	FIRE-SUBSCRIPTIONS/DUE	cpr	107.00		
VEN001817	Spill 911 Inc	APP064598	8/28/2019	203012242	FIRE-HAZMAT	shipping	128.00		
VEN000065	Airgas Mid America	APP064600	8/28/2019	203012224	FIRE-OPERATING SUPPLIES	O2	21.91		
VEN005845	Kinetrex Energy	APP064617	8/28/2019	203012328	FIRE-GAS/HEAT	Gas Heat	143.83		
VEN005845	Kinetrex Energy	APP064617	8/28/2019	203012328	FIRE-GAS/HEAT	Gas Heat	40.17		
VEN005845	Kinetrex Energy	APP064617	8/28/2019	203012328	FIRE-GAS/HEAT	Gas Heat	36.10		
VEN000126	Anthem Blue Cross Blue Shield	APP064643	8/29/2019	203012119	FIRE-HEALTH/DENTAL	Medical Ins	78,232.95	67234	8/29/2019
VEN002336	Citizens Westfield	APP064674	8/30/2019	203012342	FIRE-WATER/SEWER	Sta 82	499.94	67238	8/30/2019
VEN001537	Payroll	APP064683	9/3/2019	203012111	FIRE-SALARY	sal	202,178.57	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	203012111	FIRE-SALARY		2,619.75	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	203012120	FIRE-FICA AND MEDICARE	fica	11,983.23	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	203012120	FIRE-FICA AND MEDICARE	med	2,802.57	500000474	9/3/2019
VEN001537	Payroll	APP064683	9/3/2019	203012121	FIRE-PERF	perf	31,585.71	500000474	9/3/2019
VEN006285	Ceres Solutions Cooperative	APP064833	9/4/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	1,050.99		
VEN001615	Public Safety Medical Services	APP064834	9/4/2019	203012354	FIRE-MEDICAL EXAMS/TEST	klingensmith medical exam	428.84		
VEN000569	Don Hinds Ford Inc	APP064835	9/4/2019	203012360	FIRE-VEHICLE MAINT	u381 tow mirrors	297.00		
VEN002353	Boldens Cleaners	APP064836	9/4/2019	203012229	FIRE-UNIFORMS	dry cleaning for uniforms	23.60		
VEN007352	Gear Wash LLC	APP064837	9/4/2019	203012229	FIRE-UNIFORMS	gear inspections	4,042.40		
VEN007709	MacQueen Equipment	APP064838	9/4/2019	203012472	FIRE-EQUIP	holmatro rescue tools	302.50		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
203	**Fire Operating**								
	Fire								
VEN005587	Kronos Inc	APP064839	9/4/2019	203012349	FIRE-SERVICES	telestaff	1,871.40		
VEN000266	Bound Tree Medical	APP064840	9/4/2019	203012224	FIRE-OPERATING SUPPLIES	ems supply	157.41		
VEN000266	Bound Tree Medical	APP064841	9/4/2019	203012224	FIRE-OPERATING SUPPLIES	ems supply	124.90		
VEN000266	Bound Tree Medical	APP064842	9/4/2019	203012224	FIRE-OPERATING SUPPLIES	ems supply	38.03		
VEN005403	BrightView Landscapes LLC	APP064843	9/4/2019	203012349	FIRE-SERVICES	sta 81 fertilizer	476.37		
VEN005403	BrightView Landscapes LLC	APP064843	9/4/2019	203012349	FIRE-SERVICES	sta 82 fertilizer	126.63		
VEN005584	The Accumed Group	APP064844	9/4/2019	203012349	FIRE-SERVICES	ems billing	3,438.00		
VEN000733	Freije Engineered Solutions Co	APP064845	9/4/2019	203012343	FIRE-BUILDING MAINTENAN	sta 83 jetting	928.00		
VEN001615	Public Safety Medical Services	APP064846	9/4/2019	203012354	FIRE-MEDICAL EXAMS/TEST	gilliam medical exam	212.13		
VEN005759	IMPD	APP064849	9/4/2019	203012334	FIRE-TRAVEL/TRAINING/SE	IMPD leadership academy se	4,000.00		
VEN007803	EmbroidMe-Fishers	APP064850	9/4/2019	203012229	FIRE-UNIFORMS	embroidery	2,326.18		
VEN001417	Napa Auto Parts	APP064851	9/4/2019	203012360	FIRE-VEHICLE MAINT	supplies and vehicle maint.	1,529.97		
	Subtotal for Fire						**672,521.77**		
Subtotal for Fund 203 Fire Operating							**672,521.77**		
Fund No.	**Fund Name**								
206	**Parks Programming/Events**								
	Parks								
VEN001356	Michael Ottinger	APP064429	8/22/2019	206005347	PARKS PROGRAM-PROMOT	Amigos de Westfield	1,000.00	67223	8/22/2019
VEN006284	KidZone Party Rentals	APP064436	8/22/2019	206005347	PARKS PROGRAM-PROMOT	Amigos de Westfield	650.00	67222	8/22/2019
VEN007762	Carol Hernandez	APP064437	8/22/2019	206005347	PARKS PROGRAM-PROMOT	Amigos de Westfield	250.00	67221	8/22/2019
VEN001523	Party Time Rental	APP064438	8/22/2019	206005347	PARKS PROGRAM-PROMOT	Amigos de Westfield	663.70	67224	8/22/2019
VEN001716	Runyon Equipment Rental	APP064440	8/22/2019	206005347	PARKS PROGRAM-PROMOT	Movies in the Park	75.00		
VEN001716	Runyon Equipment Rental	APP064441	8/22/2019	206005347	PARKS PROGRAM-PROMOT	Cone reflective collars	1,000.00		
VEN000345	Cave and Company Printing	APP064442	8/22/2019	206005347	PARKS PROGRAM-PROMOT	Barktober and Fireside Trails	119.75		
VEN001716	Runyon Equipment Rental	APP064446	8/22/2019	206005347	PARKS PROGRAM-PROMOT	Movies in the Park	75.00		
VEN007389	Ballet Mosaicos Inc	APP064882	9/4/2019	206005347	PARKS PROGRAM-PROMOT	Amigos de Westfield	800.00		
VEN001716	Runyon Equipment Rental	APP064883	9/4/2019	206005347	PARKS PROGRAM-PROMOT	Movies in the Park	75.00		
VEN002613	Ermco Inc	APP064884	9/4/2019	206005347	PARKS PROGRAM-PROMOT	Amigos	1,150.00		
VEN007766	Jesus Garcia	APP064885	9/4/2019	206005347	PARKS PROGRAM-PROMOT	Amigos	350.00		
VEN001716	Runyon Equipment Rental	APP064886	9/4/2019	206005347	PARKS PROGRAM-PROMOT	Amigos	415.00		
VEN000480	CSI Signs	APP064887	9/4/2019	206005347	PARKS PROGRAM-PROMOT	Fall Fest Banners	445.00		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
206	**Parks Programming/Events**								
	Parks								
VEN000480	CSI Signs	APP064887	9/4/2019	206005347	PARKS PROGRAM-PROMOT	Amigos	82.14		
VEN006284	KidZone Party Rentals	APP064888	9/4/2019	206005347	PARKS PROGRAM-PROMOT	Deposit for Mother Son dance	325.00		
VEN006284	KidZone Party Rentals	APP064889	9/4/2019	206005347	PARKS PROGRAM-PROMOT	WIL	347.50		
	Subtotal for Parks						**7,823.09**		
Subtotal for Fund 206 Parks Programming/Events							**7,823.09**		
Fund No.	**Fund Name**								
239	**Law Enforcement**								
	Police								
VEN001993	Treasurer Of State of Indiana	APP064417	8/22/2019	239002334	LAW ENFORCE-TRAVEL/TR	Breath Test Recert - Thomas	40.00		
VEN001052	Indiana University	APP064536	8/26/2019	239002334	LAW ENFORCE-TRAVEL/TR	Tuition - Hollowell	2,411.33	67231	8/26/2019
VEN001052	Indiana University	APP064537	8/26/2019	239002334	LAW ENFORCE-TRAVEL/TR	Tuition - L. Carter	2,970.27	67231	8/26/2019
	Subtotal for Police						**5,421.60**		
Subtotal for Fund 239 Law Enforcement							**5,421.60**		
Fund No.	**Fund Name**								
264	**Road and Street Improvement (Road Impact)**								
	Public Works								
VEN001710	RQAW Corp	APP064236	8/13/2019	264013349	ROAD IMPACT-SERVICES	151st & Towne Road RAB - D	3,662.21		
VEN000103	American Structurepoint Inc	APP064295	8/16/2019	264013349	ROAD IMPACT-SERVICES	Jersey Street Extension Preli	3,194.00		
VEN000010	A and F Engineering	APP064389	8/21/2019	264013349	ROAD IMPACT-SERVICES	Professional Services for 169t	1,528.86		
VEN000010	A and F Engineering	APP064390	8/21/2019	264013349	ROAD IMPACT-SERVICES	161st and Spring Mill RAB Fin	2,563.00		
VEN002019	United Consulting	APP064431	8/21/2019	264013349	ROAD IMPACT-SERVICES	151st Street Culvert - Constru	7,495.00		
VEN002019	United Consulting	APP064432	8/21/2019	264013349	ROAD IMPACT-SERVICES	HSIP Intersection Lighting - In	1,268.80		
VEN002019	United Consulting	APP064433	8/21/2019	264013349	ROAD IMPACT-SERVICES	Towne Road Inspection Contr	721.74		
VEN002019	United Consulting	APP064433	8/21/2019	264013349	ROAD IMPACT-SERVICES	Towne Road Inspection - Incr	8,657.77		
VEN000961	Indiana Dept Of Transportation	APP064455	8/13/2019	264013474	ROAD IMPACT-CONSTRUCT	186th and Spring Mill RAB - C	11,826.79	67230	8/26/2019
VEN000103	American Structurepoint Inc	APP064743	9/4/2019	264013349	ROAD IMPACT-SERVICES	SR 32 Reconstruction Prelimi	58,978.00		
VEN000103	American Structurepoint Inc	APP064879	8/30/2019	264013349	ROAD IMPACT-SERVICES	East Street North Ext - PE and	14,423.00		
	Subtotal for Public Works						**114,319.17**		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							**114,319.17**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
269	**Training Facility Center**								
	Public Safety (Police and Fire)								
VEN002048	Vectren	APP064233	8/15/2019	269014328	TRAINING FAC-HEAT/GAS	Training Facility	17.00	67214	8/15/2019
VEN000434	Comcast Cable	APP064234	8/15/2019	269014350	TRAINING FAC-SUBSCRIPTI	Training Facility	293.04	67212	8/15/2019
VEN000905	Hoosier Portable Restroom	APP064266	8/15/2019	269014349	TRAINING FAC-SERVICES	06/15/2019-8/10/2019	160.00		
VEN000589	Duke Energy	APP064298	8/16/2019	269014341	TRAINING FAC-ELECTRIC	Electric	420.29	67217	8/16/2019
VEN000405	Citizens Energy Group	APP064450	8/22/2019	269014342	TRAINING FAC-WATER/SEW	Training Facility	48.85	67225	8/22/2019
VEN007763	Jeff's Lawn Care	APP064599	8/28/2019	269014343	TRAINING FAC-BUILDING M	lawn maintenance	310.00		
Subtotal for Public Safety (Police and Fire)							**1,249.18**		
Subtotal for Fund 269 Training Facility Center							**1,249.18**		
Fund No.	**Fund Name**								
325	**Eagletown TIF 2016 Capital Pro**								
	Public Works								
VEN002225	Butler Fairman and Seufert	APP064666	8/30/2019	325018349	EAGLETOWN TIF BOND SV	Ditch Rd replaces PO3513	2,510.25		
	Subtotal for Public Works						**2,510.25**		
	RDC								
VEN000596	E and B Paving Inc	APP064566	8/27/2019	325018474	EAGLETOWN TIF BOND CO	Ditch Road Phase 2 Construc	368,234.08		
VEN002231	Fluid Waste Service Inc	APP064567	8/27/2019	325018474	EAGLETOWN TIF BOND CO	Ditch Road South - Hydroexca	1,410.00		
VEN001778	Shelby Materials	APP064746	9/4/2019	325018474	EAGLETOWN TIF BOND CO	Ditch Phase 2 - Flowable Fill	11,979.00		
	Subtotal for RDC						**381,623.08**		
Subtotal for Fund 325 Eagletown TIF 2016 Capital Pro							**384,133.33**		
Fund No.	**Fund Name**								
346	**Go Bond 2018**								
	Police								
VEN001168	Kelley Chevrolet	APP064419	8/22/2019	346002473	GO BOND 2018 PD VEHICLE	New Tahoe Patrol Vehicles	212,570.00		
VEN001168	Kelley Chevrolet	APP064420	8/22/2019	346002473	GO BOND 2018 PD VEHICLE	Delivery Fees not added to Ve	330.00		
VEN006590	John Jones Automotive Dealerships	APP064421	8/22/2019	346002473	GO BOND 2018 PD VEHICLE	New Dodge Charger	19,425.00		
VEN007761	Major Automotive Installations	APP064422	8/22/2019	346002472	GO BOND 2018 PD EQUIP	Pug full size gun drawers (5)	5,489.99		
VEN003733	StopTech	APP064423	8/22/2019	346002472	GO BOND 2018 PD EQUIP	Stop Sticks	2,389.00		
VEN003312	Motorola Solutions	APP064424	8/22/2019	346002472	GO BOND 2018 PD EQUIP	Handheld Mobile Remote Hea	2,071.74		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
346	**Go Bond 2018**								
	Police								
VEN003312	Motorola Solutions	APP064424	8/22/2019	346002472	GO BOND 2018 PD EQUIP	HH Remote Head Extension	388.00		
	Subtotal for Police						**242,663.73**		
Subtotal for Fund 346 Go Bond 2018							**242,663.73**		
Fund No.	**Fund Name**								
361	**Grand Junction Ban Construction**								
	Public Works								
VEN002234	Land Collective LLC	APP064852	9/4/2019	361013474	GRAND JUNC BAN CONST-	Pay app 1 and 2 GJP Design	161,058.58		
	Subtotal for Public Works						**161,058.58**		
Subtotal for Fund 361 Grand Junction Ban Construction							**161,058.58**		
Fund No.	**Fund Name**								
362	**Grand Junction Ban SinkFD**								
	Public Works								
VEN001652	Regions Bank	APP064702	9/3/2019	362013381	GRAND JUNC REV BAN2019	GJ LIT BAN 2019 Pay 1	463,617.48		
	Subtotal for Public Works						**463,617.48**		
Subtotal for Fund 362 Grand Junction Ban SinkFD							**463,617.48**		
Fund No.	**Fund Name**								
401	**Cum. Capital Improvement**								
	Administration								
VEN003054	L and S Contractors	APP064173	8/13/2019	401001349	CUM CAP IMPROVE-ADM SE	City Hall	2,288.53	67139	8/13/2019
	Subtotal for Administration						**2,288.53**		
Subtotal for Fund 401 Cum. Capital Improvement							**2,288.53**		
Fund No.	**Fund Name**								
556	**Community Crossing Grant**								
	Public Works								
VEN001364	Midwest Paving LLC	APP064435	8/21/2019	556013349	COMMUNITY CROSSING GR	2019 Resurfacing Project	220,659.30		
	Subtotal for Public Works						**220,659.30**		
Subtotal for Fund 556 Community Crossing Grant							**220,659.30**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
557	**Kinsey Ave Widen Grant**								
	Public Works								
VEN001788	Shrewsberry and Associates LLC	APP064358	8/20/2019	557013349	KINSEY AVE GRANT SERV	Kinsey Avenue Culvert Utility	2,746.56		
	Subtotal for Public Works						**2,746.56**		
Subtotal for Fund 557 Kinsey Ave Widen Grant							**2,746.56**		
Fund No.	**Fund Name**								
565	**151st and Towne Rd Grant**								
	Public Works								
VEN001710	RQAW Corp	APP064236	8/13/2019	565013349	151ST AND TOWNE RD GRA	151st & Towne Road RAB - D	14,648.82		
	Subtotal for Public Works						**14,648.82**		
Subtotal for Fund 565 151st and Towne Rd Grant							**14,648.82**		
Fund No.	**Fund Name**								
584	**Monon 5 Bridge O 32 Grant**								
	Public Works								
VEN002019	United Consulting	APP064535	8/26/2019	584013349	MONON 5 BRIDGE O 32 GRA	Monon 5 (Bridge over SR 32)	36,221.31		
VEN002019	United Consulting	APP064742	9/4/2019	584013349	MONON 5 BRIDGE O 32 GRA	Monon 5 (Bridge over SR 32)	39,730.36		
	Subtotal for Public Works						**75,951.67**		
Subtotal for Fund 584 Monon 5 Bridge O 32 Grant							**75,951.67**		
Fund No.	**Fund Name**								
597	**MPO 186th-Springmill Grant**								
	Public Works								
VEN002019	United Consulting	APP064430	8/21/2019	597013349	MPO 186TH-SPRINGMILL GR	CE Contract (Inspection) for 1	183.82		
	Subtotal for Public Works						**183.82**		
Subtotal for Fund 597 MPO 186th-Springmill Grant							**183.82**		
Fund No.	**Fund Name**								
640	**Sports Campus Operating**								
	Grand Park								
VEN001305	Martin Tree Service	APP064214	8/14/2019	640015349	SPORTS CAMPUS-SERVICE	Tree removal	900.00	2629	8/14/2019
VEN000589	Duke Energy	APP064299	8/16/2019	640015341	SPORTS CAMPUS-ELECTRI	Electric	7,099.03	2630	8/16/2019
VEN000589	Duke Energy	APP064299	8/16/2019	640015341	SPORTS CAMPUS-ELECTRI	Electric	2,290.87	2630	8/16/2019
VEN000589	Duke Energy	APP064299	8/16/2019	640657	SPORTS CAMPUS-ELECTRI	Electric	6,458.13	2630	8/16/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
640	**Sports Campus Operating**								
	Grand Park								
VEN004832	GS Sports Ventures	APP064744	9/4/2019	640015331	SPORT CAMPUS-CONSULTI	ICR 2019 50 percent due July	18,125.00		
VEN004832	GS Sports Ventures	APP064745	9/4/2019	640015331	SPORT CAMPUS-CONSULTI	Adidas 50 percent due July ba	16,312.50		
VEN000970	Indiana Golf Car	APP064781	9/4/2019	640015472	SPORTS CAMPUS-EQUIPME	WR4	146.00		
VEN001879	T.M.T Inc	APP064782	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	SiteSearch house tree remov	350.00		
VEN002341	Capitol City Fence Co Inc	APP064783	9/4/2019	640015224	SPORTS CAMPUS-OPERATI	Temp fence panels Colts	5,859.00		
VEN002706	KJM Trucking Inc	APP064784	9/4/2019	640015474	SPORTS CAMPUS-CONSTR	Maint	6,580.54		
VEN000205	Beaver Gravel Corp	APP064785	9/4/2019	640015474	SPORTS CAMPUS-CONSTR	Rock	111.34		
VEN002228	Indiana Sports Properties	APP064786	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Field Rental Commission	4,203.75		
VEN000910	HP Products	APP064787	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Colts Camp	354.66		
VEN001716	Runyon Equipment Rental	APP064788	9/4/2019	640015451	SPORTS CAMPUS-COMPUT	Crowd Fence	840.00		
VEN001257	Logo USA	APP064789	9/4/2019	640015345	SPORTS CAMPUS-EQUIP RE	Colts camp	239.25		
VEN001257	Logo USA	APP064792	9/4/2019	640015229	SPORTS CAMPUS-APPAREL	Wearables	179.40		
VEN001637	Ray's Trash Service	APP064793	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Trash	271.58		
VEN005403	BrightView Landscapes LLC	APP064794	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Valve box repair	402.85		
VEN002228	Indiana Sports Properties	APP064795	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Commission	3,791.93		
VEN007717	Alliance Reservations Network	APP064797	9/4/2019	640015224	SPORTS CAMPUS-OPERATI	ARN ad	375.00		
VEN007718	J T Wright	APP064799	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Colts camp traffic	225.00		
VEN005403	BrightView Landscapes LLC	APP064800	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	GP Commons	121.00		
VEN005403	BrightView Landscapes LLC	APP064801	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	GP Field F10	586.14		
VEN005403	BrightView Landscapes LLC	APP064801	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	GP Field Irrigation	920.20		
VEN005403	BrightView Landscapes LLC	APP064801	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	GP Field F10	316.06		
VEN006285	Ceres Solutions Cooperative	APP064803	9/4/2019	640015226	SPORTS CAMPUS-GAS	Unleaded	1,657.68		
VEN006752	David Farrell	APP064804	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Colts Camp Security	225.00		
VEN000345	Cave and Company Printing	APP064805	9/4/2019	640015337	SPORTS CAMPUS-PRINTIN	Map Rack Card	455.19		
VEN000970	Indiana Golf Car	APP064806	9/4/2019	640015472	SPORTS CAMPUS-EQUIPME	Rental sales	5,360.00		
VEN007759	Turftech Midwest	APP064807	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Pesticide application	2,400.00		
VEN000203	BD Managed Services LLC	APP064808	9/4/2019	640015451	SPORTS CAMPUS-COMPUT	Colts Wiring	3,052.54		
VEN001170	Kenney Outdoor Solutions	APP064809	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Aerification	8,139.06		
VEN007009	Corey John Miller	APP064810	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Colts Camp Traffic	900.00		
VEN006756	Brice Ferguson	APP064811	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Colts Camp Traffic	450.00		
VEN006759	Gregory Michael Hargrove	APP064812	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Colts Camp Traffic	675.00		
VEN007710	Gerald Fenimore	APP064813	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Colts Camp Traffic	450.00		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
640	**Sports Campus Operating**								
	Grand Park								
VEN000970	Indiana Golf Car	APP064814	9/4/2019	640015472	SPORTS CAMPUS-EQUIPME	Rental sales	3,020.00		
VEN007760	Marquee Event Group Inc	APP064815	9/4/2019	640015472	SPORTS CAMPUS-EQUIPME	Colts Training	3,129.95		
VEN007760	Marquee Event Group Inc	APP064815	9/4/2019	640015472	SPORTS CAMPUS-EQUIPME	GP Tenting	3,809.26		
VEN000910	HP Products	APP064816	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Supplies	653.38		
VEN004873	Siteone Landscape Supply	APP064817	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Fertilizer	2,297.33		
VEN000304	Bullseye Fence Design Inc	APP064819	9/4/2019	640015343	SPORTS CAMPUS-BLDG MAI	Fence repair	1,080.00		
VEN006285	Ceres Solutions Cooperative	APP064820	9/4/2019	640015226	SPORTS CAMPUS-GAS	Fuel	1,556.66		
VEN001257	Logo USA	APP064821	9/4/2019	640015229	SPORTS CAMPUS-APPAREL	Wearables	59.85		
VEN006669	A Classic Expo Design	APP064822	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	NXT reimbursed	335.00		
VEN006669	A Classic Expo Design	APP064823	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	NXT reimbursed	2,852.50		
VEN007801	Jump for Joy	APP064824	9/4/2019	640015347	SPORTS CAMPUS-PROMOTI	Fall Festival	1,020.00		
VEN001666	Reynolds Farm Equipment	APP064825	9/4/2019	640015345	SPORTS CAMPUS-EQUIP RE	Mower	1,805.94		
VEN000676	Fabulously Fun Co	APP064826	9/4/2019	640015347	SPORTS CAMPUS-PROMOTI	GP Youth Fest Face Painters	1,080.00		
VEN007506	Knockerball Fishers	APP064827	9/4/2019	640015347	SPORTS CAMPUS-PROMOTI	GP Youth Fest Knockerball	1,300.00		
VEN006329	Bullpen Tournaments	APP064828	9/4/2019	640015347	SPORTS CAMPUS-PROMOTI	Championships banner	115.20		
VEN007059	All Fleet Inc	APP064830	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Fuel	2,003.00		
VEN007684	Perfection Group Inc	APP064831	9/4/2019	640015349	SPORTS CAMPUS-SERVICE	Admin bldg	265.00		
	Subtotal for Grand Park						**127,206.77**		
	Sport Campus Indoor Event Ctr								
VEN000589	Duke Energy	APP064299	8/16/2019	640023341	GP INDOOR-ELECTRIC	Electric	25,191.08	2630	8/16/2019
VEN003729	Metronet	APP064780	9/4/2019	640023224	GP INDOOR-OPERATING SU	GPEC	200.99		
VEN000910	HP Products	APP064790	9/4/2019	640023349	GP INDOOR-SERVICES	Supplies	62.07		
VEN000910	HP Products	APP064791	9/4/2019	640023349	GP INDOOR-SERVICES	Supplies	728.79		
VEN001637	Ray's Trash Service	APP064793	9/4/2019	640023349	GP INDOOR-SERVICES	Trash	499.90		
VEN002958	Indiana Soccer Asso	APP064796	9/4/2019	640023349	GP INDOOR-SERVICES	Commission	2,680.00		
VEN005590	Filter Services of Indiana	APP064798	9/4/2019	640023343	GP INDOOR-BLDG MAINT	Filters	106.49		
VEN005845	Kinetrex Energy	APP064802	9/4/2019	640023328	GP INDOOR-NATURAL GAS	Gas Heat	157.07		
VEN000910	HP Products	APP064816	9/4/2019	640023349	GP INDOOR-SERVICES	Supplies	354.99		
VEN007011	Methodist Sports Medicine	APP064818	9/4/2019	640023349	GP INDOOR-SERVICES	Methodist move	1,020.99		
VEN006496	KTD Productions LLC	APP064829	9/4/2019	640023349	GP INDOOR-SERVICES	Sub Indy Flooring	15,450.00		
	Subtotal for Sport Campus Indoor Event Ctr						**46,452.37**		
Subtotal for Fund 640 Sports Campus Operating							**173,659.14**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
651	**Infrastructure Improv**								
	Public Works								
VEN002019	United Consulting	APP064434	8/21/2019	651013474	INFRASTRUCTURE IMPRO	Monon Trail over SR 32 and T	0.00		
VEN002019	United Consulting	APP064434	8/21/2019	651013474	INFRASTRUCTURE IMPRO	Addl to match contract amt	1,247.78		
	Subtotal for Public Works						**1,247.78**		
Subtotal for Fund 651 Infrastructure Improv							**1,247.78**		
Fund No.	**Fund Name**								
701	**Payroll**								
	Clerk Treasurer								
VEN000008	77 Police and Fire Fund	APP064127	8/8/2019	701008133	PAYROLL-PERF	Non Civilian PERF	53,933.20	700000690	8/21/2019
VEN001550	PERF	APP064128	8/8/2019	701008133	PAYROLL-PERF	Civilian PERF	44,374.13	700000693	8/21/2019
VEN000058	AFLAC	APP064215	8/14/2019	701008930	PAYROLL-INS. DED	Ins Premium	6,512.00	17205	8/14/2019
VEN003131	Huntington Bank	APP064366	8/20/2019	701008131	PAYROLL-EMPLOYER'S FIC	FICA	35,292.91	700000687	8/20/2019
VEN003131	Huntington Bank	APP064366	8/20/2019	701008132	PAYROLL-EMPLOYER'S MED	Medicare	8,253.99	700000687	8/20/2019
VEN003131	Huntington Bank	APP064366	8/20/2019	701008921	PAYROLL-FEDERAL WITHH	Federal	58,825.51	700000687	8/20/2019
VEN003131	Huntington Bank	APP064366	8/20/2019	701008922	PAYROLL-EMPLOYEE FICA	FICA	35,293.01	700000687	8/20/2019
VEN003131	Huntington Bank	APP064366	8/20/2019	701008922	PAYROLL-EMPLOYEE FICA	Medicare	8,253.89	700000687	8/20/2019
VEN000959	Indiana Dept Of Revenue	APP064367	8/20/2019	701008923	PAYROLL-STATE WITHHOL	State	17,298.88	700000688	8/20/2019
VEN000959	Indiana Dept Of Revenue	APP064367	8/20/2019	701008923	PAYROLL-STATE WITHHOL	COIT	6,592.49	700000688	8/20/2019
VEN001537	Payroll	APP064370	8/20/2019	701008110	PAYROLL-NET SALARIES	NET SAL	414,732.17	700000689	8/20/2019
VEN000163	Aul Retirement	APP064371	8/20/2019	701008931	PAYROLL-401A MATCHING-I	Contributions and loan pmts	24,361.30	700000691	8/21/2019
VEN004836	Nationwide Retirement Solutions	APP064372	8/20/2019	701008931	PAYROLL-401A MATCHING-I	Contributions and loan pmts	2,954.69	17209	8/20/2019
VEN000948	IN Family and Social Services	APP064373	8/20/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	1,450.24	700000692	8/21/2019
VEN001583	Police and Firemens Insurance	APP064374	8/20/2019	701008930	PAYROLL-INS. DED	Police and Fire Ins	11.42	17210	8/20/2019
VEN001864	Supporting Heroes	APP064375	8/20/2019	701008991	PAYROLL-MISC	Supporting Heroes	102.40	17211	8/20/2019
VEN000703	Fire Fighters Credit Union	APP064376	8/20/2019	701008141	PAYROLL-UNION DUES	Union Dues WFD	73.00	17206	8/20/2019
VEN000703	Fire Fighters Credit Union	APP064377	8/20/2019	701008141	PAYROLL-UNION DUES	Union Dues 4416	2,301.26	17207	8/20/2019
VEN001390	MiSDU	APP064378	8/20/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	443.45	17208	8/20/2019
VEN000534	Delta Dental	APP064402	8/21/2019	701008930	PAYROLL-INS. DED	Dental Ins	4,141.00	17213	8/21/2019
VEN000513	DavisVision	APP064405	8/21/2019	701008930	PAYROLL-INS. DED	Vision Ins	24.07	17212	8/21/2019
VEN001550	PERF	APP064538	8/26/2019	701008133	PAYROLL-PERF	Civilian PERF	45,058.77	700000695	8/26/2019
VEN000008	77 Police and Fire Fund	APP064539	8/26/2019	701008133	PAYROLL-PERF	Non Civilian PERF	55,172.90	700000694	8/26/2019
VEN005722	Aflac Premium Holding	APP064574	8/27/2019	701008930	PAYROLL-INS. DED	Insurance	2,519.00	17214	8/27/2019

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
701	**Payroll**								
	Clerk Treasurer								
VEN000126	Anthem Blue Cross Blue Shield	APP064641	8/29/2019	701008930	PAYROLL-INS. DED	Medical Ins	4,249.27	17215	8/29/2019
VEN000959	Indiana Dept Of Revenue	APP064680	9/3/2019	701008923	PAYROLL-STATE WITHHOL	state	16,916.49	700000698	9/3/2019
VEN000959	Indiana Dept Of Revenue	APP064680	9/3/2019	701008923	PAYROLL-STATE WITHHOL	coit	6,447.87	700000698	9/3/2019
VEN000163	Aul Retirement	APP064681	9/3/2019	701008930	PAYROLL-INS. DED	retirement	23,835.60	700000696	9/3/2019
VEN001537	Payroll	APP064684	9/3/2019	701008110	PAYROLL-NET SALARIES	net sal	405,104.90	700000699	9/3/2019
VEN000920	Huntington National Bank	APP064685	9/3/2019	701008131	PAYROLL-EMPLOYER'S FIC	fica	34,567.75	700000697	9/3/2019
VEN000920	Huntington National Bank	APP064685	9/3/2019	701008132	PAYROLL-EMPLOYER'S MED	med	8,084.39	700000697	9/3/2019
VEN000920	Huntington National Bank	APP064685	9/3/2019	701008921	PAYROLL-FEDERAL WITHH	fed	57,659.76	700000697	9/3/2019
VEN000920	Huntington National Bank	APP064685	9/3/2019	701008922	PAYROLL-EMPLOYEE FICA	med	8,084.35	700000697	9/3/2019
VEN000920	Huntington National Bank	APP064685	9/3/2019	701008922	PAYROLL-EMPLOYEE FICA	fica	34,567.62	700000697	9/3/2019
VEN002177	Indiana Members Credit Union	APP064686	9/3/2019	701008930	PAYROLL-INS. DED	hsa	1,500.00	17217	9/3/2019
VEN002177	Indiana Members Credit Union	APP064687	9/3/2019	701008930	PAYROLL-INS. DED	dep refused	226.12	17218	9/3/2019
VEN007701	DiMartino Associates	APP064688	9/3/2019	701008930	PAYROLL-INS. DED	long term disability ins	2,619.75	17216	9/3/2019
VEN004836	Nationwide Retirement Solutions	APP064871	9/4/2019	701008931	PAYROLL-401A MATCHING-I	Contributions and loan pmts	2,954.69		
VEN001583	Police and Firemens Insurance	APP064872	9/4/2019	701008930	PAYROLL-INS. DED	Pol Fire Insurance	11.42		
VEN001864	Supporting Heroes	APP064873	9/4/2019	701008991	PAYROLL-MISC	Supporting Heroes	102.40		
VEN000703	Fire Fighters Credit Union	APP064874	9/4/2019	701008141	PAYROLL-UNION DUES	Union Dues WFD	73.00		
VEN000703	Fire Fighters Credit Union	APP064875	9/4/2019	701008141	PAYROLL-UNION DUES	Union Dues 4416	2,301.26		
VEN001390	MiSDU	APP064876	9/4/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	443.45		
VEN000948	IN Family and Social Services	APP064877	9/4/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	1,450.24		
	Subtotal for Clerk Treasurer						**1,439,176.01**		
Subtotal for Fund 701 Payroll							**1,439,176.01**		
Fund No.	**Fund Name**								
900	**Stormwater**								
	Stormwater								
VEN000159	Cardno Inc	APP064300	8/15/2019	900016349	STORM-SERVICE	DNR Non-Compliance Supple	1,065.50		
VEN003987	Indiana Reclamation and Excavating	APP064307	8/16/2019	900016433	STORM-INFRASTRUCTURE	Sink Hole Repairs	7,797.93		
VEN003987	Indiana Reclamation and Excavating	APP064310	8/16/2019	900016433	STORM-INFRASTRUCTURE	Sink hole repair	2,961.90		
VEN001537	Payroll	APP064368	8/20/2019	900016111	STORM-SALARY	sal	22,919.53		
VEN001537	Payroll	APP064368	8/20/2019	900016120	STORM-FICA/MEDICARE	fica	1,360.91		
VEN001537	Payroll	APP064368	8/20/2019	900016120	STORM-FICA/MEDICARE	med	318.29		

Fund No.	Fund Name	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
900	Stormwater										
	Stormwater										
		VEN001537	Payroll	APP064368	8/20/2019	900016121	STORM-PERF	perf	2,695.31		
		VEN000534	Delta Dental	APP064400	8/21/2019	900016119	STORM-HEALTH/DENTAL	Dental Ins	614.86	39292	8/21/2019
		VEN000513	DavisVision	APP064404	8/21/2019	900016119	STORM-HEALTH/DENTAL	Vision Ins	108.56	39291	8/21/2019
		VEN001676	Riverview Hospital	APP064407	8/21/2019	900016119	STORM-HEALTH/DENTAL	Clinic	738.53	39293	8/21/2019
		VEN006285	Ceres Solutions Cooperative	APP064445	8/22/2019	900016226	STORM-VEHICLE GAS	Unleaded	480.00		
		VEN007753	John and Audrey Savino	APP064452	8/22/2019	900016370	STORMWATER-REFUND		13.49		
		VEN006031	Jeff Devezin	APP064453	8/22/2019	900016370	STORMWATER-REFUND	Overpayment	50.30		
		VEN007747	Bridgewater Marketplace	APP064454	8/22/2019	900016370	STORMWATER-REFUND		135.73		
		VEN002193	Christopher Burke	APP064480	8/23/2019	900016309	STORM-CONSULTING FEES	Development and preparation	964.73		
		VEN000517	Daystar Directional Drilling	APP064481	8/23/2019	900016434	STORM-STORMWATER MIS	Centennial permanent repairs	20,028.49		
		VEN001743	Sandra McCabe	APP064493	8/26/2019	900016370	STORMWATER-REFUND		8.95		
		VEN007719	Barry Kehl	APP064494	8/26/2019	900016370	STORMWATER-REFUND		10.45		
		VEN007720	Craig Tieman	APP064495	8/26/2019	900016370	STORMWATER-REFUND		7.02		
		VEN007721	Roman Chang	APP064496	8/26/2019	900016370	STORMWATER-REFUND		9.50		
		VEN007722	Julia Grile	APP064497	8/26/2019	900016370	STORMWATER-REFUND		12.48		
		VEN007723	Jeff Burns	APP064498	8/26/2019	900016370	STORMWATER-REFUND		9.36		
		VEN007724	Carolyn Sheriff	APP064499	8/26/2019	900016370	STORMWATER-REFUND		10.45		
		VEN007725	Mary North	APP064500	8/26/2019	900016370	STORMWATER-REFUND		8.41		
		VEN007726	Rebekah Herron	APP064501	8/26/2019	900016370	STORMWATER-REFUND		9.90		
		VEN007727	Ann Andrzejewski	APP064502	8/26/2019	900016370	STORMWATER-REFUND		5.94		
		VEN007728	John Holt	APP064503	8/26/2019	900016370	STORMWATER-REFUND		10.56		
		VEN007729	David Gulbransen	APP064504	8/26/2019	900016370	STORMWATER-REFUND		10.45		
		VEN007730	Christopher Wells	APP064505	8/26/2019	900016370	STORMWATER-REFUND		9.90		
		VEN007731	Jason Foggiano	APP064506	8/26/2019	900016370	STORMWATER-REFUND		10.17		
		VEN007732	Bill Graves	APP064507	8/26/2019	900016370	STORMWATER-REFUND		8.41		
		VEN007732	Bill Graves	APP064507	8/26/2019	900016370	STORMWATER-REFUND	Overpayment	30.48		
		VEN002137	William Shaming	APP064508	8/26/2019	900016370	STORMWATER-REFUND		10.01		
		VEN007733	Lyndie Milfort	APP064509	8/26/2019	900016370	STORMWATER-REFUND		10.04		
		VEN007733	Lyndie Milfort	APP064509	8/26/2019	900016370	STORMWATER-REFUND	Overpayment	0.41		
		VEN007734	Brett Hargrave	APP064510	8/26/2019	900016370	STORMWATER-REFUND		8.82		
		VEN007734	Brett Hargrave	APP064510	8/26/2019	900016370	STORMWATER-REFUND	Overpayment	103.19		
		VEN004046	Barney Roscoe	APP064511	8/26/2019	900016370	STORMWATER-REFUND		9.90		

Fund No.	Fund Name	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
900	Stormwater										
	Stormwater										
		VEN007735	Thomas Jennings	APP064512	8/26/2019	900016370	STORMWATER-REFUND		10.31		
		VEN007736	Glen Kesler	APP064513	8/26/2019	900016370	STORMWATER-REFUND		10.04		
		VEN007737	Jodi Randall	APP064514	8/26/2019	900016370	STORMWATER-REFUND		8.95		
		VEN007737	Jodi Randall	APP064514	8/26/2019	900016370	STORMWATER-REFUND	Overpayment	0.22		
		VEN007738	Andrew Walls Jr	APP064515	8/26/2019	900016370	STORMWATER-REFUND		10.45		
		VEN007738	Andrew Walls Jr	APP064515	8/26/2019	900016370	STORMWATER-REFUND	Overpayment	0.46		
		VEN007739	Patrick Gonzalez	APP064516	8/26/2019	900016370	STORMWATER-REFUND		9.09		
		VEN007740	Robert Lewis	APP064517	8/26/2019	900016370	STORMWATER-REFUND		8.27		
		VEN007741	Randall and Marilyn Todd	APP064518	8/26/2019	900016370	STORMWATER-REFUND		8.95		
		VEN007742	Daniel and Sheryl Selear	APP064519	8/26/2019	900016370	STORMWATER-REFUND		10.17		
		VEN007743	Claire Frasure	APP064520	8/26/2019	900016370	STORMWATER-REFUND		10.56		
		VEN007744	Eileen Marie	APP064521	8/26/2019	900016370	STORMWATER-REFUND		8.41		
		VEN007745	Erik Kemeny	APP064522	8/26/2019	900016370	STORMWATER-REFUND		8.95		
		VEN007746	Donna Dekoning	APP064523	8/26/2019	900016370	STORMWATER-REFUND		10.31		
		VEN007758	Samantha Ma	APP064524	8/26/2019	900016370	STORMWATER-REFUND		8.27		
		VEN007748	Terika Corn	APP064525	8/26/2019	900016370	STORMWATER-REFUND		10.45		
		VEN007749	Roman Fajardo	APP064526	8/26/2019	900016370	STORMWATER-REFUND		10.04		
		VEN005969	Jeff Coil	APP064527	8/26/2019	900016370	STORMWATER-REFUND		10.45		
		VEN007750	Curtis Prichard	APP064528	8/26/2019	900016370	STORMWATER-REFUND		8.55		
		VEN007751	Daniel Soucy	APP064529	8/26/2019	900016370	STORMWATER-REFUND		9.90		
		VEN007752	Cynthia Church	APP064530	8/26/2019	900016370	STORMWATER-REFUND		9.90		
		VEN007754	Lisa Casey	APP064531	8/26/2019	900016370	STORMWATER-REFUND		10.17		
		VEN007755	Sherry Cooper	APP064532	8/26/2019	900016370	STORMWATER-REFUND		10.45		
		VEN007756	Lorenea Lane	APP064533	8/26/2019	900016370	STORMWATER-REFUND		8.55		
		VEN007757	Franconia Real Estate Services	APP064534	8/26/2019	900016370	STORMWATER-REFUND		8.55		
		VEN004479	Symetra Life Insurance	APP064569	8/27/2019	900016119	STORM-HEALTH/DENTAL	Life Ins	35.82	39294	8/27/2019
		VEN000126	Anthem Blue Cross Blue Shield	APP064642	8/29/2019	900016119	STORM-HEALTH/DENTAL	Medical Ins	11,978.04	39295	8/29/2019
		VEN001537	Payroll	APP064682	9/3/2019	900016111	STORM-SALARY	sal	21,998.26		
		VEN001537	Payroll	APP064682	9/3/2019	900016120	STORM-FICA/MEDICARE	fica	1,303.79		
		VEN001537	Payroll	APP064682	9/3/2019	900016120	STORM-FICA/MEDICARE	med	304.89		
		VEN001537	Payroll	APP064682	9/3/2019	900016121	STORM-PERF	perf	2,564.49		
		VEN007800	Kristofer Miller	APP064691	9/3/2019	900016370	STORMWATER-REFUND	Overpayment	62.00		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
900	**Stormwater**								
	Stormwater								
VEN007780	Mag Seven LLC	APP064692	9/3/2019	900016370	STORMWATER-REFUND		410.49		
VEN007780	Mag Seven LLC	APP064693	9/3/2019	900016370	STORMWATER-REFUND		99.70		
VEN003987	Indiana Reclamation and Excavating	APP064695	9/3/2019	900016433	STORM-INFRASTRUCTURE	Repair	608.00		
VEN003987	Indiana Reclamation and Excavating	APP064703	9/3/2019	900016433	STORM-INFRASTRUCTURE	Sinkhole and concrete repair	10,620.98		
VEN000517	Daystar Directional Drilling	APP064735	9/4/2019	900016434	STORM-STORMWATER MIS	Centennial permanent repairs	36,591.92		
VEN006810	Puddle Jumpers Aquatics	APP064741	9/4/2019	900016434	STORM-STORMWATER MIS	BMP Maint. for MCM 4&5	17,387.50		
VEN006810	Puddle Jumpers Aquatics	APP064741	9/4/2019	900016434	STORM-STORMWATER MIS	BMP Maint. for MCM 4&5 Addl	1,998.00		
VEN007767	Voris Gresham	APP064747	9/4/2019	900016370	STORMWATER-REFUND		8.00		
VEN007768	James Ray	APP064748	9/4/2019	900016370	STORMWATER-REFUND		7.60		
VEN007769	Stephen Cosner	APP064749	9/4/2019	900016370	STORMWATER-REFUND		6.24		
VEN007770	Andrus Marty	APP064750	9/4/2019	900016370	STORMWATER-REFUND		7.19		
VEN007771	Sobaan Khan	APP064751	9/4/2019	900016370	STORMWATER-REFUND		8.00		
VEN007772	Larry Molohon	APP064752	9/4/2019	900016370	STORMWATER-REFUND		6.24		
VEN007772	Larry Molohon	APP064752	9/4/2019	900016370	STORMWATER-REFUND	Overpayment	0.14		
VEN007773	Charles Watson	APP064753	9/4/2019	900016370	STORMWATER-REFUND		7.05		
VEN007774	Stacy Maynard	APP064754	9/4/2019	900016370	STORMWATER-REFUND		6.24		
VEN007775	Patrick Callahan	APP064755	9/4/2019	900016370	STORMWATER-REFUND		8.14		
VEN007776	Michael Andrews	APP064756	9/4/2019	900016370	STORMWATER-REFUND		7.60		
VEN005914	John Laughlin	APP064757	9/4/2019	900016370	STORMWATER-REFUND		8.27		
VEN007777	Mel Ramaswamy	APP064758	9/4/2019	900016370	STORMWATER-REFUND		8.14		
VEN007778	Larry Bowman	APP064759	9/4/2019	900016370	STORMWATER-REFUND		12.48		
VEN007779	Robert Walton	APP064760	9/4/2019	900016370	STORMWATER-REFUND		7.60		
VEN007779	Robert Walton	APP064760	9/4/2019	900016370	STORMWATER-REFUND	Overpayment	37.15		
VEN007781	Shirley Kleffman	APP064761	9/4/2019	900016370	STORMWATER-REFUND		7.05		
VEN007782	Kimberly Geberin	APP064762	9/4/2019	900016370	STORMWATER-REFUND		6.38		
VEN007783	Jill Creech	APP064763	9/4/2019	900016370	STORMWATER-REFUND		3.76		
VEN007784	Zach Switalski	APP064764	9/4/2019	900016370	STORMWATER-REFUND		6.51		
VEN007785	Gregory Davis	APP064765	9/4/2019	900016370	STORMWATER-REFUND		7.05		
VEN007786	Alexis Myers	APP064766	9/4/2019	900016370	STORMWATER-REFUND		8.41		
VEN007787	Lenin and Rachel Leon	APP064767	9/4/2019	900016370	STORMWATER-REFUND		7.05		
VEN007788	Megan Grubaugh	APP064768	9/4/2019	900016370	STORMWATER-REFUND		3.76		
VEN007789	Brenda Bailey	APP064769	9/4/2019	900016370	STORMWATER-REFUND		6.38		

	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**									
900	**Stormwater**									
	Stormwater									
	VEN007790	Jocelyne Meneses	APP064770	9/4/2019	900016370	STORMWATER-REFUND		8.14		
	VEN007790	Jocelyne Meneses	APP064770	9/4/2019	900016370	STORMWATER-REFUND	Overpayment	151.92		
	VEN007791	Dale F and Marsha L Clark	APP064771	9/4/2019	900016370	STORMWATER-REFUND		6.10		
	VEN007792	Rachel Christie	APP064772	9/4/2019	900016370	STORMWATER-REFUND		7.05		
	VEN007792	Rachel Christie	APP064772	9/4/2019	900016370	STORMWATER-REFUND	Overpayment	21.31		
	VEN007793	Deborah Gomes	APP064773	9/4/2019	900016370	STORMWATER-REFUND		7.60		
	VEN007793	Deborah Gomes	APP064773	9/4/2019	900016370	STORMWATER-REFUND	Overpayment	6.92		
	VEN007794	Seetrail Nicole and Edmund Ralph Mack	APP064774	9/4/2019	900016370	STORMWATER-REFUND		6.10		
	VEN007794	Seetrail Nicole and Edmund Ralph Mack	APP064774	9/4/2019	900016370	STORMWATER-REFUND	Overpayment	87.12		
	VEN007795	Giancarlo Ferrara	APP064775	9/4/2019	900016370	STORMWATER-REFUND		4.76		
	VEN007796	Christy Hogan	APP064776	9/4/2019	900016370	STORMWATER-REFUND		7.87		
	VEN007797	Pam Rickert	APP064777	9/4/2019	900016370	STORMWATER-REFUND		6.24		
	VEN007797	Pam Rickert	APP064777	9/4/2019	900016370	STORMWATER-REFUND	Overpayment	5.14		
	VEN007798	David W and Lisa M McCown	APP064778	9/4/2019	900016370	STORMWATER-REFUND		7.05		
	VEN007799	Brian Peters	APP064779	9/4/2019	900016370	STORMWATER-REFUND		6.10		
	VEN007799	Brian Peters	APP064779	9/4/2019	900016370	STORMWATER-REFUND	Overpayment	51.54		
	Subtotal for Stormwater							**169,346.55**		
Subtotal for Fund 900 Stormwater								**169,346.55**		
Fund No.	**Fund Name**									
950	**Trash**									
	Trash									
	VEN001743	Sandra McCabe	APP064493	8/26/2019	950017370	TRASH-REFUND		2.15		
	VEN001743	Sandra McCabe	APP064493	8/26/2019	950017370	TRASH-REFUND		25.87		
	VEN007719	Barry Kehl	APP064494	8/26/2019	950017370	TRASH-REFUND		2.51		
	VEN007719	Barry Kehl	APP064494	8/26/2019	950017370	TRASH-REFUND		30.18		
	VEN007720	Craig Tieman	APP064495	8/26/2019	950017370	TRASH-REFUND		1.69		
	VEN007720	Craig Tieman	APP064495	8/26/2019	950017370	TRASH-REFUND		20.30		
	VEN007721	Roman Chang	APP064496	8/26/2019	950017370	TRASH-REFUND		2.28		
	VEN007721	Roman Chang	APP064496	8/26/2019	950017370	TRASH-REFUND		27.44		
	VEN007722	Julia Grile	APP064497	8/26/2019	950017370	TRASH-REFUND		3.00		
	VEN007722	Julia Grile	APP064497	8/26/2019	950017370	TRASH-REFUND		36.06		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
950	**Trash**								
Trash									
VEN007723	Jeff Burns	APP064498	8/26/2019	950017370	TRASH-REFUND		2.25		
VEN007723	Jeff Burns	APP064498	8/26/2019	950017370	TRASH-REFUND		27.05		
VEN007724	Carolyn Sheriff	APP064499	8/26/2019	950017370	TRASH-REFUND		2.51		
VEN007724	Carolyn Sheriff	APP064499	8/26/2019	950017370	TRASH-REFUND		30.18		
VEN007725	Mary North	APP064500	8/26/2019	950017370	TRASH-REFUND		2.02		
VEN007725	Mary North	APP064500	8/26/2019	950017370	TRASH-REFUND		24.30		
VEN007726	Rebekah Herron	APP064501	8/26/2019	950017370	TRASH-REFUND		2.38		
VEN007726	Rebekah Herron	APP064501	8/26/2019	950017370	TRASH-REFUND		28.61		
VEN007727	Ann Andrzejewski	APP064502	8/26/2019	950017370	TRASH-REFUND		25.87		
VEN007728	John Holt	APP064503	8/26/2019	950017370	TRASH-REFUND		2.54		
VEN007728	John Holt	APP064503	8/26/2019	950017370	TRASH-REFUND		30.51		
VEN007729	David Gulbransen	APP064504	8/26/2019	950017370	TRASH-REFUND		2.51		
VEN007729	David Gulbransen	APP064504	8/26/2019	950017370	TRASH-REFUND		30.18		
VEN007730	Christopher Wells	APP064505	8/26/2019	950017370	TRASH-REFUND		2.38		
VEN007730	Christopher Wells	APP064505	8/26/2019	950017370	TRASH-REFUND		28.61		
VEN007731	Jason Foggiano	APP064506	8/26/2019	950017370	TRASH-REFUND		2.45		
VEN007731	Jason Foggiano	APP064506	8/26/2019	950017370	TRASH-REFUND		29.40		
VEN007732	Bill Graves	APP064507	8/26/2019	950017370	TRASH-REFUND		2.02		
VEN007732	Bill Graves	APP064507	8/26/2019	950017370	TRASH-REFUND		24.30		
VEN002137	William Shaming	APP064508	8/26/2019	950017370	TRASH-REFUND		2.41		
VEN002137	William Shaming	APP064508	8/26/2019	950017370	TRASH-REFUND		28.93		
VEN007733	Lyndie Milfort	APP064509	8/26/2019	950017370	TRASH-REFUND		2.41		
VEN007733	Lyndie Milfort	APP064509	8/26/2019	950017370	TRASH-REFUND		29.00		
VEN007734	Brett Hargrave	APP064510	8/26/2019	950017370	TRASH-REFUND		2.12		
VEN007734	Brett Hargrave	APP064510	8/26/2019	950017370	TRASH-REFUND		25.48		
VEN004046	Barney Roscoe	APP064511	8/26/2019	950017370	TRASH-REFUND		2.38		
VEN004046	Barney Roscoe	APP064511	8/26/2019	950017370	TRASH-REFUND		28.61		
VEN007735	Thomas Jennings	APP064512	8/26/2019	950017370	TRASH-REFUND		2.48		
VEN007735	Thomas Jennings	APP064512	8/26/2019	950017370	TRASH-REFUND		29.79		
VEN007736	Glen Kesler	APP064513	8/26/2019	950017370	TRASH-REFUND		2.41		
VEN007736	Glen Kesler	APP064513	8/26/2019	950017370	TRASH-REFUND		29.00		
VEN007737	Jodi Randall	APP064514	8/26/2019	950017370	TRASH-REFUND		2.15		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
950	**Trash**								
Trash									
VEN007737	Jodi Randall	APP064514	8/26/2019	950017370	TRASH-REFUND		25.87		
VEN007738	Andrew Walls Jr	APP064515	8/26/2019	950017370	TRASH-REFUND		2.51		
VEN007738	Andrew Walls Jr	APP064515	8/26/2019	950017370	TRASH-REFUND		30.18		
VEN007739	Patrick Gonzalez	APP064516	8/26/2019	950017370	TRASH-REFUND		2.18		
VEN007739	Patrick Gonzalez	APP064516	8/26/2019	950017370	TRASH-REFUND		26.26		
VEN007740	Robert Lewis	APP064517	8/26/2019	950017370	TRASH-REFUND		1.99		
VEN007740	Robert Lewis	APP064517	8/26/2019	950017370	TRASH-REFUND		23.91		
VEN007741	Randall and Marilyn Todd	APP064518	8/26/2019	950017370	TRASH-REFUND		2.15		
VEN007741	Randall and Marilyn Todd	APP064518	8/26/2019	950017370	TRASH-REFUND		25.87		
VEN007742	Daniel and Sheryl Selear	APP064519	8/26/2019	950017370	TRASH-REFUND		2.45		
VEN007742	Daniel and Sheryl Selear	APP064519	8/26/2019	950017370	TRASH-REFUND		29.40		
VEN007743	Claire Frasure	APP064520	8/26/2019	950017370	TRASH-REFUND		2.54		
VEN007743	Claire Frasure	APP064520	8/26/2019	950017370	TRASH-REFUND		30.51		
VEN007744	Eileen Marie	APP064521	8/26/2019	950017370	TRASH-REFUND		2.02		
VEN007744	Eileen Marie	APP064521	8/26/2019	950017370	TRASH-REFUND		24.30		
VEN007745	Erik Kemeny	APP064522	8/26/2019	950017370	TRASH-REFUND		2.15		
VEN007745	Erik Kemeny	APP064522	8/26/2019	950017370	TRASH-REFUND		25.87		
VEN007746	Donna Dekoning	APP064523	8/26/2019	950017370	TRASH-REFUND		2.48		
VEN007746	Donna Dekoning	APP064523	8/26/2019	950017370	TRASH-REFUND		29.79		
VEN007758	Samantha Ma	APP064524	8/26/2019	950017370	TRASH-REFUND		1.99		
VEN007758	Samantha Ma	APP064524	8/26/2019	950017370	TRASH-REFUND		23.91		
VEN007748	Terika Corn	APP064525	8/26/2019	950017370	TRASH-REFUND		2.51		
VEN007748	Terika Corn	APP064525	8/26/2019	950017370	TRASH-REFUND		30.18		
VEN007749	Roman Fajardo	APP064526	8/26/2019	950017370	TRASH-REFUND		2.41		
VEN007749	Roman Fajardo	APP064526	8/26/2019	950017370	TRASH-REFUND		29.00		
VEN005969	Jeff Coil	APP064527	8/26/2019	950017370	TRASH-REFUND		2.51		
VEN005969	Jeff Coil	APP064527	8/26/2019	950017370	TRASH-REFUND		30.18		
VEN007750	Curtis Prichard	APP064528	8/26/2019	950017370	TRASH-REFUND		2.05		
VEN007750	Curtis Prichard	APP064528	8/26/2019	950017370	TRASH-REFUND		24.69		
VEN007751	Daniel Soucy	APP064529	8/26/2019	950017370	TRASH-REFUND		2.38		
VEN007751	Daniel Soucy	APP064529	8/26/2019	950017370	TRASH-REFUND		28.61		
VEN007752	Cynthia Church	APP064530	8/26/2019	950017370	TRASH-REFUND		2.38		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
950 Trash									
Trash									
VEN007752	Cynthia Church	APP064530	8/26/2019	950017370	TRASH-REFUND		28.61		
VEN007754	Lisa Casey	APP064531	8/26/2019	950017370	TRASH-REFUND		2.45		
VEN007754	Lisa Casey	APP064531	8/26/2019	950017370	TRASH-REFUND		29.40		
VEN007755	Sherry Cooper	APP064532	8/26/2019	950017370	TRASH-REFUND		2.51		
VEN007755	Sherry Cooper	APP064532	8/26/2019	950017370	TRASH-REFUND		30.18		
VEN007756	Lorenea Lane	APP064533	8/26/2019	950017370	TRASH-REFUND		2.05		
VEN007756	Lorenea Lane	APP064533	8/26/2019	950017370	TRASH-REFUND		24.69		
VEN007757	Franconia Real Estate Services	APP064534	8/26/2019	950017370	TRASH-REFUND		2.05		
VEN007757	Franconia Real Estate Services	APP064534	8/26/2019	950017370	TRASH-REFUND		24.69		
VEN007767	Voris Gresham	APP064747	9/4/2019	950017370	TRASH-REFUND		1.92		
VEN007767	Voris Gresham	APP064747	9/4/2019	950017370	TRASH-REFUND		23.13		
VEN007768	James Ray	APP064748	9/4/2019	950017370	TRASH-REFUND		1.83		
VEN007768	James Ray	APP064748	9/4/2019	950017370	TRASH-REFUND		21.95		
VEN007769	Stephen Cosner	APP064749	9/4/2019	950017370	TRASH-REFUND		1.50		
VEN007769	Stephen Cosner	APP064749	9/4/2019	950017370	TRASH-REFUND		18.03		
VEN007770	Andrus Marty	APP064750	9/4/2019	950017370	TRASH-REFUND		1.73		
VEN007770	Andrus Marty	APP064750	9/4/2019	950017370	TRASH-REFUND		20.77		
VEN007771	Sobaan Khan	APP064751	9/4/2019	950017370	TRASH-REFUND		1.92		
VEN007771	Sobaan Khan	APP064751	9/4/2019	950017370	TRASH-REFUND		23.13		
VEN007772	Larry Molohon	APP064752	9/4/2019	950017370	TRASH-REFUND		1.50		
VEN007772	Larry Molohon	APP064752	9/4/2019	950017370	TRASH-REFUND		18.03		
VEN007773	Charles Watson	APP064753	9/4/2019	950017370	TRASH-REFUND		1.70		
VEN007773	Charles Watson	APP064753	9/4/2019	950017370	TRASH-REFUND		20.38		
VEN007774	Stacy Maynard	APP064754	9/4/2019	950017370	TRASH-REFUND		1.50		
VEN007774	Stacy Maynard	APP064754	9/4/2019	950017370	TRASH-REFUND		18.03		
VEN007775	Patrick Callahan	APP064755	9/4/2019	950017370	TRASH-REFUND		1.96		
VEN007775	Patrick Callahan	APP064755	9/4/2019	950017370	TRASH-REFUND		23.52		
VEN007776	Michael Andrews	APP064756	9/4/2019	950017370	TRASH-REFUND		1.83		
VEN007776	Michael Andrews	APP064756	9/4/2019	950017370	TRASH-REFUND		21.95		
VEN005914	John Laughlin	APP064757	9/4/2019	950017370	TRASH-REFUND		1.99		
VEN005914	John Laughlin	APP064757	9/4/2019	950017370	TRASH-REFUND		23.91		
VEN007777	Mel Ramaswamy	APP064758	9/4/2019	950017370	TRASH-REFUND		1.96		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
950	**Trash**								
Trash									
VEN007777	Mel Ramaswamy	APP064758	9/4/2019	950017370	TRASH-REFUND		23.52		
VEN007778	Larry Bowman	APP064759	9/4/2019	950017370	TRASH-REFUND		3.00		
VEN007778	Larry Bowman	APP064759	9/4/2019	950017370	TRASH-REFUND		36.06		
VEN007779	Robert Walton	APP064760	9/4/2019	950017370	TRASH-REFUND		1.83		
VEN007779	Robert Walton	APP064760	9/4/2019	950017370	TRASH-REFUND		21.95		
VEN007781	Shirley Kleffman	APP064761	9/4/2019	950017370	TRASH-REFUND		1.70		
VEN007781	Shirley Kleffman	APP064761	9/4/2019	950017370	TRASH-REFUND		20.38		
VEN007782	Kimberly Geberin	APP064762	9/4/2019	950017370	TRASH-REFUND		1.53		
VEN007782	Kimberly Geberin	APP064762	9/4/2019	950017370	TRASH-REFUND		18.42		
VEN007783	Jill Creech	APP064763	9/4/2019	950017370	TRASH-REFUND		20.77		
VEN007784	Zach Switalski	APP064764	9/4/2019	950017370	TRASH-REFUND		1.57		
VEN007784	Zach Switalski	APP064764	9/4/2019	950017370	TRASH-REFUND		18.81		
VEN007785	Gregory Davis	APP064765	9/4/2019	950017370	TRASH-REFUND		1.70		
VEN007785	Gregory Davis	APP064765	9/4/2019	950017370	TRASH-REFUND		20.38		
VEN007786	Alexis Myers	APP064766	9/4/2019	950017370	TRASH-REFUND		2.02		
VEN007786	Alexis Myers	APP064766	9/4/2019	950017370	TRASH-REFUND		24.30		
VEN007787	Lenin and Rachel Leon	APP064767	9/4/2019	950017370	TRASH-REFUND		1.70		
VEN007787	Lenin and Rachel Leon	APP064767	9/4/2019	950017370	TRASH-REFUND		20.38		
VEN007788	Megan Grubaugh	APP064768	9/4/2019	950017370	TRASH-REFUND		20.77		
VEN007789	Brenda Bailey	APP064769	9/4/2019	950017370	TRASH-REFUND		1.53		
VEN007789	Brenda Bailey	APP064769	9/4/2019	950017370	TRASH-REFUND		18.42		
VEN007790	Jocelyne Meneses	APP064770	9/4/2019	950017370	TRASH-REFUND		1.96		
VEN007790	Jocelyne Meneses	APP064770	9/4/2019	950017370	TRASH-REFUND		23.52		
VEN007791	Dale F and Marsha L Clark	APP064771	9/4/2019	950017370	TRASH-REFUND		1.47		
VEN007791	Dale F and Marsha L Clark	APP064771	9/4/2019	950017370	TRASH-REFUND		17.64		
VEN007792	Rachel Christie	APP064772	9/4/2019	950017370	TRASH-REFUND		1.70		
VEN007792	Rachel Christie	APP064772	9/4/2019	950017370	TRASH-REFUND		20.38		
VEN007793	Deborah Gomes	APP064773	9/4/2019	950017370	TRASH-REFUND		1.83		
VEN007793	Deborah Gomes	APP064773	9/4/2019	950017370	TRASH-REFUND		21.95		
VEN007794	Seetrail Nicole and Edmund Ralph Mack	APP064774	9/4/2019	950017370	TRASH-REFUND		1.47		
VEN007794	Seetrail Nicole and Edmund Ralph Mack	APP064774	9/4/2019	950017370	TRASH-REFUND		17.64		
VEN007795	Giancarlo Ferrara	APP064775	9/4/2019	950017370	TRASH-REFUND		23.13		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
950	**Trash**								
	Trash								
VEN007796	Christy Hogan	APP064776	9/4/2019	950017370	TRASH-REFUND		1.89		
VEN007796	Christy Hogan	APP064776	9/4/2019	950017370	TRASH-REFUND		22.73		
VEN007797	Pam Rickert	APP064777	9/4/2019	950017370	TRASH-REFUND		1.50		
VEN007797	Pam Rickert	APP064777	9/4/2019	950017370	TRASH-REFUND		18.03		
VEN007798	David W and Lisa M McCown	APP064778	9/4/2019	950017370	TRASH-REFUND		1.70		
VEN007798	David W and Lisa M McCown	APP064778	9/4/2019	950017370	TRASH-REFUND		20.38		
VEN007799	Brian Peters	APP064779	9/4/2019	950017370	TRASH-REFUND		1.47		
VEN007799	Brian Peters	APP064779	9/4/2019	950017370	TRASH-REFUND		17.64		
Subtotal for Trash							**2,013.52**		
Subtotal for Fund 950 Trash							**2,013.52**		
Posted Invoices Total							**5,509,171.48**		

Un-Posted Invoices

Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No.	**Fund Name**							
640	**Sports Campus Operating**							
	Grand Park							
VEN007650	SBD Event Management LLC	API0004178	9/4/2019	640015347	Sports Campus-Promotions	Sprort Campus-Promotion	15,540.00	Approval Pending
Subtotal for Grand Park							**15,540.00**	
Subtotal by Fund 640 Sports Campus Operating							**15,540.00**	
Un-Posted Invoices Total							**15,540.00**	

Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	**Fund Name**						
101	**General**						
	Communications						
VEN007715	WRTV	ACP001744	8/26/2019	101020337	Comm-Printing	Comm-Printing	1,000.00
Subtotal for							**1,000.00**
Subtotal by Fund 101 General							**1,000.00**

Report Date Range:

Credit Memos

	Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	**Fund Name**							
203	**Fire Operating**							
	Fire							
	VEN000266	Bound Tree Medical	ACP001737	8/15/2019	203012224	Fire-Operating Supplies	Fire-Operating Supplies	310.53
	Subtotal for							**310.53**
Subtotal by Fund 203 Fire Operating								**310.53**
Fund No.	**Fund Name**							
640	**Sports Campus Operating**							
	Sport Campus Indoor Event Ctr							
	VEN007378	Worldpay Integrated Payments LLC	ACP001747	8/29/2019	640023371	GP Indoor-CC Process Fee	GP Indoor-CC Process Fee	50.00
	VEN007378	Worldpay Integrated Payments LLC	ACP001748	8/29/2019	640023371	GP Indoor-CC Process Fee	GP Indoor-CC Process Fee	150.00
	Subtotal for							**200.00**
Subtotal by Fund 640 Sports Campus Operating								**200.00**
Credit Memo Total								**1,510.53**

Tax Abatement Request
JJK Investments
16802 Southpark Drive

CITY OF Westfield INDIANA

N W E S

Not To Scale

Aerial Location Map

Site

RESOLUTION NUMBER 19-119

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA CONFIRMING AUGUST 12, 2019 RESOLUTION NUMBER 19-115 DETERMINING THAT THE QUALIFICATIONS FOR AN ECONOMIC REVITALIZATION AREA HAVE BEEN MET

WHEREAS, pursuant to Indiana Code 6-1.1-12.1-1, *et. seq.* (the "Act"), the City of Westfield, Indiana (the "City") by and through its Common Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act (the "Council") has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area and to also abate the payment of personal property taxes within the Economic Revitalization Area;

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the City is an Economic Revitalization Area and may by adoption of a resolution declare such area to be an Economic Revitalization Area which resolution must be confirmed, modified, or rescinded;

WHEREAS, the Council adopted its Resolution Number 19-115 (the "Declaratory Resolution") on August 12, 2019 pursuant to the Act declaring the area whose boundaries are located within the corporate boundaries of the City commonly known as 16805 Southpark Drive, Westfield, Indiana more particularly described in Exhibit A (the "Area") attached hereto and made a part hereof which is also shown on the map attached hereto as Exhibit B and made a part hereof as an Economic Revitalization Area in which property owners making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act;

WHEREAS, the Council has caused to be published a notice (the "Notice") pursuant to the Act and Indiana Code 5-3-1 of the adoption and substance of the Declaratory Resolution, including notice that the Council would hold a public hearing in accordance with the Act on September 9, 2019 which Notice was published at least ten (10) days prior to the date of the public hearing;

WHEREAS, the Council in accordance with Section 2 of the Act has caused to be filed a copy of the Notice and the Declaratory Resolution with the Hamilton County Assessor and the officers of each taxing unit which is authorized to fix budgets, tax rates, and tax levies under Indiana Code 6-1.1-17-5 in the Area at least ten (10) days prior to the date of the September 9, 2019 public hearing;

WHEREAS, at the Public Hearing held on the date hereof, the Council received, heard and considered any remonstrance's and objections from interested persons and heard evidence concerning the qualification of the Area as an Economic Revitalization Area;

WHEREAS, after considering the evidence, this Council desires to take final action determining whether the qualifications for an economic revitalization area have been met and further, to take final action confirming the Declaratory Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA AS FOLLOWS:

SECTION I. The Area is located within the corporate boundaries of the City.

SECTION II. The area is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to decline in employment and tax revenues. The abatement schedule set out in resolution 19-120 is based upon factors 1-4 as pursuant to Indiana Code 6-1.1-12.1-17(a).

SECTION III. Resolution 19-115 adopted by the Council on August 12, 2019 is hereby confirmed.

SECTION IV. This Resolution shall be in full force and effect immediately upon its adoption.

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 9th DAY OF SEPTEMBER, 2019.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
Chuck Lehman	Chuck Lehman	Chuck Lehman
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Dr. Mark Keen	Dr. Mark Keen	Dr. Mark Keen
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Joe Edwards	Joe Edwards	Joe Edwards

ATTEST:

Cindy Gossard, Clerk-Treasurer

I 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: Amanda Rubadue

I hereby certify that RESOLUTION 19-119 was delivered to the Mayor of Westfield on the _____day of _____, 2019, at _____m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 19-119
This _____ day of _____, 2019

_____
J. Andrew Cook, Mayor

I hereby VETO Resolution 19-119
This ____ day of _____, 2019

_____
J. Andrew Cook, Mayor

Prepared By:
Amanda Rubadue, Economic Development Director
Mayor's Office
City of Westfield, Indiana

EXHIBIT A

Legal Description of Area

SOUTH 1.030 Ac. of BEC, LLC
LEGAL DESCRIPTION

A part of the Southeast Quarter of the Southwest Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of said Quarter-Quarter Section; thence South 87 degrees 14 minutes 09 seconds West (assumed bearing), along the South line of said Quarter-Quarter Section, a distance of 774.24 feet; thence North 00 degrees 09 minutes 02 seconds West, a distance of 594.57 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 09 minutes 02 seconds West, a distance of 129.02 feet; thence South 04 degrees 50 minutes 36 seconds West, a distance of 129.48 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 341.42 feet, to the POINT OF BEGINNING, containing 1.030 Acres, more or less.

Also, a non-exclusive easement for access as set out in Non-exclusive Access Easement Agreement by and between CK Properties, LLC, and BEC, LLC, dated April 18, 2001 and recorded May 4, 2001 as Instrument 2001-25043, in the Office of the Recorder of Hamilton County, Indiana

Subject to Covenants, conditions, restrictions, and obligations, as set out in Declaration of Covenants and Restrictions recorded March 21, 2001, as Instrument 2001-14091 in the Office of the Recorder of Hamilton County, Indiana.

Subject to Declaration of Non-exclusive Utility Easement Dated June 18, 2001, and recorded June 19, 2001 as Instrument 2001-36580.

EXHIBIT B

CITY OF Westfield INDIANA

Tax Abatement Request
JJK Investments
16802 Southpark Drive

N W E S
Not To Scale

Aerial Location Map

Site

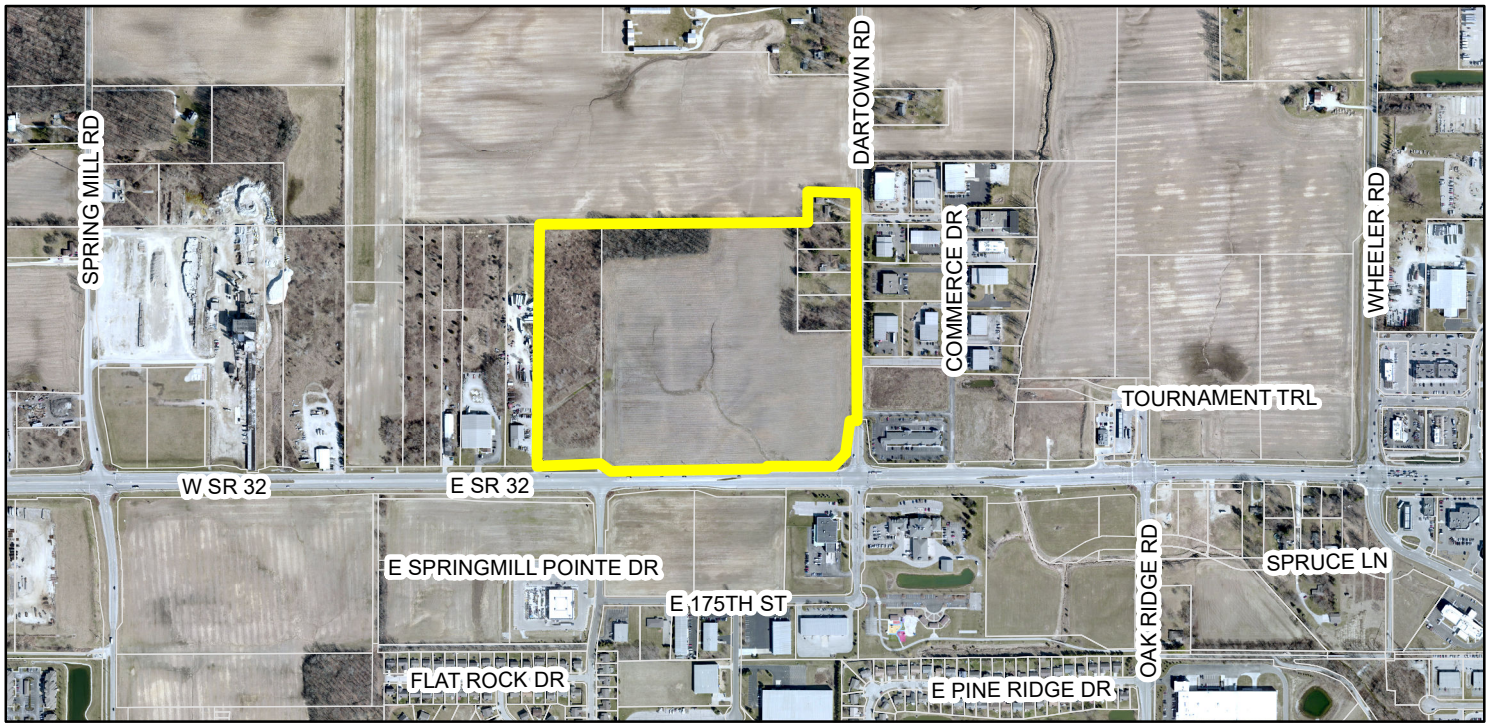
CITY OF Westfield INDIANA

Property Location Map
Dartown Crossing Amend. I
Planned Unit Development
1910-PUD-37

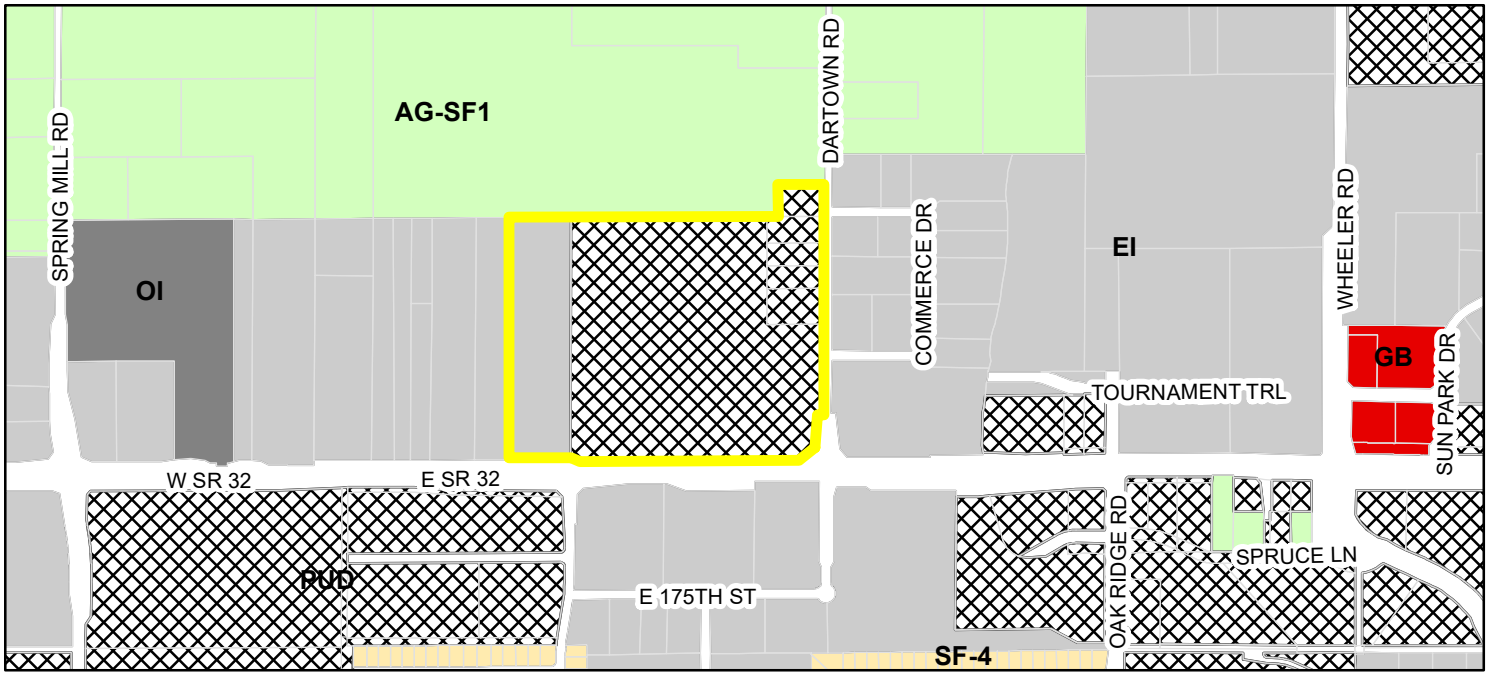
N W E S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-4 (Single Family - 4)

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance

20 20 PAY 20 21
FORM SB-1 / Real Property

PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):
☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body* ***BEFORE*** *the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.*
3. *To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.*
4. *A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)*
5. *For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17*

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer
JJK Investments, LLC

Address of taxpayer *(number and street, city, state, and ZIP code)*
P.O. Box 930, Westfield, IN 46074

Name of contact person	Telephone number	E-mail address
Jim Kent	(317) 867-1139	jkent@dacco.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number
Location of property	**County**	**DLGF taxing district number**
16802 Southpark Drive (Lot Split)	Hamilton	

Description of real property improvements, redevelopment, or rehabilitation *(use additional sheets if necessary)*
New 9,600 s.f. facility. Located on parcel to be split at 16802 Southpark Drive (Abra Collision)

Estimated start date (*month, day, year*)
ASAP

Estimated completion date (*month, day, year*)
3/31/2020

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	$0.00	0.00	$0.00	6.00	$30,000.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	0.00	
Plus estimated values of proposed project	950,000.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	950,000.00	

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) _____

Estimated hazardous waste converted (*pounds*) _____

Other benefits
This is a specultive building seeking tenants. Currently working with three different firms as potential tenants. Employee counts could range from 4-30 and salaries range from $30,000.00 to $100,000.00. Two of my adjacent facilities have 20 engineers at $75,000/yr and the other 40 I.T. personnel averaging approximately $110,000.00 per year.

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Date signed (*month, day, year*)
	5/28/2019
Printed name of authorized representative	**Title**
James J. Kent	Member

Tax Abatement Request
JJK Investments
16802 Southpark Drive

CITY OF Westfield INDIANA

N W E S

Not To Scale

Aerial Location Map

Site

RESOLUTION NUMBER 19-122

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA REGARDING CERTAIN TAX ABATEMENT DEDUCTIONS FOR BIODYNAMICS OF INDIANA

WHEREAS, pursuant to Indiana Code 6-1.1-12.1-1, *et. seq.* (the "Act"), the City of Westfield, Indiana (the "City") by and through its Common Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act (the "Council") has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area and to also abate the payment of personal property taxes within the Economic Revitalization Area;

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the City is an Economic Revitalization Area and may by adoption of a resolution declare such area to be an Economic Revitalization Area which resolution must be confirmed, modified, or rescinded;

WHEREAS, the Council adopted its Resolution Number 03-08 (the "Declaratory Resolution") on September 8, 2003 pursuant to the Act declaring the area whose boundaries are located within the corporate boundaries of the City more particularly described in Exhibit A attached hereto and made a part of hereto which is also shown on the map attached hereto as Exhibit B (the "Area") and made a part hereof as an Economic Revitalization Area in which property owners making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act;

WHEREAS, the Council, after following all applicable procedures of the Act, took final action adopting Resolution Number 03-09 (the "Confirmatory Resolution") on October 18, 2003 confirming the Declaratory Resolution, thereby establishing an Economic Revitalization Area.

WHEREAS, Biodynamics of Indiana (the "Applicant") has filed with this Council a Statement of Benefits, Personal Property (Form SB-1/PP) ("Form SB-1") attached hereto as Exhibit C which describes the proposed project (the "Project") to be installed by the Applicant, in order to receive personal property tax abatement for the Project;

WHEREAS, the Project includes installation of new manufacturing equipment in the Applicant's facility which will be utilized by the Applicant in its operations located in the Area;

WHEREAS, this Council has reviewed the Form SB-1;

WHEREAS, the improvement of the Area will be of public utility and will be to the benefit and welfare of the citizens and taxpayers of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA AS FOLLOWS:

SECTION I. The proposed Project will be located in the Area which has been confirmed as an economic revitalization area pursuant to the Act.

SECTION II. Based upon the information in the Form SB-1, this Council makes the following findings:

(1) The estimate of Fourteen Million, Seven Hundred Thousand Dollars ($14,700,000) as the assessed value of the Project is reasonable.

(2) The estimate of hiring Twenty-five (25) new individuals who will be employed through term of the abatement period can be reasonably expected to result from the proposed Project.

(3) The estimate of Two Million Dollars ($2,000,000) for the aggregate annual salaries without benefits of those individuals who will be employed can be reasonably expected to result from the proposed Project.

(4) The other benefits about which information has been presented to this Council are benefits that can be reasonably expected to result from the proposed Project.

(5) The totality of benefits is sufficient to justify the granting of a five (5) year personal property tax abatement to the Applicant.

SECTION III. The Form SB-1 submitted by the Applicant is approved.

SECTION IV. Personal property tax deductions for the Project are hereby approved. The period for personal property tax deductions under the Act for the Project shall be five (5) years, utilizing the following schedule:

Year 1 – 100%
Year 2 – 80%
Year 3 – 60%
Year 4 – 40%
Year 5 – 20%

SECTION V. Pursuant to the Act, the Council shall cause to be filed a certified copy of this Resolution with the Hamilton County Auditor.

SECTION VI. This Resolution shall be in full force and effect immediately upon its adoption.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF

WESTFIELD, HAMILTON COUNTY, INDIANA THIS 9th DAY OF SEPTEMBER, 2019.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
Chuck Lehman	Chuck Lehman	Chuck Lehman
Jim Ake	Jim Ake	Jim Ake
Joe Edwards	Joe Edwards	Joe Edwards
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Dr. Mark Keen	Dr. Mark Keen	Dr. Mark Keen
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk-Treasurer

I 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: Amanda Rubadue

I hereby certify that RESOLUTION 19-122 was delivered to the Mayor of Westfield on the _____day of _____, 2019, at _____m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 19-122
This _____ day of _____, 2019

_____
J. Andrew Cook, Mayor

I hereby VETO Resolution 19-122
This _____ day of _____, 2019

_____
J. Andrew Cook, Mayor

Prepared By:
Amanda Rubadue
Economic Development Director
City of Westfield, Indiana

EXHIBIT A

Legal Description of Area

Lot 1 in the Custom Commerce Park, a subdivision in Hamilton County, Indiana, as per First Amendment to the Secondary Plat of Custom Commerce Park, recorded March 24, 2011, as Instrument 2011015213, in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT B

Location Map

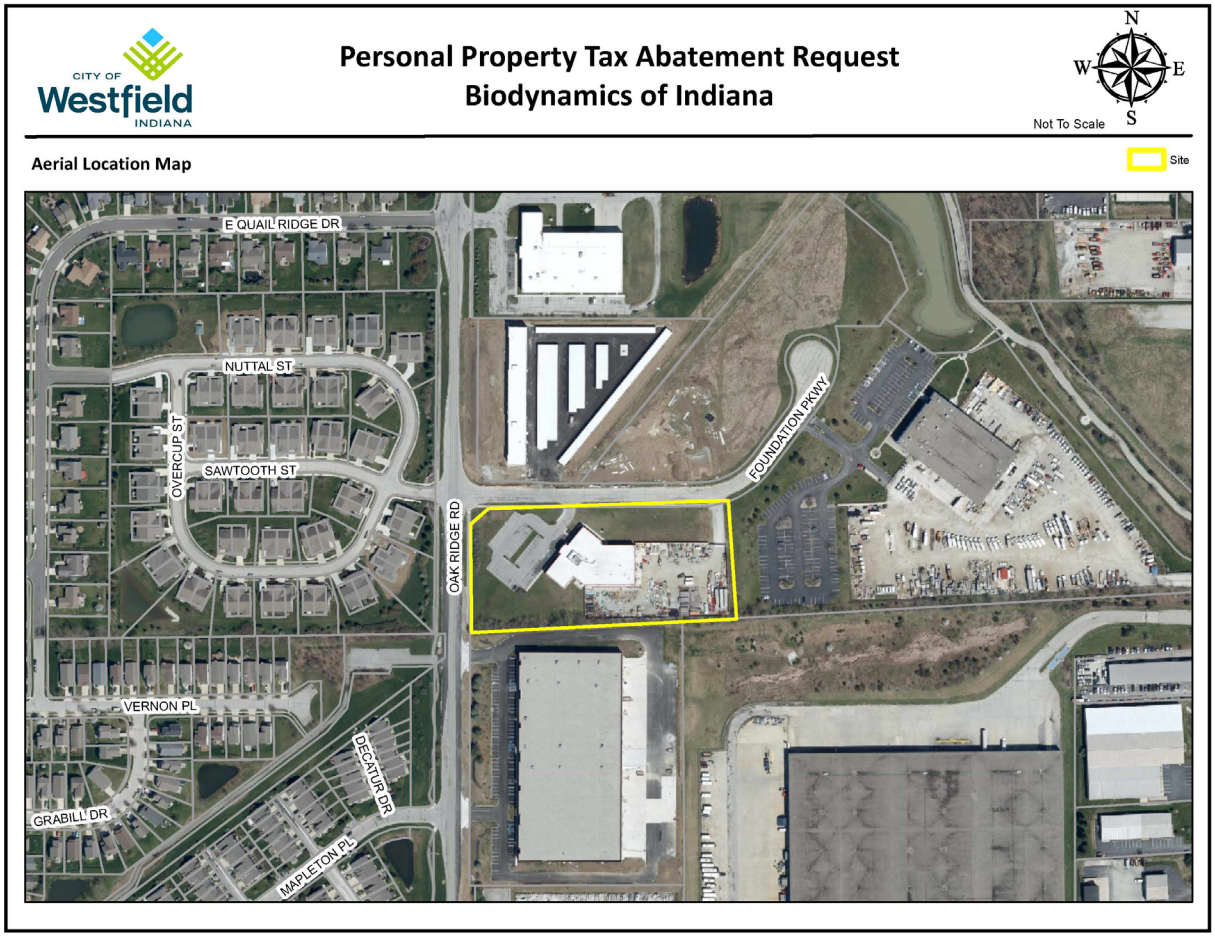


EXHIBIT C

Statement of Benefits

STATEMENT OF BENEFITS
PERSONAL PROPERTY
State Form 51764 (R4 / 11-15)
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.*
3. *To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.*
4. *Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
5. *For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer	Name of contact person
Biodynamics of Indiana	Ken Thieneman

Address of taxpayer *(number and street, city, state, and ZIP code)*	Telephone number
17219 Foundation Parkway, Westfield, IN 46074	(317) 867-3462

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body	Resolution number (s)
Westfield City Council	

Location of property	County	DLGF taxing district number
17219 Foundation Parkway, Westfield, IN	Hamilton	29015

Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. *(Use additional sheets if necessary.)*

See attached description of equipment intended for installation at 17219 Foundation Parkway, Westfield, IN
10 year tax abatement requested

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	09/15/2019	09/15/2021
R & D Equipment	09/15/2019	09/15/2021
Logist Dist Equipment		
IT Equipment	09/15/2019	09/15/2021

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0	0	0	0	25	2,000000

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the **COST** of the property is confidential.

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values	0	0	0	0	0	0	0	0
Plus estimated values of proposed project	23,000,000		1,000,000				500,000	
Less values of any property being replaced								
Net estimated values upon completion of project	23,000,000		1,000,000				500,000	

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) _____ Estimated hazardous waste converted (*pounds*) _____

Other benefits:

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Date signed *(month, day, year)*
James J. Chinn	8/30/19

Printed name of authorized representative	Title
JAMES J. CHINN	VICE PRESIDENT

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * *(see below)*. The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment; ☐ Yes ☐ No
2. Installation of new research and development equipment; ☐ Yes ☐ No
3. Installation of new logistical distribution equipment. ☐ Yes ☐ No
4. Installation of new information technology equipment; ☐ Yes ☐ No

☐ Enhanced Abatement per IC 6-1.1-12.1-18
Check box if an enhanced abatement was approved for one or more of these types.

C. The amount of deduction applicable to new manufacturing equipment is limited to $ _____ cost with an assessed value of $ _____. *(One or both lines may be filled out to establish a limit, if desired.)*

D. The amount of deduction applicable to new research and development equipment is limited to $ _____ cost with an assessed value of $ _____. *(One or both lines may be filled out to establish a limit, if desired.)*

E. The amount of deduction applicable to new logistical distribution equipment is limited to $ _____ cost with an assessed value of $ _____. *(One or both lines may be filled out to establish a limit, if desired.)*

F. The amount of deduction applicable to new information technology equipment is limited to $ _____ cost with an assessed value of $ _____. *(One or both lines may be filled out to establish a limit, if desired.)*

G. Other limitations or conditions *(specify)*_____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

☐ Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: *(signature and title of authorized member of designating body)*	Telephone number ( )	Date signed *(month, day, year)*
Printed name of authorized member of designating body	Name of designating body	
Attested by: *(signature and title of attester)*	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17
Abatement schedules
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:
(1) The total amount of the taxpayer's investment in real and personal property.
(2) The number of new full-time equivalent jobs created.
(3) The average wage of the new employees compared to the state minimum wage.
(4) The infrastructure requirements for the taxpayer's investment.
(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Biodynamics of Indiana
17219 Foundation Parkway, Westfield, IN
Attachment to form SB-1 / PP Personal Property Tax Abatement Request
Requesting 10 year personal property tax abatement

Near term- September 2019 – 2020

- Four- 300 liter carbon dioxide extraction machines. These will be used to extract raw crude oil out of plant based biomass.

- One- winterization unit that will refine the raw crude oil. This will separate plant waxes and oils from the plant oil.

- One- distillation unit that will complete the refinement of the oil to a full spectrum sellable product.

- One- isolate manufacturing unit that converts the distilled oil into CBD isolate that is whole sale product.

- In support of these manufacturing units, we will also purchase the following ancillary equipment:
  hot water boiler unit
  chiller unit
  cooling tower unit
  material handling unit
  packaging and shipping
  complete analytical testing
  various office support equipment items
  process control computer hardware and software

The combined value of this equipment is $ 6,500,000

Long term- September 2019 – September 2021

- Two- 2400 liter carbon dioxide extraction machines. These will be used to extract raw crude oil out of plant based biomass. Additional - winterization unit that will refine the raw crude oil. This will separate plant waxes and oils from the plant oil.
  Additional- distillation unit that will complete the refinement of the oil to a full spectrum sellable product.
  Additional- isolate manufacturing unit that converts the distilled oil into CBD isolate that is whole sale product.

In support of these manufacturing units, we will also purchase the following ancillary equipment:
hot water boiler unit
chiller unit
cooling tower unit
material handling unit
packaging and shipping

The combined value of this equipment is $ 15 M

Personal Property Tax Abatement Request
Biodynamics of Indiana

CITY OF Westfield INDIANA

N W E S

Not To Scale

Aerial Location Map

Site

STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

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IT Equipment	09/15/2019	09/15/2021

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0	0	0	0	25	2,000000

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the **COST** of the property is confidential.

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values	0	0	0	0	0	0	0	0
Plus estimated values of proposed project	23,000,000		1,000,000				500,000	
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Net estimated values upon completion of project	23,000,000		1,000,000				500,000	

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Other benefits:

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James J. Chinn	8/30/19

Printed name of authorized representative	Title
JAMES J. CHINN	VICE PRESIDENT

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☐ Enhanced Abatement per IC 6-1.1-12.1-18 *Check box if an enhanced abatement was approved for one or more of these types.*

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Biodynamics of Indiana
17219 Foundation Parkway, Westfield, IN
Attachment to form SB-1 / PP Personal Property Tax Abatement Request
Requesting 10 year personal property tax abatement

Near term- September 2019 – 2020

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The combined value of this equipment is $ 6,500,000

Long term- September 2019 – September 2021

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hot water boiler unit
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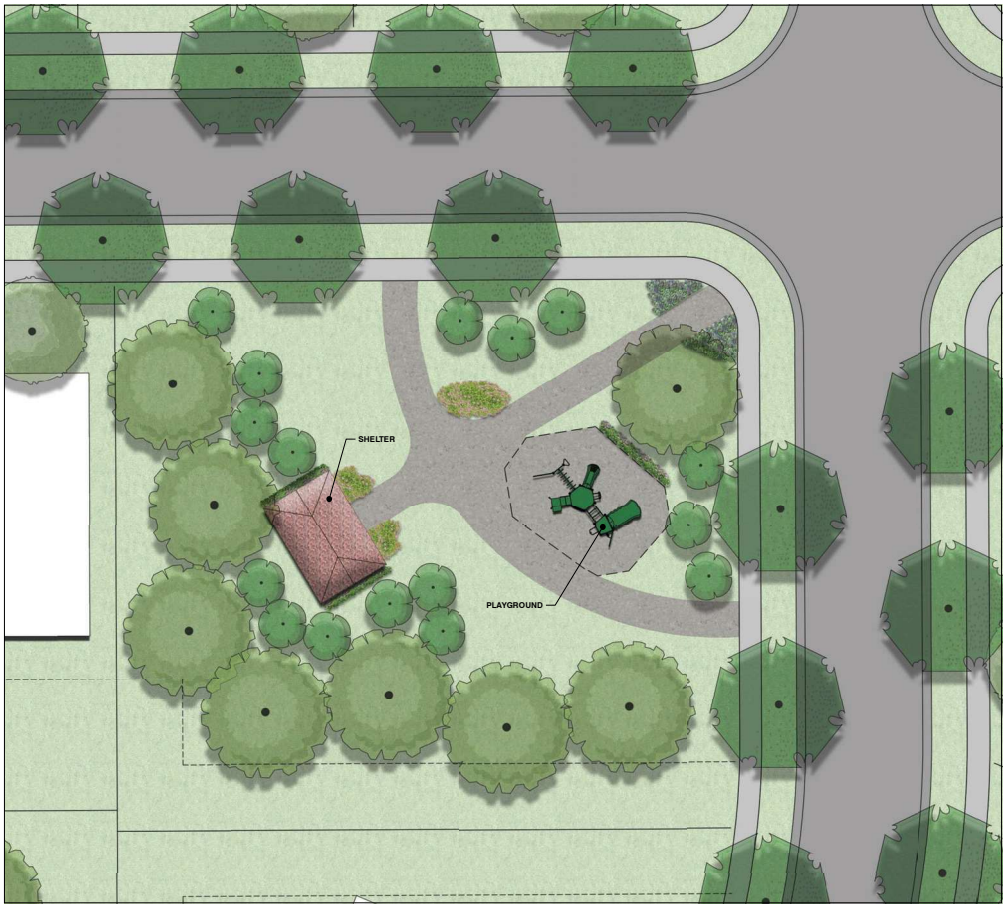
material handling unit
packaging and shipping

The combined value of this equipment is $ 15 M

Exhibit D - Amenities

ENLARGEMENT B - WALKING TRAIL & EXERCISE STATIONS

ENLARGEMENT C - PLAYGROUND & SHELTER



ARBOR HOMES

Amenity Area Enlargements

Orchard View
Spring Mill Road
Westfield, Indiana

AMERICAN STRUCTUREPOINT INC.
2019.00121

Exhibit E
Character Exhibits

ARBOR HOMES

A BERKSHIRE HATHAWAY COMPANY

BUILDING GREAT NEIGHBORHOODS AND HOMES FOR PEOPLE TO **CELEBRATE LIFE**

TRADITIONAL ARBOR

ASPEN ELEVATION B

ASPEN TRADITIONAL ELEVATION

ASPEN TUDOR ELEVATION

BRADFORD ELEVATION A

BRADFORD ELEVATION B

BRADFORD CRAFTSMAN

BRADFORD TRADITIONAL

BRADFORD TUDOR

CHESTNUT ELEVATION A

CHESTNUT ELEVATION B

CHESTNUT ELEVATION C

CHESTNUT CRAFTSMAN

CHESTNUT TRADITIONAL

CHESTNUT TUDOR

COOPER ELEVATION B

COOPER CRAFTSMAN

COOPER TRADITIONAL

COOPER TUDOR

COTTONWOOD ELEVATION A

COTTONWOOD CRAFTSMAN

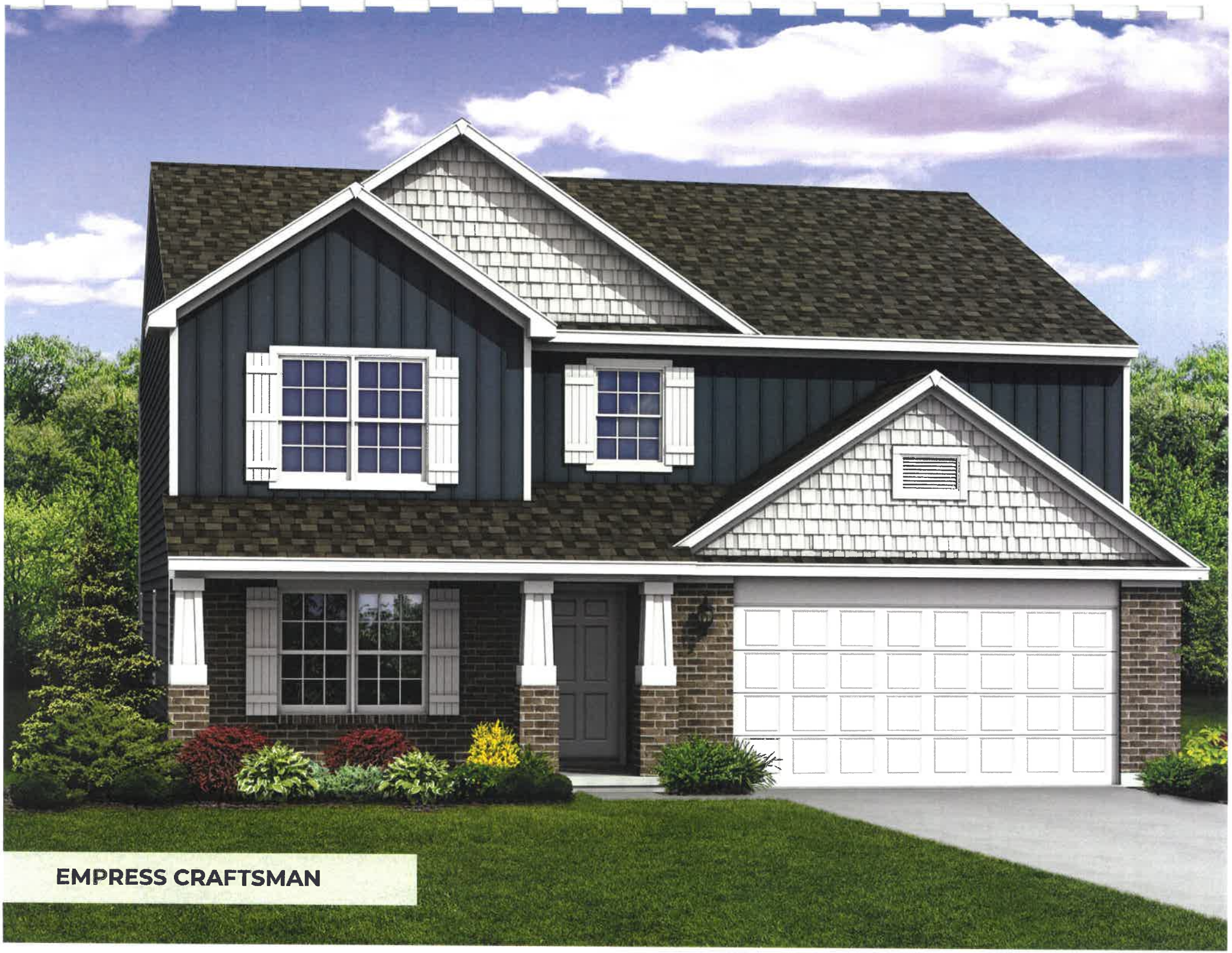
COTTONWOOD TRADITIONAL

COTTONWOOD TUDOR

EMPRESS ELEVATION A

EMPRESS ELEVATION B

EMPRESS ELEVATION C



EMPRESS CRAFTSMAN

EMPRESS TRADITIONAL

EMPRESS TUDOR

MULBERRY CRAFTSMAN

NORWAY ELEVATION A

NORWAY ELEVATION B

NORWAY CRAFTSMAN

NORWAY TRADITIONAL

NORWAY TUDOR

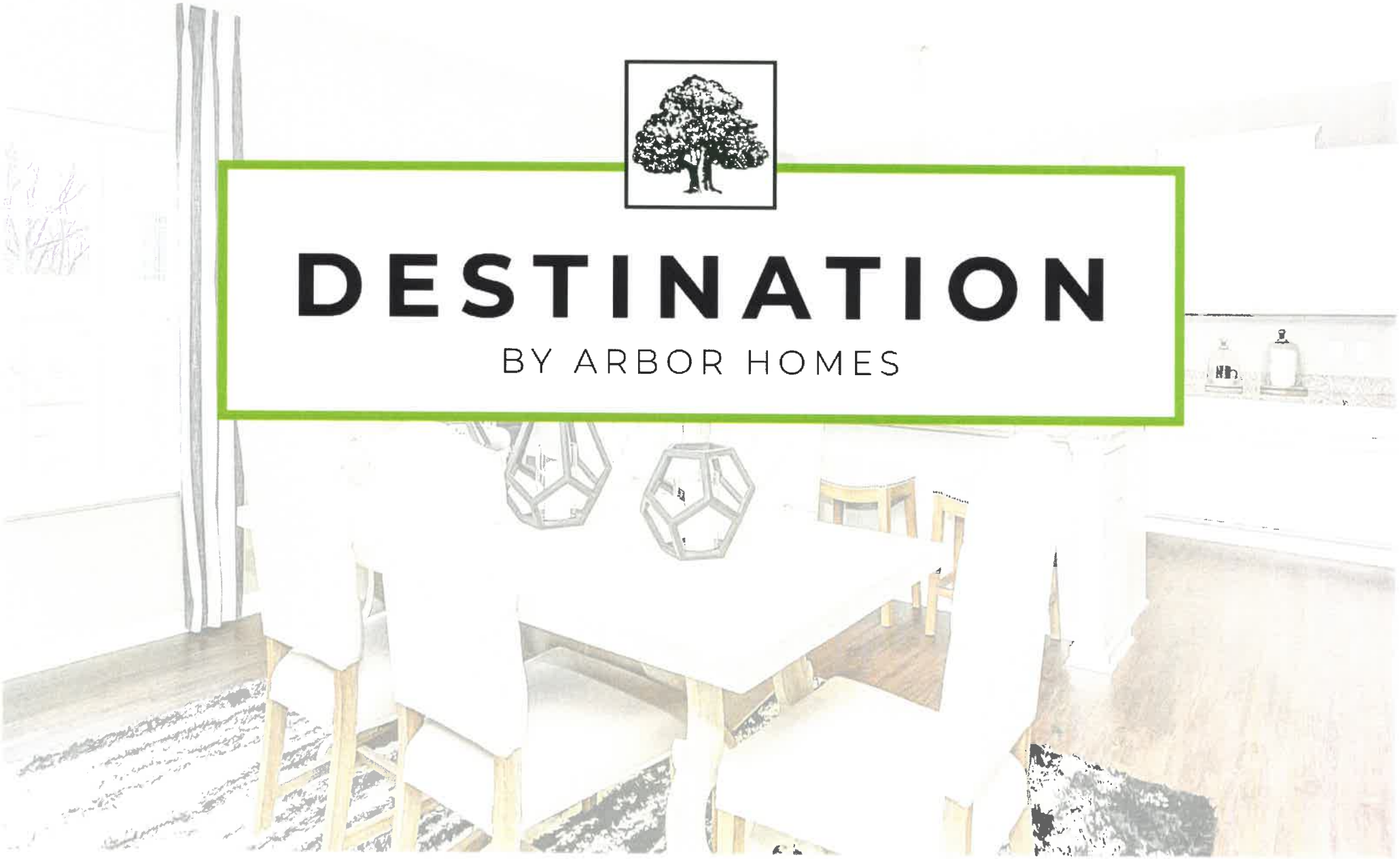
SPRUCE ELEVATION A

SPRUCE ELEVATION B

SPRUCE CRAFTSMAN

SPRUCE TRADITIONAL

SPRUCE TUDOR



DESTINATION

BY ARBOR HOMES

AUGUSTA ELEVATION A

AUGUSTA ELEVATION B

AUGUSTA ELEVATION C

AUGUSTA ELEVATION D

AUGUSTA ELEVATION E

AUGUSTA ELEVATION F

AUGUSTA ELEVATION G

ASHVILLE ELEVATION A

ASHVILLE ELEVATION B

ASHVILLE ELEVATION C

ASHVILLE ELEVATION D

ASHVILLE ELEVATION E

ASHVILLE ELEVATION F

ASHVILLE ELEVATION G

SARASOTA ELEVATION A

SARASOTA ELEVATION B

SARASOTA ELEVATION C

SARASOTA ELEVATION D

SARASOTA ELEVATION E

SARASOTA ELEVATION F

SARASOTA ELEVATION G

SARASOTA ELEVATION H

SEDONA ELEVATION A

SEDONA ELEVATION B

SEDONA ELEVATION C

SEDONA ELEVATION D

SEDONA ELEVATION E

SEDONA ELEVATION F

SEDONA ELEVATION G

SCOTTSDALE ELEVATION A

SCOTTSDALE ELEVATION B

SCOTTSDALE ELEVATION C

SCOTTSDALE ELEVATION D

SCOTTSDALE ELEVATION E

SCOTTSDALE ELEVATION F

SCOTTSDALE ELEVATION G

Building Materials and Color Options

BRAMPTON BRICK

crossroads series

The warm, red clay found exclusively in Indiana is what puts Brampton Brick Crossroads Series in a class all its own. Produced at one of North America's most technically advanced brick manufacturing facilities, these bricks offer color combinations unique to the area that stand out in any crowd. With rich tones and various textures, Crossroads clay bricks have a more rugged, tumbled appearance. Many of the bricks bear the names of neighbouring counties, honoring both the people and places where the Crossroads Series originates from.

Crossroads Series, Crawford

BRAMPTON BRICK

hoosier series

The colorful culture of the established "Hoosier State" is reflected in this brick series by the unique color blends enhancing the beauty of the deep Indiana Clay. The unique variety of rich colors bring beauty into your neighborhood, and reflects the warmth and strong stature of your home.

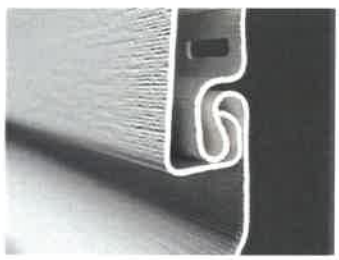
MITTEN®

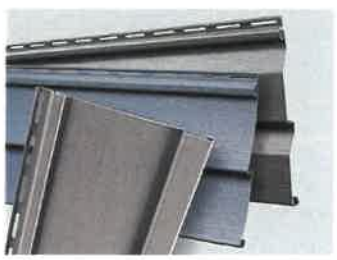
par/by PLY GEM

SENTRY

Sentry® features:

- Roll-over nail rail
- Thicker .044" panel
- Wind resistance up to 180 mph
- Available in all 36 Mitten colors in all three profiles





- Burnt Orange
- Olive Green
- Eggplant
- Annapolis Blue
- Aviator Green
- Richmond Red
- Coffee Bean
- Amber
- Sahara Brown
- Arizona Tan
- Khaki Brown
- Rockaway Grey
- Grenadier Green
- Muskoka Green
- Rain Forest
- Spring Moss
- Venetian Gold
- Caribou Brown
- Chestnut Brown
- Frost
- Bone
- Ivory
- Prairie Gold
- Cypress
- Stratus
- Flagstone
- Brownstone
- Clay
- Hearthstone
- Sandalwood
- Ash
- Sandcastle
- Saffron
- Lite Maple
- Satin Grey
- Sage

Profile	Double 4" Horizontal		Double 4.5" Dutchlap		Board & Batten		
Length/Pc	12'6"	3.81 m	12'1"	3.68 m	10'	3.04 m	
Width/Pc	8"	20.32 cm	9"	22.86 cm	7"	17.78 cm	
Panels/Ctn	24	24	22	22	17	17	
Coverage/Ctn	200 sq. ft.	18.58 m²	200 sq. ft.	18.58 m²	100 sq. ft.	9.29 m²	
Nom. Thickness	.044"	1.12 mm	.044"	1.12 mm	.045"	1.14 mm	Standard
Windload Data	180 mph	290 km/h	180 mph	290 km/h	.050"	1.27 mm	Designer/Premium

WRITTEN PUBLIC COMMENTS

Docket Number: 1908-PUD-21

Petitioner: Arbor Homes

Request: Petitioner requests a change in zoning of approximately 103 acres +/- from the AG-SF1: Agricultural / Single-Family Rural District and the Spring Mill Trails PUD District to the Orchard View PUD District.

Enclosed Attachments:

August 5, 2019 Public Hearing

1.	Burke, Dee		(07/31/2019)
2.	R.L. (Beau) Wilfong	14199 Nicholas Drive, Carmel IN 46074	(08/01/2019)
3.	Edward & Mary Banas	11538 Hemingway Drive, Reston VA 20194	(08/02/2019)
4.	Lori Gregory	861 Ogala Drive, Westfield IN 46074	(08/07/2019)

From: Dee Burke <ddmsuic@msn.com>
Sent: Wednesday, July 31, 2019 12:03 PM
To: APC

My name is Dee Burke and I live in Spring Orchard. I wanted to email you prior to the 8/5/19 open meeting regarding Orchard View. I have many concerns about another Arbor development, especially one of this size.

1. Developments by Arbor at one of the worse for debris which is then blown onto private property, common areas and ponds. They use man made wood structures which fall apart and over fill them instead of the large metal bins that other builders utilize and empty during the course of construction.
2. As subdivisions are developed there are subcontractors who do not come close to respecting the area. They speech, throw out trash, leave work sites in horrible conditions-especially Arbor subdivisions. One worker drove at a high speed killing a neighbors dog right in front of the children, then tried to get away. Arbor's supervisor is so busy with all of their builds they do not monitor their sites, their subcontractors and this leads to many issues, one of which can be shoddy construction.
3. I built a Bradford model with over $50 thousand in upgrades "on paper." However, within six months had to replace the roof because of poor installation Arbor identified but refused to remedy saying my roof was "functional." On my roof there was nail through, shingles not butted up against each other so some pitch had been thrown on it, shingles cut, torn, a ridge vent not put in properly and eventually it would have been one leak after another. $7900.00 I had a good roof. Another neighbor, Jason Straw, spent 3 years fighting Arbor to get his roof replaced leading to mold and a need for mold remediation & then Arbor removed all of the insulation which tripled their electric bill and $17 thousand later it was resolved. I didn't want mine to go that far so replaced it out of my pocket.
4. I had 3 single spaced typed pages of issues with my home. Arbor took care of a few but unfortunately the "replacement" would be just as bad as the original issue. Many times Arbor denies it is a "warranty issue" and then it goes to "forced arbitration" which is never in the homeowner's best interest. I ended up hiring my own contractors to get the proper results and also have more quality product used in my home. It became so unreasonable that I ordered Arbor to never set foot on my property again. We have a closed FB page & I am not the only one with significant issues with their homes. Unfortunately many are afraid to be too verbal for fear it will harm property values. We have had people sell out because of issues that were not resolved & they didn't have the money to go to their own contractors. Some of those properties were bought by corporations leading to rental properties which depending on the situation can also lead to lower home values. We have lots that it took an extended period of time to get a final grade. They didn't sod this area and people are left with dirt, not grass & it can take a serious amount of money to get a yard. Our subdivision doesn't have the same aethestics of the surrounding communities developed at the same time. The poor products utilized by Arbor, the poor workmanship in many instances, the lack of common area landscaping and the lack of fulfilling of promised amenities will harm home values which can spill into the surround communities.
5. Arbor plans another 271-275 homes in Orchard View. Renditions can look beautiful, salemen can "sell ideals" and model homes can look nothing like the end product put on the home buyer's lot. I am worred that another Arbor Community will only end up being another community of homes with poor quality product & poor workmanship; common areas not developed as promised, amenities not developed as promised, more narrow streets that when people park become a traffic hazard and a construction area that looks like a war zone. Given that Arbor is proposing 271-275 homesites that tells me there will be small lots , more density that is concerning on many levels.
6. I would like the planning Commission to really consider if this project is good for the area I live in as well as if it is good for Westfield.

The Ralph L. Wilfong Charitable Remainder Unitrust

14199 Nicholas Drive, Carmel, IN 46074
(317) 431-1857

Mr. Derek Hays
Arbor Homes
9225 Harrison Park Court
Indianapolis, IN 46216

Re: Support for Orchard View Sub-division

Dear Mr. Hays:

I am the owner of 14 acres on SR 32 just west of Springmill Road. I have reviewed your proposed plans for Orchard View sub-division that directly abuts my north property line. I believe that your development would enhance the community and not affect us in any negative way.

I give my full support to your development efforts. I would ask that access to water and sanitary sewer be provided to our real estate somewhere along our north line.

I have also discussed this with Frank Hahn, the General Partner of FMH Family Limited Partnership. FMH owns approximately 48 acres of land that abuts your south line (approximately 50% of your south boundary) and FMH also owns 11 acres of land that abuts your western line (i.e. on Casey Road). Frank has given me permission to express that FMH also gives you their support.

Furthermore, I have discussed this with Aaron Wilson, the Managing Member of Casey Wilson, LLC. Casey Wilson owns 19 acres of real estate on SR 32 between Ditch Road and Casey Road. The Northeast corner of the Casey Wilson land and your Southwest corner of Orchard View abut corner to corner. Aaron has likewise given me permission to express that Casey Wilson gives you their support.

Please feel free to share this with the City Council and the Advisory Planning Commission as well.

Sincerely,

Beau Wilfong

R.L. (Beau) Wilfong, II
Trustee

cc: Frank Hahn; Aaron Wilson

From: Edward Banas <edbanas@gmail.com>
Sent: Friday, August 2, 2019 10:12 PM
To: Jonathan Dorsey
Subject: Arbor Homes Orchard View No. 1908-PUD-21 Petition

Westfield Economic and Community Development Department

Westfield-Washington Township Advisory Plan Commission

Jonathan Dorsey,

Regarding the Arbor Homes Orchard View No. 1908-PUD-21 Petition:

1. Please explain why the existing stub (from the Woodbury Ridge development) on the western edge of the northern half of the proposed development is not incorporated into the Orchard View plan.

2. Please explain how the number and location of the two stubs along the northern edge of the Orchard View plan were determined. From the aerial view, the location of the western stub on the northern edge appears to negatively impact the options for developing the southwestern corner of my property.

3. Please explain why there are no stubs on the southern edge of the proposed development.

Arbor Homes developed homes (Spring Orchard) immediately west of my property. This has resulted in construction and other waste dumped onto my property. Please assure me that construction and other waste will not be dumped onto my property by the Orchard View development and if this occurs, the construction and other waste will be removed at the developer's expense
.
We have reached out to the Arbor Homes representative on two occasions regarding Orchard View, and he has promised to provide additional documentation regarding our questions. As of 8/2/19 we have not received any documentation from the Arbor Homes representative.

Mary Banas
11538 Hemingway Dr.
Reston, VA 20194

From: Lori Gregory <lgreg34@gmail.com>
Sent: Wednesday, August 7, 2019 09:18 AM
To: APC
Subject: New Arbor Community Seeking Approval - Casey Rd to Springmill Road

Good Morning,

My name is Lori Gregory. I live directly adjacent (861 Ogala Drive) to the potential new development Arbor is proposing. I definitely have concerns if you approve this new development.
1) I chose my lot on Ogala, first, because it backed up to an open field and was told that there would be a walking path put in directly behind my lot that would eventually connect to the Monon. So far that hasn't happened. My understanding is that it has "started" to the east of me between the 1 story apartments but it hasn't gone west of that and what is there hasn't been paved. When I went to the neighborhood meeting with Arbor recently, their rendering showed houses, no path directly behind my house and the representative didn't seem to know anything about it and went as far as to say that they don't even know if they COULD put a path there because there is a drainage easement (piping and such) there.
2) There is also a small protected wetland to the SE of me in the same area as the path would go that the Arbor rep seemed to know nothing about.
3) Population Density in a 3 or so square mile area. I knew I was moving into a growing area but I did not think that the town of Wesfield would allow such density in such a small area. Casey Road, 186th Street and Springmill Road is not set up to handle that kind of traffic at this time. I now understand the signs I saw when I first moved to Westfield 4 years ago that said "stop irresponsible development in Westfield." This is too much, too quickly. I've been listening to construction "noise" for 4 full years in this subdivision to get it built out. If this development gets approved, I will have to listen to that noise on a daily basis for a minimum of another 5 years directly behind me along with construction debris and all of the things that go along with major development of this type.

There's already more land being cleared to build North of 186th Street between Casey Road and Springmill, along with Gristmill. 274 MORE homes in such a condensed area seems extremely irresponsible to me. Regardless of my opinion, if this subdivision gets approved. At the very LEAST, Arbor should have to hold up to promises regarding the path and in my opinion be bound to more landscaped greenspace in their subdivisions rather than shoving as many houses as humanly possible into a small area. I would think that the town of Westfield would hold them to certain standards to keep property values up in the area.

I could go on but this addresses my immediate concerns and would like you to know, I looked forward to moving to Westfield from Fishers. However, with this new development concern coming up. I am strongly considering selling my home and moving out of Westfield. I've already contacted a realtor to start weighing my options. I know of at least 1 other on this street who has already decided to sell and move out of Westfield. People are not trusting the Government of Westfield to move forward into the future development of Westfield in a responsible manner and pace that will keep property values up in the long run. I realize development of Westfield will go on regardless of my opinion but I sincerely hope great consideration is put into how, when and where is appropriate.

Thank you for taking the time to consider public concerns.

Lori Gregory
861 Ogala Drive

Westfield, IN 46074

--

Lori

Live with Intention. Walk to the Edge. Listen Hard. Play with Abandon. Laugh. Choose with no Regret. Continue to Learn. Appreciate your Friends. Do what you Love. Live as if this is all there is. Mary Anne Radmacher

Notes for Orchard View of Westfield Neighborhood Meeting
Date of Meeting: July 23, 2019
Location: Oak Trace Elementary
Presenters: Eric Douthit (CCHA), Paul Munoz (Arbor Homes) and Mike Campbell (Arbor Homes)

On July 23, 2019, a neighborhood meeting was held for the proposed Arbor Homes project know as Orchard View located north of SR 32 between Springmill Road and Casey Road. Approximately 15-20 citizens attended in addition to City Staff and City Councilors. Most of the citizens suggested or stated that they were from Spring Orchard, a neighborhood in the Springmill Trails PUD in Westfield in which Arbor Homes built their traditional Arbor product on existing home sites provided by another developer.

The majority of the questions focused on the fact that within the Springmill Trails PUD a pool had been contemplated, but had not been completed. There was a significant amount of discussion as to the responsibility of building the pool and the expectations of when the pool would be completed. The citizens were reassured that the obligation to construct a pool has not been eliminated but has been confirmed as part of the Gristmill Crossing residential district.

There was a question regarding the grading/landscaping on a lot on Ogala Drive in Spring Orchard. Mr. Campbell indicated he was not aware of the issue but would take steps to correct the same in a manner consistent with Arbor Homes' obligations.

There was a question regarding disclosures to the homeowners - specifically, whether the ponds would be dry ponds or wet ponds. Arbor Homes confirmed that it is the developer and sole builder of this proposed location. Further engineering studies would be completed in advance of potential buyers selecting lots. Buyers will know whether the ponds are wet or dry.

An Arbor Homes owner also asked if the potential new homebuyers would be made aware of the material options available. Arbor Homes informed them that the buying process had recently been restructured and invited all those present to visit its new design center to see how those items are selected so that future homeowners would clearly understand and appreciate the numerous options available.

Mr. Campbell confirmed that all selections are now made at the design center where home buyers have the ability to select exactly what options are important to them and how the final product will look. The response was met with approval.

There was a question regarding connectivity between this neighborhood and other neighborhoods. Arbor Homes confirmed that it would comply with the Westfield Comprehensive Plan in an effort to connect both vehicular and pedestrian traffic to the neighborhoods to the west-northwest as well as making connectivity available for future

development. Arbor agreed to work with the Spring Orchard community in an effort to create pedestrian connectivity between the communities.

There was a question with regards to the nature of the age targeted homes in the Destination Series, specifically, what kinds of covenants and restrictions would be imposed and what steps would be taken to encourage those kinds of residents. Arbor Homes discussed the covenants and restrictions, price point and the nature of the underlying upgrades that, through Arbor Homes' research, met the needs and desires of the "empty-nester" demographic.

There was not significant discussion about any underlying issues with the Orchard View itself. Several citizens reiterated their satisfaction with their Arbor Home, but were unhappy with the state of the community pool.

ORDINANCE NUMBER 19-__

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**Claiborne Farms PUD District**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 19__-PUD-__**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **19__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_-_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Claiborne Farms PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

1.3 Development of that part of the Real Estate south of 151st Street shall be subject only to the standards of the AG-SF1 District of the UDO in the event a Secondary Plat (in compliance with an approved Primary Plat subject to the requirements of this Ordinance) is not recorded within three (3) years of the date of adoption of this Ordinance.

1.4 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.5 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

2.1 Southwest District: The Southwest District shall mean and refer to that area of the Real Estate noted as "Southwest District" including the "Buffer", parts of the "Tree Preservation Area" areas and parts of the "Residential Area" along the west perimeter of the Real Estate) as generally delineated on **Exhibit C** which includes a conservation subdivision design with specific standards as required under the terms of this Ordinance. The Southwest District shall be (i) a minimum width of three hundred and fifty (350) feet measured from the west perimeter of the Real Estate, (ii) a minimum of thirty-five (35) acres south of 151st Street, and (iii) a minimum of fifteen (15) acers north of 151st Street.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning Districts shall be as set forth below as illustrated on the attached District Map.

4.1 Underlying District: SF4: Single-Family High-Density District.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below.

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

5.3 Maximum Dwellings.

A. The maximum number of Dwellings per acre on the Real Estate shall be two (2) per acre.

B. The maximum number of Dwellings per acre in the Southwest District shall be one (1) per acre.

5.4 Age-Restricted Community. The District shall comply with the following:

A. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) ("HOPA"), as they may be amended, to qualify the Dwellings in the District as "housing intended and operated for occupancy by persons 55 years of age or older", as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act's (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the "Act") prohibition against discrimination because of familial status.

B. The development of Single-family Dwellings in the District is intended to provide housing primarily for persons 55 years of age or older. The District shall be operated as an age restricted community in compliance with all applicable state and federal laws. The provisions of this Section 5.3 (B) shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age of older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within the District shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner(s) of the District Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of

the District, except as otherwise modified below.

6.1 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

6.2 The following standards shall apply to the District except as modified below:

Standard	
Minimum Lot Area	5,625sqft
Minimum Lot Frontage	35’
Minimum Building Setback	
Front Yard	20’
Side Yard	5’
Rear Yard	20’
Minimum Lot Width	45’
Maximum Building Height	1 ½ Stories
Minimum Living Area (Total)	1,200sqft

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Article 6.3 Architectural Standards. Shall apply to all dwellings in the District, except as modified below:

A. Character Exhibit: The Single-Family Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.

B. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum 4” by 1” nominal board.

D. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except a ranch style home may have no windows on one (1) side provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall

be counted as two (2) windows.

E. Minimum Overhangs: All homes shall have a minimum of twelve inch (8") framed (measured from the frame) roof overhangs.

F. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 5/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

G. Shingles. All homes shall have dimensional or architectural grade shingles.

H. Garages. All homes must have at least a 2-car attached garage and meet the following requirements:

i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home. A third car garage shall not be counted when calculating the linear frontage of the front elevation.

ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.

iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.

iv. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes shall have decorative garage doors with windows and be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

I. Side Building Facades with Gable. All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade. A variety of the following elements should be used and the incorporated element(s) should be consistent with elements on the front Building Façade:

i. A masonry material a minimum of thirty (30) inches tall;

ii. A change in the exterior color separated by trim;

iii. A change in the Exterior Material pattern separated by trim;

iv. A change in the Exterior Material separated by trim;

v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)

vi. A minimum of ten (10) square foot gable window;

vii. A gable peak with a change in Exterior Material; or

viii. A projecting chimney running the fill height of the side Building Façade constructed with Masonry Material.

7.2 Article 6.8 Landscaping Standards. Shall apply, except as modified or enhanced below:

A. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

i. One (1) street tree shall be required per dwelling lot, per frontage.

ii. Where adjacent to Common Areas Article 6.8(J) shall apply however, a minimum spacing requirement of twenty feet (20') shall apply.

B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:

i. A minimum of: two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of: two (2) trees and six (6) shrubs shall be located in the Front Yard.

ii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod shall be planted in both "front" yards.

C. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below:

i. A black "4-board" fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area along (i) the entry drive parkway and (ii) 146th Street, Towne Road, and 151st Street. Buffer Yard and common area landscaping shall be as generally depicted on **Exhibit H and Exhibit I**.

ii. The minimum five-foot (5') tall undulating mound shall be required along the entire External Street frontage. The shape of the mounds shall be as determined by the developer.

iii. If a provision of Article 6.8 Landscaping Standards is in conflict

with **Exhibit H or Exhibit I**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.

D. Buffer Yards and Common Areas: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified and enhanced below. Buffer Yard and common area landscaping shall be as generally depicted on the Concept Plan. If a provision of Article 6.8 Landscaping Standards is in conflict with the Concept Plan then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval:

i. No mounds shall be required in a Buffer Yard.

ii. The minimum Buffer Yard width along the west perimeter of the Real Estate shall be two hundred (200) feet as generally depicted on the Concept Plan.

iii. A two hundred (200) foot buffer area shall also be required along the south side of 151st Street (only along the perimeter of the District) as measured form the center line of 151st Street but shall be subject to the Landscaping Requirements of Section 7.2(C) of this Ordinance.

E. Reforestation / Prairie Planting Area: Reforestation / prairie planting areas shall be provided in the west perimeter buffer yard and installed as generally depicted in **Exhibit G**. The surface area of the Reforestation / Prairie Planting Area shall apply to the calculation of the Open Space / Common Area Landscaping Requirements.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District.

9.1 The existing vegetation and Natural Areas, labeled as "Tree Preservation Area" on the Concept Plan, where preserved, shall be placed in a tree preservation easement. Within this tree preservation easement, no trees with a diameter at breast height ("DBH") of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with requirements of any governmental agency; (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure; or (3) to accommodate a maximum of five (5) amenities each with as lager one-half acre

area. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area as determined by the Director. Additionally, all protected woodlands shall have proper signage to dictate preserved areas every one-hundred and fifty (150) feet.

9.2 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: A minimum of sixty (60%) percent of the Southwest District shall be Open Space, as generally shown on the Concept Plan.

B. Passive Amenities: Open space including among other amenities trails, community gardens, and a yoga park shall be provided for passive recreation opportunities, the character of which is generally depicted on **Exhibit E**: Amenity and Open Space Character Exhibits.

i. Trails shall be installed in the locations as generally depicted on **Exhibit B** and trails and passive amenities shall be permitted in the west perimeter buffer.

ii. Community gardens shall include water access and an enclosure for the storage of gardening equipment.

iii. The final locations of passive amenities are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.

C. Amenity Facility: The amenity facility in the District shall be constructed including the following:

i. Clubhouse of at least seven thousand (7,000) square feet, including but not limited to a fitness center, and community room. Materials and architectural design shall be in substantial compliance with the building design as illustrated on **Exhibit F**,

ii. Parking Lot including a drop-off drive lane,

iii. Swimming Pool,

iv. Outdoor kitchen, and

v. A minimum of three (3) of the following: Bocce ball court, pickle ball court, tennis court, picnic area, fitness trail and dog

park.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I 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: Jon C. Dobosiewicz

I hereby certify that **ORDINANCE 19-__** was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-__**
this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-__**
this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver, Jon C. Dobosiewicz, and Matt Pleasant, AICP; Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Southwest District Exhibit

Exhibit D Single-Family Character Exhibit

Exhibit E Amenity and Open Space Character Exhibits

Exhibit F Amenity Center Character Exhibit

Exhibit G Buffer Area Character Exhibit

Exhibit H Entry Drive and Parkway Character Exhibit

Exhibit I Perimeter Street Frontage Character Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 3 – Legal Description)

Parcel 1:

A part of the Northeast Quarter of Section 17, in Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (assumed bearing) along the South line thereof a distance of 1322.16 feet to the Southwest corner of the East Half of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East along the West line thereof a distance of 1314.62 feet to the Southeast corner of the Northwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the South line thereof a distance of 660.10 feet to the Southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the West line thereof a distance of 1312.48 feet to the Northwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the North line thereof a distance of 851.39 feet the Northwest corner of a tract of land described in Instrument Number 2012070185 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 14 minutes 27 seconds West along the West line thereof a distance of 623.92 feet to the Southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the South line thereof a distance of 1126.00 feet to the Southeast corner of said tract, said point also being on the East line of said Northeast Quarter; thence South 00 degrees 14 minutes 27 seconds West along said East line a distance of 2013.90 feet to the Point of Beginning. Containing 83.565 acres, more or less.

Parcel 2:

A part of the Northeast, Southwest and Southeast Quarter of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 17; thence North 00 degrees 00 minutes 30 seconds West (assumed bearing) along the West line of Quarter Section a distance of 248.71 feet to a point on the North line of a tract of land described in Instrument Number 2018034767 as recorded in the Office of the Recorder for Hamilton County, Indiana, said point being the Point of Beginning; thence South 89 degrees 36 minutes 46 seconds West along said North line a distance of 1324.96 feet to a point the West line of said Southwest Quarter Section; thence North 00 degrees 02 minutes 10 seconds East a distance of 32.61 feet to a point on the East line of a tract of land described in Instrument Number 200500074587 in said Recorder's Office; thence North 00 degrees 11 minutes 51 seconds East along said East line and the East line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office a distance of 1360.05 feet to the Northeast corner of said Instrument Number 200400083420; thence South 89 degrees 35 minutes 51 minutes West along the North line thereof a distance of 334.70 feet; thence North 00 degrees 02 minutes 10 seconds East a distance of 984.63 feet to the Northwest

EXHIBIT A
REAL ESTATE

(Page 2 of 3 – Legal Description)

corner of a tract of land described in Instrument Number 199909955060 in said Recorder's Office, said point being on the North line of said Southwest Quarter Section; thence North 89 degrees 31 minutes 59 seconds East a distance of 237.57 feet to the Northwest corner of a tract of land described in Instrument Number 201810770 in said Recorder's Office (the next seven courses being along the South line of said tract); thence south 00 degrees 28 minutes 01 seconds East a distance of 20.00 feet; thence North 89 degrees 31 minutes 59 seconds East a distance of 27.43 feet; thence North 78 degrees 47 minutes 19 seconds West a distance of 74.10 feet; thence North 89 degrees 31 minutes 59 seconds East a distance of 50.00 feet; thence North 74 degrees 08 minutes 40 seconds east a distance of 56.53 feet; thence North 89 degrees 31 minutes 59 seconds East a distance of 45.50 feet; thence North 00 degrees 28 minutes 01 seconds West a distance of 20.00 feet to a point on the North line of said Southwest Quarter Section; thence North 89 degrees 31 minutes 59 seconds East a distance of 1166.43 feet to the Southwest corner of the Northeast Quarter Section; thence North 00 degrees 25 minutes 05 seconds East a distance of 1310.34 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter Section; thence North 89 degrees 15 minutes 25 seconds East a distance of 1320.21 feet to the Northeast corner of the Southwest Quarter of said Northeast Quarter Section; thence South 00 degrees 19 minutes 45 seconds West a distance of 1314.62 feet to the Southeast corner of the Southwest Quarter of said Northeast Quarter Section; thence South 89 degrees 26 minutes 39 seconds West along the North line of said Southeast Quarter Section a distance of 553.71 feet; thence South 00 degrees 03 minutes 15 seconds East passing along the West lines of tracts of land described in Instrument Number 9709730812 and 9809873905 in said Recorder's Office a distance of 2381.52 feet to a point on the North line of said tract of land described in Instrument Number 2018034767 (the next four courses being along said North line); thence North 33 degrees 43 minutes 25 seconds West a distance of 90.98 feet; thence South 89 degrees 35 minutes 51 seconds West a distance of 138.87 feet; thence South 01 degrees 06 minutes 40 seconds West a distance of 76.01 feet; thence South 89 degrees 35 minutes 51 seconds West a distance of 582.43 feet to the Point of Beginning. Containing 161.123 acres, more or less.

EXHIBIT A
REAL ESTATE

(Page 3 of 3 - Location Map)

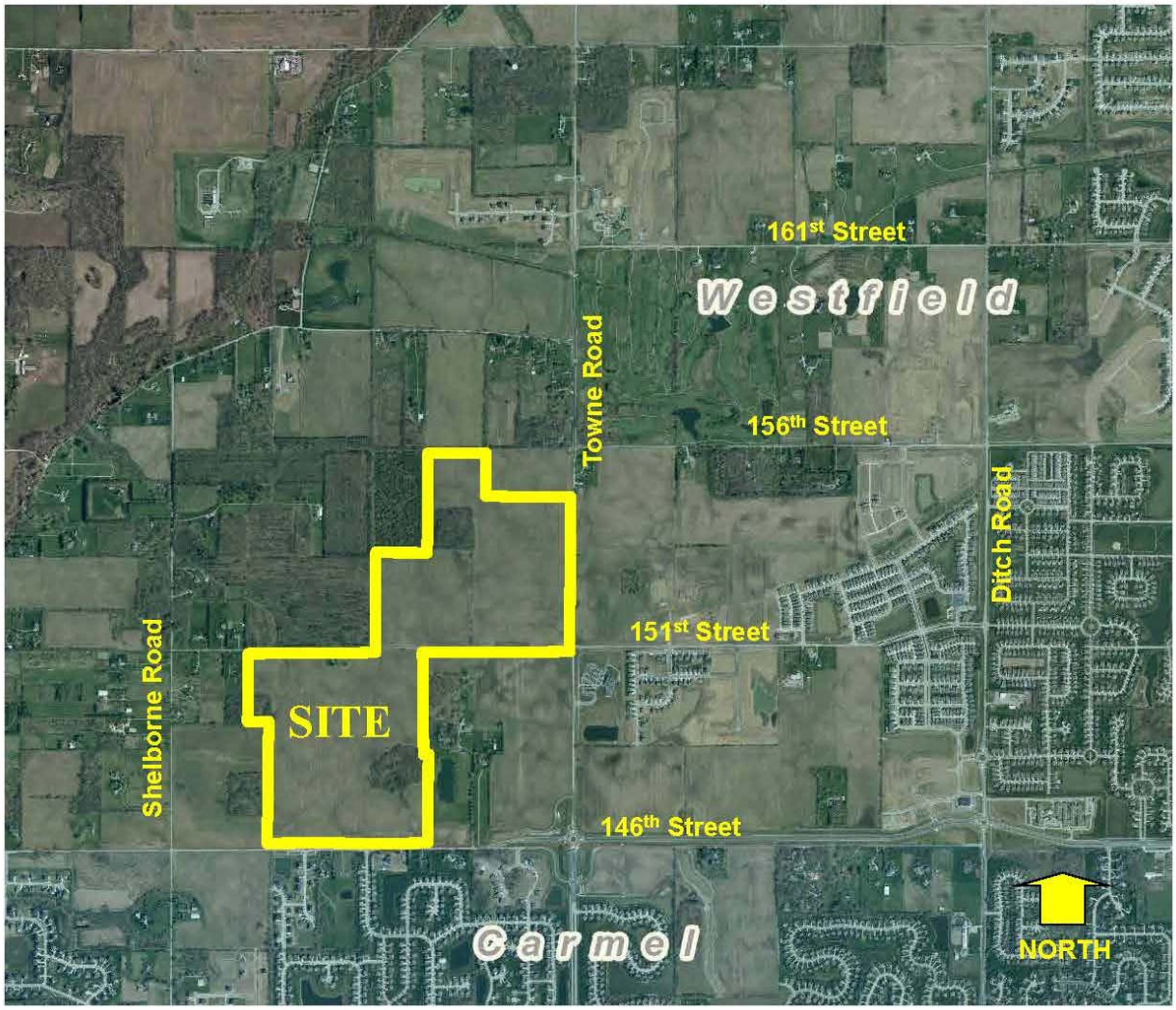
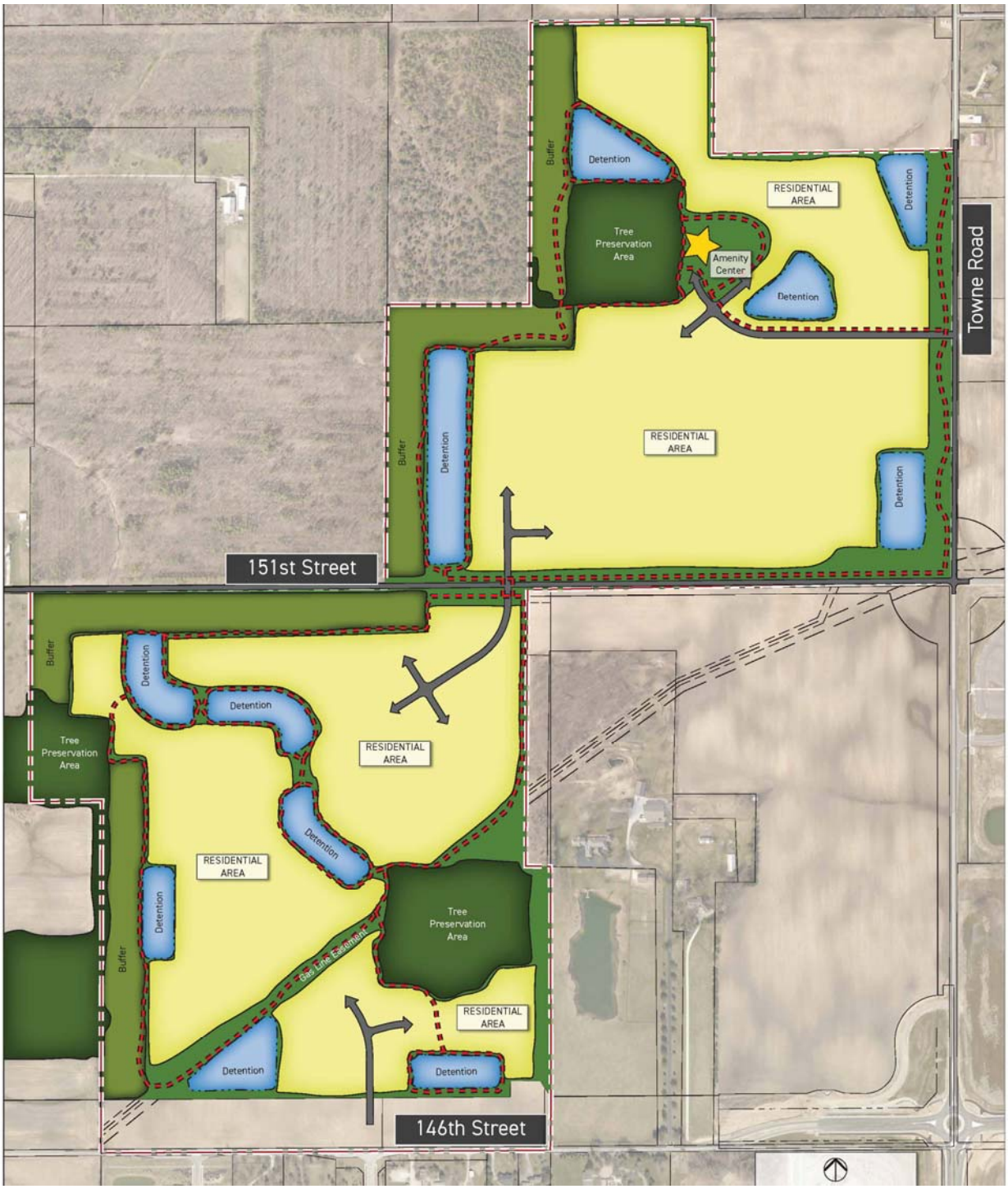


EXHIBIT B
CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 19__-PUD-__.

EXHIBIT C
SOUTHWEST DISRICT EXHIBIT

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

MONTEREY SERIES

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

SONOMA SERIES

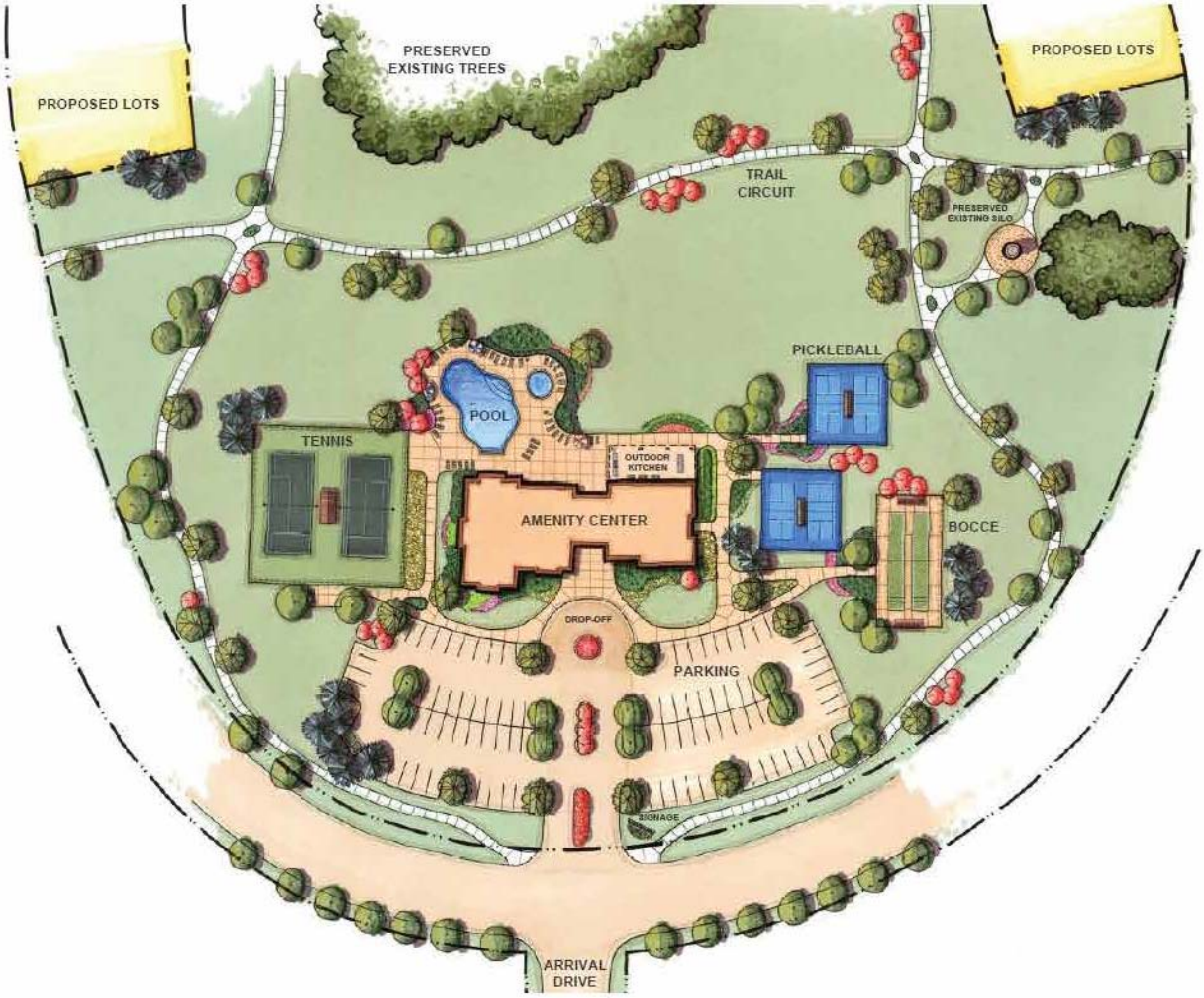
EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

NAPA SERIES

EXHIBIT E
AMENITY AND OPEN SPACE CHARACTER EXHIBITS

EXHIBIT E
AMENITY AND OPEN SPACE CHARACTER EXHIBITS

EXHIBIT F
AMENITY CENTER CHARACTER EXHIBIT



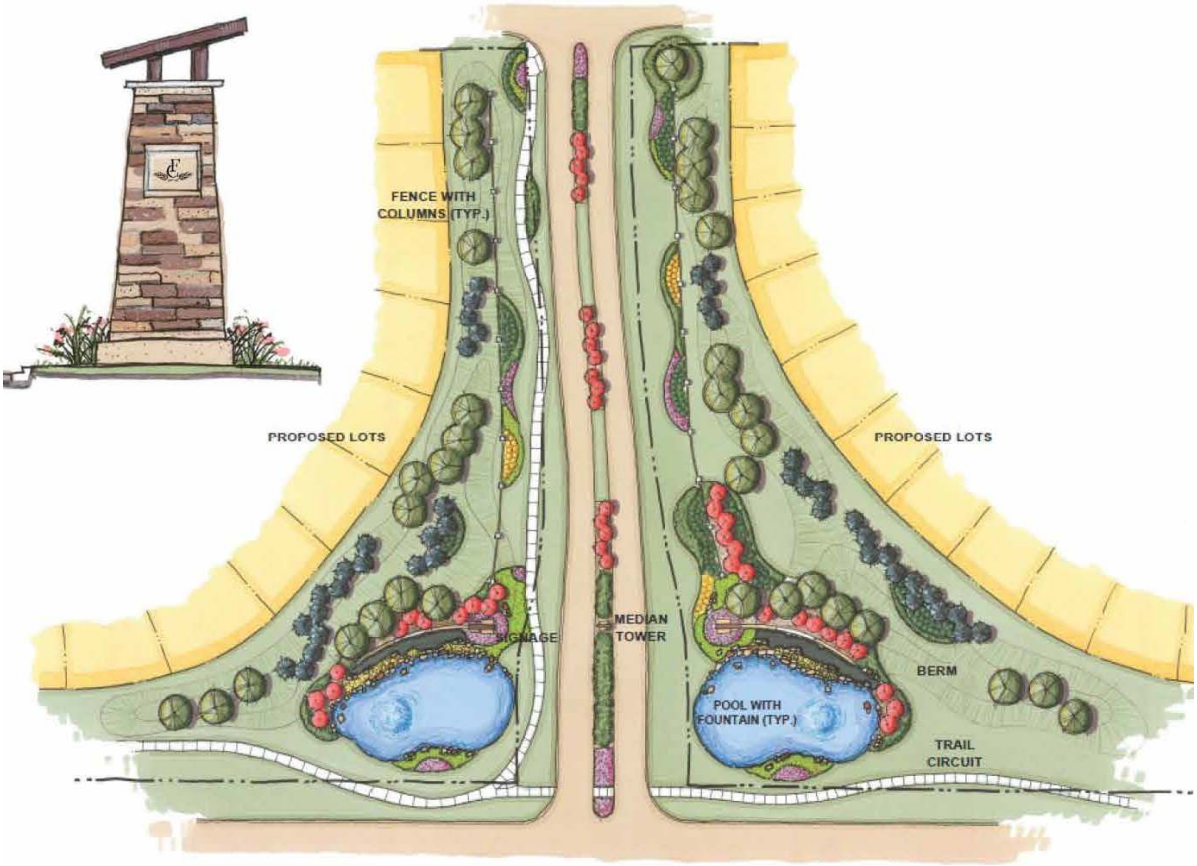
*Illustrative only – final site layout and landscaping shll comply with the standards of Section 9.2 of this Ordiance.

EXHIBIT F
AMENITY CENTER CHARACTER EXHIBIT

EXHIBIT G
BUFFER AREA CHARACTER EXHIBIT

EXHIBIT G
BUFFER AREA CHARACTER EXHIBIT

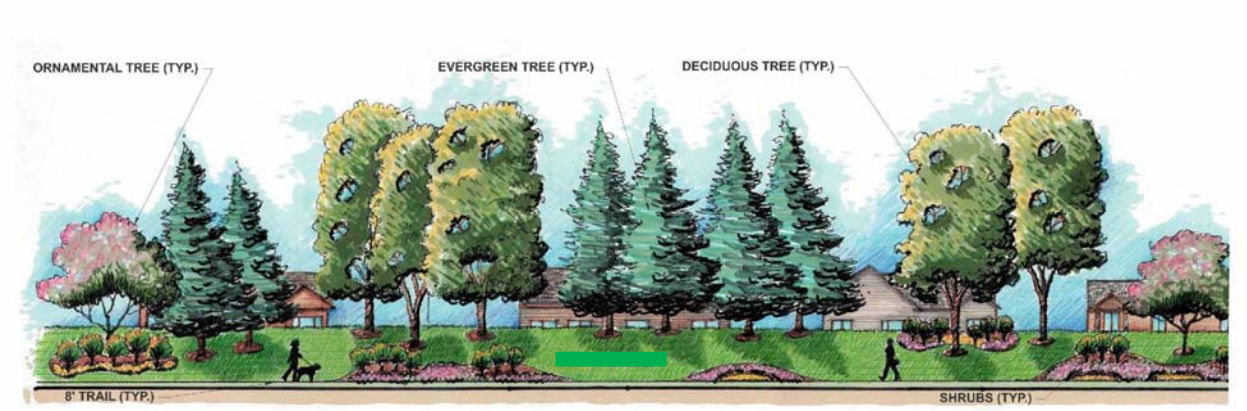
EXHIBIT H
ENTRY DRIVE AND PARKWAY CHARACTER EXHIBIT

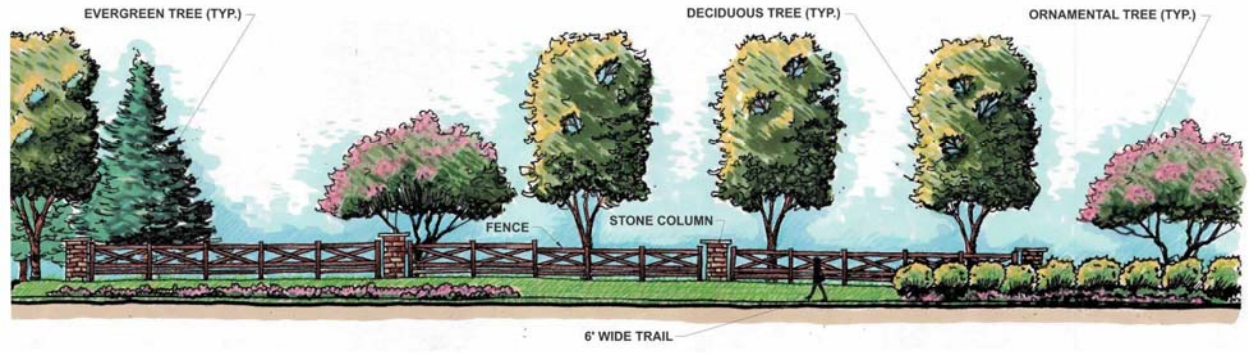


*Illustrative only – final site layout and landscaping shll comply with the standards of Section 7.2(C) of this Ordiance.

EXHIBIT I

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT





*Illustrative only – final site layout and landscaping shll comply with the standards of Section 7.2(C) of this Ordiance.

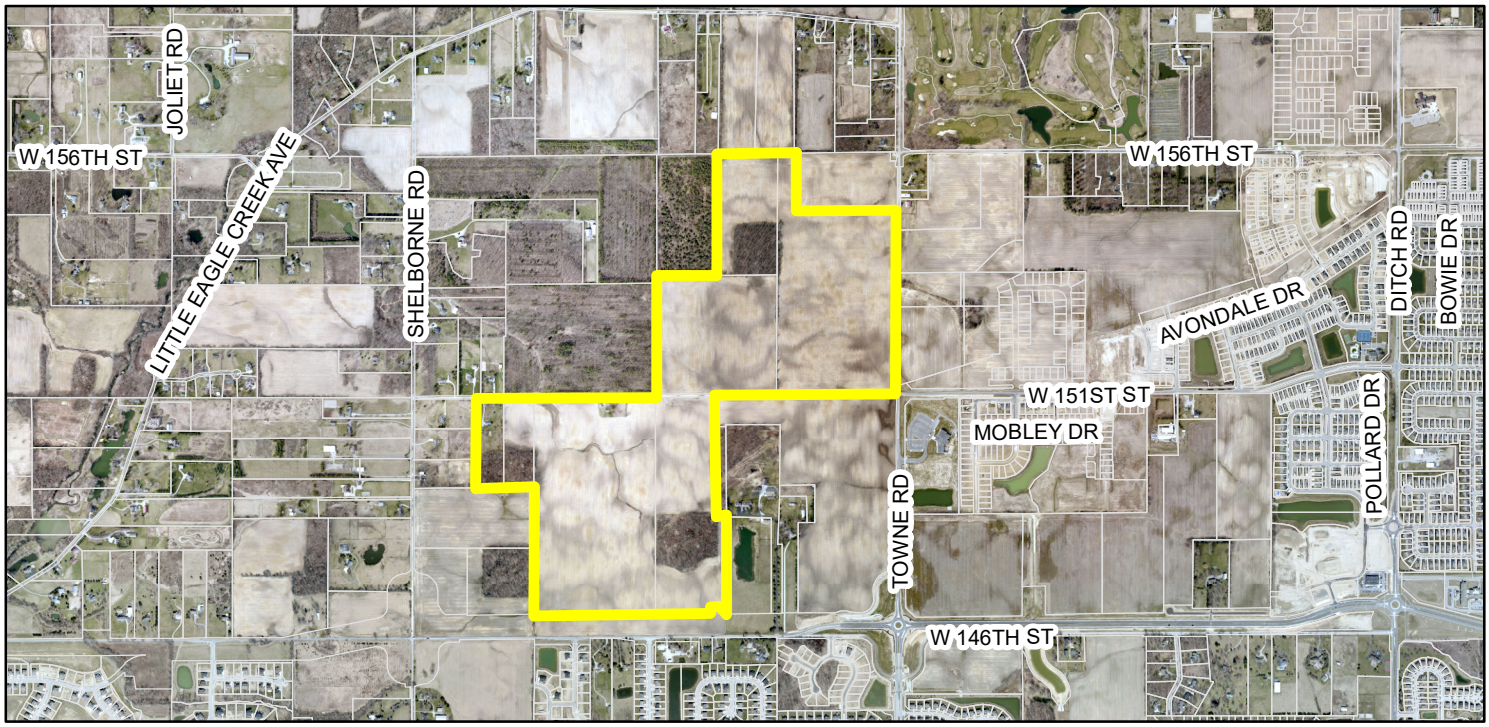
CITY OF Westfield INDIANA

Property Location Map
Claiborne Farms by Del Webb
Planned Unit Development
1910-PUD-36

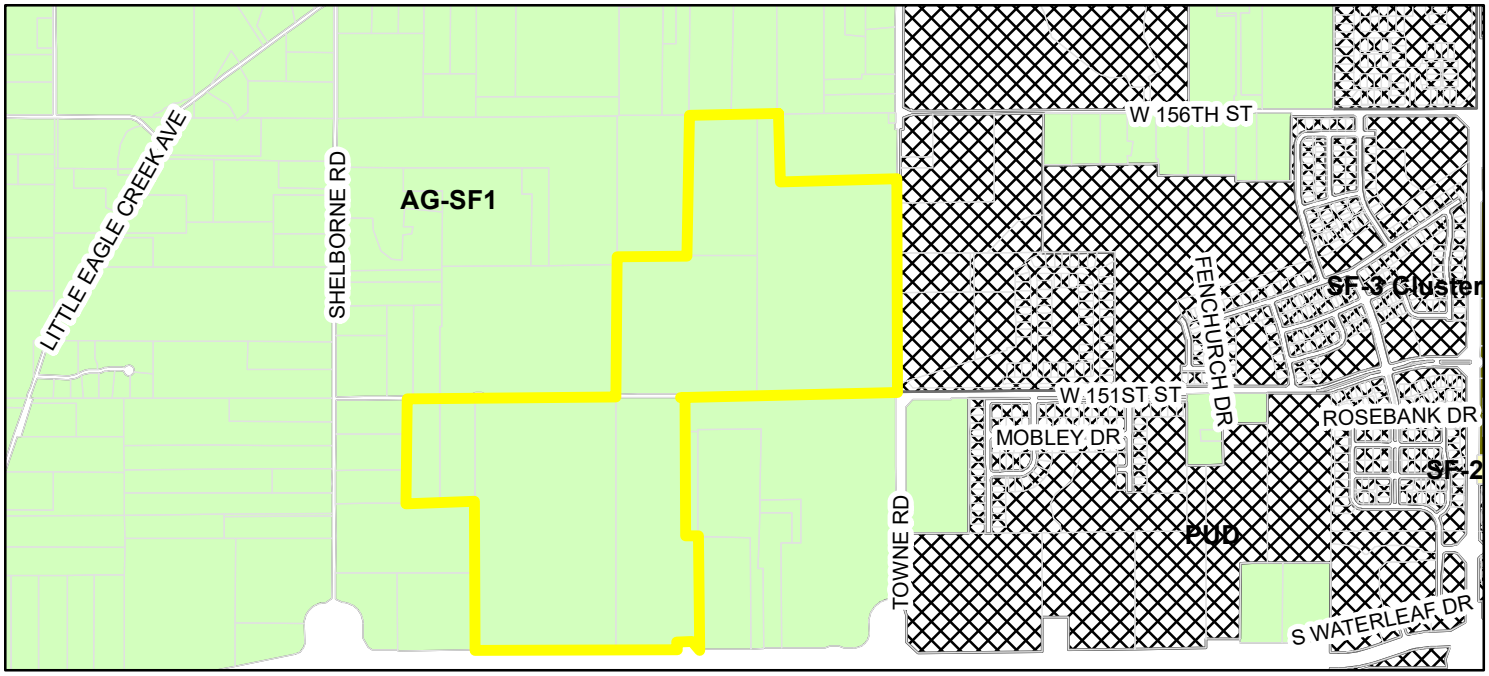
N W E S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

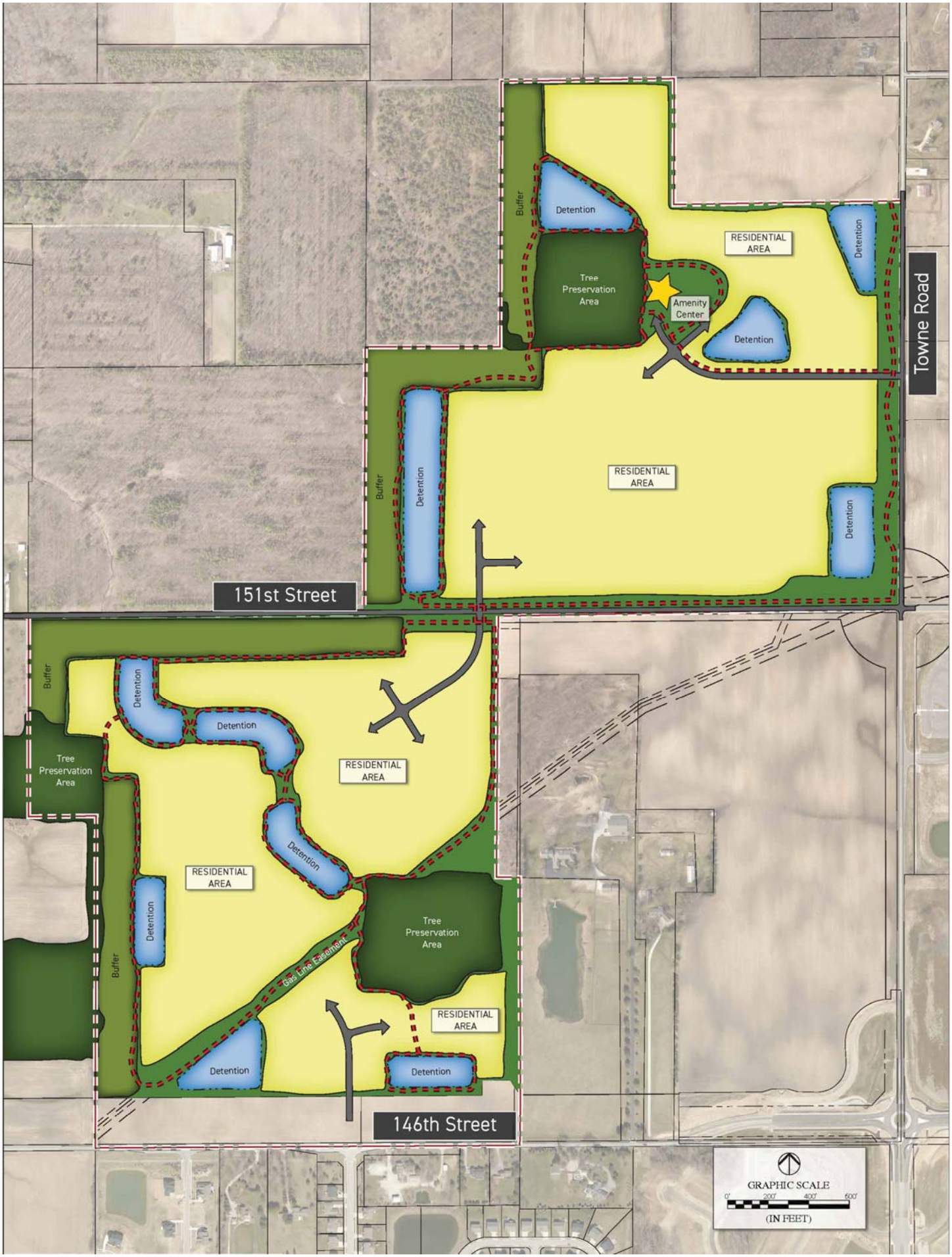
Zoning

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)

SF-3 Cluster



Claiborne Farms by Del Webb

Concept Plan

ORDINANCE NUMBER 19-__

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**DARTOWN CROSSING PUD DISTRICT AMENDMENT I**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 17-13 (the "Dartown Crossing PUD Ordinance"), on May 22, 2017;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 19__-PUD-__**), requesting (i) an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate"), and (ii) an amendment to the Concept Plan of the Dartown Crossing PUD Ordinance;

WHEREAS, the Commission forwarded **Petition No. 19__-PUD-__** to the Common Council with a _____ recommendation **(-)** in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate into the "**Dartown Crossing PUD District"** (the

"District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Dartown Crossing PUD Ordinance, and (iii) the provisions of the Unified Development Ordinance (the "UDO"), as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Dartown Crossing PUD Ordinance, as amended.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. District Area Assignment.

2.1 The Real Estate is hereby assigned to the "Area III" and "Area I" of the Dartown Crossing PUD Ordinance (the "Assigned Area"). The standards of the Dartown Crossing PUD Ordinance applicable to the Assigned Area shall apply to the development of the Real Estate except as modified by this Ordinance.

2.2 The Concept Plan attached hereto and incorporated herein by reference as **Exhibit B** hereby amends the Dartown Crossing PUD Concept Plan.

Section 3. Permitted Uses. All uses permitted in the Dartown Crossing PUD, shall be permitted except as modified below:

3.1 Additional Uses: The following additional uses shall be permitted in Area III:

A. Kennel

3.2 Prohibited Uses: The following additional uses shall be explicitly prohibited in the District:

A. Heliport

Section 4. Overlay Districts. The standards of Dartown Crossing PUD Ordinance 17-13 and Article 5.3 State Highway 32 Overlay District (the "32 Overlay") shall apply to the District except as modified below:

A. Article 5.3(I) Building Height Standards: Shall apply except as modified below:

i. Minimum Gross Floor Area: The Minimum Gross Floor Area shall be four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.

B. Article 5.3(J)(2) Building Elevations: Shall apply except as modified below:

i. Offsets: The offsets requirements as described in Article 5.3(J)(2)(b) shall not apply to the rear façade of buildings within two-hundred (200') of the north property line.

Section 5. **Development Standards.** The standards of Dartown Crossing PUD Ordinance 17-13 shall apply to the development of the District except as otherwise modified below:

5.1 Kennel. The standards of Dartown Crossing PUD Ordinance shall apply except as modified below:

A. One (1) Kennel shall be permitted in the District in the area depicted on **Exhibit C**.

B. Architectural Standards. The Kennel shall be substantially compliant with the Kennel Architectural Illustrations as depicted on **Exhibit D**.

5.2 Section 8.2 of Ordinance 17-13 and Article 6.8 Landscape Standards: Shall apply to the District except as modified below:

A. Foundation Plantings: Article 6.8(L) Foundation Plantings requirement shall not apply (i) to the Building Façade oriented toward the Access Road, and (ii) where a drive-thru aisle is located. Additional planters located at the base of a building or attached to a façade shall be counted to meet the requirement. The Foundation Plantings requirement shall not apply to the rear façade of buildings within two-hundred (200') of the north property line.

B. External Street Frontage Landscaping Requirements: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply; however, the Trail Corridor requirements of the 32 Overlay shall apply along State Highway 32.

C. Perimeter Drainage and Utility Easements: Landscaping within drainage and utility easements required by the Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the

Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

5.3 Article 6.17 Sign Standards: Shall apply to the District except as modified below:

A. Nonresidential Center Signs (UDO Article 6.17(J)). Shall apply; however, the District shall be permitted (i) one (1) Monument Sign (Center Only) in accordance with Article 6.17(J)(2)(a)(iii), and (ii) one (1) Monument Sign (Center Only) in accordance with Article 6.17(J)(2)(a)(ii).

B. Feature Sign. The District shall be permitted one Monument Sign which shall be limited to a maximum Sign Height of _____ feet, maximum Sign Area of _____square feet per sign face and shall not contain tenant information.

C. Outlot Signage (UDO Article 6.17(J)(8)(a). Shall apply; however, all Outlots shall be permitted one (1) Monument Sign per Outlot. These Monument Signs shall be regulated by the standards in Article 6.17(H)(1) and Article 6.17(H)(2).

[Remainder of page intentionally left blank]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I 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: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 19-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-__**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-__**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Kennel Location

Exhibit D Kennel Architectural Illustrations

EXHIBIT A
REAL ESTATE
(Page 1 of 3)

Legal Description

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 39 MINUTES 49 SECONDS WEST (ASSUMED BEARING) 328.72 FEET ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 1,319.58 FEET PARALLEL WITH THE EAST LINE OF A 3.00 ACRE TRACT OF LAND (IRON PIN FOUND AT THE NORTHEAST CORNER AND ROAD NAIL FOUND AT THE SOUTHEAST CORNER OF SAID 3.00 ACRE TRACT OF LAND) DESCRIBED IN INSTRUMENT #1206 AND RECORDED IN DEED RECORD 283 PAGE 469 IN THE RECORDS OF HAMILTON COUNTY, INDIANA TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 46 MINUTES 55 SECONDS EAST 328.29 FEET ON AND ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER TO ITS NORTHEAST CORNER; THENCE SOUTH 00 DEGREES 04 MINUTES 05 SECONDS WEST 1,318.91 FEET ON AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING, CONTAINING 9.95 ACRES, MORE OR LESS.

EXCEPT: A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 39 MINUTES 49 SECONDS WEST (ASSUMED BEARING) 165.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 05 SECONDS EAST 264.00 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 39 MINUTES 49 SECONDS EAST 165.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 05 SECONDS WEST 264.00 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRE, MORE OR LESS.

PARCEL 2: A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 39 MINUTES 49 SECONDS

WEST (ASSUMED BEARING) 165.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 05 SECONDS EAST 264.00 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 39 MINUTES 49 SECONDS EAST 165.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH00 DEGREES 04 MINUTES 05 SECONDS WEST 264.00 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRE, MORE OR LESS.

EXCEPTING FROM THE ABOVE 2 PARCELS THAT PART DEEDED TO THE STATE OF INDIANA BY WARRANTY DEED DATED AUGUST 2, 2007 AS INSTRUMENT 2007061522 AND DESCRIBED ON EXHIBIT "A" THEREIN, AS FOLLOWS:

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION NORTH 0 DEGREES 24 MINUTES 28 SECONDS EAST 25.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION (SAID CORNER BEING DESIGNATED 22 ON SAID EXHIBIT "B"), WHICH POINT OF BEGINNING IS ON THE NORTH BOUNDARY OF S.R. 32; THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 328.72 FEET ALONG THE BOUNDARY OF SAID S.R. 32 TO THE WEST LINE OF THE GRANTOR'S LAND; THENCE NORTH 0 DEGREES 23 MINUTES 55 SECONDS EAST 58.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 328.73 FEET TO THE POINT DESIGNATED 6049 ON SAID EXHIBIT "B" ON THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 24 MINUTES 28 SECONDS WEST 58.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.438 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 3 of 3)

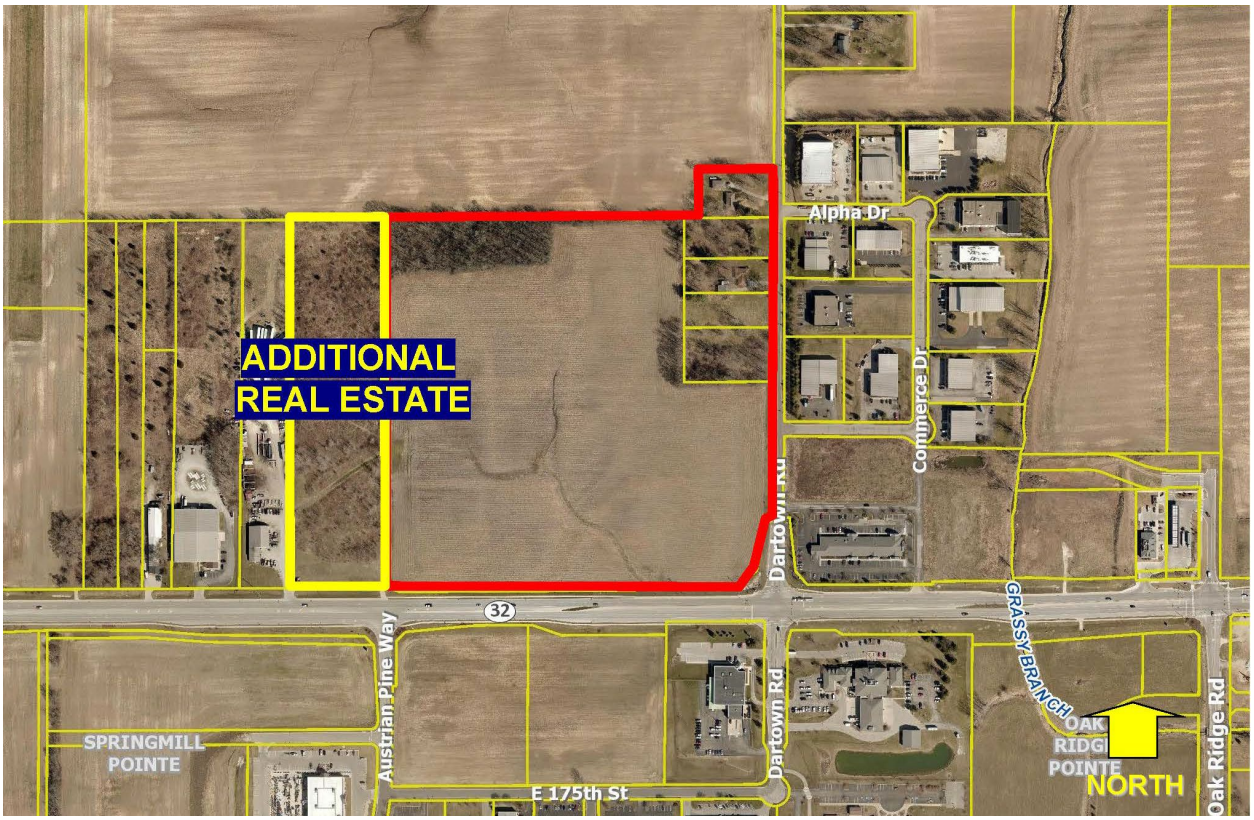
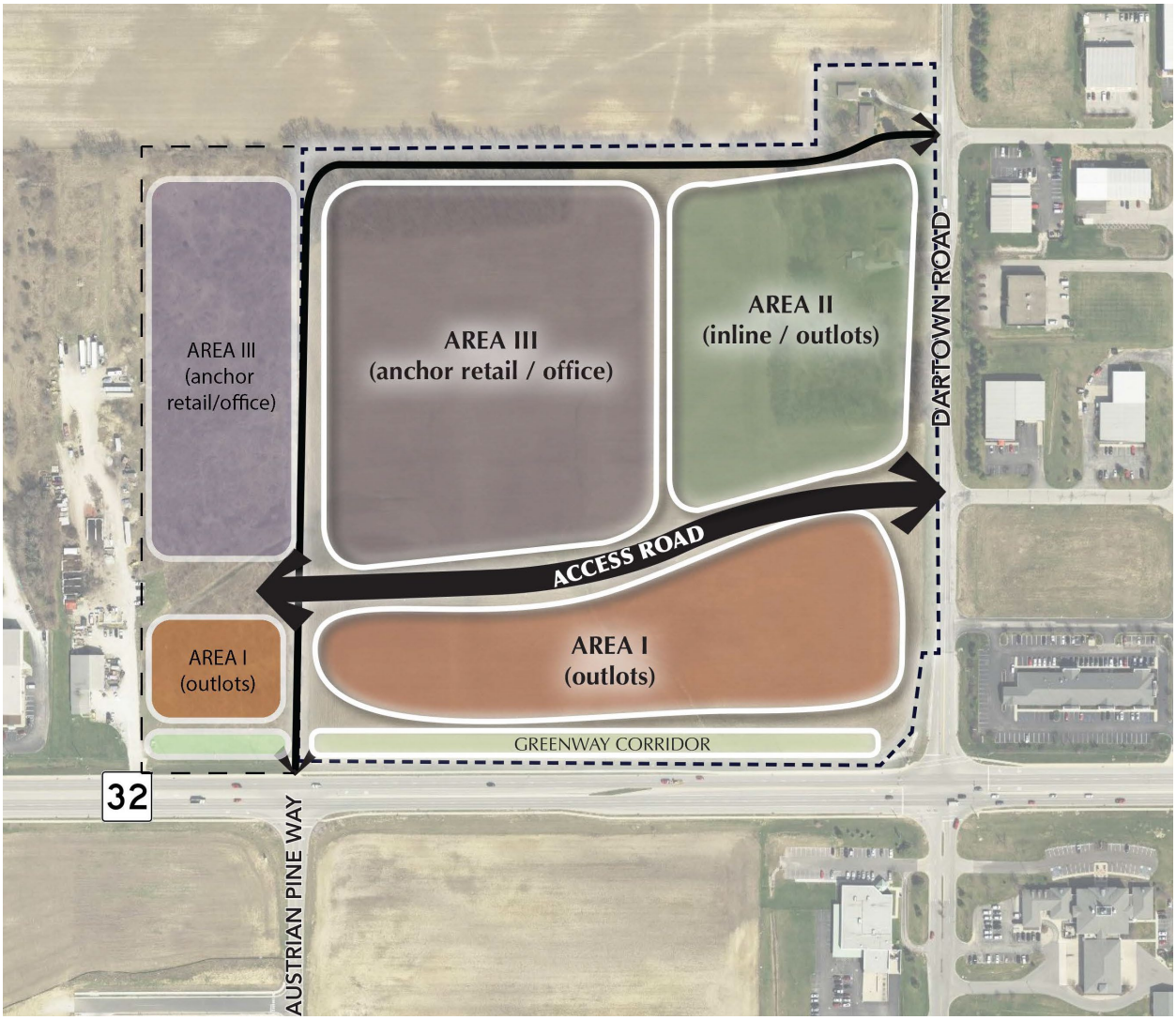


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 19__-PUD-__.

EXHIBIT C
KENNEL LOCATION
(Page 1 of 1)

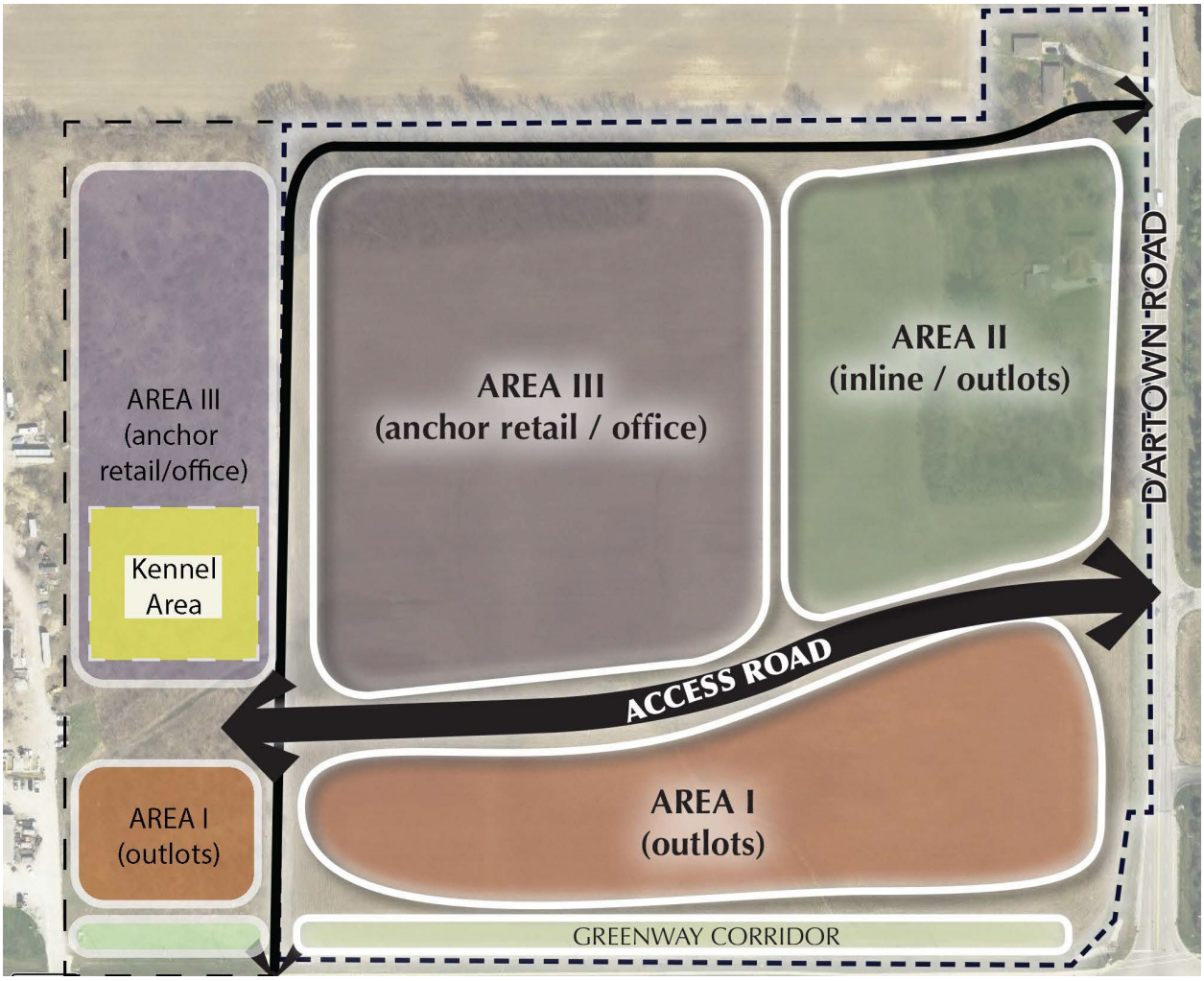


EXHIBIT D
KENNEL ARCHITECTURE ILLUSTRATIONS
(Page 1 of 2)

EXHIBIT D
KENNEL ARCHITECTURE ILLUSTRATIONS
(Page 2 of 2)

VIEW LOOKING NORTH EAST 1

VIEW LOOKING NORTH WEST 3

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

MONTEREY SERIES

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

SONOMA SERIES

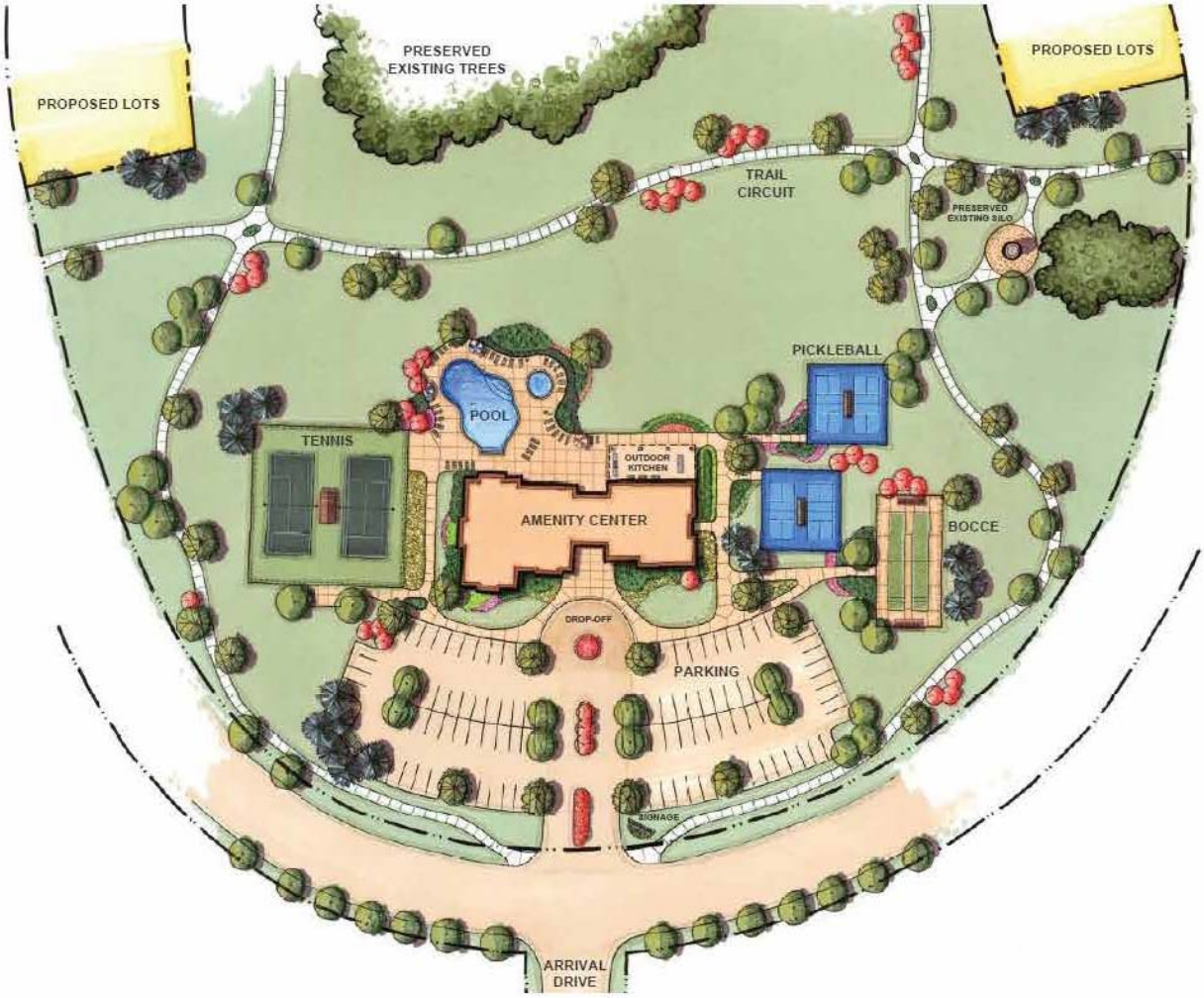
EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

NAPA SERIES

EXHIBIT E
AMENITY AND OPEN SPACE CHARACTER EXHIBITS

EXHIBIT E
AMENITY AND OPEN SPACE CHARACTER EXHIBITS

EXHIBIT F
AMENITY CENTER CHARACTER EXHIBIT



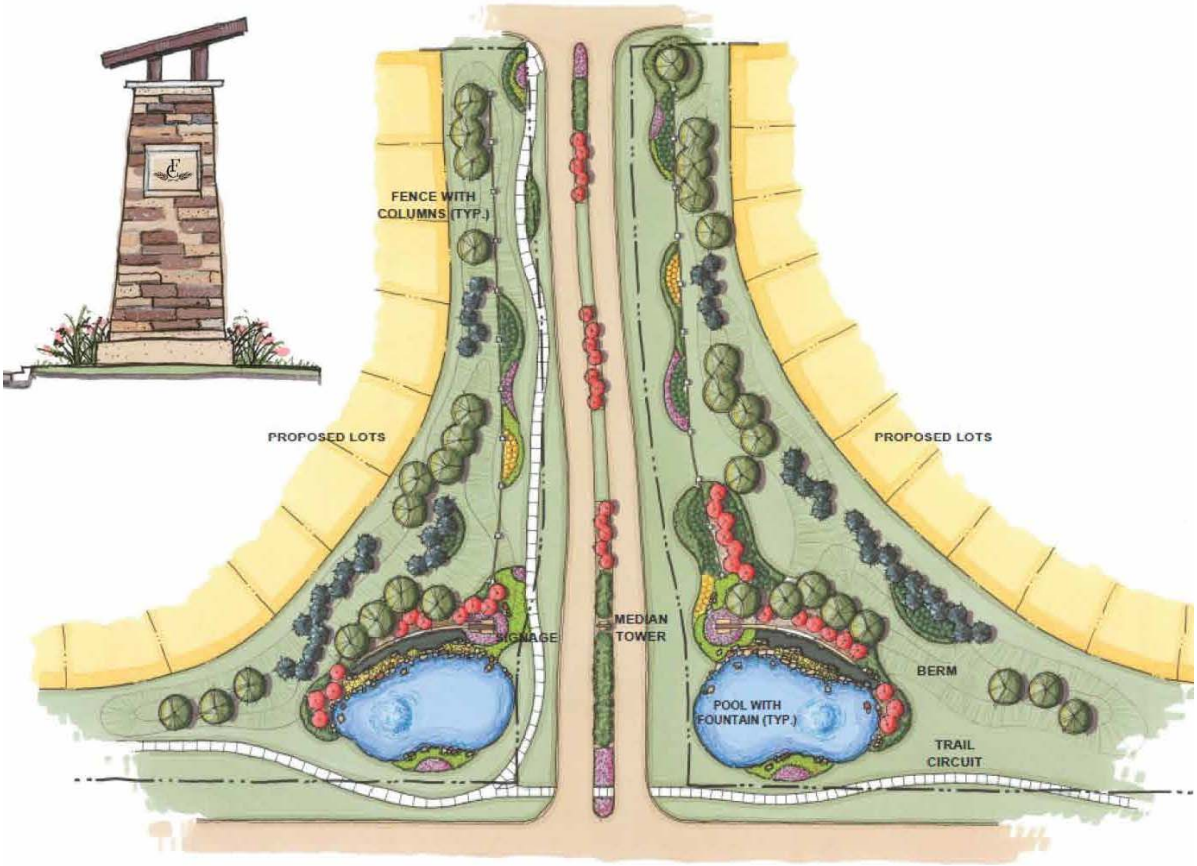
*Illustrative only – final site layout and landscaping shll comply with the standards of Section 9.2 of this Ordiance.

EXHIBIT F
AMENITY CENTER CHARACTER EXHIBIT

EXHIBIT G
BUFFER AREA CHARACTER EXHIBIT

EXHIBIT G
BUFFER AREA CHARACTER EXHIBIT

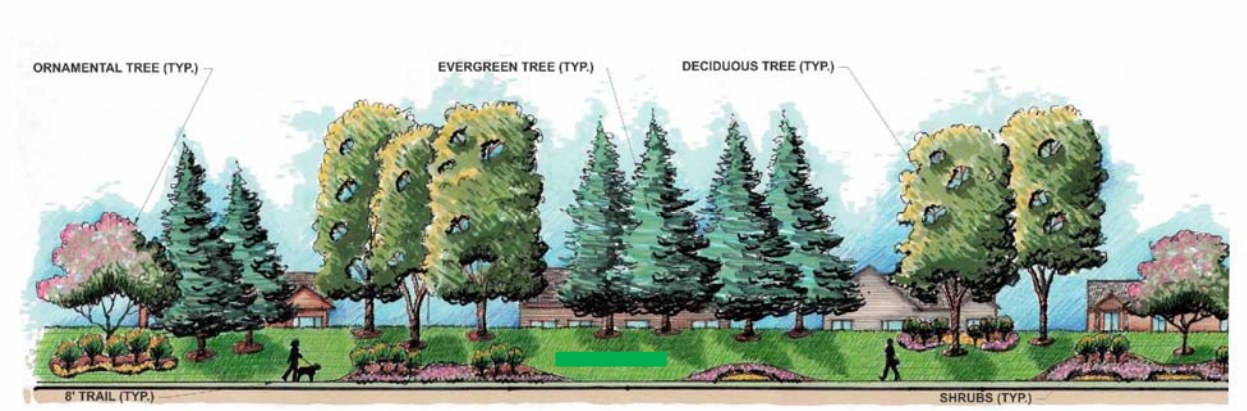
EXHIBIT H
ENTRY DRIVE AND PARKWAY CHARACTER EXHIBIT

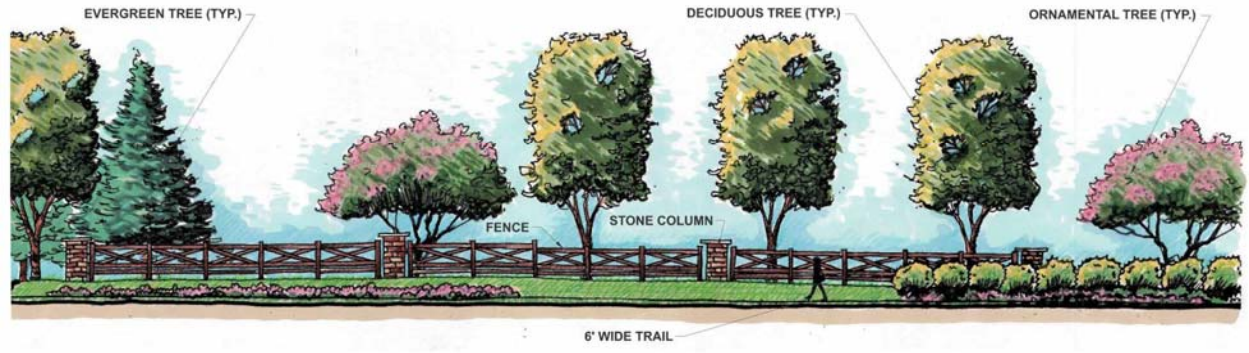


*Illustrative only – final site layout and landscaping shll comply with the standards of Section 7.2(C) of this Ordiance.

EXHIBIT I

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT





*Illustrative only – final site layout and landscaping shll comply with the standards of Section 7.2(C) of this Ordiance.

ORDINANCE NUMBER 19-37

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE WHEELER LANDING PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council enacted Ordinance No. 18-04, the Wheeler Landing Planned Unit Development District (the "Wheeler Landing PUD Ordinance") on September 24, 2018;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered Petition No. _____ (the "Petition"), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in Exhibit A, attached hereto (the "Real Estate"); and

WHEREAS, the Commission forwarded the Petition No. _____ to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____recommendation (xx-xx) in accordance with Indiana Code§ 36-7-4-608, as required by Indiana Code§ 36-7-4-1505; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019; and

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36- 7-4-1507 and Indiana Code§ 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Wheeler Landing PUD Ordinance, Unified Development Ordinance, and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend the Wheeler Landing PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Wheeler Landing PUD Ordinance ; and (iii) the

provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Wheeler Landing PUD Ordinance, as amended.

1.2 Chapter (" Chapter'') and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) the Wheeler Landing PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance or the Wheeler Landing PUD Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. **Overlay Districts**.

3.1 All provisions of this section of the approved Wheeler Landing PUD shall remain in full force and effect with the following addition. The standards of the 32 Overlay shall only apply to the development of Area II of the Real Estate with the following additional exception:

A. Article 5.3(K) Trail Corridor Requirement: Shall apply; however, Article 5.3(K)(4)(a) Trail Corridor Design Standards; Trail Corridor Width shall be modified to a minimum width of ten (10) feet. The Existing Improvements in Area II as shown on the Concept Plan within the Trail Corridor are hereby deemed to satisfy the requirements of Article 5.3(K)(5) Trail Corridor Plantings.

(SIGNATURE PAGE IMMEDIATELY FOLLOWS)

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-37** was delivered to the Mayor of Westfield on the _____day of _____, 2019, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-37**

this _____day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-37**

this _____day of _____, 2019.

_____
J. Andrew Cook, Mayor

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

_____
Printed Name of Declarant

Prepared by _____, Church Church Hittle & Antrim, 2 North 9th Street, Noblesville, IN 46060 317.773.2190

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

EXHIBIT A

Real Estate (Legal Description)

Wheeler Farms LLC Parcels:

Parcel #08-05-35-00-00-012.000: *Begin at the Northeast corner of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, and run South 60 rods; thence West 32 rods; thence North 60 rods; thence East 32 rods; to the place of beginning, containing 12 acres, more or less.*

Parcel #08-05-36-00-00-045.000: *Beginning at a point 70 rods North of the Southwest corner of Section 36, Township 19 North, Range 3 East, and run East 80 rods; thence North 54 rods; thence West 80 rods; thence South 54 rods to the place of beginning, containing 27 acres, more or less.*

Parcel #08-05-36-00-00-042.000: *Begin 11 rods east of the Southwest corner of Section 36, Township 19 North, Range 3 East, in Hamilton County, Indiana; run thence North 70 rods; thence East 34 rods; thence South 70 rods to the South line of Section 36, West 34 rods to the place of beginning, containing 15 acres, more or less.*

Parcel #08-05-36-00-00-041.000: *Begin 45 rods East of the Southwest corner of Section 36, Township 19 North, Range 3 East; run thence North 70 rods; East 35 rods, more or less, to the East line of the West Half of the Southwest Quarter of said Section: thence South 70 rods; thence West 35 rods, more or less, to the place of beginning, containing 15 acres, more or less.*

Parcel #08-05-35-00-00-010.000: *Begin at the Northwest corner of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, and run East 80 rods; thence South 60 rods; thence West 80 rods; thence North 60 rods to the place of beginning. EXCEPT: 12 acres off the East end leaving 18 acres, more or less.*

ALSO EXCEPT: A part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being more specifically described as follows: Commencing at the Northeast corner of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, thence North 89 degrees 53 minutes 49 seconds West (assumed bearing) 1327.35 feet on and along the North line of said Southeast Quarter to its intersection with the center line of Dartown Road, thence South 00 degrees 39 minutes 07 seconds West 635.35 feet on and along the centerline of Dartown Road to the place of beginning of this description, thence North 89 degrees 11 minutes 15 seconds East 457.73 feet, thence South 00 degrees 39 minutes 07 seconds West 190.39 feet, thence South 89 degrees 11 minutes 15 seconds West 457.73 feet to the center line of said Dartown Road, thence North 00 degrees 39 minutes 07 seconds East 190.39 feet on and along the center line of Dartown Road to the place of beginning. Containing 2.00 acres more or less and being subject to all easements and rights-of-way of records.

Parcel #08-05-36-00-00-048.000: *Part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, bounded as follows: Begin 40 rods East of the Northwest corner of said Southwest Quarter and run thence South 36 rods; thence East 40 rods; thence North 36 rods; thence West 40 rods to the place of beginning, containing 9 acres, more or less.*

Parcel #08-05-35-00-00-009.000: *The Southeast Quarter of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, containing 40 acres, more or less.*

Parcel #08-05-36-00-00-046.000: *Beginning at the Northwest corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, and run South 36 rods; thence East*

40 rods; thence North 36 rods; thence West 40 rods to the place of beginning, containing 9 acres, more or less, in Washington Township, Hamilton County, Indiana.
EXCEPT: A part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana and being more specifically described as follows:
Beginning at a point on the North line of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, said place of beginning being North 90 degrees 00 minutes 00 seconds East (assumed bearing) 532.44 feet from the Northwest corner of said Southwest Quarter, thence North 90 degrees 00 minutes 00 seconds East 145.58 feet on and along the North line of said Southwest Quarter, thence South 00 degrees 31 minutes 29 seconds West 598.46 feet, thence South 90 degrees 00 minutes 00 seconds West 145.58 feet, thence North 00 degrees 31 minutes 29 seconds East 598.46 feet to the place of beginning. Containing 2.00 acres, more or less, being subject to all easements and rights of way of record.

Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000:

Part of the West Half of the Southwest Quarter of Section Thirty-six (36), Township Nineteen (19) North, Range Three (3) East and part of the East Half of the Southeast Quarter of Section Thirty-five (35), Township Nineteen (19) North, Range Three (3) East in Hamilton County, Indiana more particularly described as follows:

Beginning at the Southwest corner of the West Half of the Southwest Quarter of Section 36, Township 19 North, Range 3 East; thence North 90 degrees 00 minutes East (assumed bearing) on and along the South line of said West Half 181.5 feet; thence North 00 degrees 29 minutes East parallel with the West line of said West Half 1155.00 feet; thence North 90 degrees 00 minutes West parallel with the South line of the West Half 181.5 feet to the West line thereof; and the East line of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East; thence North 00 degrees 29 minutes East on and along aforesaid East line 495.0 feet; thence South 89 degrees 50 minutes West parallel with the South line of said East Half 393.0 feet to the centerline of Evan Kendall Ditch; thence Southerly following the meanderings of said Evan Kendall Ditch to the South line of said East Half; thence North 89 degrees 50 minutes East on and along aforesaid South line 508.0 feet to the place of beginning, containing 22.29 acres, more or less.

Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000 (continued):

EXCEPT: A part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East and more specifically described as follows:

Beginning at a point on the South line of the Southwest Quarter of Section 36, Township 19 North, Range 3 East said point being North 90 degrees 00 minutes East (assumed bearing) 100.64 feet from the Southwest corner of said Southwest Quarter, thence North 00 degrees 29 minutes East 306.5 feet parallel with the West line of said Southwest Quarter, thence North 90 degrees 00 minutes East 80.86 feet, thence South 00 degrees 29 minutes West 306.5 feet to a point on the South line of said Southwest Quarter, thence South 90 degrees 00 minutes West 80.86 feet to the place of beginning containing 0.569 acres, more or less and subject to all easements and right of ways.

ALSO EXCEPT: Beginning at the Southwest corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, thence North 00 degrees 29 minutes East (assumed bearing) 306.5 feet on and along the West line of said Southwest Quarter thence North 90 degrees 00 minutes East 100.64 feet, thence South 00 degrees 29 minutes West 306.5 feet to a point on the South line of said Southwest Quarter, thence South 90 degrees 00 minutes West 100.64 feet to the place of beginning containing 0.708 acres, more or less and subject to all easements and right of ways.

ALSO EXCEPT: A part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East and located in Washington Township, Hamilton County, Indiana, and more specifically described as follows: Beginning at the Southeast corner of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, thence South 89 degrees 50 minutes West (assumed bearing) 102.00 feet on and along the South line of said Southeast Quarter; thence North 00 degrees 05 minutes East 306.5 feet, thence North 89 degrees 50 minutes 23 seconds East 104.14 feet to a point on the East line of said Southeast Quarter, thence South 00 degrees 29 minutes West 306.5 feet to the place of beginning containing .725 acres, more or less, and subject to all easements and right of ways.

Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000 (continued):

ALSO EXCEPT: Part of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, in Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of said Half-Quarter Section; thence South 89 degrees 50 minutes 00 seconds West (assumed bearing) along the South line thereof 102.00 feet to the Southwest corner of a 2.841 acres tract of real estate described in a Warranty Deed recorded as Instrument Number 200300096364 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 05 minutes 00 seconds East along the West line of said 2.841 acre tract 50.00 feet to the North right of way line of State Road 32 per Dedication of Public Right-Of-Way recorded in Instrument Number 9809810527 in the Office of the Recorder of Hamilton County, Indiana, and the POINT OF BEGINNING; thence South 89 degrees 50 minutes 00 seconds West along said right of way line 50.00 feet to a 5/8 inch rebar with red cap; thence South 00 degrees 05 minutes 00 seconds West parallel with the West line of said 2.841 acre tract 50.00 feet to the South line of said Half-Quarter Section; thence South 89 degrees 50 minutes 00 seconds West along said South line 366.00 feet, more or less, to the centerline of the Evan Kendall Ditch; thence Northerly along the centerline of said ditch 400.00 feet, more or less; thence North 89 degrees 50 minutes 00 seconds East parallel to the South line of said Half-Quarter Section 405.31 feet, more or less, to the Norwest corner of aforesaid 2.841 acre tract; thence South 00 degrees 05 minutes 00 seconds West along the West line of said 2.841 acre tract 348.61 feet to the point of beginning and containing 3.745 acres, more or less.

ALSO EXCEPT: Part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, in Hamilton County, Indiana, and part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, in Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 35; thence North 00 degrees 32 minutes 28 seconds East (assumed bearing), along the East line of the Southeast Quarter of said Section 35, 398.61 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereinafter referred to

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as rebar) at the Point of Beginning; thence South 89 degrees 50 minutes 00 seconds West, parallel with the South line of said Southeast Quarter Section, 510.49 feet to the centerline of the Evan Kendall Ditch as now located; thence North 09 degrees 08 minutes 18 seconds East along said centerline, 32.63 feet; thence North 05 degrees 04 minutes 32 seconds East, along said centerline, 30.63 feet; thence North 10 degrees 44 minutes 11 seconds East, along said centerline, 29.11 feet; thence North 03 degrees 57 minutes 48 seconds East, along said centerline, 25.09 feet; thence North 89 degrees 50 minutes 00 seconds East, parallel with the South line of said Southeast Quarter Section, 496.54 feet to a point on the East line of said Southeast Quarter Section; thence South 89 degrees 58 minutes 00 seconds East, parallel with the South line of said Southwest Quarter Section, 181.50 feet to a rebar thence South 00 degrees 32 minutes 28 seconds West, parallel with the West line of said Southwest Quarter Section, 60.00 feet to a rebar; thence North 89 degrees 58 minutes 00 seconds West, parallel with the South line of said Southwest Quarter Section, 181.50 feet to a point on the West line of said Southwest Quarter Section; thence South 00 degrees 32 minutes 28 seconds West, along said West line of said Southwest Quarter Section, 56.34 feet to the Point of Beginning and containing 1.593 acres, more or less.

ALSO EXCEPT: A part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East and a part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East; thence North 00 degrees 29 minutes 00 seconds East (assumed bearing) 306.50 feet along the West line of the Southwest Quarter of said section and along the West line of a 0.708 acre tract of land described in Instrument #644 and recorded in Deed Record 264, page 316, in the records of Hamilton County, Indiana to the Northwest corner of said 0.708 acre tract and the POINT OF BEGINNING OF THIS DESCRIPTION; thence South 30 degrees 00 minutes 00 seconds East 131.50 feet along the North line of said 0.708 acre tract of land and long the North line of a 0.569 acre tract of land described in Instrument #644 and recorded in Deed Record 264, page 316 in said records to the Northeast corner of said 0.569 acre tract; thence North 00 degrees 29 minutes 00 seconds East 148.45 feet along the Northerly extension of the East line of said 0.569 acre tract; thence North 90 degrees 00 minutes 00 seconds West 181.50 feet to a point on the West line of said Southwest Quarter, said point also being on the East line of the Southeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 29 minutes 00 seconds West 56.34 feet along the East line of said Southeast Quarter; thence South 89 degrees 50 minutes 23 seconds West 104.78 feet to a point on the Northerly extension of the West line of a 0.725 acre tract of land described in Instrument #644 and recorded in Deed Record 264, page 316 in said records; thence South 00 degrees 05 minutes 00 seconds West 92.11 feet along the Northerly extension of said

Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000 (continued):

0.725 acre tract of land to its Northwest corner; thence North 89 degrees 50 minutes 23 seconds East 104.14 feet along the North line of said 0.725 acre tract of land to the POINT OF BEGINNING. Containing 0.839 acre, more or less.

Wheeler Airport LLC Parcels:

Parcels #08-05-35-00-00-003.001 & 08-05-35-00-00-004.000: *A Survey of a part of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows: BEGINNING at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being collinear with and equidistant from the Northeast Corner and the Northwest Corner of said Northwest Quarter; said Point of Beginning also being South 89 degrees 47 minutes 17 seconds West (assumed bearing) 1324.21 feet from the Northeast Corner of said Northwest Quarter; thence North 89 degrees 47 minutes 17 seconds East 300.00 feet on and along the North line of said Northwest Quarter; thence South 00 degrees 14 minutes 52 seconds West 1324.35 feet to a point on the North line of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 50 minutes 46 seconds East 1021.88 feet on and along the North line of the Southeast Quarter of said Northeast Quarter to the Northeast Corner of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 20 minutes 53 seconds West 1325.40 feet on and along the East line of said Northwest Quarter to the Southeast Corner of said Northwest Quarter; thence South 89 degrees 54 minutes 16 seconds West 1319.55 feet on and along the South line of said Northwest Quarter to the Southwest Corner of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 14 minutes 52 seconds East 2648 .08 feet on and along the West line of the East Half of said Northwest Quarter to the Point of Beginning. Containing 49.28 acres or less, being subject to all applicable easements and rights-of-way of record.*

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Parcel #08-05-35-00-00-006.000:

All that part of the West Half of the Northeast Quarter of Section 35, Township 19 North, Range 3 East that lies South of the center of the angling road running from the Southeast corner of the same in a Northwesterly direction across said real estate, containing 18 acres, more or less.

EXCEPT: A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the west line of said Northeast Quarter to the southwest corner of a 0.12 of an acre tract of real estate described in Instrument #9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the south line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue to the point of intersection of the centerline of Kinsey Avenue and the centerline of Grassy Branch Creek, said point of intersection also being the POINT OF BEGINNING of this description; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 61.75 feet on and along the centerline of Kinsey Avenue; thence South 44 degrees 15 minutes 45 seconds West 200.00 feet; thence South 89 degrees 26 minutes 40 seconds West 274.01 feet to a point on the centerline of Grassy Branch Creek (The following 6 courses are included for closure purposes, the actual boundary line follows the centerline of Grassy Branch Creek) (1) thence North 07 degrees 46 minutes 52 seconds West 223.08 feet; (2) thence North 09 degrees 55 minutes 50 seconds West 134.90 feet; (3) thence North 09 degrees 02 minutes 37 seconds West 89.88 feet; (4) thence North 05 degrees 17 minutes 44 seconds West 119.55 feet; (5) thence North 35 degrees 23 minutes 52 seconds West 25.47 feet; (6) thence North 17 degrees 09 minutes 27 seconds East 45.00 feet to the POINT OF BEGINNING. Containing 3.63 acres, more or less and being subject to all applicable easements and rights-of-way of record.

Parcel #08-05-35-00-00-006.000 (continued):

EXCEPT: A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of real estate described in Instrument #9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 61.75 feet on and along the centerline of Kinsey Avenue to the POINT OF BEGINNING of this description; thence South 45 degrees 44 minutes 15 seconds East 460.02 feet on and along the centerline of Kinsey Avenue; thence South 89 degrees 26 minutes 40 seconds West 718.18 feet to the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 183.84 feet on and along the centerline of Grassy Branch Creek; thence North 89 degrees 26 minutes 40 seconds East 274.01 feet; thence North 44 degrees 15 minutes 45 seconds East 200.00 feet to the POINT OF BEGINNING. Containing 3.13 acres, more or less.

EXCEPT: A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

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Parcel #08-05-35-00-00-006.000 (continued):

Commencing at the Northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of real estate described in Instrument #9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet; on and along the centerline of Kinsey Avenue; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 521.77 feet on and along the centerline of Kinsey Avenue to the POINT OF BEGINNING of this description; thence South 45 degrees 44 minutes 15 seconds East 189.62 feet on and along the centerline of Kinsey Avenue; thence South 43 degrees 04 minutes 30 seconds East 60.38 feet on and along the centerline of Kinsey Avenue to the Southeast corner of the West Half of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 89 degrees 26 minutes 40 seconds West 871.99 feet on and along the South line of said West half to the point of intersection of the South line of said West Half and the centerline of Grassy Branch Creek; thence North 07 degrees 18 minutes 42 seconds West 131.02 feet on and along the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 48.43 feet on and along the centerline of Grassy Branch Creek; thence north 89 degrees 26 minutes 40 seconds East 718.18 feet to the POINT OF BEGINNING. Containing 3.26 acres, more or less.

EXCEPT: A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, more particularly described as follows:

Beginning at an iron stake 1373.7 feet South of Northwest corner of said Northeast Quarter; thence South on and along the West line of said Northeast Quarter a distance of 100 feet to an iron stake; thence South 90 degrees East 103.4 feet to an iron stake on the westerly right-of-way line to a County Highway; thence North 46 degrees West 143.1 feet to the place of beginning. Containing .12 acre, more or less.

Parcels #08-05-35-00-00-022.000 & 08-05-35-00-00-023.000: *The Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, containing 80 acres.*
EXCEPT: A part of the South Half of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:
Parcels #08-05-35-00-00-022.000 & 08-05-35-00-00-023.000 (continued): *Commencing at the ½" iron rod at the Northeast corner of the Southwest Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 04 minutes 05 seconds East (assumed bearing) 149.37 feet on and along the East line of said Southwest Quarter to the Point of Beginning of this description; thence South 89 degrees 23 minutes 45 seconds West 1022.89 feet; thence South 00 degrees 06 minutes 00 seconds East 1165.03 feet, more or less, to a point on the South line of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 38 minutes 22 seconds East 1022.21 feet to the Southeast corner of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 26 minutes 51 seconds East 1060.09 feet, more or less, on and along the South line of the Northwest Quarter of the Southeast Quarter of said Section 35 to the Southwest corner of a one (1) acre tract of real estate described in Instrument No. 9245061; thence North 00 degrees 02 minutes 26 seconds East 165.00 feet to the Northwest corner of said one (1) acres tract; thence North 89 degrees 26 minutes 51 seconds East 264.00 feet to a mag nail at the Northeast corner of said one (1) acre tract; thence North 00 degrees 02 minutes 26 seconds East 605.49 feet on and along the East line of the Northwest Quarter of said Southeast Quarter to a mag nail; thence South 88 degrees 29 minutes 15 seconds West 469.15 feet; thence North 00 degrees 02 minutes 26 seconds East 114.50 feet; thence South 89 degrees 25 minutes 17 seconds West 856.75 feet, more or less, to a point on the West line of said Southeast Quarter; thence North 00 degrees 04 minutes 05 seconds West 292.66 feet, to the Point of Beginning.*
EXCEPT: Part of the Northwest Quarter of the Southeast Quarter of Section 35, Township 19 North, Range 3 East described as follows:
Begin at the Southeast corner of said Northwest Quarter of said Southeast Quarter and run thence North 165.00 feet; thence West 264.00 feet; thence South 165.00 feet; thence East 264.00 feet to the place of beginning.

Parcels #08-05-35-00-00-028.000 & 08-05-35-00-00-028.002: *A survey of a part of the Southwest Quarter of Section 35, Township19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:*
BEGINNING at a point on the South line of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being South 89 degrees 39 minutes 49 seconds West (assumed bearing) 1021.48 feet from the Southeast corner of said Southwest Quarter; thence South 89 degrees 39 minutes 49 seconds West 296.71 feet to the Southwest corner of the Southeast Quarter of said Southwest Quarter; thence North 00 degrees 02 minutes 02 seconds East 1321.63 feet to the Northwest corner of the Southeast Quarter of said Southwest Quarter; thence North 89 degrees 46 minutes 55 seconds East 296.71 feet on and along the North line of the Southeast Quarter of said Southwest Quarter; thence South 00 degrees 02 minutes 02 seconds West 1321.02 feet to the Point of Beginning. Containing 9.00 acres, more or less, being subject to all applicable easements and rights-of-way of record.

Leslie S Wheeler Revocable Trust Parcel:

Parcel #08-05-35-00-00-022.001: *A part of the South Half of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows:*
Commencing at the ½" iron rod at the Northeast corner of the Southwest Quarter of Section 35, Township19 North, Range 3 East; thence South 00 degrees 04 minutes 05 seconds East (assumed bearing) 149.37 feet on and along the East line of said Southwest Quarter to the Point of Beginning of this description; thence South 89 degrees 23 minutes 45 seconds West 1022.89 feet; thence South 00 degrees 06 minutes 00 seconds East 1165.03 feet, more or less, to a point on the South line of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 38 minutes 22 seconds East 1022.21 feet to the Southeast corner of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 26 minutes 51 seconds East 1060.09 feet, more or less, on and along the South line of the Northwest Quarter of the Southeast Quarter of said Section 35 to the Southwest corner of a one (1) acre tract of real estate described in Instrument No. 9245061; thence North 00 degrees 02 minutes 26 seconds East 165.00 feet to the Northwest corner of said one (1) acre tract; thence North 89 degrees 26 minutes 51 seconds East 264.00 feet to a mag nail at the Northeast corner of said one (1) acre tract; thence North 00 degrees 02 minutes 26 seconds East 605.49 feet on and along the East line of the Northwest Quarter of said Southwest Quarter to a mag nail; thence South 88 degrees 29 minutes 15 seconds West 469.15 feet; thence North 00 degrees 02 minutes 26 seconds East 114.5 feet; thence South 89 degrees 25 minutes 17 seconds West 856.75 feet, more or less, to a point on the West line of said Southeast Quarter; thence North 00 degrees 04 minutes 05 seconds West 292.66 feet, to the Point of Beginning. Containing 51.882 acres, more or less.

Andrew and Marcia Wheeler Parcel – 18206 Kinsey Ave:
Parcel #08-05-35-00-00-006.001: *A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:*
Commencing at the northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the west line of said Northeast Quarter to the southwest corner of a 0.12 of an acres tract of real estate described in Instrument #9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the south line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue to the point of intersection of Kinsey Avenue and the centerline of Grassy Branch Creek said point of intersection also being the POINT OF BEGINNING of this description; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 61.75 feet on and along the centerline of Kinsey Avenue; thence South 44 degrees 15 minutes 45 seconds West 200.00 feet; thence South 89 degrees 26 minutes 40 seconds West 274.01 feet to a point of the centerline of Grassy Branch Creek (The following 6 courses are included for closure purposes, the actual boundary line follows the centerline of Grassy Branch Creek) (1.) thence North 07 degrees 46 minutes 52 seconds West 223.08 feet; (2.) thence North 09 degrees 55 minutes 50 seconds West 134.90 feet; (3.) thence North 09 degrees 02 minutes 37 seconds West 89.88 feet; (4.) thence North 05 degrees 17 minutes 44 seconds West 119.55 feet; (5.) thence North 35 degrees 23 minutes 52

seconds West 25.47 feet; (6.) thence North 17 degrees 09 minutes 27 seconds East 45.00 feet to the POINT OF BEGINNING. Containing 3.63 acres, more or less and being subject to all applicable easements and rights-of-way of record.

Charles Wheeler Parcels – 18110 Kinsey Ave:

Parcel #08-05-35-00-00-006.003: *A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:*

Commencing at the Northwest corner of the Northeast Quarter of said Section 35; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.70 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 acre tract described in Instrument #9310457, in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 521.77 feet on and along the centerline of Kinsey Avenue to the Point of Beginning of this description; thence South 45 degrees 44 minutes 15 seconds East 189.62 feet on and along the centerline of Kinsey Avenue; thence South 43 degrees 04 minutes 30 seconds East 69.38 feet on and along the centerline of Kinsey Avenue to the Southeast corner of the West Half of the Northeast Quarter of said Section 35; thence South 89 degrees 26 minutes 40 seconds West 871.99 feet on and along the South line of said West Half to the point of intersection of the South line of said West Half and the centerline of Grassy Branch Creek; thence North 07 degrees 18 minutes 42 seconds West 131.052 feet on and along the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 48.43 feet on and along the centerline of Grassy Branch Creek; thence North 89 degrees 26 minutes 40 seconds East 718.18 feet to the point of beginning, containing 3.26 acres, more or less.

EXCEPT: That part conveyed by Quitclaim Deed dated October 5, 2003, recorded July 9, 2004, as Instrument Number 200400047663, in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows:

A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 35; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.70 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 acre tract described in Instrument #9310457, in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point of the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue to the point of intersection of the centerline of Kinsey Avenue and the centerline of Grassy Branch Creek; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet along the centerline of said Kinsey Avenue; thence south 45 degrees 44 minutes 15 seconds East 401.77 feet along the centerline of said Kinsey Avenue; thence South 68 degrees 30 minutes 09 seconds West 236.65 feet to the point of beginning of this description; thence South 68 degrees 30 minutes 09 seconds West 112.02 feet; thence South 89 degrees 26 minutes 40 seconds West 302.34 feet to

the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 40.36 feet along the centerline of said Grassy Branch Creek; thence North 89 degrees 26 minutes 40 seconds East 412.04 feet to the Point of Beginning, containing 0.33 acres, more or less.

Parcel #08-05-35-00-006.102: *A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:*

Commencing at the Northwest Quarter of said Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.70 feet along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of Real Estate described in Instrument #9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet along the centerline of Kinsey Avenue to the Point of Intersection of the centerline of Kinsey Avenue and the centerline of Grassy Branch Creek; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet along the centerline of said Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 401.77 feet along the centerline of said Kinsey Avenue to the point of beginning of this description; thence South 45 degrees 44 minutes 15 seconds East 120.00 feet along the centerline of said Kinsey Avenue; thence South 89 degrees 26 minutes 40 seconds West 306.14 feet; thence North 68 degrees 30 minutes09 seconds East 236.65 feet to the point of beginning. Containing 0.30 of an acre, more or less.

Maddox Parcel – 801 E 181st St:

Parcel #08-05-36-00-00-047.000: *A part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana and more specifically described as follows:*

Beginning at a point on the North line of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, said point being 532.44 feet East of the Northwest corner of said Southwest Quarter, thence East 127.56 feet, thence South parallel with th West line of said Southwest Quarter 598.46 feet, thence West 127.56 feet, thence north 598.46 feet to the place of beginning. Containing 1.75 acres more or less.

Wood Family Farm Parcel:

Parcel #08-05-35-00-00-003.000: *The East Half of the Northwest Quarter of Section Thirty-five (35), Township Nineteen (19) North, Range Three (3) East, in Hamilton County, Indiana. EXCEPT: Beginning at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being collinear with and equidistant from the Northeast Corner and the Northwest Corner of said Northwest Quarter; said Point of Beginning also being South 89 Degrees 47 minutes 17 seconds West (assumed bearing) 1324.21 feet from the Northeast Corner of said Northwest Quarter; thence North 89 degrees 47 minutes 17 seconds East 300.00 feet on and along the North line of said Northwest Quarter; thence South 00 degrees 14 minutes 52 seconds West 1324.35 feet to a point on the North line of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 50 minutes 46 seconds East 1021.88 feet on and along the North line of the Southeast Quarter of said Northwest Quarter to the Northeast Corner of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 20 minutes 53 seconds West*

1325.40 feet on and along the East line of said Northwest Quarter to the Southeast Corner of said Northwest Quarter; thence South 89 degrees 54 minutes 16 seconds West 1319.55 feet on and along the South line of said Northwest Quarter to the Southwest Corner of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 14 minutes 52 seconds East 2648.08 feet on and along the West line of the East Half of said Northwest Quarter to the Point of Beginning. Containing 49.28 acres more ore less, being subject to all applicable easements and rights-of-way of record.

ALSO EXCEPT: Beginning at a point on the North line of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being South 89 degrees 47 minutes 17 seconds West (assumed bearing) 440.96 feet from the Northeast Corner of said Northwest Quarter; thence South 00 degrees 26 minutes 28 seconds East 235.18 feet; thence South 89 degrees 47 minutes 17 seconds West 339.08 feet; thence North 00 degrees 26 minutes 28 seconds West 235.18 feet to a point on the North line of said Northwest Quarter; thence North 89 degrees 47 minutes 17 seconds East 339.08 feet on and along the North line of said Northwest Quarter to the Point of Beginning. Containing 1.83 acres more or less, being subject to all applicable easements and rights-of-way record.

ALSO EXCEPT: A part of the Northwest Quarter of Section 35, Township 19 North Range 3 East located in Washington Township, Hamilton County, Indiana being bounded as follows: BEGINNING at a point on the North line of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said point of beginning being South 89 degrees 47 minutes 17 seconds West 385.41 feet from the Northeast corner of said Northwest Quarter; thence South 89 degrees 47 minutes 17 seconds West 55.55 feet along the North line of said Northwest Quarter to the Northeast corner of a 1.83 acre tract of land described in Deed Record 318, page 554 in the records of Hamilton County, Indiana; thence South 00 degrees 26 minutes 28 seconds East 235.18 feet to the Southeast corner of said 1.83 acre tract of land; thence South 89 degrees 47 minutes 17 seconds West 339.08 feet parallel to the North line of said Northwest Quarter to the Southwest corner of said 1.83 acres tract of land; thence South 00 degrees 26 minutes 28 seconds East 37.67 feet on the extension of the West line of said 1.83 tract of land; thence South 89 degrees 55 minutes 00 seconds East 387.03 feet; thence North 01 degree 08 minutes 45 seconds East 274.92 feet to the North line of said Northwest Quarter and the POINT OF BEGINNING. Containing 0.626 acres, more or less, subject to all applicable easements and rights-of-way of record.

ALSO EXCEPT: A part of the Northwest Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows: BEGINNING at a point on the North line of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being South 89 degrees 47 minutes 17 seconds West (assumed bearing) 780.24 feet from the Northeast corner of said Northwest Quarter; thence South 00 degrees 26 minutes 28 seconds East 272.85 feet; thence North 89 degrees 55 minutes 00 seconds West 86.55 feet; thence North 00 degrees 26 minutes 28 seconds West 272.40 feet; thence North 89 degrees 47 minutes 17 seconds East 86.55 feet to the POINT OF BEGINNING. Containing 0.542 of an acre, more or less and being subject to all applicable easements and rights-of-way of record.

ALSO EXCEPT: A part of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Beginning at the Northeast corner of said quarter section; thence South 00 degrees 22 minutes 52 seconds West 496.94 feet along the East line of said quarter section; thence North

89 degrees 26 minutes 58 seconds West 48.66 feet; thence North 00 degrees 33 minutes 02 seconds East 100.00 feet; thence northerly 155.08 feet along an arc to the left having a radius of 512.00 feet and subtended by a long chord having a bearing of North 08 degrees 07 minutes 35 seconds West and a length of 154.49 feet; thence northerly 170.70 feet along an arc to the right having a radius of 588.00 feet and subtended by a long chord having a bearing of North 08 degree 29 minutes 13 seconds West and a length of 170.10 feet; thence North 00 degrees 10 minutes 13 seconds West 15.00 feet; thence South 89 degrees 49 minutes 47 seconds West 288.67 feet more or less to the East line of that parcel of land described in Instrument Number 2006-4685; thence North 01 degrees 11 minutes 15 seconds East 60.02 feet along said East line to the North line of said quarter section; thence North 89 degrees 49 minutes 47 seconds East 385.41 feet along said North line to the point of beginning and containing 1.184 acres, more or less.

Sill Parcels – 18150 Kinsey Ave:

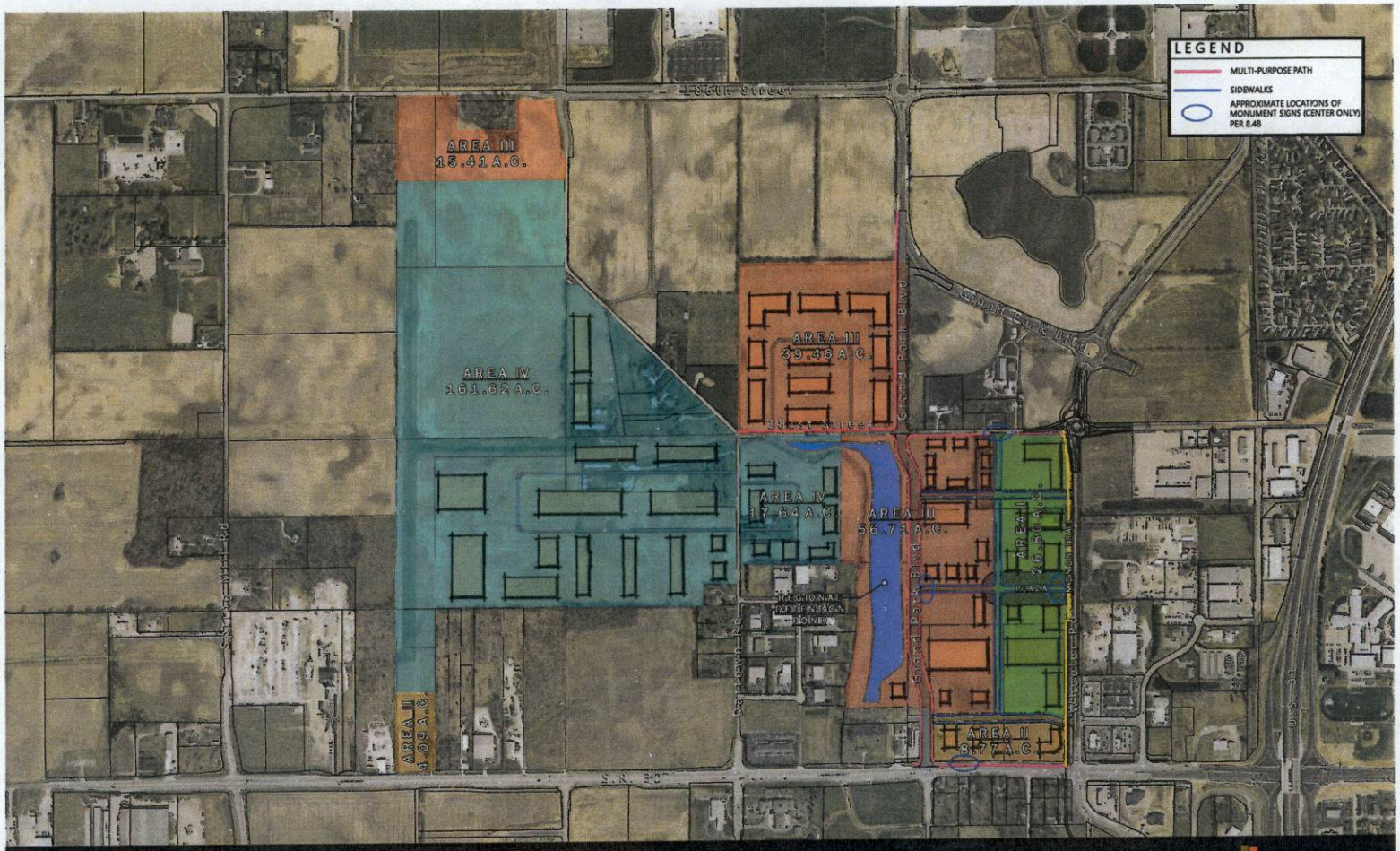
Parcel #08-05-35-00-00-006.002: *Part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:*

Commencing at the Northwest corner of the Northeast Quarter of Section3 5, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of real estate described in Instrument No. 9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 50 minutes 25 seconds 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 61.75 feet on and along the center line of Kinsey Avenue to the Point of Beginning of this description; thence South 45 degrees 44 minutes 15 seconds East 460.02 feet on and along the centerline of Kinsey Avenue; thence South 89 degrees 26 minutes 40 seconds West 718.18 feet to the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 183.84 feet on and along the centerline of Grassy Branch Creek; thence North 89 degrees 29 minutes 40 seconds East 274.01 feet; thence North 44 degrees 15 minutes 45 seconds East 200.00 feet to the point of beginning. Containing 3.13 acres more or less.

EXCEPT: Part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows: Commencing at the Northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degree 13 minutes 37 seconds West (assumed bearing) 1437.7 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of real estate described in Instrument No.9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet along the centerline of Kinsey Avenue, to the point of intersection of the centerline of Kinsey Avenue and the centerline of Grassy Branch Creek; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet along the centerline of said Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 401.77 feet along the centerline of said

Kinsey Avenue to the point of beginning of this description; thence South 45 degrees 44 minutes 15 seconds East 120.00 feet along the centerline of said Kinsey Avenue; thence South 89 degrees 26 minutes 40 seconds West 306.14 feet; thence North 68 degrees 30 minutes 09 seconds East 236.65 feet to the Point of Beginning, containing 0.30 of an acre more or less.
Parcel #08-05-35-00-00-006.103: *Part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:*
Commencing at the Northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of real estate described in Instrument No. 9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet along the centerline of Kinsey Avenue, to the point of intersection of the centerline of Kinsey Avenue and the centerline of Grassy Branch Creek; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet along the centerline of said Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 401.77 feet along the centerline of said Kinsey Avenue; thence South 68 degrees 30 minutes 09 seconds West 236.65 feet to a point of beginning of this description; thence South 68 degrees 30 minutes 09 seconds West 112.02 feet; thence South 89 degrees 26 minutes 40 seconds West 302.34 feet to the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 40.36 feet along the centerline of said Grassy Branch Creek; thence North 89 degrees 26 minutes 40 seconds West 412.04 feet to the Point of Beginning, containing 0.33 of an acre, more or less.

Wallace Parcel – 17939 Dartown Rd:
Parcel #08-05-35-00-00-011.000: *A part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, thence North 89 degrees 53 minutes 49 seconds West (assumed bearing) 1327.35 feet on and along the North line of said Southeast Quarter to its intersection with the center line of Dartown Road, thence South 00 degrees 39 minutes 07 seconds West 635.35 feet on and along the center line of said Dartown Road to the place of beginning of this description, thence North 89 degrees 11 minutes 15 seconds East 457.73 feet, thence South 00 degrees 39 minutes 07 seconds West 190.39 feet, thence South 89 degrees 11 minutes 15 seconds West 457.73 feet to the center line of said Dartown Road, thence North 00 degrees 39 minutes 07 seconds East 190.39 feet on and along the centerline of said Dartown Road to the place of beginning. Containing 2.00 acres more or less and being subject to all easements and rights-of-way of record.*

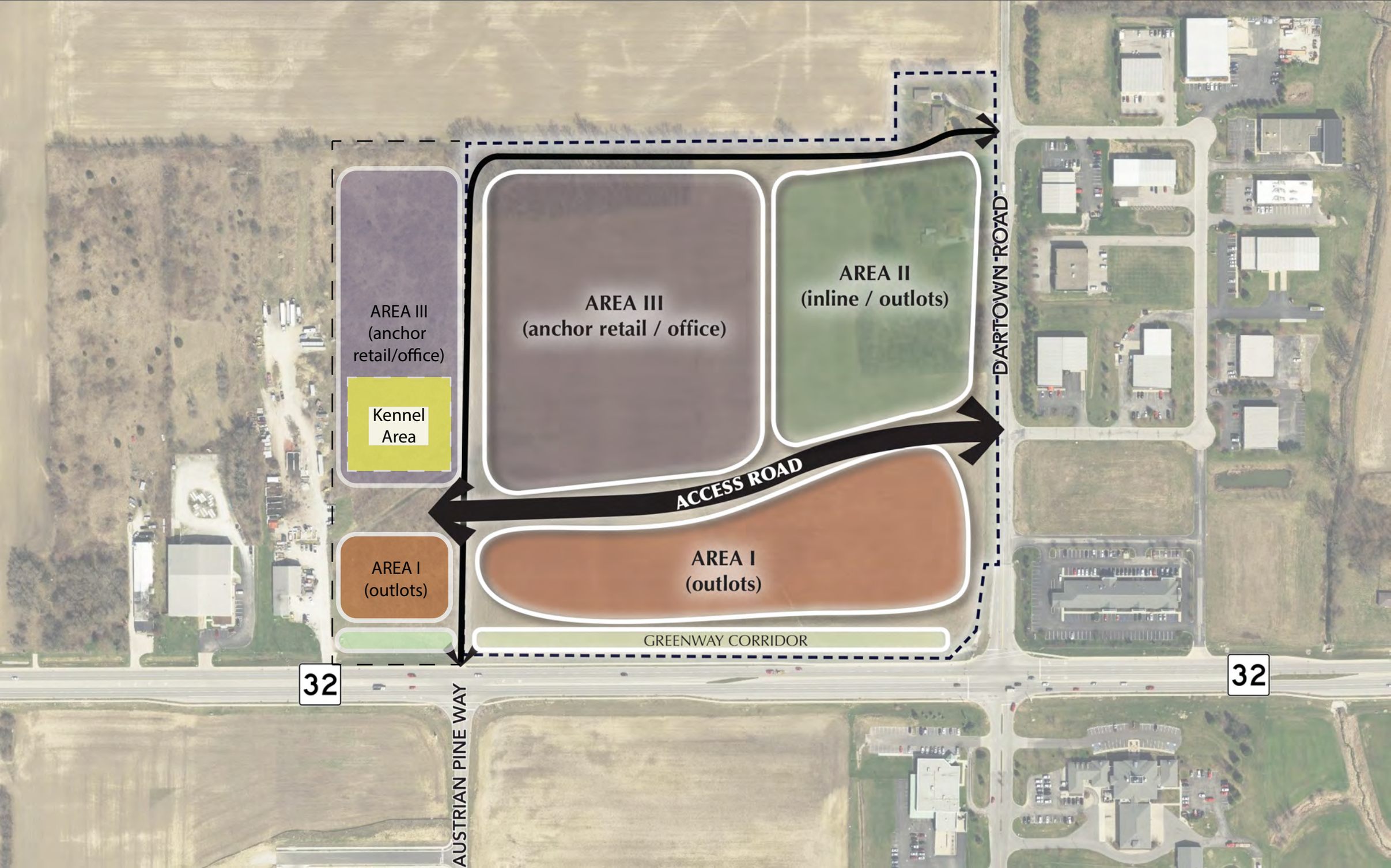


Wheeler Landing Concept Plan, Exhibit B

Westfield, Indiana

September 20, 2018

AMERICAN STRUCTUREPOINT INC.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GREENWAY CORRIDOR
DARTOWN ROAD
32
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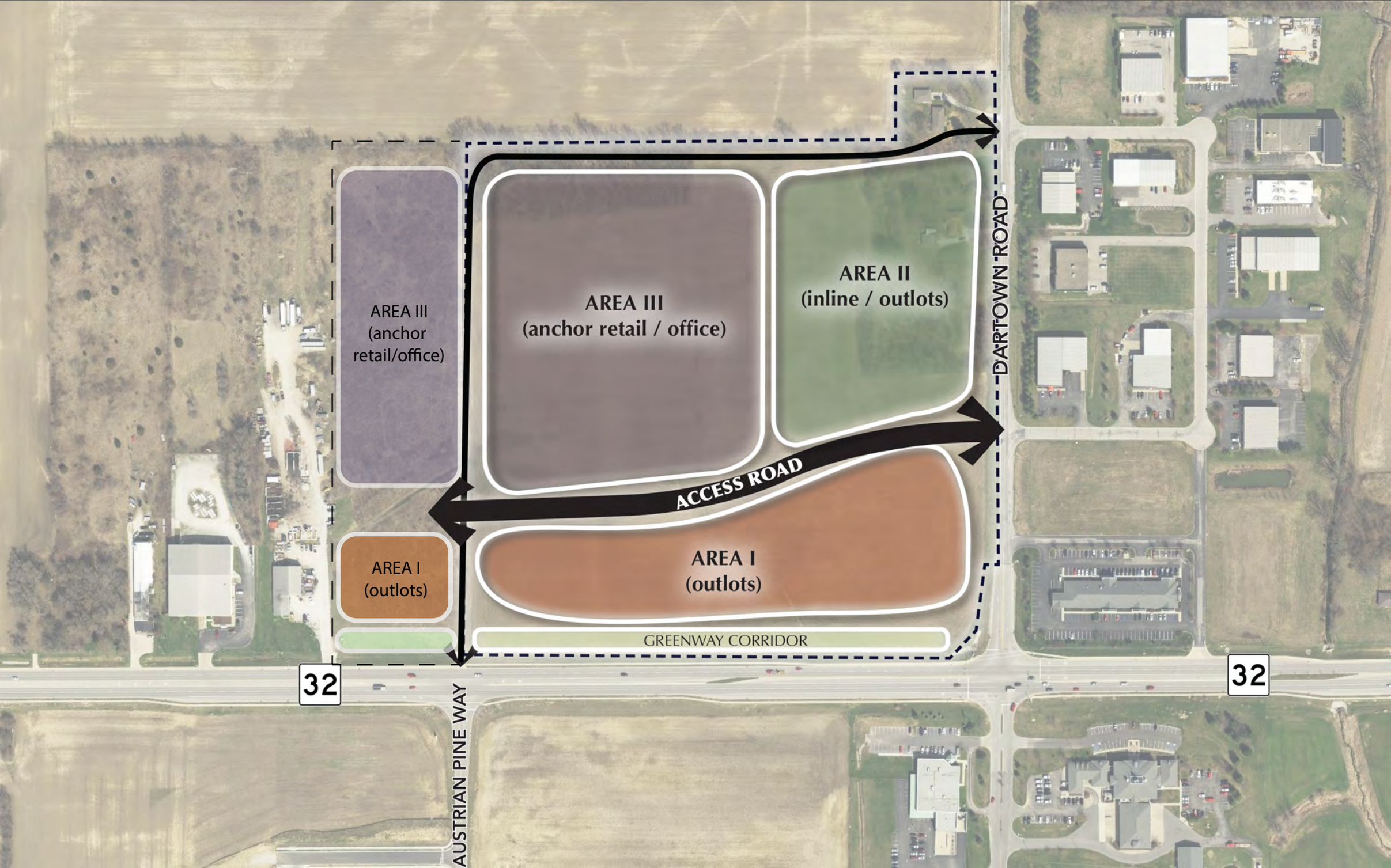
AUSTRIAN PINE WAY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retail/office)
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AREA II
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ACCESS ROAD
AREA I
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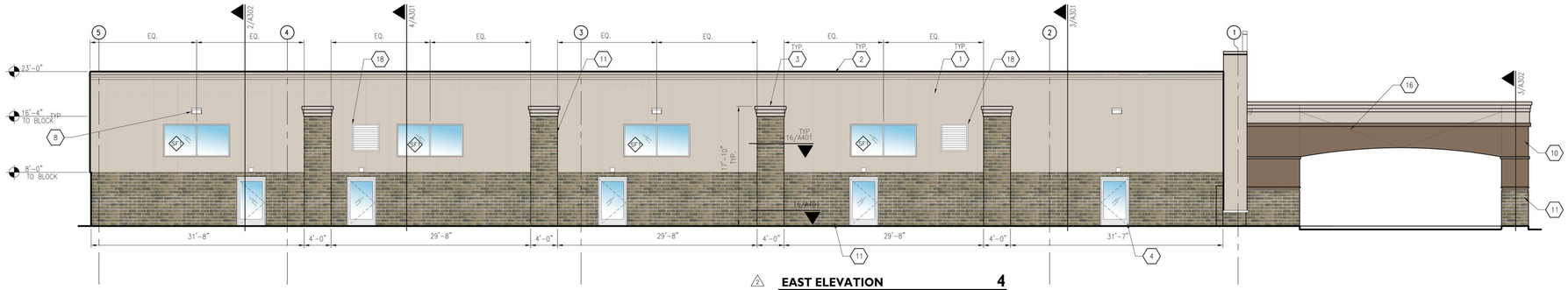
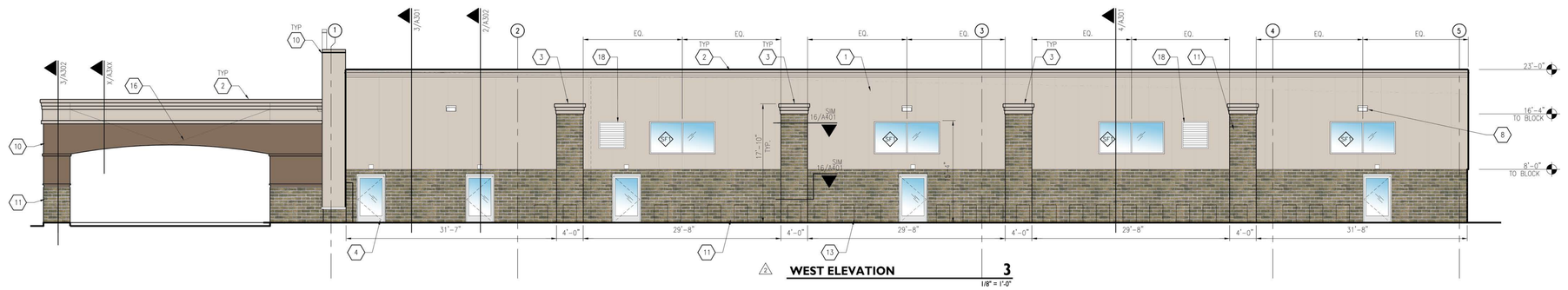
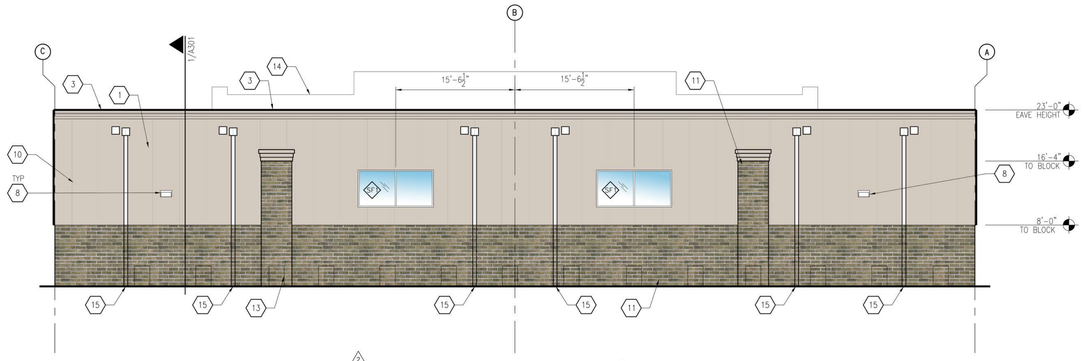
AREA I
(outlots)
GREENWAY CORRIDOR
32
32
AUSTRIAN PINE WAY



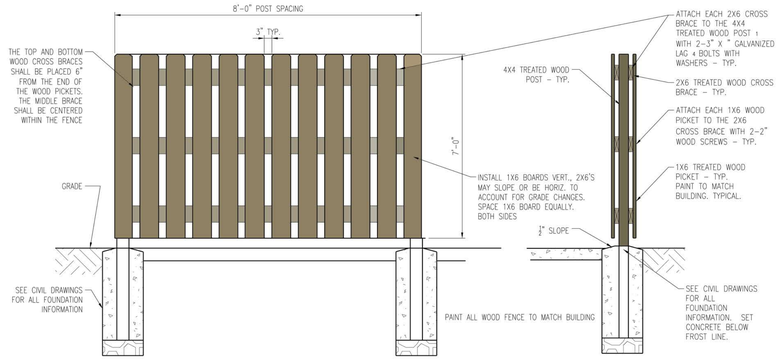
EAST ELEVATION 4
1/8" = 1'-0"



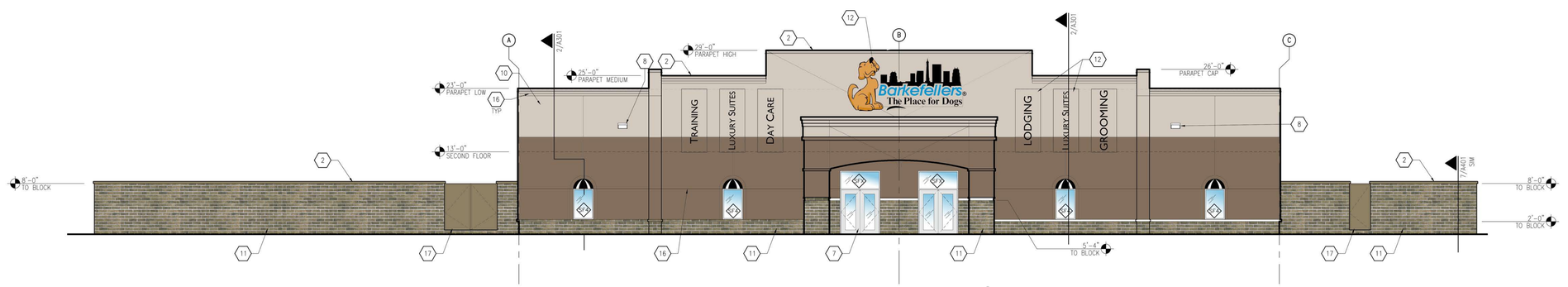
WEST ELEVATION 3
1/8" = 1'-0"



SOUTH ELEVATION 2
1/8" = 1'-0"



FENCE ELEVATION 5
1/2" = 1'-0"



NORTH ELEVATION 1
1/8" = 1'-0"

KEYED NOTES

1. INSULATED METAL WALL PANELS, 2" THICK MESA STYLE PANEL WITH EMBOSSE STUCCO TEXTURE. ARCHITECT HAS ASSUMED 42" WIDE PANEL WITH MATCHING TRIM. G.C. TO MAKE SUBMITTAL TO COLUMBUS FOR FINAL APPROVAL OF PROVIDED PANEL. COLORS TO MATCH APPROVED COLORED ELEVATIONS.
2. PRE-FINISHED METAL COPING, TYPICAL. SEE WALL SECTIONS.
3. EIFS CAP. PROFILE TO MATCH ENTRANCE CANOPY.
4. INSULATED STEEL DOOR AND FRAME. REFER TO DOOR SCHEDULE. PROVIDE PAINTED FINISH. REFER TO CIVIL DRAWINGS FOR EXTENTS OF CONCRETE STOOPS OR STEPS.
5. SPANDREL GLASS.
6. FABRIC AWNING TO MATCH OWNER'S SAMPLE.
7. PROVIDE ANODIZED ALUMINUM STOREFRONT FRAMING DOOR AND FRAME. REFER TO SHEET A601 FOR DOOR AND FRAME INFORMATION. FINISH COLOR BY ARCHITECT.
8. LIGHT FIXTURE. SEE ELECTRICAL DWGS.
9. NOT USED.
10. EXTERIOR INSULATION FINISH SYSTEM (EIFS).
11. SPLIT FACE BLOCK, INTEGRAL COLOR.
12. SIGNAGE BY OWNER. G.C. TO PROVIDE POWER CONNECTIONS AND BLOCKING.
13. METAL FRAME DOG DOORS. INSULATED GUILLOTINE STYLE TO MATCH OWNER'S EXISTING FACILITY. VERIFY MASONRY OPENING SIZE WITH FINAL DOOR SELECTION.
14. PARAPET WALL BEYOND.
15. DOWNSPOUT. TIE TO UNDERGROUND STORM SYSTEM. JR HOE VERTICAL UNIT OR EQUAL. COORDINATE WITH CIVIL PLANS.
16. EIFS DETAIL.
17. GATE. REFER TO DOOR SCHEDULE.
18. PRELIMINARY EXHAUST FAN LOCATION. FANS TO MATCH OWNER'S EXISTING BUILDING. PRE-FINISHED COLOR TO MATCH BUILDING PANEL.

CURRAN
ARCHITECTURE
5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681
F :: 317 . 288 . 0753

Barkefellers®
The Place for Dogs®

CERTIFICATION

SHAWN M. CURRAN
REGISTERED
No. AR19600043
STATE OF INDIANA

EXPIRES 12/31/19

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PROJECT INFORMATION

BARKEFELLERS
COLUMBUS

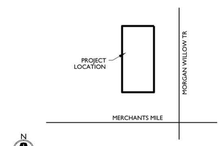
SITE 8
LINDEN PARK PLACE
COLUMBUS, INDIANA

ISSUE DATES

	PERMIT/BID SET	03.29.2019
2	PERMIT SET	07.09.2019

180220

EXTERIOR ELEVATIONS
A201



KEY PLAN

ORDINANCE NUMBER 19-48

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**VILLAGE PARK PLAZA II PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance" or "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1910-PUD-##**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Plan Commission forwarded **Petition No**. **1910-PUD-##** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Council") with a _____ recommendation (___-___) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Plan Commission certified the action of the Plan Commission to the Council on _____, 2019;

WHEREAS, the Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as "**Village Park Plaza II**" (the "District").

1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Ordinance and its exhibits; and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

1.5 This District is contemplated to be expanded in the future to incorporate adjacent real estate as generally identified as "Additional Real Estate" on **Exhibit C**, attached hereto (the "Additional Real Estate"), in order to encourage and facilitate coordinated (re)development.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

2.1 Building, Existing: A Building constructed prior to the effective date of this Ordinance, as generally depicted on the Concept Plan, attached hereto as **Exhibit B**, and Existing Character Exhibit, attached hereto as **Exhibit D**.

2.2 Building, New: A Building constructed after the effective date of this Ordinance.

Section 3. **Legally Established Pre-Existing Improvements**. The Real Estate has been developed as a regional shopping center, as generally depicted on the Concept Plan and the Existing Character Exhibit, attached hereto as **Exhibit C** (the "Existing Character Exhibit") (collectively, the "Existing Improvements"). Existing Improvements may continue after the effective date of this Ordinance in accordance with the Unified Development Ordinance's legal nonconforming development standard provisions. Substantial modifications to Existing Improvements on the Real Estate, including any new building construction, new sign permits, major building renovations, or major site plan changes shall comply with the standards set forth in this Ordinance. Repair, maintenance, restoration, minor building renovations, and/or minor site plan changes of Existing Improvements on the Real Estate shall not be deemed a modification that requires compliance with the standards of this Ordinance.

Section 4. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B** (the "Concept Plan"), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

Section 5. **Underlying Zoning District.** The Underlying Zoning District shall be the GB: General Business District (the "Underlying Zoning District").

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate.

Section 7. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Minimum Building Setback Lines:

A. External Street[1]: Twenty (20) feet

B. Internal Street/Drives[2]: Fifteen (15) feet

C. All Other: Zero (0) feet

Section 8. **Overlay Districts**. The standards of Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.

Section 9. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

9.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to only prohibit enclosures to be located within the Established Front Yard of US Highway 31.

9.2 Article 6.3 Architectural Standards: Shall apply to New Buildings. Renovations to Existing Buildings shall either (i) comply with Article 6.3 Architectural Standards; or (ii) be substantially similar or greater in quality and character to the Existing Building being renovated.

9.3 Article 6.8 Landscaping Standards: Shall apply to new improvements; except as otherwise modified below:

A. Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall apply.

B. Foundation Plantings (Article 6.8(L)): Shall apply; however, the minimum planting bed width shall be three (3) feet. Planters located along the Building Facade may be used to meet this requirement.

C. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply.

D. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.

E. Parking Area Landscaping (Article 6.8(O)): If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements as a single Parking Area.

F. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required by the Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed

[1] For purposes of this Ordinance, External Streets include US Highway 31, 146th Street, 151st Street, Cool Creek Park Road, and Greyhound Pass (east of Cool Creek Park Road).
[2] For purposes of this Ordinance, Internal Street/Drives include Greyhound Pass (west of Cool Creek Park Road) and Thatcher Lane.

elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then a landscape plan with fewer plantings than otherwise required may be approved.

9.4 Article 6.14 Parking and Loading Standards: Shall apply. The minimum required parking spaces for Outlots may be reduced as part of the approval of a Detailed Development Plan. Parking Areas within the District may be designed to provide for vehicular cross-access and shared parking, subject to an agreement between property owners.

9.5 Article 6.17 Sign Standards: Shall apply, except as otherwise modified below.

A. Monument Sign(s) (Center Only) (Article 6.17(J)(2)). Shall not apply; rather, the District shall be permitted three (3) Monument Signs as follows:

(1) 146th Street Frontage: One (1) sign located along the District's 146th Street frontage shall be permitted with a maximum of fifteen (15) feet in Sign Height and two hundred and fifty (250) square feet of Sign Area, per face.

(2) US Highway 31 Frontage, north of Greyhound Pass: One (1) sign located along the District's US Highway 31 frontage and north of Greyhound Pass shall be permitted with a maximum of thirty (30) feet in Sign Height and two hundred and fifty (250) square feet of Sign Area, per face.

(3) US Highway 31 Frontage, south of Greyhound Pass: One (1) sign located along the District's US Highway 31 frontage and south of Greyhound Pass with a maximum of thirty (30) feet in Sign Height and two hundred and fifty (250) square feet of Sign Area, per face.

(4) Sign Base Height: Shall have a minimum base height of six (6) inches and a minimum cap height of two (2) inches. Total aggregate sign cap and base height shall not exceed six (6) feet. Sign caps and bases shall not be used for display or advertising purposes and shall not count towards the Sign Area Calculation.

(5) Sign Copy: The replacement of individual panels does not require a sign permit.

B. Outlot Signage (Article 6.17(J)(8)). Shall apply; however, Outlots shall also be permitted one (1) Monument Sign with a maximum of five (5) feet in Sign Height and thirty-six (36) square feet of Sign Area, per face. Monument Signs shall only be permitted along an Internal Street/Drive, as defined herein.

Section 10. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Department of Public Works.

Section 11. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate.

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-##** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-##**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-##**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I 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: Jesse M. Pohlman

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Washington Prime Group Inc.
111 Monument Circle, Suite 3500, Indianapolis IN 46204

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Additional Real Estate

Exhibit D Existing Character Exhibit

EXHIBIT A
REAL ESTATE

PARCEL I - Fee Simple:

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) 418.79 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO ITS POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF THE 1.959 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT #83-3497 IN DEED RECORD 336, PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 40.00 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND AND ALONG THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO A POINT BEING 40.00 FEET (MEASURED PERPENDICULARLY IN A SOUTHERLY DIRECTION) FROM THE NORTH LINE OF SAID SOUTHWEST QUARTER AND BEING THE POINT OF BEGINNING OF THE DESCRIPTION OF THE 13.590 ACRE TRACT OF LAND DESCRIBED IK A LIMITED WARRANTY DEED RECORDED AS INSTRUMENT #90 10609 IN SAID RECORDER'S OFFICE, THE NEXT THIRTEEN (13) COURSES ARE ALONG THE BOUNDARY OF SAID 13.590 ACRE TRACT OF LAND; 1.) THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST 919.86 FEET; 2.) THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST 662.37 FEET; 3.) THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 67.46 FEET TO THE TERMINUS OF THE FOURTH (4TH) COURSE OF THE DESCRIPTION OF THE 52.495 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT #9010607, IN SAID RECORDER'S OFFICE AND THE POINT OF BEGINNING OF THIS DESCRIPTION 4.) THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 275.88 FEET; 5.) THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 160.00 FEET; 6.) THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 235.00 FEET; 7.) THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST 145.90 FEET; 8.) THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 324.00 FEET; 9.) THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 248.35 FEET; 10.) THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 257.00 FEET; 11.) THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 109.00 FEET; 12.) THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 67.54 FEET TO THE EASTERN LIMITED ACCESS RIGHT·OF-WAY LINE FOR U.S. ROAD #31 (REF.: WARRANTY DEED RECORDED AS INSTRUMENT #12008 IN DEED RECORD 279, PAGE 612, IN SAID RECORDER'S OFFICE), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST AND BEING NORTH 87 DEGREES 09 MINUTES 26 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; 13.) THENCE NORTHERLY 20.03 FEET ALONG SAID

LIMITED ACCESS RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE SOUTHWESTERN CORNER OF SAID 1.959 ACRE TRACT OF LAND, SAID POINT BEING NORTH 87 DEGREES 03 MINUTES 28 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 110.95 FEET ALONG THE WESTERLY EXTENSION OF THE SOUTHERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 19 MINUTES 05 SECONDS EAST 2,366.24 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO ITS SOUTHWEST CORNER; THENCE NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST 1,326.16 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE TERMINUS OF THE NINTH (9TH) COURSE OF THE DESCRIPTION OF SAID 52.495 ACRE TRACT OF LAND; THENCE NORTH 00 DEGREES 41 MINUTES 21 SECONDS EAST 88.60 FEET ALONG THE BOUNDARY OF SAID 52.495 ACRE TRACT OF LAND TO A POINT ON THE WESTERN BOUNDARY OF GREYHOUND PASS (REF.: DEED OF DEDICATION RECORDED AS INSTRUMENT 9023061 IN SAID RECORDER'S OFFICE), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE EAST AND BEING SOUTH 50 DEGREES 34 MINUTES 12 SECONDS WEST 340.00 FEET FROM THE RADIUS POINT OF SAID CURVE, THE NEXT FIVE (5) COURSES ARE ALONG THE BOUNDARY OF GREYHOUND PASS; 1.) THENCE NORTHWESTERLY AND NORTHERLY 231.34 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY, SAID POINT OF TANGENCY BEING SOUTH 89 DEGREES 33 MINUTES 18 SECONDS WEST 340.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 2.) THENCE NORTH 00 DEGREES 26 MINUTES 42 SECONDS WEST 511.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID POINT OF CURVATURE BEING NORTH 89 DEGREES 33 MINUTES 18 SECONDS EAST 255.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 3.) THENCE NORTHERLY, NORTHWESTERLY, AND WESTERLY 399.82 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY, SAID POINT OF TANGENCY BEING NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 255.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 4.) THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 798.72 FEET; 5.) THENCE NORTH 00 DEGREES 08 MINUTES 51 SECONDS EAST 90.00 FEET TO THE NORTHWESTERN CORNER OF GREYHOUND PASS; THENCE NORTH 45 DEGREES 16 MINUTES 30 SECONDS WEST 84.84 FEET TO THE EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR STATE ROAD #431 (REF.: RIGHT OF WAY GRANT RECORDED AS INSTRUMENT #147 IN DEED RECORD 171, PAGE 280 IN SAID RECORDER'S OFFICE); THENCE NORTH 00 DEGREES 16 MINUTES 12 SECONDS WEST 29.33 FEET ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE; THENCE NORTH 01 DEGREE 47 MINUTES 33 SECONDS WEST 48.45 FEET ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE TO THE SOUTHERN TERMINUS OF SAID EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR U.S. ROAD #3I; THENCE NORTH 01 DEGREES 47 MINUTES 33 SECONDS WEST 112.29 FEET ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE TO THE NORTHWESTERN CORNER OF A 1.64 ACRE TRACT OF LAND; DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 91 5079 IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 299.80 FEET ALONG THE NORTHERN BOUNDARY OF SAID 1.64 ACRE TRACT OF LAND TO ITS NORTHEASTERN CORNER ON THE WESTERN BOUNDARY OF A 6.528 ACRE TRACT

OF LAND, DESCRIBED IN A SPECIAL (LIMITED) WARRANTY DEED RECORDED AS INSTRUMENT NO. 91 7977 IN SAID RECORDER'S OFFICE; THE NEXT FOUR (4) COURSES ARE ALONG THE BOUNDARY OF SAID 6.528 ACRE TRACT OF LAND; 1.) THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 108.90 FEET; 2.) THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 437.00 FEET; 3.) THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 135.00 FEET; 4.) THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 254.00 FEET TO THE NORTHEASTERN CORNER OF SAID 6.528 ACRE TRACT OF LAND ON THE SEVENTH (7TH) COURSE OF THE DESCRIPTION OF SAID 52.495 ACRE TRACT OF LAND, THE NEXT THREE (3) COURSES ARE ALONG THE BOUNDARY OF SAID 52.495 ACRE TRACT OF LAND; 1.) THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 13.20 FEET; 2.) THENCE NORTH 07 DEGREES 17 MINUTES 33 SECONDS WEST 164.22 FEET; 3.) THENCE NORTH 51 DEGREES 53 MINUTES 58 SECONDS EAST 210.05 FEET TO THE POINT OF BEGINNING.

EXCEPT:

(BURGER KING)
A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE THEREOF 418.79 FEET TO A PROLONGATION NORTHERLY OF THE EAST LINE OF A 1.959 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 83-3497 IN DEED RECORD 336, PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PROLONGATION AND SAID LINE 304.49 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 306.13 FEET TO THE SOUTHWEST CORNER THEREOF, BEING ALSO A POINT ON THE EASTERLY LIMITED-ACCESS RIGHT-OF-WAY LINE FOR U.S.R. 31, DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 12008 IN DEED RECORD 279, PAGE 612 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID LIMITED-ACCESS RIGHT-OF-WAY LINE BEING A NON-TANGENT CURVE CONCAVE WESTERLY AND SAID POINT BEING NORTH 87 DEGREES 03 MINUTES 28 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 269.22 FEET TO A POINT BEING NORTH 88 DEGREES 23 MINUTES 38 SECONDS EAST 11546.16 FEET FROM SAID RADIUS POINT, AND BEING ALSO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 315.55 FEET TO A POINT ON A WEST LINE OF A TRACT OF LAND DEEDED TO WAL-MART STORES, INC. PER WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 90-10609, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID WEST LINE 108.35 FEET TO

THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS EAST 23.33 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 313.15 FEET TO THE ABOVE SAID LIMITED-ACCESS RIGHT·OF·WAY, BEING ALSO A POINT ON THE ABOVE DESCRIBED CURVE; THENCE NORTHERLY ALONG SAID LIMITED-ACCESS RIGHT-OF-WAY LINE AND SAID CURVE AN ARC DISTANCE OF 131.71 FEET TO THE POINT OF BEGINNING. CONTAINING 0.950 ACRES+/- OR 41,382.05 SQUARE FEET.

ALSO EXCEPT:

(EAST SIDE MARIO'S)

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE THEREOF 418.79 FEET TO THE PROLONGATION NORTHERLY OF THE EAST LINE OF A 1.959 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 83-3497 IN DEED RECORD 336, PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PROLONGATION AND SAID LINE 304.49 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 306.13 FEET TO THE SOUTHWEST CORNER THEREOF, BEING ALSO A POINT ON THE EASTERLY LIMITED-ACCESS RIGHT-OF-WAY LINE FOR U.S.R. 31, DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 12008 IN DEED RECORD 279, PAGE 612, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID LIMITED-ACCESS RIGHT-OF-WAY LINE BEING A NON-TANGENT CURVE CONCAVE WESTERLY, AND SAID POINT BEING NORTH 87 DEGREES 03 MINUTES 28 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHERLY 400.93 FEET ALONG SAID CURVE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 313.15 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS EAST 197.95 FEET THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 309.85 FEET TO SAID EASTERLY LIMITED-ACCESS RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE NEXT TWO COURSES: (1) NORTH 01 DEGREES 47 MINUTES 33 SECONDS WEST 61.92 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, AND SAID POINT BEING NORTH 89 DEGREES 43 MINUTES 48 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; (2) NORTHERLY 137.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.423 ACRES+/- OR 61,696 SQUARE FEET.

ALSO EXCEPT:

(MIKE'S CAR WASH)

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE THEREOF 418. 79 FEET TO A PROLONGATION NORTHERLY OF THE EAST LINE OF A 1.959 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 83-3497 IN DEED RECORD 336, PAGE 110 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PROLONGATION AND SAID LINE 304.49 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 306.13 FEET TO THE SOUTHWEST CORNER THEREOF, BEING ALSO A POINT ON THE EASTERLY LIMITED-ACCESS RIGHT-OF-WAY LINE FOR U.S.R. 31, DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 12008 IN DEED RECORD 279, PAGE 612, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID LIMITED-ACCESS RIGHT-OF-WAY LINE BEING A NON-TANGENT CURVE CONCAVE WESTERLY AND SAID POINT BEING NORTH 87 DEGREES 03 MINUTES 28 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE ALONG SAID LIMITED-ACCESS RIGHT-OF-WAY FOR THE FOLLOWING TWO COURSES: (1) SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 538.52 FEET TO THE END POINT OF SAID CURVE, SAID POINT BEING NORTH 89 DEGREES 43 MINUTES 48 SECONDS EAST 11,546.16 FEET FROM SAID RADIUS POINT; (2) SOUTH 01 DEGREES 47 MINUTES 33 SECONDS EAST ALONG A NON-TANGENT LINE 227.83 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 304.74 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS EAST 66.97 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST 108.90 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 299.80 FEET TO THE ABOVE SAID LIMITED-ACCESS RIGHT-OF-WAY; THENCE NORTH 01 DEGREES 47 MINUTES 33 SECONDS WEST ALONG SAID LIMITED-ACCESS RIGHT-OF-WAY LINE 175.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.220ACRES +/- OR 53,143.20 SQUARE FEET.

ALSO EXCEPT - (ROOSTERS/MOYER JEWELERS):

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH,

RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) 418.79 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO ITS POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF THE 1.959 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 83-3497 IN DEED RECORD 336 PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 304.49 FEET ALONG THE NORTHERLY EXTENSION FOR THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND AND ALONG THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO ITS SOUTHEASTERN CORNER; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 306.13 FEET ALONG THE SOUTHERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO ITS SOUTHWESTERN CORNER ON THE EASTERN LIMITED ACCESS RIGHT·OF·WAY LINE FOR U.S.R. 31 (REF. WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 12008 IN DEED RECORD 279, PAGE 612), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST AND BEING NORTH 87 DEGREES 03 MINUTES 28 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHERLY 538.52 FEET ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND CURVE TO A POINT BEING NORTH 89 DEGREES 43 MINUTES 48 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREES 47 MINUTES 33 SECONDS EAST 516.05 FEET TO THE EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR S.R. 431 (REF. RIGHT·OF·WAY GRANT RECORDED AS INSTRUMENT NUMBER 147 IN DEED RECORD 171, PAGE 280); THENCE CONTINUING SOUTH 01 DEGREES 47 MINUTES 33 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 48.45 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 29.33 FEET; THENCE SOUTH 45 DEGREES 16 MINUTES 30 SECONDS EAST 84.84 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR GREYHOUND PASS (146TH STREET RELOCATED); THENCE SOUTH 00 DEGREES 08 MINUTES 51 SECONDS WEST 90.00 FEET TO THE SOUTH RIGHT·OF·WAY LINE FOR SAID GREYHOUND PASS; BEING ALSO A POINT ON THE PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY FOR U.S.R. 31; THENCE ALONG SAID PROPOSED LIMITED ACCESS RIGHT·OF·WAY LINE FOR THE NEXT THREE COURSES: (1) THENCE SOUTH 45 DEGREES 02 MINUTES 40 SECONDS WEST 85.82 FEET; (2) THENCE SOUTH 00 DEGREES 22 MINUTES 08 SECONDS WEST 39.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, SAID POINT BEING NORTH 89 DEGREES 37 MINUTES 52 SECONDS WEST 3,099.10 FEET FROM THE RADIUS POINT OF SAID CURVE; (3) THENCE SOUTHERLY 77.99 FEET ALONG SAID CURVE TO A POINT BEING SOUTH 88 DEGREES 55 MINUTES 38 SECONDS WEST 3,099.10 FEET FROM THE RADIUS POINT OF SAID CURVE, AND BEING ALSO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 304.30 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES

37 SECONDS EAST 138.20 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 299.85 FEET TO A POINT ON THE PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY FOR U.S.R. 31, BEING A CURVE CONCAVE TO THE EAST, SAID POINT BEING SOUTH 86 DEGREES 22 MINUTES 13 SECONDS WEST 3,099.10 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTHERLY 138.30 FEET ALONG SAID CURVE AND SAID PROPOSED LIMITED ACCESS RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINING 0.960 ACRES+/· OR 41,818 SQUARE FEET MORE OR LESS.

ALSO EXCEPT:

(APPLEBEE'S)

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) 418.79 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO ITS POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF THE 1.959 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 83-3497 IN DEED RECORD 336, PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 304.49 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND AND ALONG THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO ITS SOUTHEASTERN CORNER; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 306.13 FEET ALONG THE SOUTHERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO ITS SOUTHWESTERN CORNER ON THE EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR U.S.R. 31 (REF. WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 12008 IN DEED RECORD 279, PAGE 612), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST AND BEING NORTH 87 DEGREES 03 MINUTES 28 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHERLY 538.52 FEET ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND CURVE TO A POINT BEING NORTH 89 DEGREES 43 MINUTES 48 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREES 47 MINUTES 33 SECONDS EAST 516.05 FEET TO THE EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR S.R. 431 (REF. RIGHT-OF-WAY GRANT RECORDED AS INSTRUMENT NUMBER 147 IN DEED RECORD 171, PAGE 280); THENCE CONTINUING SOUTH 01 DEGREES 47 MINUTES 33 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 48.45 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 29.33 FEET; THENCE SOUTH 45 DEGREES 16 MINUTES 30 SECONDS EAST

84.84 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR GREYHOUND PASS (146TH STREET RELOCATED); THENCE SOUTH 00 DEGREES 08 MINUTES 51 SECONDS WEST 90.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE FOR SAID GREYHOUND PASS, BEING ALSO A POINT ON THE PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY FOR U.S.R. 31; THENCE ALONG SAID PROPOSED LIMITED ACCESS RIGHT-OF-WAY LINE FOR THE NEXT THREE COURSES: (1) THENCE SOUTH 45 DEGREES 02 MINUTES 40 SECONDS WEST 85.82 FEET; (2) THENCE SOUTH 00 DEGREES 22 MINUTES 08 SECONDS WEST 39.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, SAID POINT BEING NORTH 89 DEGREES 37 MINUTES 52 SECONDS WEST 3099.10 FEET FROM THE RADIUS POINT OF SAID CURVE; (3) THENCE SOUTHERLY 216.29 FEET ALONG SAID CURVE TO A POINT BEING SOUTH 86 DEGREES 22 MINUTES 13 SECONDS WEST 3,099.10 FEET FROM THE RADIUS POINT OF SAID CURVE, AND BEING ALSO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 299.85 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 37 SECONDS EAST 115.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 13 MINUTES 49 SECONDS THENCE SOUTHERLY, SOUTHWESTERLY, AND WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 62.99 FEET, (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 44 DEGREES 36 MINUTES 18 SECONDS WEST 56.68 FEET), TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 247.23 FEET TO A POINT ON THE PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY FOR U.S.R. 31, BEING A CURVE CONCAVE TO THE EAST, SAID POINT BEING SOUTH 83 DEGREES 28 MINUTES 35 SECONDS WEST 3099.10 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTHERLY 156.53 FEET ALONG SAID CURVE AND SAID PROPOSED LIMITED ACCESS RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINING 1.046 ACRES +/- OR 45,551 SQUARE FEET MORE OR LESS.

ALSO EXCEPT - (146th STREET):

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST (ASSUMED BEARING) 165.202 METERS (542.00 FEET) ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH O DEGREES 58 MINUTES 33 SECONDS WEST 5.029 METERS (16.50 FEET) TO THE POINT OF BEGINNING OF THIS DESCRIPTION, WHICH POINT IS ON THE NORTH BOUNDARY OF 146TH STREET; THENCE CONTINUING NORTH O DEGREES 58 MINUTES 33 SECONDS WEST 0.457 METERS (1.50 FEET) TO THE EASTERN BOUNDARY OF SR 431 (REF.: RIGHT OF WAY GRANT RECORDED AS INSTRUMENT #147 IN DEED RECORD 171, PAGE 280 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA); THENCE NORTH 63 DEGREES 19 MINUTES 48 SECONDS WEST 14.452 METERS (47.41 FEET) ALONG THE BOUNDARY OF SAID SR 431; THENCE SOUTH 89

DEGREES 01 MINUTE 27 SECONDS WEST 60.960 METERS (200.00 FEET) ALONG SAID BOUNDARY; THENCE NORTH 50 DEGREES 32 MINUTES 10 SECONDS WEST 15.121 METERS (49.61 FEET) ALONG SAID BOUNDARY; THENCE SOUTH 83 DEGREES 21 MINUTES 08 SECONDS EAST 21.023 METERS (68.97 FEET); THENCE NORTH 89 DEGREES 15 MINUTES 51 SECONDS EAST 70.328 METERS (230.73 FEET) TO THE NORTH LINE OF A 15.00 FEET WIDE SANITARY SEWER EASEMENT DESCRIBED IN EXHIBIT "A" OF THE SANITARY SEWER AND WATER LINE EASEMENT RECORDED AS INSTRUMENT #33672, IN DEED RECORD 330, PAGES 512 TO 519; THENCE NORTH 89 DEGREES 10 MINUTES 01 SECOND EAST 156.847 METERS (514.59 FEET) ALONG THE NORTH LINE OF SAID WATER LINE EASEMENT; THENCE NORTH 88 DEGREES 31 MINUTES 29 SECONDS EAST 34.827 METERS (114.26 FEET) ALONG SAID NORTH LINE; THENCE NORTH 42 DEGREES 13 MINUTES 36 SECONDS EAST 9.175 METERS (30.10 FEET) TO THE WEST LINE OF A SANITARY SEWER AND WATER LINE EASEMENT RECORDED AS INSTRUMENT #9104427; THENCE NORTH O DEGREE 07 MINUTES 07 SECONDS EAST 75.000 METERS (246.06 FEET) ALONG THE WEST LINE OF SAID SANITARY SEWER AND WATER LINE EASEMENT; THENCE SOUTH 89 DEGREES 45 MINUTES 13 SECONDS EAST 12.121 METERS (39.77 FEET) TO THE WEST BOUNDARY OF GREYHOUND PASS DESCRIBED IN DEED OF DEDICATION RECORDED AS INSTRUMENT #9023061; THENCE SOUTH 0 DEGREES 26 MINUTES 42 SECONDS EAST 7.845 METERS (25.74 FEET) ALONG THE WEST BOUNDARY OF SAID GREYHOUND PASS; THENCE SOUTHEASTERLY 103.142 METERS (338.39 FEET) ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 103.632 METERS (340.00 FEET) AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 28 DEGREES 57 MINUTES 26 SECONDS EAST AND A LENGTH OF 98.937 METERS (324.60 FEET) ALONG SAID BOUNDARY TO THE NORTH BOUNDARY OF 146TH STREET; THENCE SOUTH 89 DEGREES 01 MINUTE 27 SECONDS WEST 263.746 METERS (865.31 FEET) ALONG THE BOUNDARY OF SAID 146TH STREET TO THE POINT OF BEGINNING AND CONTAINING 0.5838 HECTARES (1.443 ACRES) MORE OR LESS.

ALSO EXCEPT (PARCEL 7A):

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID SECTION NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST (ASSUMED BEARING) 165.202 METERS (542.00 FEET) FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH O DEGREES 58 MINUTES 33 SECONDS WEST 5.029 METERS (16.50 FEET); IN DEED OF DEDICATION RECORDED AS INSTRUMENT #9023061; THENCE NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST 263.746 METERS (865.31 FEET) TO THE WEST BOUNDARY OF GREYHOUND PASS DESCRIBED THENCE SOUTH 0 DEGREES 58 MINUTES 33 SECONDS EAST 5.029 METERS (16.50 FEET) TO SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 01 MINUTE 27 SECONDS WEST 263.746 METERS (865.31 FEET) ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.1326 HECTARE (0.328 ACRES) MORE OR LESS.

(Note: All reference to acreage or square footage is for informational purposes only)

PARCEL II - Fee Simple:

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) 418.79 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO ITS POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF THE 1.959 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT #83 3497 IN DEED RECORD 336, PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 40.00 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND AND ALONG THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO A POINT BEING 40.00 FEET (MEASURED PERPENDICULARLY IN A SOUTHERLY DIRECTION) FROM THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST 919.86 FEET PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST 662.37 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 67.46 FEET; THENCE SOUTH 51 DEGREES 53 MINUTES 58 SECONDS WEST 210.05 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 33 SECONDS EAST 164.22 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST 531.94 FEET TO A POINT ON THE NORTHERN BOUNDARY OF GREYHOUND PASS (REF.: DEED OF DEDICATION RECORDED AS INSTRUMENT #90 23061 IN SAID RECORDER'S OFFICE), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND BEING NORTH 21 DEGREES 35 MINUTES 35 SECONDS EAST 345.00 FEET FROM THE RADIUS POINT OF SAID CURVE, THE NEXT FOUR (4) COURSES ARE ALONG THE BOUNDARY OF GREYHOUND PASS; 1.) THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY 416.05 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY, SAID POINT OF TANGENCY BEING SOUTH 89 DEGREES 18 MINUTES 39 SECONDS EAST 345.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 2.) THENCE SOUTH 00 DEGREES 41 MINUTES 21 SECONDS WEST 499.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID POINT OF CURVATURE BEING NORTH 89 DEGREES 18 MINUTES 39 SECONDS WEST 260.00 FEET FROM THE RADIUS POINT OF SAID CURVE (SAID POINT HEREINAFTER REFERRED TO AS POINT "A"); 3.) THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY 415.96 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY, SAID POINT OF TANGENCY BEING SOUTH 00 DEGREES 58 MINUTES 33 SECONDS EAST 260.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 4.) THENCE NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST 391.46 FEET TO THE EASTERN BOUNDARY OF THE 30.00 ACRE TRACT OF LAND DESCRIBED IN A

WARRANTY DEED RECORDED AS INSTRUMENT #33740 IN DEED RECORD 330, PAGE 554, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, THE NEXT FIVE (5) COURSES ARE ALONG THE BOUNDARY OF SAID 30.00 ACRE TRACT OF LAND: 1.) THENCE NORTH 00 DEGREES 07 MINUTES 07 SECONDS EAST 259.99 FEET; 2.) THENCE NORTH 45 DEGREES 07 MINUTES 07 SECONDS EAST 232.38 FEET; 3.) THENCE NORTH 00 DEGREES 07 MINUTES 07 SECONDS EAST 1,726.93 FEET; 4.) THENCE NORTH 44 DEGREES 52 MINUTES 53 SECONDS WEST 232.38 FEET; 5.) THENCE NORTH 00 DEGREES 07 MINUTES 07 SECONDS EAST 300.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 19 MINUTES 32 SECONDS WEST 1,587.07 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING.

CONTAINING 51.533 ACRES MORE OR LESS.

ALSO:

COMMENCING AT POINT "A"; THENCE SOUTH 00 DEGREES 41 MINUTES 21 SECONDS WEST 219.09 FEET TO A POINT ON THE SOUTHWESTERN BOUNDARY OF GREYHOUND PASS, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST (SAID CURVE HEREINAFTER REFERRED TO AS "CURVE #1") AND BEING SOUTH 50 DEGREES 34 MINUTES 12 SECONDS WEST 340.00 FEET FROM THE RADIUS POINT OF "CURVE #1", SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 41 MINUTES 21 SECONDS WEST 88.60 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST 81.14 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE "POINT OF BEGINNING" OF THE DESCRIPTION OF GREYHOUND PASS; THENCE NORTH 00 DEGREES 58 MINUTES 33 SECONDS WEST 16.50 FEET ALONG THE WESTERN BOUNDARY OF GREYHOUND PASS TO A POINT ON "CURVE #1", SAID POINT BEING SOUTH 32 DEGREES 31 MINUTES 50 SECONDS WEST 340.00 FEET FROM THE RADIUS POINT OF "CURVE #1"; THENCE NORTHWESTERLY 107.05 FEET ALONG THE SOUTHWESTERN BOUNDARY OF GREYHOUND PASS AND ALONG "CURVE #1" TO THE POINT OF BEGINNING.

CONTAINING 0.090 ACRES MORE OR LESS.

EXCEPT:

(MENARD'S)

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 418.79

FEET TO ITS POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF THE 1.959 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 83-3497 IN DEED RECORD 336, PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT AND ALONG THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT A DISTANCE OF 40.00 FEET TO A POINT 40.00 FEET SOUTH BY PERPENDICULAR MEASUREMENT OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 919.86 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST A DISTANCE OF 662.37 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST A DISTANCE OF 67.46 FEET; THENCE SOUTH 51 DEGREES 53 MINUTES 58 SECONDS WEST A DISTANCE OF 210.05 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 33 SECONDS EAST A DISTANCE OF 164.22 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST A DISTANCE OF 306.19 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 03 SECONDS EAST A DISTANCE OF 133.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 53 MINUTES 03 SECONDS EAST A DISTANCE OF 243.42 FEET; THENCE NORTH 45 DEGREES 06 MINUTES 57 SECONDS EAST A DISTANCE OF 59.40 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 57 SECONDS EAST A DISTANCE OF 96.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 03 SECONDS EAST A DISTANCE OF 617.09 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 07 SECONDS WEST A DISTANCE OF 642.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 03 SECONDS WEST A DISTANCE OF 818.34 FEET TO A POINT ON THE EASTERN BOUNDARY OF GREYHOUND PASS AS DESCRIBED IN A RIGHT·OF·WAY DEDICATION RECORDED AS INSTRUMENT NUMBER 90-23601 IN SAID RECORDER'S OFFICE, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST, SAID POINT BEARING NORTH 82 DEGREES 59 MINUTES 27 SECONDS EAST A DISTANCE OF 345.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTHWESTERLY ALONG THE NORTHEASTERN BOUNDARY OF SAID GREYHOUND PASS AND ALONG SAID CURVE AN ARC DISTANCE OF 207.28 FEET TO A POINT WHICH BEARS NORTH 48 DEGREES 34 MINUTES 01 SECONDS EAST A DISTANCE OF 345.00 FEET FROM SAID RADIUS POINT; THENCE NORTH 00 DEGREES 06 MINUTES 57 SECONDS EAST A DISTANCE OF 317.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.189 ACRES MORE OR LESS.

ALSO EXCEPT:

(TUTTLE GROVE APARTMENT, TRACT II)

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1,338.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 379.00 FEET TO A RAILROAD SPIKE SET THIS SURVEY; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST A DISTANCE OF 70.16 FEET TO A REBAR WITH CAP SET THIS SURVEY THENCE SOUTH 07 DEGREES 50 MINUTES 31 SECONDS WEST A DISTANCE OF 70.78 FEET TO A REBAR WITH CAP SET THIS SURVEY; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST A DISTANCE OF 1,028.74 FEET TO THE NORTHERLY LINE OF REAL ESTATE AS DESCRIBED IN A SPECIAL (LIMITED) WARRANTY DEED TO MENARD, INC. AS RECORDED BY INSTRUMENT NO. 9251639, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, SAID POINT BEING A REBAR WITH CAP SET THIS SURVEY; THENCE NORTH 89 DEGREES 53 MINUTES 03 SECONDS WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 162.53 FEET, THENCE SOUTH 00 DEGREES 06 MINUTES 57 SECONDS WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 96.00 FEET, THENCE SOUTH 45 DEGREES 06 MINUTES 57 SECONDS WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 59.40 FEET, THENCE NORTH 89 DEGREES 53 MINUTES 03 SECONDS WEST ALONG SAID NORTHERLY LINE AND THE EXTENSION THEREOF A DISTANCE 376.86 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST A DISTANCE OF 306.19 FEET; THENCE NORTH 07 DEGREES 17 MINUTES 33 SECONDS WEST A DISTANCE OF 164.22 FEET, THENCE NORTH 51 DEGREES 53 MINUTES 58 SECONDS EAST A DISTANCE OF 210.05 FEET, THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST A DISTANCE OF 67.46 FEET. THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST A DISTANCE OF 702.36 FEET TO THE POINT OF BEGINNING.

THE AREA IS 13.320 ACRES MORE OR LESS.

ALSO EXCEPT (TUTTLE GROVE APARTMENTS, TRACT 1):

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1717.46 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST A DISTANCE OF 70.16 FEET TO A REBAR WITH CAP SET THIS SURVEY; THENCE SOUTH 07 DEGREES 50 MINUTES 31 SECONDS WEST A DISTANCE OF 70.78 FEET TO A REBAR WITH CAP SET THIS SURVEY; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST A DISTANCE OF 1028.74 FEET TO THE NORTHERLY LINE OF REAL ESTATE AS DESCRIBED IN A SPECIAL (LIMITED) WARRANTY DEED TO MENARD, INC. AS RECORDED BY INSTRUMENT NO. 9251639, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, SAID POINT

BEING A REBAR WITH CAP SET THIS SURVEY; THENCE SOUTH 89 DEGREES 53 MINUTES 03 SECONDS EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 454.56 FEET TO THE NORTHEAST CORNER OF SAID REAL ESTATE; THENCE NORTH 00 DEGREES 07 MINUTES 07 SECONDS EAST A DISTANCE OF 708.66 FEET; THENCE NORTH 44 DEGREES 52 MINUTES 53 SECONDS WEST A DISTANCE OF 232.38 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 07 SECONDS EAST A DISTANCE OF 300.00 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 19 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 288.40 FEET TO THE POINT OF BEGINNING.

THE AREA IS 10.871 ACRES MORE OR LESS.

EXCEPT - (146TH STREET):

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST (ASSUMED BEARING) 605.546 METERS 1986.70 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE PROLONGED EAST LINE OF THE OWNER'S LAND; THENCE NORTH 0 DEGREES 06 MINUTES 46 SECONDS EAST 12.194 METERS (40.01 FEET) ALONG SAID PROLONGED LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION, WHICH POINT IS ON THE NORTH BOUNDARY OF 146TH STREET; THENCE SOUTH 89 DEGREES 01 MINUTE 27 SECONDS WEST 119.621 METERS (392.46 FEET) ALONG THE NORTH BOUNDARY OF SAID 146TH STREET TO THE NORTHERN BOUNDARY OF GREYHOUND PASS DESCRIBED IN A DEED OF DEDICATION RECORDED AS INSTRUMENT #912361, IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THENCE NORTHWESTERLY 46.934 METERS (153.98 FEET) ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 79.248 METERS (260.00 FEET) AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 74 DEGREES 00 MINUTES 34 SECONDS WEST AND A LENGTH OF 46.25 METERS (151.74 FEET) ALONG THE NORTHERLY AND NORTHEASTERLY BOUNDARY OF SAID GREYHOUND PASS; THENCE NORTH 34 DEGREES 30 MINUTES 30 SECONDS EAST 3.360 METERS (11.02 FEET); THENCE SOUTHEASTERLY 44.816 METERS (147.03 FEET) ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 75.89 METERS (248.98 FEET) AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 74 DEGREES 01 MINUTE 42 SECONDS EAST AND A LENGTH OF 44.163 METERS (144.89 FEET); THENCE NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST 15.65 METERS (51.35 FEET); THENCE NORTH 82 DEGREES 34 MINUTES 12 SECONDS EAST 16.102 METERS (52.83 FEET); THENCE SOUTH 89 DEGREES 52 MINUTES 43 SECONDS EAST 71.013 METERS (232.98 FEET); THENCE NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST 17.081 METERS (56.04 FEET) TO AN EAST LINE OF THE OWNER'S LAND; THENCE SOUTH 0 DEGREES 06 MINUTES 46 SECONDS WEST 3.089 METERS (10.13 FEET) ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.0628 HECTARES (0.155 ACRES) MORE OR LESS.

(Note: All reference to acreage or square footage is for informational purposes only)

ALSO EXCEPT FROM PARCEL I AND PARCEL II:

THAT PART OF PARCEL I AND PARCEL II DEEDED TO THE BOARD OF COMMISSIONERS OF HAMILTON COUNTY, STATE OF INDIANA IN A CERTAIN WARRANTY DEED, GRANT OF TEMPORARY RIGHT OF WAY AND GRANT OF TERMINATION OF ACCESS RIGHTS DATED JANUARY 8, 1999, AND RECORDED JANUARY 14, 1999, AS INSTRUMENT NUMBER 9902569, ALL IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

PARCEL III - Easement:

TOGETHER WITH THOSE RIGHTS AND EASEMENTS CONSTITUTING RIGHTS IN REAL PROPERTY CREATED DEFINED AND LIMITED BY THAT CERTAIN "EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND" BETWEEN WAL-MART STORES, INC. AND VILLAGE DEVELOPERS LIMITED PARTNERSHIP DATED MAY 3, 1990 AND RECORDED MAY 7, 1990 AS INSTRUMENT NUMBER 9010610, AMENDED BY FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, AND VILLAGE DEVELOPERS LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, DATED JULY 23, 2004, AND RECORDED JANUARY 3, 2005, AS INSTRUMENT NUMBER 200500000153, AND IN AGREEMENT BETWEEN VILLAGE DEVELOPERS LIMITED PARTNERSHIP, WAL-MART STORES, INC. AND MUNDY REALTY, INC. DATED MAY 22, 1991 AND RECORDED MAY 29, 1991 AS INSTRUMENT NUMBER 9112660, ALL IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

PARCEL IV - Easement:

TOGETHER WITH THOSE RIGHTS AND EASEMENTS CONSTITUTING RIGHTS IN REAL PROPERTY CREATED DEFINED AND LIMITED BY THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND BETWEEN MUNDY REALTY, INC., AND VILLAGE DEVELOPERS LIMITED PARTNERSHIP DATED FEBRUARY 18, 1991 AND RECORDED MARCH 5, 1991 AS INSTRUMENT NUMBER 9104827, AND AGREEMENT BETWEEN VILLAGE DEVELOPERS LIMITED PARTNERSHIP, WAL-MART STORES, INC. AND MUNDY REALTY, INC. DATED MAY 22, 1991 AND RECORDED MAY 29, 1991 AS INSTRUMENT NUMBER 9112660, BOTH IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

PARCEL V - Easement:

TOGETHER WITH THOSE RIGHTS AND DRAINAGE EASEMENTS CONSTITUTING RIGHTS IN REAL PROPERTY CREATED DEFINED AND LIMITED BY THAT CERTAIN WARRANTY DEED DATED MAY 6, 1982 AND RECORDED MAY 7, 1982 IN DEED RECORD 330 PAGE 554, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY,

INDIANA.

PARCEL VI - Easement:

TOGETHER WITH THOSE RIGHTS AND EASEMENTS CONSTITUTING RIGHTS IN REAL PROPERTY CREATED DEFINED AND LIMITED BY THAT CERTAIN RECIPROCAL UTILITY AND ACCESS EASEMENT AGREEMENT BY AND BETWEEN VILLAGE DEVELOPERS LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, AND WESTFIELD PROPERTIES LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, DATED MAY 4, 1990 AND RECORDED MAY 7, 1990 AS INSTRUMENT NUMBER 9010608, MODIFIED BY ADDENDUM TO RECIPROCAL UTILITY AND ACCESS EASEMENT AGREEMENT BY AND BETWEEN VILLAGE DEVELOPERS LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, CARMEL/T&R ASSOCIATES LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP, AND T&R DEVELOPMENT, INC., AN OHIO CORPORATION, DATED OCTOBER 10, 1993 AND RECORDED OCTOBER 14, 1993 AS INSTRUMENT NUMBER 9350238, BOTH IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

PARCEL VII - Easement:

TOGETHER WITH THOSE RIGHTS AND EASEMENTS CONSTITUTING RIGHTS IN REAL PROPERTY CREATED DEFINED AND LIMITED BY THAT CERTAIN RESERVATION OF UTILITY EASEMENT BY VILLAGE DEVELOPERS LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, DATED AUGUST 19, 1992 AND RECORDED AUGUST 26, 1992 AS INSTRUMENT NUMBER 9232750, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

PARCEL VIII - Easement:

TOGETHER WITH THOSE RIGHTS AND EASEMENTS CONSTITUTING RIGHTS IN REAL PROPERTY CREATED DEFINED AND LIMITED BY THAT CERTAIN PERPETUAL NON-EXCLUSIVE EASEMENT AS CONTAINED IN THAT CERTAIN SPECIAL (LIMITED) WARRANTY DEED BY AND BETWEEN VILLAGE DEVELOPERS LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, AND MENARD, INC., A WISCONSIN CORPORATION, DATED DECEMBER 10, 1992 AND RECORDED DECEMBER 29, 1992 AS INSTRUMENT NUMBER 9251639, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

PARCEL IX - Easement:

TOGETHER WITH CERTAIN NON-EXCLUSIVE THEATRE PYLON SIGN EASEMENT, CREATED DEFINED AND LIMITED BY THAT CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS AND NON-EXCLUSIVE EASEMENTS AS CONTAINED IN THAT CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS AGREEMENT BY AND

BETWEEN VILLAGE DEVELOPERS LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, AND EQUUS AGER, INC., AN INDIANA CORPORATION, DATED NOVEMBER 17, 1992 AND RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NUMBER 9246407, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

CONCEPTUAL PLAN EXHIBIT

VILLAGE PARK PLAZA I

VILLAGE PARK PLAZA II

ADDITIONAL REAL ESTATE

MENARD'S
OWNED BY
OTHERS

ADDITIONAL REAL ESTATE

VILLAGE PARK PLAZA I

146TH STREET

74

GREYHOUND PASS

COOL CREEK PARK ROAD

151ST STREET

ADDITIONAL REAL ESTATE

VILLAGE PARK PLAZA II

ADDITIONAL REAL ESTATE

THATCHER LANE

VILLAGE PARK PLAZA II

GREYHOUND PASS

VILLAGE PARK PLAZA II

THATCHER LANE

ADDITIONAL REAL ESTATE

146TH STREET

31

WASHINGTON PRIME GROUP™

EXHIBIT B: CONCEPT PLAN

VILLAGE PARK PLAZA II

PLANNED UNIT DEVELOPMENT DISTRICT

n.t.s.

08.19.19

WASHINGTON PRIME GROUP™

EXHIBIT C-1: EXISTING CHARACTER EXHIBIT

VILLAGE PARK PLAZA II

PLANNED UNIT DEVELOPMENT DISTRICT

WASHINGTON PRIME GROUP™

EXHIBIT C-2: EXISTING CHARACTER EXHIBIT

VILLAGE PARK PLAZA II

PLANNED UNIT DEVELOPMENT DISTRICT

WASHINGTON PRIME GROUP™

EXHIBIT C-3: EXISTING CHARACTER EXHIBIT

VILLAGE PARK PLAZA II

PLANNED UNIT DEVELOPMENT DISTRICT

Narrative Statement
Village Park Plaza II

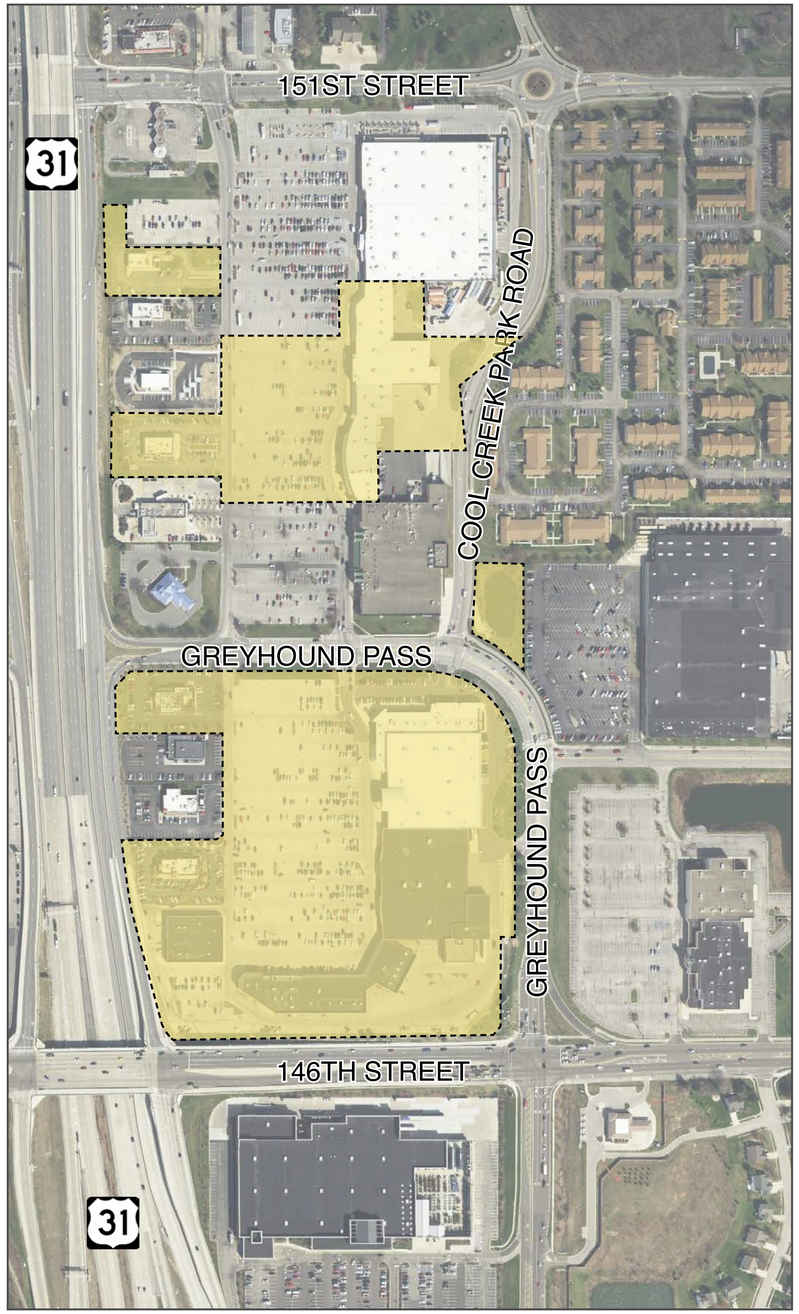
Washington Prime Group respectfully requests this change of zoning and associated plat approval for the 32.7 acres± generally located on the northeast corner of 146th Street and US Highway 31. The site was originally developed as part of the Village Park Plaza regional shopping center that received its original approval in 1988 under the SB-PD (Special Business – Planned Development) District, a zoning district that pre-dated the Planned Unit Development (PUD) District.

The primary purpose for these petitions is to allow for the subdivision of the real estate to facilitate the ownership transfer for three of the outlots. No new improvements are proposed at this time. In order to approve the associated primary and secondary plats, the change of zoning from the SB-PD District to a PUD District has been determined to be warranted.

Similar to "Village Park Plaza I" that was approved for the northeast corner of 146th Street and Greyhound Pass, this requested "Village Park Plaza II" PUD District will create a structure that can better accommodate the existing improvements and facilitate future improvements, while at the same time modernize the governing regulations.

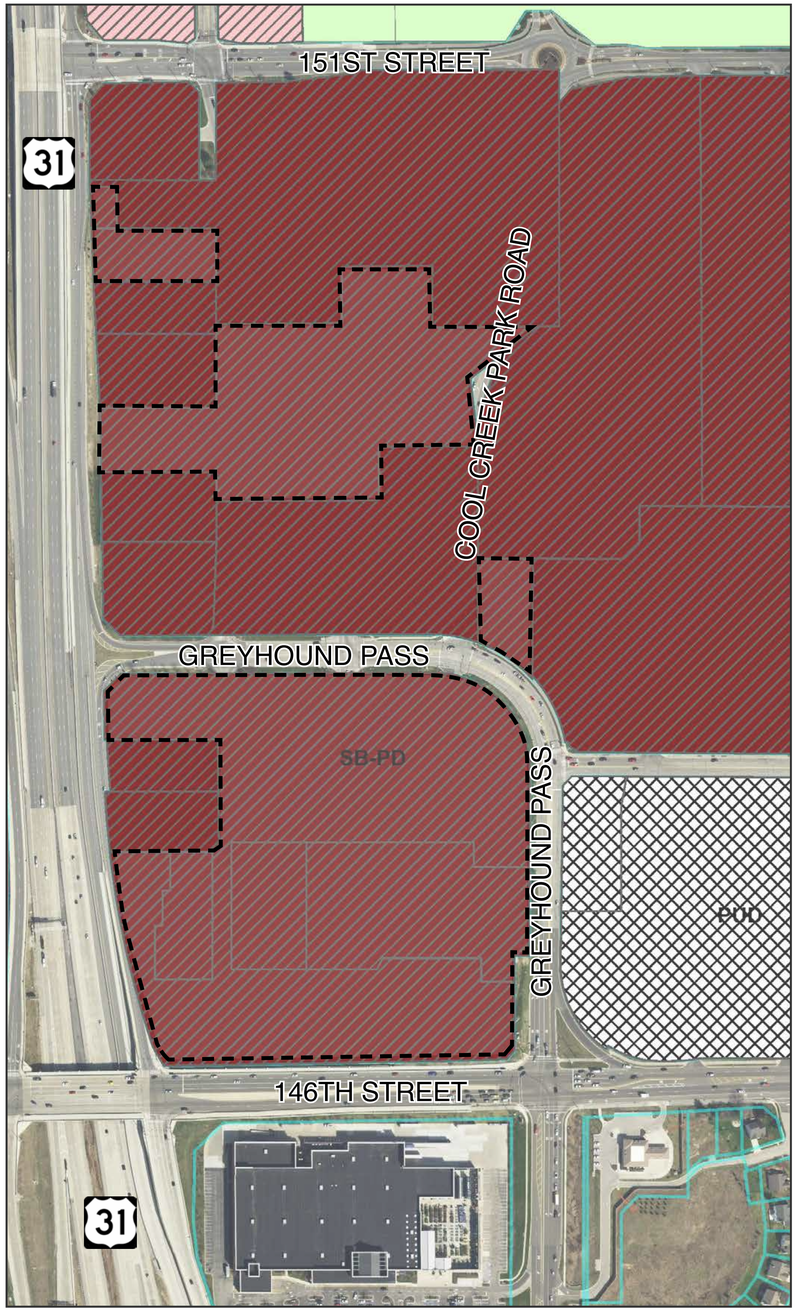
The site is located within the "Regional Commercial" land use classification of the 2007 Comprehensive Plan. As proposed, the shopping center will continue to meet the economic and design objectives and policies of the Comprehensive Plan.

LOCATION MAP



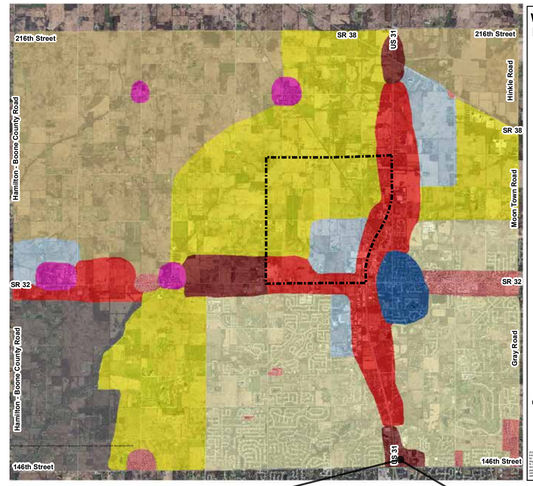
SITE

ZONING MAP



SITE

COMPREHENSIVE PLAN



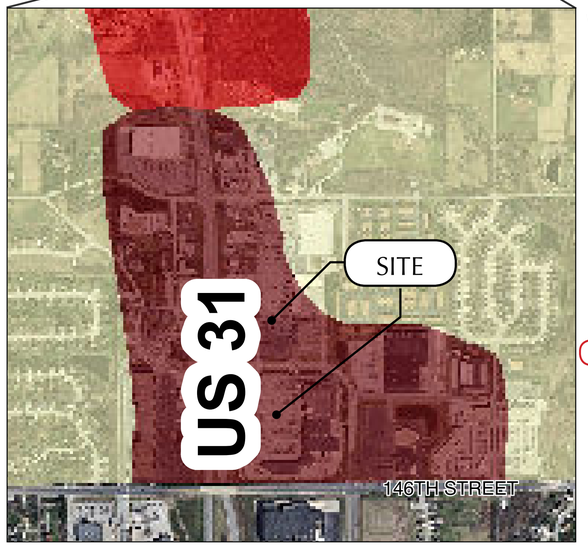
Westfield - Washington Land Use Concept Map

Exhibit A

Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America

Community Development Department
1 inch = 1 mile



2007 FUTURE LAND USE MAP

Westfield - Washington Land Use Concept Map

Exhibit A

Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America

Community Development Department
1 inch = 1 mile

WASHINGTON PRIME GROUP™

VILLAGE PARK PLAZA II

PLANNED UNIT DEVELOPMENT DISTRICT

n.t.s.

08.19.19

CONCEPTUAL PLAN EXHIBIT

VILLAGE PARK PLAZA I

VILLAGE PARK PLAZA II

ADDITIONAL REAL ESTATE

MENARD'S
OWNED BY
OTHERS

ADDITIONAL REAL ESTATE

VILLAGE PARK PLAZA I

146TH STREET

74

GREYHOUND PASS

COOL CREEK PARK ROAD

151ST STREET

ADDITIONAL REAL ESTATE

VILLAGE PARK PLAZA II

ADDITIONAL REAL ESTATE

VILLAGE PARK PLAZA II

GREYHOUND PASS

VILLAGE PARK PLAZA II

ADDITIONAL REAL ESTATE

146TH STREET

31

WASHINGTON PRIME GROUP™

VILLAGE PARK PLAZA II

PLANNED UNIT DEVELOPMENT DISTRICT

n.t.s.

08.19.19

C.A. J

C.A. K

C.A. B

C.A. A

POND 2

C.A. D

POND 1

C.A. C

C.A. G

Area A Enlargement

Orchard View

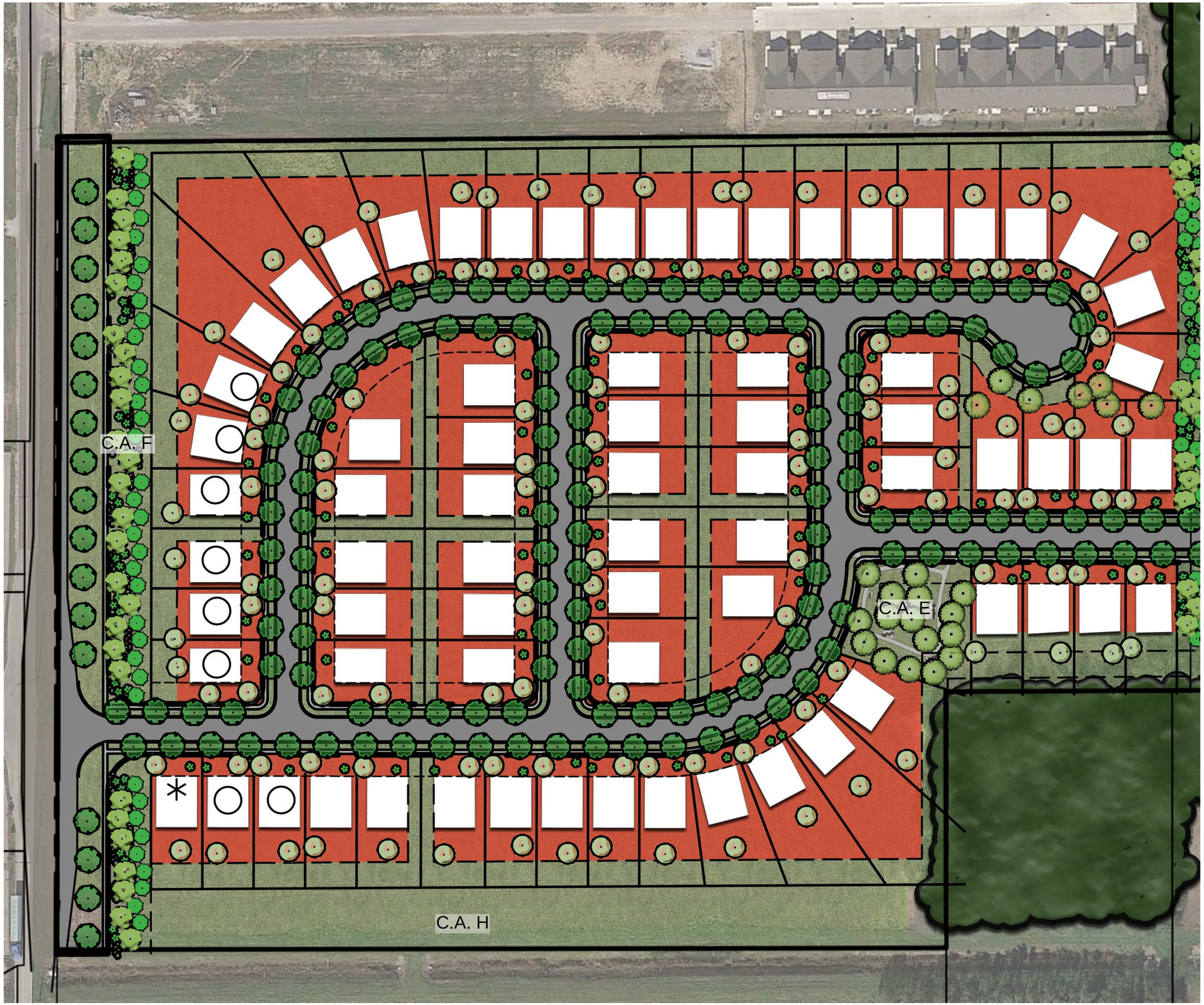
Spring Mill Road

Westfield, Indiana

ARBOR HOMES

AMERICAN STRUCTUREPOINT INC.

2019.00121



Area B Enlargement

Orchard View
Spring Mill Road
Westfield, Indiana

ARBOR HOMES

AMERICAN STRUCTUREPOINT INC.

2019.00121

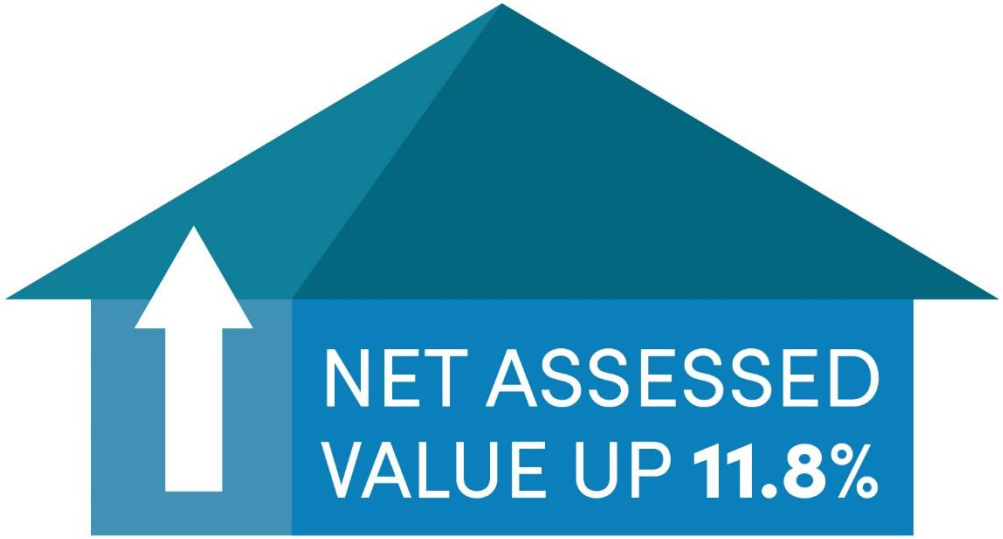
2020 Budget Introduction

September 9, 2019

ENHANCING QUALITY OF LIFE

TEAM COMMITMENT | SAFETY | SERVICE EXCELLENCE
FISCAL EFFICIENCY | INNOVATION

CITY OF Westfield INDIANA



CITY OF Westfield INDIANA

BUDGET SUPPORTS OUR VISION

Public Safety

Public Works

Economic Development

Grand Park

Grand Junction

Talent Attraction + Retention

PUBLIC SAFETY
10 New Officers
3 New Firefighters

PUBLIC WORKS
4 Team Members

PERSONNEL INVESTMENT
Performance-based Compensation

ECONOMIC DEVELOPMENT

GRAND PARK

GRAND JUNCTION

CITY OF Westfield INDIANA

2020 BUDGET

CITY OF Westfield INDIANA

2020 BUDGET TIMELINE

TAX SUPPORTED FUNDS

General

Fire

MVH

CCD

Debt Service

Rainy Day

CCI

LRS

Food & Beverage

REVENUES	EXPENSES
$42.5 Million	$42.5 Million

Gateway Local Unit Transparency Portal www.gateway.ifionline.org

CITY OF Westfield INDIANA

CURRENT CITY TAX RATE= 0.788

2020 CITY TAX RATE PROJECTED TO BE:

flat —

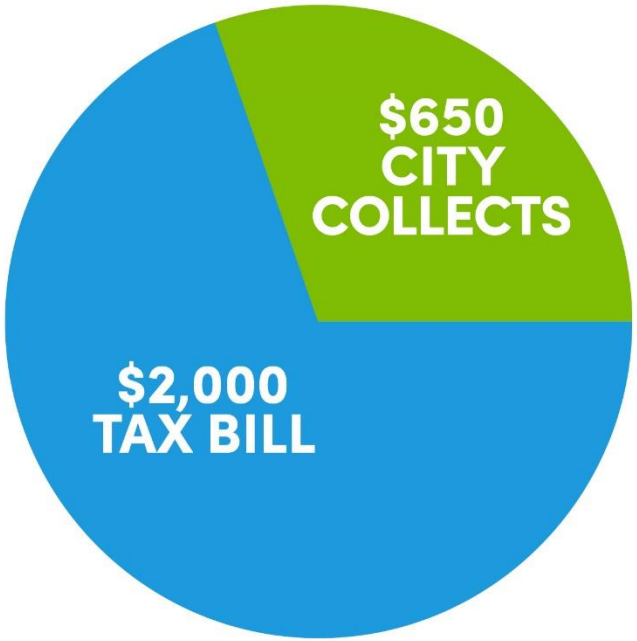
or

lower ↓

[It will not increase]

CITY OF Westfield INDIANA

WHAT WILL THE CITY BUDGET MEAN TO HOMEOWNERS IN 2020?



CITY OF Westfield INDIANA

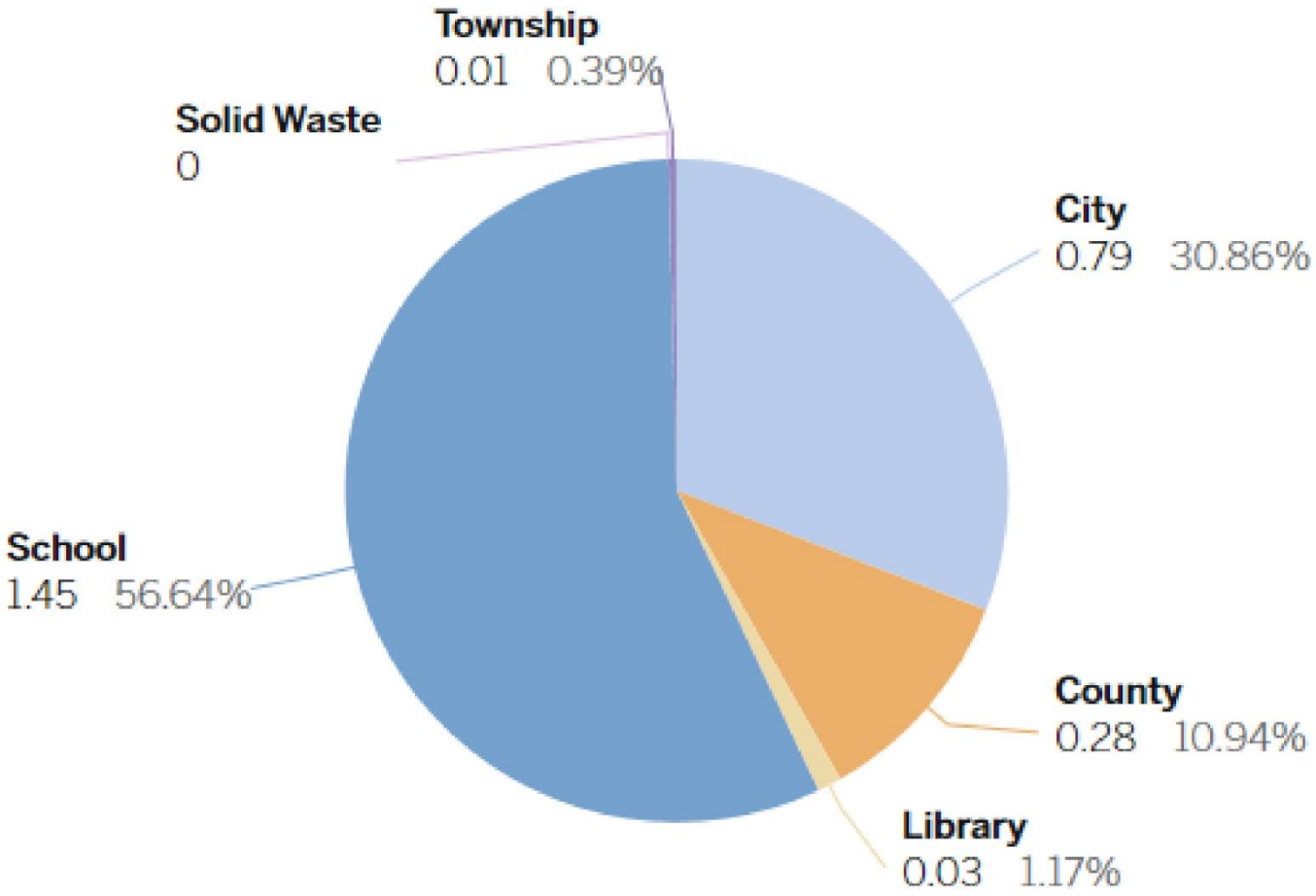
TAX RATE DOES NOT IMPACT TAX BILLS.

TAX BILL: County, Library, Solid Waste, School, Township + City

Schools have the largest portion of the total tax rate

If city tax rate was **0%**, residential taxpayers **pay same amount**

Tax caps put a **limit of 1%** on what can be collected



Township	0.0086
Solid Waste	0.0031
School	1.4466
Library	0.0337
County	0.2791
City	0.7880

OpenGov Financial Transparency Portal westfieldin.opengov.com/transparency

CITY OF Westfield INDIANA

WE ARE FINANCIALLY STRONG.

Rainy Day Fund has **$3M**

Min. **25% liquidity** of the prior year's General Fund

Sustainability Plan

CITY OF Westfield INDIANA

2020 BUDGET TIMELINE

CITY OF Westfield INDIANA

QUESTIONS?

OpenGov Financial Transparency Portal
westfieldin.opengov.com/transparency

Gateway Local Unit Transparency Portal
www.gateway.ifionline.org

Citizen's Guide to Property Tax
www.in.gov/dlgf/2516.htm

Tax Bill 101 - DLGF
www.in.gov/dlgf/8527.htm

City of Westfield
www.westfield.in.gov

CITY OF

Westfield

INDIANA

WESTFIELD.IN.GOV