

RESOLUTION NO. 04-2023

RESOLUTION CONFIRMING THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA AND APPROVING THE DEDUCTION FROM ASSESSED VALUE OF CERTAIN NEW REAL PROPERTY IMPROVEMENTS

WHEREAS, the City of West Lafayette, Indiana (the “City”) has been requested by Greenhouse Phase 2, LLC and Inari Agriculture, Inc. and/or any affiliate thereof (collectively, the “Applicant”) to find, pursuant to IC 6-1.1-12.1-2, that an area within the City (the “Area”) is an Economic Revitalization Area, which Area will contain the Project (as hereinafter defined); and

WHEREAS, the Common Council of the City (the “Council”) has prepared a simplified description of the Area or maps and plats that identify the Area, attached as Exhibit A; and

WHEREAS, the Area is located within the jurisdiction of the City for the purposes set forth in IC 6-1.1-12.1-2; and

WHEREAS, the Applicant intends to construct a redevelopment or rehabilitation project consisting of the construction of a new 40,000 square foot greenhouse for seed research and development (the “Project”) on property located in the Area (the “Real Property”), all as described in the Form SB-1/Real Property (Statement of Benefits, Real Estate Improvements) in connection with the Project (the “Statements of Benefits”) submitted by the Applicant to the Council; and

WHEREAS, the Council has reviewed the Statements of Benefits; and

WHEREAS, pursuant to IC 6-1.1-12.1-2, on January 3, 2023, the Council adopted a resolution (the “Declaratory Resolution”), which designated the Area as an “economic revitalization area” pursuant the Act and approved real property tax deductions under IC 6-1.1-12.1-3 for redevelopment or rehabilitation in the Area for five (5) years; and

WHEREAS, in compliance with IC 6-1.1-12.1-2.5, the Council published notice (the “Notice”) describing the adoption and substance of the Declaratory Resolution and stating that, on February 6, 2023, the Council would hold a public hearing (the “Public Hearing”) at which it will receive and hear all remonstrances and objections from interested persons, with respect to the Declaratory Resolution; and

WHEREAS, in compliance with IC 6-1.1-12.1-2.5, the Council filed, with each taxing unit that has authority to levy property taxes in the Area, a copy of the Notice and the Statements of Benefits; and

WHEREAS, in compliance with IC 6-1.1-12.1-2.5, on February 6, 2023, the Council held the Public Hearing at which it received, heard and considered evidence concerning the Declaratory Resolution and any remonstrances or objections with respect to the Declaratory Resolution; and

WHEREAS, pursuant to IC 6-1.1-12.1-2.5, the Council desires to take final action confirming the Declaratory Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of West Lafayette, Indiana, as follows:

Section 1. The Council hereby finds that (i) the Area is within the City and (ii) the Area has become 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 and prevented a normal development of property and use of property.

Section 2. The Area is hereby declared to be an “economic revitalization area” pursuant to IC 6-1.1-12.1. The period for real property tax deductions under IC 6-1.1-12.1-3 for redevelopment or rehabilitation in the Area shall be five (5) years.

Section 3. Based on the information in the Statements of Benefits describing the Project, the Council makes the following findings:

(a) That the estimate of the value of the redevelopment or rehabilitation of the Real Property is reasonable for projects of that nature.

(b) That the estimate of the number of individuals who will be employed or whose employment will be retained as a result of the proposed redevelopment or rehabilitation of the Real Property can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Property.

(c) That the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Property.

(d) That the number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, along with the value of the acquisition and construction of improvements as a result of the Project, create benefits of the type and quality anticipated by the Council within the Area and can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Property.

(e) That the benefits described in the Statements of Benefits can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Property.

(f) That the totality of benefits from the proposed redevelopment or rehabilitation of the Real Property sufficient to justify a five (5) year real property tax deduction period.

Section 4. Based on the information in the Statements of Benefits and the foregoing findings, the Council, pursuant to IC 6-1.1-12.1, hereby approves and allows the Applicant real

property tax deductions for five (5) years as set forth in Section 2 for the redevelopment or rehabilitation located in the Area.

Section 5. The percentage of deductions hereby approved for each of said five (5) years shall be as follows:

Year of Deduction	Percentage of Deduction
1	100%
2	80%
3	60%
4	40%
5	20%

Section 6. The Council hereby confirms the Declaratory Resolution, and the actions set forth in this Resolution are final, except for the limited rights of appeal provided under IC 6-1.1-12.1-2.5.

Section 7. The Clerk of the City is hereby authorized to make all filings necessary or desirable and to take all other necessary actions to carry out the purposes and intent of this Resolution and the deductions approved hereunder.

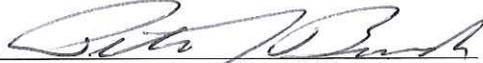
Section 8. This Resolution shall be in full force and effect from and after its passage by the Common Council and its approval by the Mayor of the City and such publications as may be required by law.

INTRODUCED ON FIRST AND ONLY READING ON THE 6 DAY OF February, 2023.

MOTION TO ADOPT MADE BY COUNCILOR DeBoer, AND SECONDED BY COUNCILOR Thomas.

DULY RESOLVED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 6 DAY OF February, 2023, HAVING BEEN PASSED BY A VOTE OF 7 IN FAVOR AND 1 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Blanco	✓			
Brown	✓			
Bunder	✓			
DeBoer	✓			
Hardesty	✓			
Leverenz			✓	
Parker	✓			
Sanders		✓		
Thomas	✓			

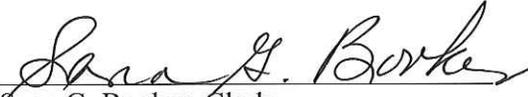

Peter Bunder, Presiding Officer

Attest:

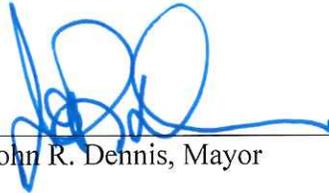

Sana G. Booker, Clerk



PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA
ON THE 7 DAY OF February, 2023.


Sana G. Booker, Clerk

THIS RESOLUTION APPROVED AND SIGNED BY ME ON THE 7 DAY OF
February, 2023.


John R. Dennis, Mayor

Attest:


Sana G. Booker, Clerk



EXHIBIT A

Description and Map of Area



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20 22 PAY 20 23

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 January 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 West Lafayette Greenhouse Phase 2, LLC, for the benefit of Inari Agriculture, Inc.		
Address of taxpayer (number and street, city, state, and ZIP code) 1101 Whisnand Road, Bloomington, IN 47408		
Name of contact person C. Randall Powell	Telephone number (812) 336-9002	E-mail address powellc@indiana.edu

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body City of West Lafayette		Resolution number
Location of property 1436 Win Hentschel Blvd, West Lafayette, IN 47906	County Tippecanoe	DLGF taxing district number 035
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Currently, Inari Agriculture has two locations in the United States; West Lafayette, IN and Cambridge, MA and one in Europe; Ghent, Belgium. Inari plans to lease a new approximately 40,000 square foot greenhouse facility from taxpayer to expand operations. The estimated job creation is through December 31, 2026.		Estimated start date (month, day, year) 02/01/2023
		Estimated completion date (month, day, year) 06/30/2024

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
129.00	\$12,875,000.00	129.00	\$12,875,000.00	140.00	\$13,176,800.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	16,000,000.00	
Less values of any property being replaced		
Net estimated values upon completion of project	16,000,000.00	

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
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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) 11/29/2022
Printed name of authorized representative C. Randall Powell	Title Owner

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 _____. *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. 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. Except as provided in IC 6-1.1-12.1-18, 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. Except as provided in IC 6-1.1-12.1-18, 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.

Lead Description
(Excerpted from Record #20222007416)

Lot Number Three (3) in the Purdue Research Park, Phase 4, Part 4, Section VI, City of West Lafayette, Tippecanoe County, Indiana, the plat of which is recorded on February 17, 2021 in Plat Cabinet No. 20010002216, in the office of the Recorder of Tippecanoe County, Indiana.

THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON INFORMATION OBTAINED FROM THE OFFICE OF THE TIPPECANOE COUNTY SURVEYOR WITH RESPECT TO LOCATION INFORMATION TAKEN FROM THE TIPPECANOE COUNTY ZONING PLAT (NAMED DATA REFERENCES) IS AS STATED THAT THE UNCERTAINTY IN THE LOCATION OF THE PROJECT FOOTPRINT DOES NOT EXCEED ONE FOOT. THE HORIZONTAL CONTROL IS BASED ON A LOCAL REFERENCE OF COORDINATES OBTAINED FROM HIGH-PRECISION ZONING SURVEYS AND USED IN THE SURVEY AND OCCURS AT PURDUE RESEARCH PARK.

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	4491.07	3894.89	4817.0	TOP OF 1/2" OF THE NORTH CORNER OF BUILDING HALL 1 TO 100 FEET EAST OF ITS INTERSECTION WITH THE CENTERLINE OF WEST LAFAYETTE GREENHOUSE PHASE 3
2	3208.68	3472.52	4442.29	TOP OF 1/2" OF THE CORNER CORNER ON THE NORTH SIDE OF THE INTERSECTION OF WEST MAIN AND WEST PONTIAC AVENUES
3	4251.68	3913.27	4825.36	TOP OF 1/2" OF THE CORNER CORNER ON THE NORTH SIDE OF THE INTERSECTION OF WEST MAIN AND WEST PONTIAC AVENUES TO 100 FEET WEST OF THE WEST SIDE OF WEST MAIN
4	4254.24	2323.81	4825.36	WEST MAIN AND WEST PONTIAC AVENUES CORNER CORNER POINT TO THE WESTERN SIDE OF THE INTERSECTION OF WEST MAIN AND WEST PONTIAC AVENUES TO 100 FEET WEST OF THE WEST SIDE OF WEST MAIN
5	3725.29	2226.33	4833.26	TOP OF 1/2" OF THE CORNER CORNER ON THE NORTH SIDE OF THE INTERSECTION OF WEST MAIN AND WEST PONTIAC AVENUES TO 100 FEET WEST OF THE WEST SIDE OF WEST MAIN
6	4407.92	3424.44	4819.23	TOP OF 1/2" OF THE CORNER CORNER ON THE NORTH SIDE OF THE INTERSECTION OF WEST MAIN AND WEST PONTIAC AVENUES TO 100 FEET WEST OF THE WEST SIDE OF WEST MAIN
7	4224.94	2262.27	4829.23	TOP OF 1/2" OF THE CORNER CORNER ON THE NORTH SIDE OF THE INTERSECTION OF WEST MAIN AND WEST PONTIAC AVENUES TO 100 FEET WEST OF THE WEST SIDE OF WEST MAIN
TBM 1	4173.00	2042.22	4482.50	TOP OF 1/2" OF THE CORNER CORNER ON THE NORTH SIDE OF THE INTERSECTION OF WEST MAIN AND WEST PONTIAC AVENUES TO 100 FEET WEST OF THE WEST SIDE OF WEST MAIN
TBM 2	4222.62	2226.44	4808.41	TOP OF 1/2" OF THE CORNER CORNER ON THE NORTH SIDE OF THE INTERSECTION OF WEST MAIN AND WEST PONTIAC AVENUES TO 100 FEET WEST OF THE WEST SIDE OF WEST MAIN

Surveyor's Report: "NOTE: This survey reflects site conditions as of the foredate date. Changes may have occurred after the foredate for this survey and therefore may not be reflected."

1. In accordance with Title 16S, Article 1, Chapter 12 of the Indiana Administrative Code ("Title 12"), the following observations and opinions are submitted regarding the various uncertainties in the location of the lot and corners established by this survey as a result of uncertainties in reference measurements, or record descriptions and plat in force of accuracy, or as introduced by random errors in measurement ("Relative Positional Accuracy"). There may be uncorrected errors associated with these uncertainties. The client should assume there is an amount of uncertainty shown on the map in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

2. There may be differences of land dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be land survey markers not, but not precisely, in their proper locations. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated hereon and less than the uncertainty identified by the reference measurements (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference measurements should be considered worthy of notice and are otherwise further discussed below.

3. Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject land. All survey measurements set or found the survey are taken with existing grade unless otherwise noted.

4. The purpose of this survey is to perform an ALTA/ACSM Land Title Survey of Lot 2 in the Purdue Research Park, Phase 4, Part 4, Section VI, the plat of which is recorded as Record #20100002216 in the Office of the Recorder of Tippecanoe County, Indiana. Findings are based on said plat.

5. Reference is made to the ALTA/ACSM Land Title Survey of Lot 2 of the subject subdivision prepared by The Schreiber Corporation and certified by Mark S. Hennessy, P.S. #20000002038 on March 8, 2001 (last revised March 20, 2011).

6. Reference is made to the ALTA/ACSM Land Title Survey of Lot 2 of the subject subdivision prepared by Schreiber Corporation and certified by Mark S. Hennessy, P.S. #20000002038 on January 6, 2001 (last revised June 16, 2010).

7. The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for an Urban Class Survey (0.07 feet plus 50 ppm) as defined in IAS 802.

8. Reference Measurements:

9. Survey measurements were based on or were most of the corners and/or course closures of the surveyed lot. The exception being that no measurement was found marking the southeast end of the 235-foot course along West Pontiac Boulevard. A marker with aluminum cap stamped "Waller and Associates, Inc." was found 0.42 feet north of the southeast end of the 235-foot course along West Pontiac Boulevard. Other than said marker measurement, the positions of the land monuments were relied upon to define the associated lines and corners of the surveyed lot. Record plat portions were held for this purpose and verifications of the monument positions as related. There is no such measurement in 0.3-foot or more in magnitude associated with the lines and corners of the surveyed lot related to said monument positions.

10. Pits and Deeds of Record:

11. The subject Lot and the north portion are part of the First Plat for Purdue Research Park, Phase 4, Part 4, Section VI, Doc. No. in the public records of the State of Indiana. There is no utility associated with the north line of the surveyed lot.

12. The west line of the subject lot and the east line of the two tracks to the west are controlled by the East Lot of the Southfield District of Section 1, Township 23 North, Range 3 West. There is no utility associated with the west line of the subject lot related to the ends and plots of record.

13. The right-of-way lines for West Pontiac Boulevard were established with the recording of the plat of Purdue Research Park, Phase 4, Part 4, Section VI. There is no utility associated with the south line of the surveyed lot related to the plots of record.

14. The right-of-way lines for East Avenue were established with the recording of the plat of Purdue Industrial Park, Phase 4, Part 4, Section 1. There is no utility associated with the east line of the surveyed lot related to the plots of record.

Surveyor's Report Comments:

Dispositions:

1. Who has title was under a portion of the north end of the west line of the surveyed lot. A portion of the northeast corner of the surveyed lot as set as found in the north and west was under water at the time the foredate for this survey was performed. A portion of the west end of the west line of the surveyed lot, was:

2. Ownership information indicated hereon is as identified in County or Township records or on a title work provided by others.

3. With regard to utility lines shown hereon, source information from plans and markings, where provided, was combined with observed evidence of utilities to develop a view of those underground utilities. However, liability restrictions, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more extensive information is required, the client is advised that excavation may be necessary. See Utility Note.

4. Evidence of sources of title for the subject tract was provided in the form of Owner's Title Guaranty Company ALTA Owner's Policy No. 34688, Policy Number 34-000000000000 dated April 26, 2002. Some of the items disclosed in Schedule B hereon may be depicted on the survey. Should any additional items need to be depicted on the survey, please advise and provide appropriate documents.

CERTIFICATE OF SURVEY
ALTA/ACSM LAND TITLE SURVEY

To West Lafayette Greenhouse Phase 2 LLC and Horizon Dist:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2001 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, duly established and issued by ALTA and NSPS, and Indiana Rules 12-1-5, 12-1-6, 12-1-7 and 12-1-8 of Title 16S of the Indiana Code. The field work was performed May 6-14, 2022.

To the best of my knowledge and belief this map or plat also represents a survey made under my supervision in accordance with Title 16S, Article 1, Chapter 12 of the Indiana Administrative Code. The title was prepared using standard rod survey techniques with an electronic total station and data collector and/or survey data logging (SDS). Elevation on level surfaces or structures are accurate to within 0.05 feet. Elevations on natural surfaces are accurate to within 0.15 feet. Colors are printed based upon interpretation of field conditions shown hereon and are accurate to generally within one foot contour interval.

Mark S. Hennessy, P.S.
No. 2200000004
No. 1220000004
October 26, 2002
Revised 11/4/22 Certified Parties.

I affirm, under the penalties for perjury, that I have taken reasonable care to collect each Social Security number in this document, unless required by law. Mark S. Hennessy
Will report to Indiana Title & Escrow.

Prepared by: Mark S. Hennessy

Item #1: Monumentation as noted.

Item #2: The address of the surveyed lot is 1436 Win Heintzelman Boulevard, West Lafayette, Indiana.

Item #3: Lot Area (as surveyed): 10,521.7 square feet, more or less.

Item #4: No buildings were observed on the surveyed lot at the time the foredate for this survey was performed.

Item #5: Substantial features observed in the process of conducting the survey are shown. Portions of the surveyed lot were being utilized for storage, storage and parking related to construction activities to the north. Said plots and a gravel area are shown as observed in the time the foredate for this survey was performed. This survey reflects site conditions as of the foredate date. Changes may have occurred after the foredate for this survey and therefore may not be reflected.

Item #6: No marked parking spaces were observed on the surveyed lot.

Item #7: Names listed from County records.

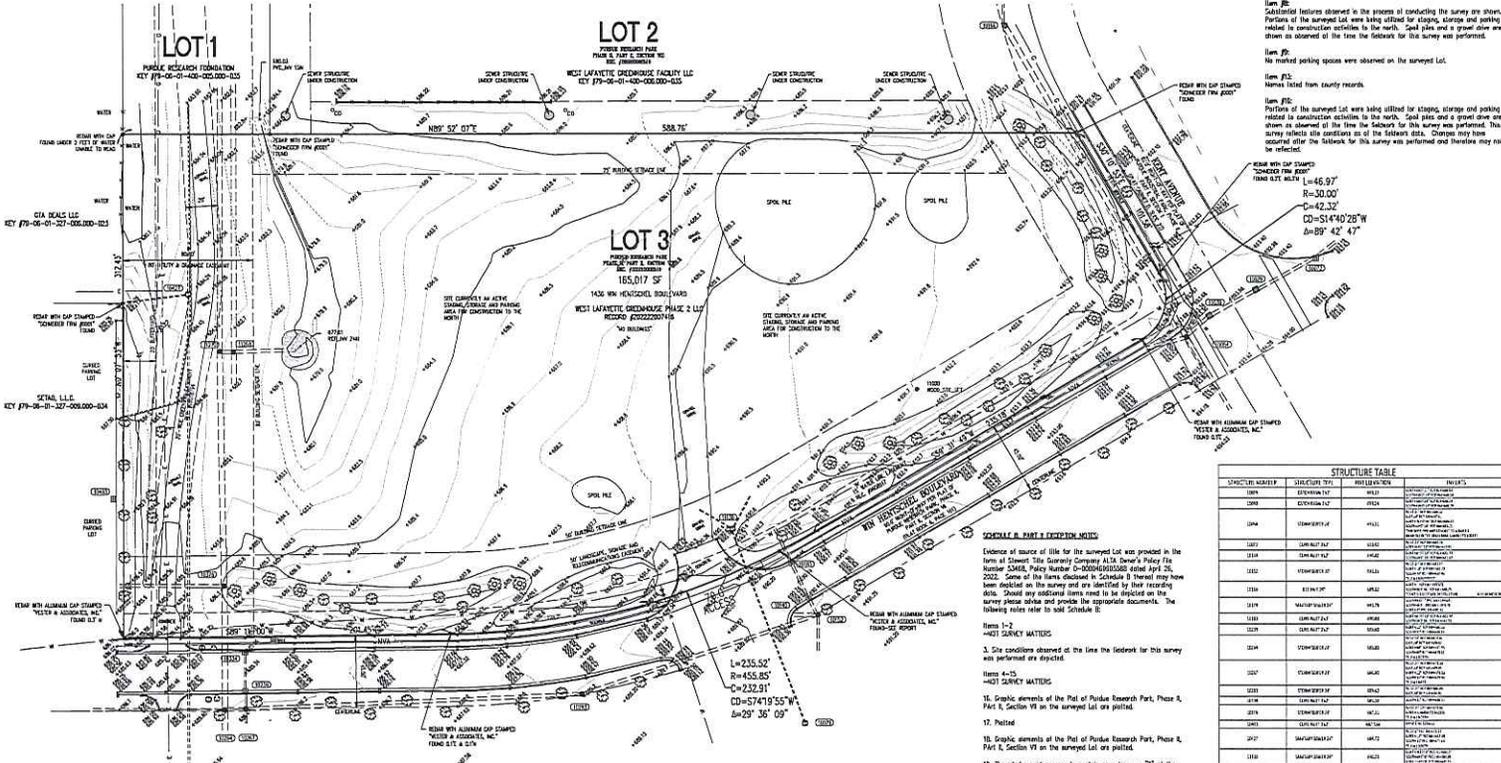
Item #8: Names listed from County records.

Item #9: Substantial features observed in the process of conducting the survey are shown. Portions of the surveyed lot were being utilized for storage, storage and parking related to construction activities to the north. Said plots and a gravel area are shown as observed in the time the foredate for this survey was performed. This survey reflects site conditions as of the foredate date. Changes may have occurred after the foredate for this survey and therefore may not be reflected.

Item #10: No marked parking spaces were observed on the surveyed lot.

Item #11: Names listed from County records.

Item #12: Substantial features observed in the process of conducting the survey are shown. Portions of the surveyed lot were being utilized for storage, storage and parking related to construction activities to the north. Said plots and a gravel area are shown as observed in the time the foredate for this survey was performed. This survey reflects site conditions as of the foredate date. Changes may have occurred after the foredate for this survey and therefore may not be reflected.



STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	PERMITS/NOTES	REMARKS
1004	STORMWATER	AS-BUILT	AS-BUILT
1005	STORMWATER	AS-BUILT	AS-BUILT
1006	STORMWATER	AS-BUILT	AS-BUILT
1007	STORMWATER	AS-BUILT	AS-BUILT
1008	STORMWATER	AS-BUILT	AS-BUILT
1009	STORMWATER	AS-BUILT	AS-BUILT
1010	STORMWATER	AS-BUILT	AS-BUILT
1011	STORMWATER	AS-BUILT	AS-BUILT
1012	STORMWATER	AS-BUILT	AS-BUILT
1013	STORMWATER	AS-BUILT	AS-BUILT
1014	STORMWATER	AS-BUILT	AS-BUILT
1015	STORMWATER	AS-BUILT	AS-BUILT
1016	STORMWATER	AS-BUILT	AS-BUILT
1017	STORMWATER	AS-BUILT	AS-BUILT
1018	STORMWATER	AS-BUILT	AS-BUILT
1019	STORMWATER	AS-BUILT	AS-BUILT
1020	STORMWATER	AS-BUILT	AS-BUILT
1021	STORMWATER	AS-BUILT	AS-BUILT
1022	STORMWATER	AS-BUILT	AS-BUILT
1023	STORMWATER	AS-BUILT	AS-BUILT
1024	STORMWATER	AS-BUILT	AS-BUILT
1025	STORMWATER	AS-BUILT	AS-BUILT
1026	STORMWATER	AS-BUILT	AS-BUILT
1027	STORMWATER	AS-BUILT	AS-BUILT
1028	STORMWATER	AS-BUILT	AS-BUILT
1029	STORMWATER	AS-BUILT	AS-BUILT
1030	STORMWATER	AS-BUILT	AS-BUILT
1031	STORMWATER	AS-BUILT	AS-BUILT
1032	STORMWATER	AS-BUILT	AS-BUILT
1033	STORMWATER	AS-BUILT	AS-BUILT
1034	STORMWATER	AS-BUILT	AS-BUILT
1035	STORMWATER	AS-BUILT	AS-BUILT
1036	STORMWATER	AS-BUILT	AS-BUILT
1037	STORMWATER	AS-BUILT	AS-BUILT
1038	STORMWATER	AS-BUILT	AS-BUILT
1039	STORMWATER	AS-BUILT	AS-BUILT
1040	STORMWATER	AS-BUILT	AS-BUILT

UTILITY NOTE:

A UTILITY LOCATION REQUEST WAS SUBMITTED TO REN ONE CALL ON 05/02/2022 (FIRST NUMBER ACCORDING TO A REPRESENTATIVE FROM SCHREIBER CORPORATION). THE REQUEST WAS FOR THE SURVEYED AREA AS SHOWN. SOME OF THE UTILITY LINES SHOWN HEREON ARE SHOWN PER FIELD MARKINGS BY THE RESPONDING UTILITY REPRESENTATIVE. INFORMATION FROM THESE PROJECTS WAS COMBINED WITH OBTAINED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LIABILITY RESTRICTIONS CAN BE ACCURATELY COMPLETELY AND RELIABLY IDENTIFIED. WHERE ADDITIONAL OR MORE EXTENSIVE INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATIONS MAY BE NECESSARY.

NOTE: AT THE TIME THE FOREDATE FOR THIS SURVEY WAS PERFORMED, ONLY WATER AND SEWER MARKINGS WERE OBSERVED ON SITE. THERE ARE LIKELY OTHER UTILITIES ON SITE.

INARI
INARI SURVEYING & ENGINEERING, INC.
401 West County, Indianapolis, IN 46204
(317) 442-1100

CSO
CONSTRUCTION SOFTWARE
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401 West County, Indianapolis, IN 46204
(317) 442-1100

INARI GREENHOUSE PHASE 3
PROJECT: INARI GREENHOUSE PHASE 3
Win Heintzelman Blvd
West Lafayette, Indiana 47906

SCOPE DRAWING:
1. 11/4/22 with Certified Parties.

DATE: 04/27/22

DRAWING TITLE: SURVEY

CERTIFIED BY:

DRAWING NUMBER: B100

PROJECT NUMBER: 2022031

DATE OF RECORD: 12/20/2021
RECORD NUMBER: #20222007416
KEY NUMBER: 72-36-01-402-007-000-020