

RESOLUTION NO. 2010- 9

**A RESOLUTION OF THE MARTIN COUNTY COUNCIL
DETERMINING THAT THE QUALIFICATIONS FOR A TAX
ABATEMENT HAVE BEEN MET FOR THE SO-CALLED WESTGATE
SIX BUILDING FOR 30,000 SQUARE FEET OF BUILDING**

August 2010

WHEREAS, by its Resolution No. 2007-06 (the "Declaratory Resolution"), The Martin County Council (the "Council") heretofore declared the area described in Exhibit "A" attached hereto and made a part hereof to be an economic revitalization area (the "Area"); and

WHEREAS, WestGate @ Crane Development Co., LLC, an Indiana limited liability corporation (the "Applicant"), has heretofore submitted to the Martin County Council (the "Council") for its approval, an Application and related Statement of Benefits (together, the "Application") for tax abatement and deduction from assessed valuation of real property pursuant to Indiana Code 6-1.1-12.1-3 and 4.5, for a period of ten (10) years; and,

WHEREAS, notice of the adoption and substance of the Declaratory Resolution has been published in accordance with Indiana Code 5-3-1 and distributed in accordance with Indiana Code 6-1.1-12.1-2.5; and

WHEREAS, on the 30th August, 2010, the Council received and heard all remonstrance and objections to the requested tax abatement consideration from interested persons and considered the evidence.

NOW, THEREFORE, BE IT RESOLVED BY THE MARTIN COUNTY COUNCIL AS FOLLOWS:

1. The Council hereby confirms its prior determination that the Area meets the qualifications for designation as an economic revitalization area.

2. The Council specifically finds that:

(a) The estimate of the value of the redevelopment by the Company is reasonable for projects of that nature;

(b) The number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment by the Company;

(c) The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment by the Company;

(d) Other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment by the Company; and

(e) The totality of benefits is sufficient to justify the deduction.

Therefore, the tax abatement and deduction from assessed valuation of real property located within the property as described in Exhibit "B" attached hereto and pursuant to Indiana Code 6-1.1-12.1-3 and 4.5, for a period of ten (10) years is hereby granted to the Company.

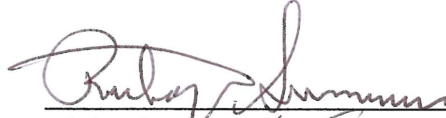
2. The Council hereby reserves the right to periodically review the progress of the Company in accordance with IC 6-1.1-12.1-5.9.

3. This Resolution shall be in full force and effect from and after its passage and approval, as required by law.

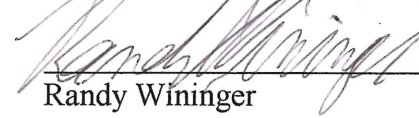
* * *

Duly adopted this 5th day of October, 2009.

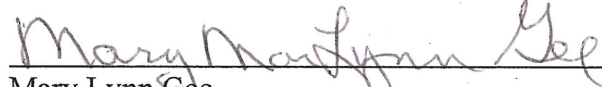
THE MARTIN COUNTY COUNCIL



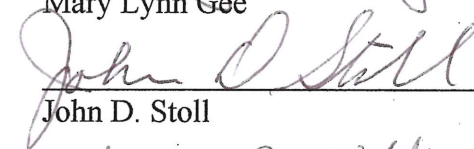
Richard Summers



Randy Wininger



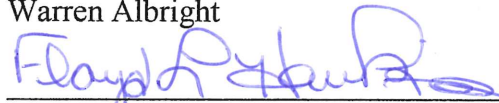
Mary Lynn Gee



John D. Stoll



Warren Albright

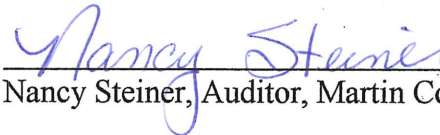


Floyd Lonnie Hawkins



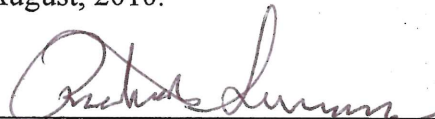
Larry Shaw

The foregoing was adopted by The Martin County Council this 30th day of August, 2010, and presented by me to the Presiding Officer of The Martin County Council this 30th day of August, 2010, at Shoals, Indiana.



Nancy Steiner, Auditor, Martin County, Indiana

Approved and signed this 30th day of August, 2010.



Richard Summers, Presiding Officer,
The Martin County Council

EXHIBIT "A"

34.22 Acre Real Estate Legal Description

The South half of the West half of the Northwest Quarter of Section 6, Township 5 North, Range 4 West, and being more particularly described as follows:

Beginning at the Southwest corner of the above said Quarter, Quarter, said point being marked by a cast iron monument stamped Quarter corner; thence N-00°-13'-40"-W a distance of 1327.625 feet along the West line of the above said Quarter, Quarter to a railroad spike; thence N-89°-56'-42"-E a distance of 1121.04 feet along the North line of the above said Quarter, Quarter (passing through a 5/8" rebar with cap stamped Sanders LS # 20300052 at 40.00 feet) to a 5/8" rebar with cap stamped Sanders LS # 20300052; thence S-00°-00'-39"-E a distance of 1338.10 feet along the East line of the above said Quarter, Quarter to a 5/8" rebar with cap stamped Sanders LS # 20300052; thence N-89°-31'-01"-W a distance of 1116.05 feet (passing through a 2" pipe at 1076.17 feet) to the Point of Beginning. The above described tract contains in all 34.22 acres more or less and is subject to all legal rights of way and easements of record.

The above described tract is an updated metes and bounds survey description of the same tract of land as described in Deed Record Book-139, Page-443 as found in the Martin County Records Office.

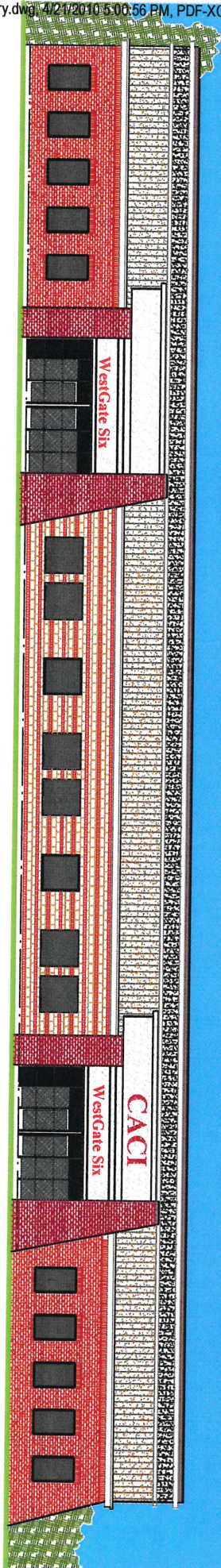
EXHIBIT "B"

Legal Description WestGate Six Building

Part of the South Half of the West Half of the Northwest Quarter of Section Six (06), Township Five (05) North, Range Four (04) West, situated in Perry Township, Martin County, Indiana, more particularly described as follows:

Commencing at a cast iron monument stamped "Quarter Corner" in a monument box marking the West Quarter corner of said section; thence along the South line of the Northwest Quarter of said section, South 89 degrees 31 minutes 01 second East, 40.00 feet to the East right-of-way line of County Road 1400 East; thence along said right-of-way line, North 00 degrees 13 minutes 40 seconds West, 68.76 feet to a 5/8" rebar with cap inscribed "Sanders L.S. 20300052", hereon referred to as an "iron monument", marking the POINT OF BEGINNING; thence continuing along said right-of-way line, North 00 degrees 13 minutes 40 seconds West, 319.58 feet to an "iron monument"; thence leaving said right-of-way line, North 89 degrees 52 minutes 45 seconds East, 389.05 feet to an "iron monument" on the West line of a tract of land as contained in Deed Record 139, P. 443 in the recorder's office of Martin County, Indiana and owned by the County of Martin, State of Indiana; thence along said West line, South 00 degrees 12 minutes 31 seconds East, 321.84 feet to an "iron monument"; thence leaving said West line, North 89 degrees 47 minutes 15 seconds West, 388.95 feet to the point of beginning, containing 2.864 acres, more or less.

Subject to and together with a 30 foot easement for ingress and egress, being 15 feet on each side of the North line of the above described tract. The side lines of said easement to be extended or shortened to terminate at the East right-of-way line of County Road 1400 East and the West line of Deed Record 139, Page 443.



PROPOSED WESTGATE SIX

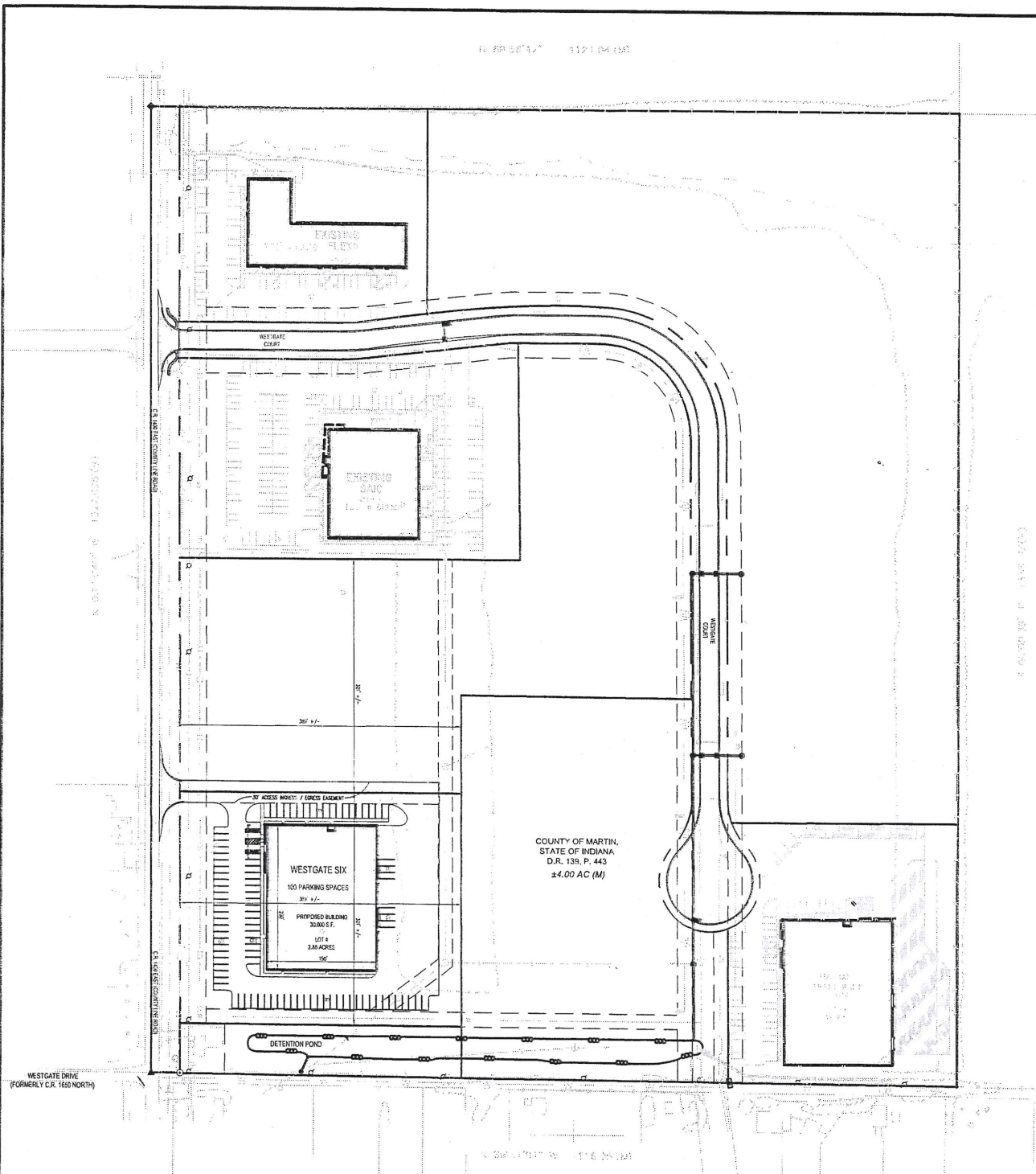
WestGate @ Crane Development Co., Inc.

FRONT / WEST ELEVATION

WESTGATE SIX OVERVIEW

August 30, 2010

- **Westgate Six, LLC is seeking 10-year property tax abatement.**
- **30,000 square foot office/lab/warehouse building on 2.8 acres.**
- **CACI will lease 20,000 sq.ft., 10,000 sq.ft. is available for lease (CACI has a right of first refusal to lease the additional space).**
- **Located on N. 1400E, two lots South of the SAIC building.**
- **Approximately 75 employees @ \$50,000 average salary.**
- **Building is pre-engineered steel with brick and decorative masonry façade.**
- **CACI requested the location of the building due to its prominence within the park and proximity to the base entrance.**
- **CACI currently leases 17,000 sq.ft. in the region. Westgate Six will become its headquarters in the area.**



WESTGATE 6 - CRANE, IN
(C.R. 1400 E.)



EXHIBIT-2

CEC PROJECT NUMBER
WCD.007

DATE: 4/19/10

DWN. BY: EAG

CHKD. BY: EAG

SCALE: 1" = 200'

SHEET 1 OF 1

CIVIL SITE GROUP, INC.

643 MASSACHUSETTS AVE., SUITE 200
INDIANAPOLIS, INDIANA 46204
(317) 423-3305 / (Fax) 423-3306

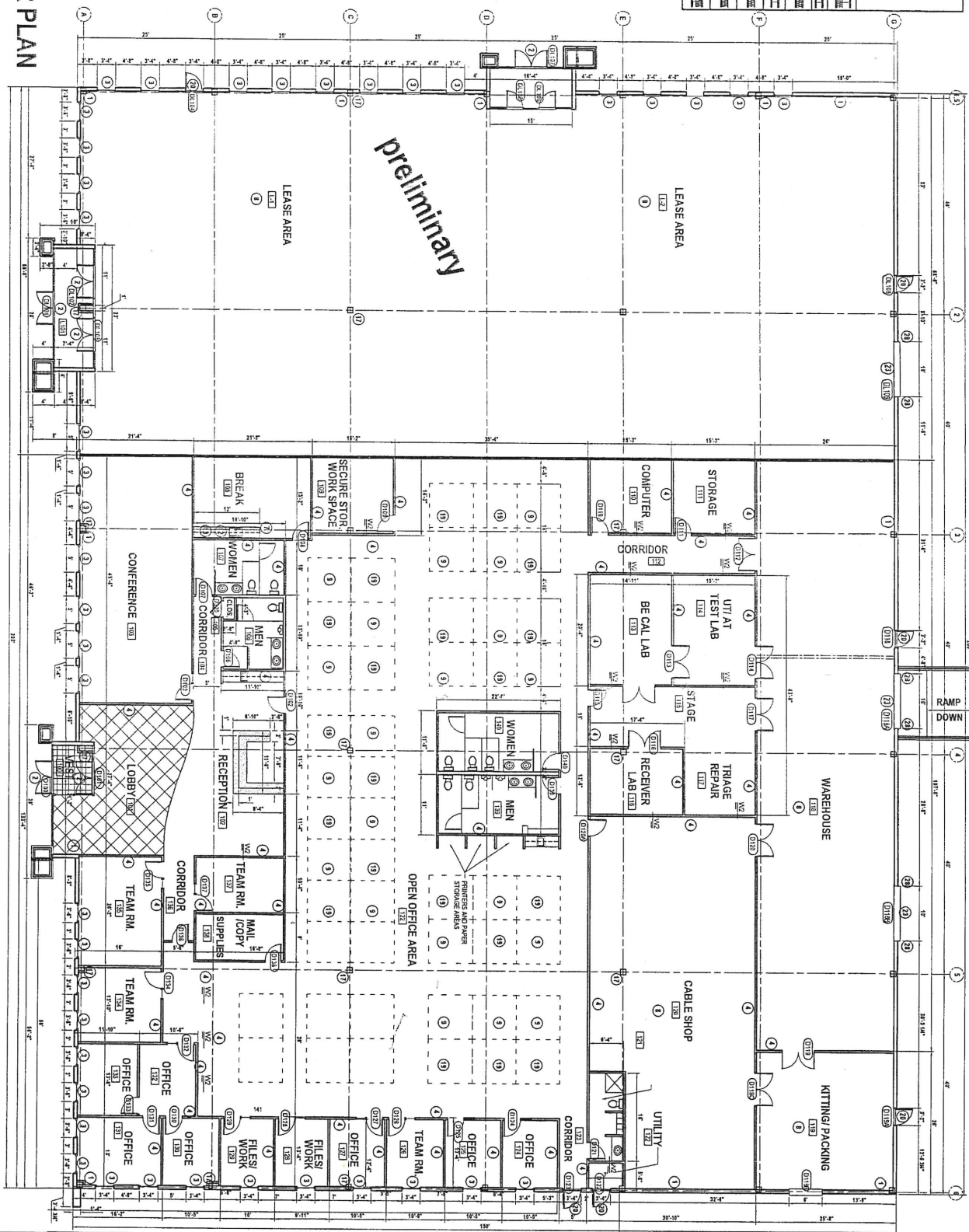
Civil Site
GROUP, INC.

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- 1) ALL BRICKS TO BE LAYED CORNER WITH THE VERTICAL WALLS
- 2) ALL BRICKS TO BE LAYED CORNER WITH THE HORIZONTAL WALLS
- 3) ALL BRICKS TO BE LAYED CORNER WITH THE CORNER JOINTS
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- 10) ALL BRICKS TO BE LAYED CORNER WITH THE CORNER JOINTS

PLAN NOTES:

- 1) ALL BRICKS TO BE LAYED CORNER WITH THE VERTICAL WALLS
- 2) ALL BRICKS TO BE LAYED CORNER WITH THE HORIZONTAL WALLS
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[illegible]

WESTAGTE SIX
CACI - Ever Vigilant
WestGate @ Crane Technology Park
Westgate Court Crane, Indiana

DEA inc.
Architecture
Dale E. Ankrom, A.I.A.
Member of the American Institute of Architects
6548 Ferguson Street - Indianapolis, IN 46220
(317) 257-1580 Fax (317) 257-1881 dea@deancus.com

DRAWN
CHECKED
D.E.A.
REVISIONS

DATE
7/15/10

PROJECT NO.
03-10

SHEET TITLE

FLOOR PLAN

SHEET

A-1