

July 22, 2011

RE: Branch 11 of the S.W. Elliott Reconstruction Report

To: Tippecanoe County Drainage Board

From: Zach Beasley P.L.S./M.S. Tippecanoe County Surveyor

In accordance with the Board's request, I am submitting for your review and approval the reconstruction report for Branch 11 of the S.W. Elliott. Upon authorization by the board, I will proceed with preparation of plans, specifications, and the finalization of assessments based on the alternative selected by the board.

GENERAL DISCUSSION

DRAIN CLASSIFICATION- Branch 11 of the S.W. Elliott is located in the Northeast Quarter of Section 2, Township 22 North, Range 4 West. It was originally constructed as a tile to provide subsurface drainage to farm fields located north of the Elliott Ditch west of its intersection with State Road 38. However, the last few years has seen the transition of the land use from mainly agricultural to urban land. Even though a portion of the watershed of Branch 11 of the S.W. Elliott is still being farmed, it is reasonable to conclude that the watershed can be classified as urban land, as defined by **IC 36-9-27-2** which states "Urban Land" means affected land that "is used or will in the reasonably foreseeable future be used generally for commercial, industrial, large estate, higher density residential, or similar purposes". Therefore, according to IC 36-9-27-67, Branch 11 of the S.W. Elliott has been classified as an urban drain per the county surveyor's classification report. See classification report attached.

NEED FOR RECONSTRUCTION OF BRANCH 11 OF THE S.W. ELLIOTT- Discussion for need of reconstruction began with the construction of "F" Lake, a regional storm water detention facility located downstream at the confluence of Branch 11 of the S.W. Elliott and Elliott Ditch. "F" Lake was constructed to alleviate some drainage related development pressure within the Elliott Ditch watershed by providing means to limit flow within Elliott Ditch without a complete reconstruction of Elliott Ditch. The developers of Haggerty Pointe approached the drainage board about developing the upper watershed of Branch 11 of the S.W. Elliott with the intent of discharging its storm water to "F" Lake without detention. However, the capacity of the existing tile of Branch 11 of the S.W. Elliott is limited. Approval was granted to the Haggerty Pointe development in 2005 in anticipation of the reconstruction of Branch 11 of the S.W. Elliott but the approval was subject to the following conditions:

1. The developer construct a wet detention basin to reduce the runoff from the first phase of Haggerty Pointe to the available capacity of Branch 11 of the S.W. Elliott; and
2. No additional development within Haggerty Pointe could occur until Branch 11 of the S.W. Elliott had acceptable capacity.

Lastly, the City of Lafayette has future plans to extend Park East Blvd to SR 38. Reconstruction of Branch 11 of the S.W. Elliott will allow for positive drainage and allow the road project to be completed. Please see attached a letter of support from the Mayor's and Engineer's office of the City of Lafayette.

CURRENT DISCUSSIONS- The Surveyor's Office has been in discussion with the two primary land owners for over two years with the intent of pursuing the reconstruction. Therefore, the surveyor's office at this time is recommending the reconstruction of Branch 11 of the S.W. Elliott proceed under the terms established by **IC 36-9-27-34**. This states that "a regulated drain is in need of reconstruction when it will not perform the function for which it was designed and constructed and topographical or other changes have made the drain inadequate to properly drain the lands affected without extensive repairs or changes, including: increasing the size of the tile; changing the course of a drain; or constructing drainage detention basins and drainage control dams". All of these conditions apply to Branch 11 of the S.W. Elliott.

RECONSTRUCTION REQUIREMENTS

REPORT REQUIREMENTS- This report is being submitted in accordance with **IC 36-9-27-49**, which requires that the county surveyor determine and set forth in a report the best and cheapest method of reconstructing the drain so that it will adequately drain all affected land. This office has engaged Christopher B. Burke Engineering, Ltd. (CBBEL), to assist in the preparation of this report and supporting documents.

BRANCH 11 OF THE S.W. ELLIOTT WATERSHED; IMPACTED LANDS- Based upon a review of both existing and proposed topographical drawings, the watershed boundary for the affected lands has been determined. The review includes topographic aerial mapping from the mid 1980's. The affected lands and the watershed for Branch 11 of the S.W. Elliott are shown on Exhibit 1.

DESIGN BASIS; ALTERNATIVES- In order to determine the best and cheapest method of reconstructing Branch 11 of the S.W. Elliott, CBBEL analyzed existing records, met with affected property owners, and reviewed existing and proposed development plans. A review of the development plans for Haggerty Pointe revealed that the wet detention pond was designed with excess capacity for the entire proposed Haggerty Pointe development. As a result, CBBEL recommends that the existing Haggerty Pointe pond be incorporated into the reconstruction of Branch 11 of the S.W. Elliott, either as constructed or with modifications proposed by the developer of Haggerty Pointe. CBBEL analyzed four different alternatives. The area references identified in the alternatives discussion are shown on Page 1, Exhibit 2. The areas have been grouped by property owner relationships. In addition, Area 4 on the south side of SR 38 has been divided into two equal parcels in anticipation of future development. All Alternatives are designed to convey the 100 Year event storm. The pipe sizing of each alternative was based upon achieving similar hydraulic grade lines. The designs of each Alternative include:

- a. **ALTERNATIVE A** - This alternative utilizes Haggerty Pointe pond as designed. Both Areas 1 and 2 will discharge into the existing pond. Area 3 discharges into Branch 11 of the S.W. Elliott on the north side of SR 38. Areas 4a and 4b discharge into Branch 11 of the S.W. Elliott at two points on the south side of SR 38. The basis of assessment for this alternative should be the percentage contributing drainage area for each parcel.
- b. **ALTERNATIVE B** - This alternative allows the developer of Haggerty Pointe to fill in the eastern half of Haggerty Pointe pond to allow land reclamation. The land reclamation reduces the available storage in the Haggerty Pointe pond and requires that the outlet of the pond be replaced with a larger outlet. Area 3 discharges into Branch 11 of the S.W. Elliott on the north side of SR 38. Areas 4a and 4b discharge into Branch 11 of the S.W. Elliott at two points on the south side of SR 38. The basis of assessment for this alternative should be the percentage contributing flow for each parcel.
- c. **ALTERNATIVE C** - This alternative also allows the developer of Haggerty Pointe to fill in the eastern half of Haggerty Pointe pond to allow land reclamation. As in Alternative B, the land

reclamation reduces the available storage in the Haggerty Pointe pond and requires that the outlet of the pond be replaced with a larger outlet. The increased size of the new outlet is somewhat mitigated by the understated capacity of the storage volume. However, with this alternative, most of Area 3 will be required to discharge into the Haggerty Pointe pond. A provision for the connection is included in the costs of construction. Due to topographical restraints, approximately 0.5 acres of Area 3 will drain to Branch 11 of the S.W. Elliott on the north side of SR 38. Areas 4a and 4b discharge into Branch 11 of the S.W. Elliott at two points on the south side of SR 38. The basis of assessment for this alternative should be the percentage contributing drainage area for each parcel.

- d. **ALTERNATIVE D** - This alternative consists of two separate projects. Project One serves the Haggerty Point property and related parties, including Canam Steel and the Zanic properties. Project Two serves the Schroeder related parties. Each project also provides drainage for the right-of-way of SR 38. The basis of assessment for this alternative should be the percentage contributing drainage area for each parcel.
 - i. Project One allows the developer of Haggerty Pointe to fill in the eastern half of Haggerty Pointe pond to allow land reclamation. The land reclamation reduces the available storage in the Haggerty Pointe pond and requires that the outlet of the pond be replaced with a larger outlet. Project One will provide drainage for the south side of SR 38 and will discharge into "F" Lake
 - ii. Project Two provides for drainage without detention of the north right-of-way of SR 38, Areas 3 and 4. Project Two will discharge into "F" Lake adjacent to the outlet for Project One.

COSTS OF ALTERNATIVES- Exhibit 3 contains the estimated costs of construction for each of the four alternatives. The costs include engineering services estimated at 20% of construction costs; and legal, appraisal, publishing with other soft costs estimated at 10% of the construction costs.

CROSSING OF INDOT RIGHT-OF-WAY- Since State Road 38 bisects Branch 11 of the S.W. Elliott watershed, **IC 36-9-27-71** requires that when the county surveyor determines that the proposed drain will cross a public highway at a point where the crossing will not adequately handle the flow of water from the drain, the county surveyor shall include in the plans the grade and cross section requirements for a new crossing. The Code also requires that the cost of the work on the crossing shall be paid by the owner of the public highway. This cost may not be considered by the county surveyor or by the board in determining the cost of the work on the drain or in assessing benefits and damages.

ALTERNATIVE RECOMMENDATION- Based on a review of the estimated costs of construction, and the anticipated benefits to the landowners, Alternative C is recommended for the proposed reconstruction of Branch 11 of the S.W. Elliott for the following reasons: (1) the lowest overall estimated cost of construction; (2) the lowest estimated cost of construction for the Indiana Department of Transportation; and (3) the existing Haggerty Pointe pond can be reduced in surface area. The estimated construction costs associated with INDOT has been deducted from the estimated total costs of the project in accordance with the Code.

TABLE 1

ALTERNATE C							
Item No	Item	Quantity	Unit	Unit Cost	Extension	INDOT %	INDOT COSTS
1	36" Reinforced Concrete Pipe	40	LF	\$200	\$8,000	0%	\$ -
2	48" Reinforced Concrete Pipe	210	LF	\$275	\$57,750	0%	\$ -
3	48" Reinforced Concrete Pipe	15	LF	\$275	\$4,125	100%	\$ 4,125
4	48" Reinforced Concrete Pipe	186	LF	\$275	\$51,150	100%	\$ 51,150
5	JACK/BORE 48" Reinforced Concrete Pipe	136	LF	\$870	\$118,320	100%	\$ 118,320
6	48" Reinforced Concrete Pipe	139	LF	\$275	\$38,225	0%	\$ -
7	48" Reinforced Concrete Pipe	434	LF	\$275	\$119,350	0%	\$ -
8	48" Reinforced Concrete Pipe	130	LF	\$275	\$35,750	0%	\$ -
9	POND OUTLET MODIFICATIONS	1	EA	\$10,000	\$10,000	0%	\$ -
10	AREA 3 POND DISCHARGE STRUCTURE	1	EA	\$10,000	\$10,000	0%	\$ -
11	72" PRECAST STORM MANHOLE (ST212)	1	EA	\$8,000	\$8,000	0%	\$ -
12	72" PRECAST STORM MANHOLE (ST3 &4)	2	EA	\$8,000	\$16,000	100%	\$ 16,000
13	72" PRECAST STORM MANHOLE (ST2)	1	EA	\$8,000	\$8,000	0%	\$ -
14	72" PRECAST STORM MANHOLE (ST1)	1	EA	\$8,000	\$8,000	0%	\$ -
15	48" PRECAST WING WALL END TREATMENT	1	EA	\$15,000	\$15,000	0%	\$ -
	SUBTOTAL				\$507,670		\$189,595
	20% ENGINEERING				\$101,534		
	10% LEGAL, APPRAISAL, AND PUBLISHING FEES				\$50,767		
	TOTAL				\$659,971	28.7%	\$189,595
TOTAL REMAINING COSTS TO BE ASSESSED TO LANDOWNERS							\$470,376

ASSESSMENT REQUIREMENTS

REQUIREMENTS FOR ASSESSMENTS- Under **IC 36-9-27-49** and **IC 36-9-27-50**, the county surveyor is required to report the name and address of each owner of land that will be affected by the proposed reconstruction, and the legal description of the land of each owner as shown by the record of transfers of the county in which the land is located. The county surveyor is also required to prepare a schedule of assessments containing a description of each tract of land determined to be benefited by the reconstruction and the amount of the benefit. The county surveyor: determines the amount of damages sustained by any owner as a result of the reconstruction; prepares a schedule of damages containing the amount of each owner's damages; and prepares an explanation of the injury upon which the determination was based. In addition, the surveyor shall set forth the amount of each owner's assessment based on the total estimated cost of the reconstruction and the amount of each owner's annual assessment based on the estimated periodic maintenance cost of the reconstruction.

The percentage used in computing the annual assessment may, but need not be, the same for each tract of land as the percentage used in computing the general assessment. According to **IC 36-9-27-50** consideration of benefits include: the existing or future land use; the increased value accruing to each tract of land from the reconstruction, or maintenance; and elimination or reduction of damage from floods. The board shall enter in the assessment schedule the percentage of the total cost of the reconstruction to be assessed against each tract of land, with the percentage to be based upon the benefit accruing to the land from the reconstruction. The percentage allocated to all lands benefited must be at least one hundred percent (100%) and as near to one hundred percent (100%) as is practicable.

BASIS FOR ASSESSMENT- Under Alternative C (the recommended alternative) all parties equally benefit from the proposed reconstruction. Existing and anticipated land uses are similar in nature with an impervious cover exceeding 60%. Therefore all land owners shall be assessed on the basis of contributing drainage area within the Branch 11 of the S.W. Elliott watershed. Where damages occur to a parcel the benefit to that parcel far exceed the damages, and that no damages should be included in the cost of the reconstruction. Please refer to the attached appraisal summary report. Full appraisal reports for each tract are available in the surveyor's office and may be viewed upon request.

DETERMINATION OF ASSESSMENTS- Exhibit 4 is an aerial map taken from the Tippecanoe County GIS service and depicts the watershed limit of Branch 11 of the S.W. Elliott and identifies each parcel located partially or wholly within the watershed. Exhibit 5 expands Exhibit 4 and provides a summary of the ownership of the parcel, including PIN number and Site Key Number. Exhibit 5 also lists the total area of each affected parcel and the area of the parcel within the watershed, along with the associated percentage of the watershed. Exhibit 5 also includes the estimated total cost of construction, the anticipated benefits to all parcels, and the associated damages, if any. The proposed assessment against each parcel for the reconstruction of Branch 11 of the S.W. Elliott is also shown, along with the annual maintenance assessment, based on an estimated annual maintenance of \$10,000 per year. Table 2 below is a summary by landowner of Exhibit 5.

Table 2

Owner	Parcel (Acres)	Watershed (Acres)	Per Cent Watershed	Construction Assessment	Cost of Annual Maintenance
	TOTAL COSTS OF CONSTRUCTION, INCLUDING INDOT COSTS			\$659,971.00	\$10,000.00
	TOTAL COSTS OF CONSTRUCTION, LESS INDOT COST			\$470,376.00	
CANAM STEEL CORPORATION	22.02	11.61	12.291%	\$57,812.97	\$1,229.08
CITY OF LAFAYETTE	1.61	1.61	1.707%	\$8,029.79	\$170.71
HAGGERTY POINT ONE LLC AND HAGGERTY POINT II LLC	8.96	8.96	9.487%	\$44,624.57	\$948.70
HAGGERTY POINT THREE LLC	4.40	4.40	4.659%	\$21,914.82	\$465.90
STATE OF INDIANA	9.48	4.39	0.000%	\$189,595.00	\$0.00
LB ASSOCIATES LLC	34.68	30.59	32.375%	\$152,281.88	\$3,237.45
SCHROEDER GARY W TTEE WW SCHROEDER LAND TRST#2	67.59	19.11	20.227%	\$95,142.95	\$2,022.70
SCHROEDER LOREN W ETAL	25.98	17.24	18.245%	\$85,820.57	\$1,824.51
TIPPECANOE COUNTY	1.36	0.16	0.170%	\$800.58	\$17.02
ZANIK CORPORATION	3.37	0.79	0.839%	\$3,947.87	\$83.93
TOTAL, INCLUDING INDOT	179.45	98.86	100.000%	\$659,971.00	\$10,000.00
TOTAL, EXCLUDING INDOT	169.97	94.47		\$470,376.00	

UTILITY and EASEMENT REQUIREMENTS

DUKE ENERGY- Branch 11 of the S.W. Elliott is located partially within an existing 100 foot Duke Energy transmission line easement located on either side of State Road 38. The Duke easement parallels the east line of Section 2. On the north side of SR 38, a 70 foot Duke Energy electric easement parallels the State Road 38 centerline. In order to minimize the impact of the reconstruction to Parcels 16 and 23, the reconstruction of Branch 11 of the S.W. Elliott also constitutes a re-alignment of Branch 11 of the S.W. Elliott. Under **IC 36-9-27-48**, if the relocation of a pipeline, cable, or similar equipment owned by a public utility is necessary in the construction or reconstruction of a regulated drain, the cost of relocation shall be paid by the public utility. However, the board has chosen to work with Duke Energy to avoid the relocation of its overhead line and transmission towers. Under its adopted policies, Duke does not permit either a storm drain or sanitary sewer to parallel its facilities. Duke requires that any crossing of its easements be at an angle of not more than 30 degrees from a line measured perpendicular to its facilities. Through discussions with Duke, Duke has consented to the alignment shown for Alternative C, which crosses the Duke easement at an approximate angle of 78 degrees to a line perpendicular to the easement centerline.

GAS- There are also Vectren gas mains located along the east line of the Duke Energy transmission line easement and the north side of SR 38. The proposed relocation of Branch 11 of the S.W. Elliott will cross both gas mains. Under **IC 36-9-27-48**, Vectren will be required to adjust its facilities in the event of a conflict with the reconstruction. This cost has not been included in the estimated costs of construction.

STORM and SANITARY- The Branch 11 of the S.W. Elliott reconstruction will also cross a City of Lafayette sanitary sewer; however, the City's sewer is sufficiently deep so that a conflict is avoided. In addition, the reconstruction will also cross existing storm drains located in the right-of-way of SR 38 providing pavement drainage. The costs any adjustments to the INDOT storm drainage resulting from the Branch 11 of the S.W. Elliott reconstruction is not included in the estimate of costs.

NEW EASEMENTS, PARCELS 16 and 23- The relocation of Branch 11 of the S.W. Elliott will require new easements from Parcels 16 and 23. However, the impact of the relocation is that land currently encumbered by the regulated drain easement within Parcel 23 is reduced from 2.160 acres to 0.523 acres, with approximately 1.2 acres freed from any known easement encumbrance. The land encumbered by the regulated drain easement within Parcel 16 is reduced from 0.53 acres to 0.10 acres, and approximately 0.5 acres are freed from any known easement encumbrance.

PROPOSED EASEMENT WIDTHS- The existing tile serving Branch 11 of the S.W. Elliott is located within a 150 foot regulated drain easement located 75 feet on either side of the tile. Based on **IC 36-9-27-33** the board may reduce the seventy-five (75) foot requirement of an urban drain to any distance of not less than fifteen (15) feet from the center line of any tiled drain as measured at right angles. It is recommended that the board reduce the easement width to ten (10) feet on the easterly side of the proposed centerline of Alternate C and twenty-five (25) feet on the westerly side of the centerline for a total width of thirty-five (35) feet. The offset of the pipe within the easement results in the majority of the easement located within other existing utility easements. This location also minimizes the impact on Parcel 23. To the extent possible, the proposed centerline of the Branch 11 of the S.W. Elliott reconstruction is located ten feet east of the of the east line of the Vectren easement.

ISSUES TO RESOLVE

EXISTING POND EASEMENT REQUIREMENTS- Since Alternative C includes the provision for filling in a portion of the existing Haggerty Pointe pond with the intent of also providing detention for parts of Parcels 16 and 21, an easement for the pond should be granted from Parcels 1 and 6. The grantee for this easement should be determined by the Board, along with determination of maintenance responsibilities. The easement should include the right for Parcels 16 and 21 to discharge into the pond. However, it will be the responsibility of the owners of these parcels to provide conveyance for storm water to the proposed point of connection. The grant of easement for the pond should also include a requirement that the developer make remedial repairs to the remainder of the pond to bring it into conformance with the approved plans.

EXISTING POND CONSTRUCTION REQUIREMENTS- The proposed reconstruction requires that the top of the protective bank of the pond be raised to an elevation of 645.0 in order to provide at least one foot of freeboard above the 100 year storm event. The adjustment can be completed with the reconstruction or when the easterly portion of the pond is filled. If the adjustment is delayed, then the pond drainage easement should include language stating this requirement. In addition, an overflow route with an emergency spillway will be required. The emergency spillway should be directed toward SR 38 rather than toward the Zanik property. Although the emergency spillway would be located within the Duke easement, it is not located within the new regulated drain easement.

STATUS OF EXISTING SR 38 CULVERT- Upon completion of the reconstruction of Branch 11 of the S.W. Elliott, the existing 36" culvert under SR 38 will no longer be needed to provide drainage. However, it is recommended that the culvert be left in place to provide an emergency outlet for the area north of SR 38. It should be determined whether the board or INDOT is ultimately responsible for this decision. If the culvert remains in place, then a provision should be made on Parcel 23 to assure that the emergency flow is conveyed to "F" lake. The emergency routing grading can be included with the reconstruction; however, the Board should determine if the emergency routing should be protected by an easement.

CANAM STEEL CORPORATION REMEDY- The proposed reconstruction of Branch 11 of the S.W. Elliott is predicated on the ability of Canam Steel (Parcels 11 and 12) to discharge its stormwater into the Haggerty Pointe drainage system. The current discharge point for these parcels is the southerly side ditch of CR 200 South, which is unacceptable. The approved plans for Haggerty Pointe included the acceptance of the 100 yr flow, existing conditions from this area. However, the storm drainage system that was extended from Park East Drive to the easterly line of Parcel 8 was constructed as a 36" pipe but designated as a "Private Drain". Previous discussions with Haggerty Pointe have indicated that it is willing to provide an easement to allow for the connection by Canam Steel. The type of easement and the grantee(s) needs to be resolved.

Respectfully Submitted,


Zachariah E. Beasley, P.L.S./M.S.
Tippecanoe County Surveyor

EXHIBIT 1 AFFECTED LAND

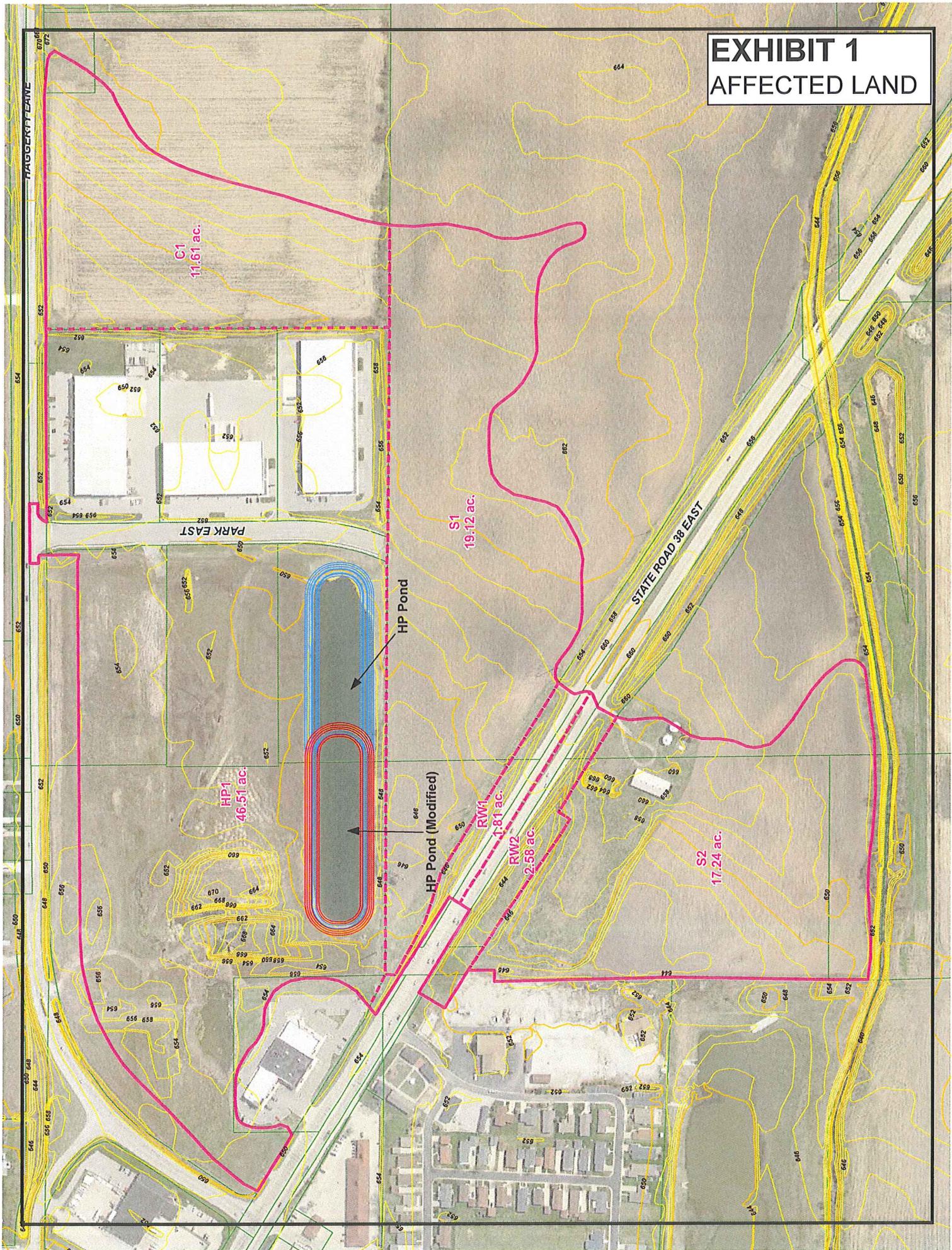


EXHIBIT 2 Watershed Drainage Areas

Area 2
11.61 Ac.

Area 1
46.51 Ac.

Area 3b
18.61 Ac.
Alt C Only

Area 3
19.11 Ac.

RW 1
1.81 Ac.

Area 4a
8.62 Ac.

RW 2
2.58 Ac.

Area 4
17.24 Ac.

Area 4b
8.62 Ac.

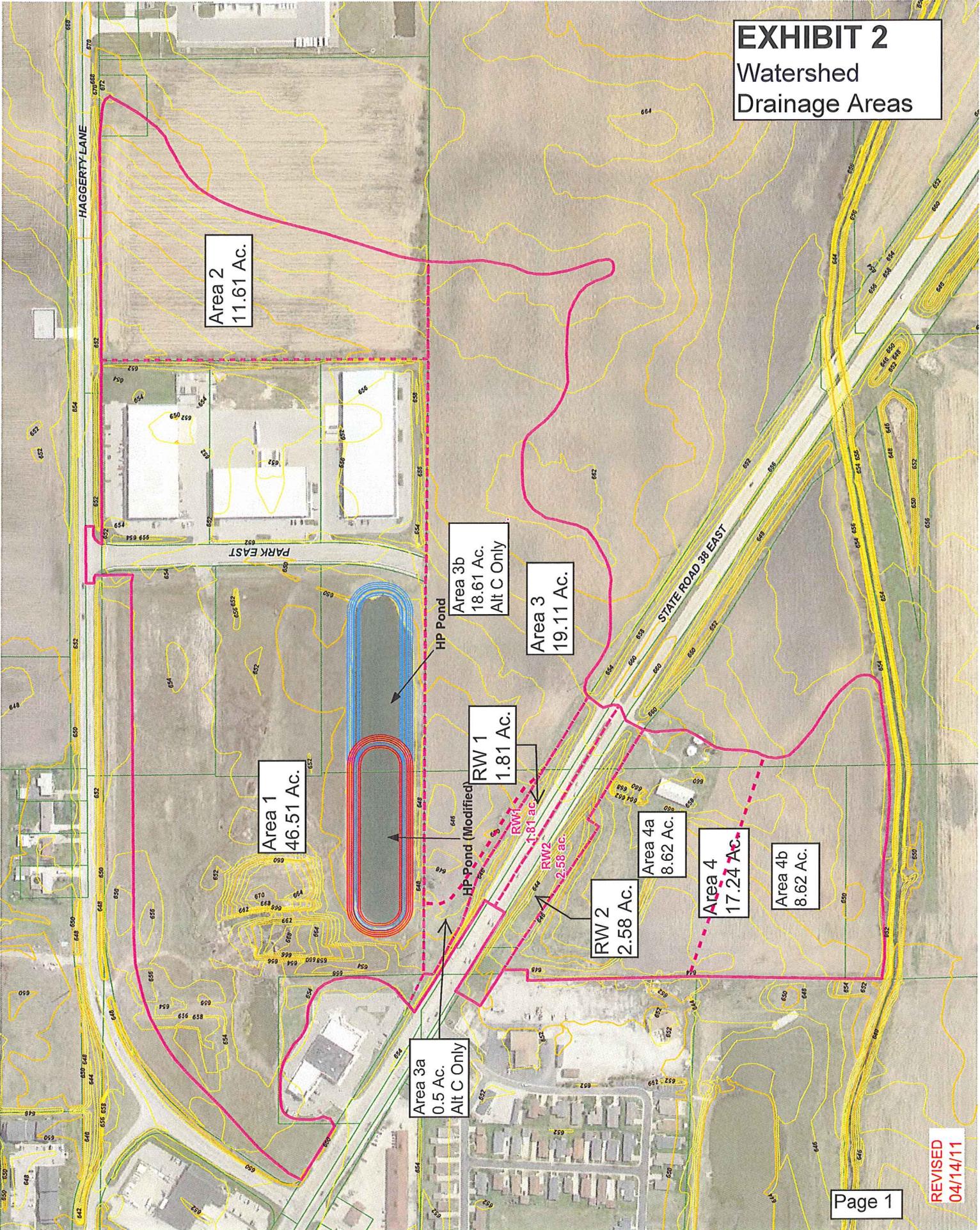
Area 3a
0.5 Ac.
Alt C Only

HP Pond

HP-Pond (Modified)

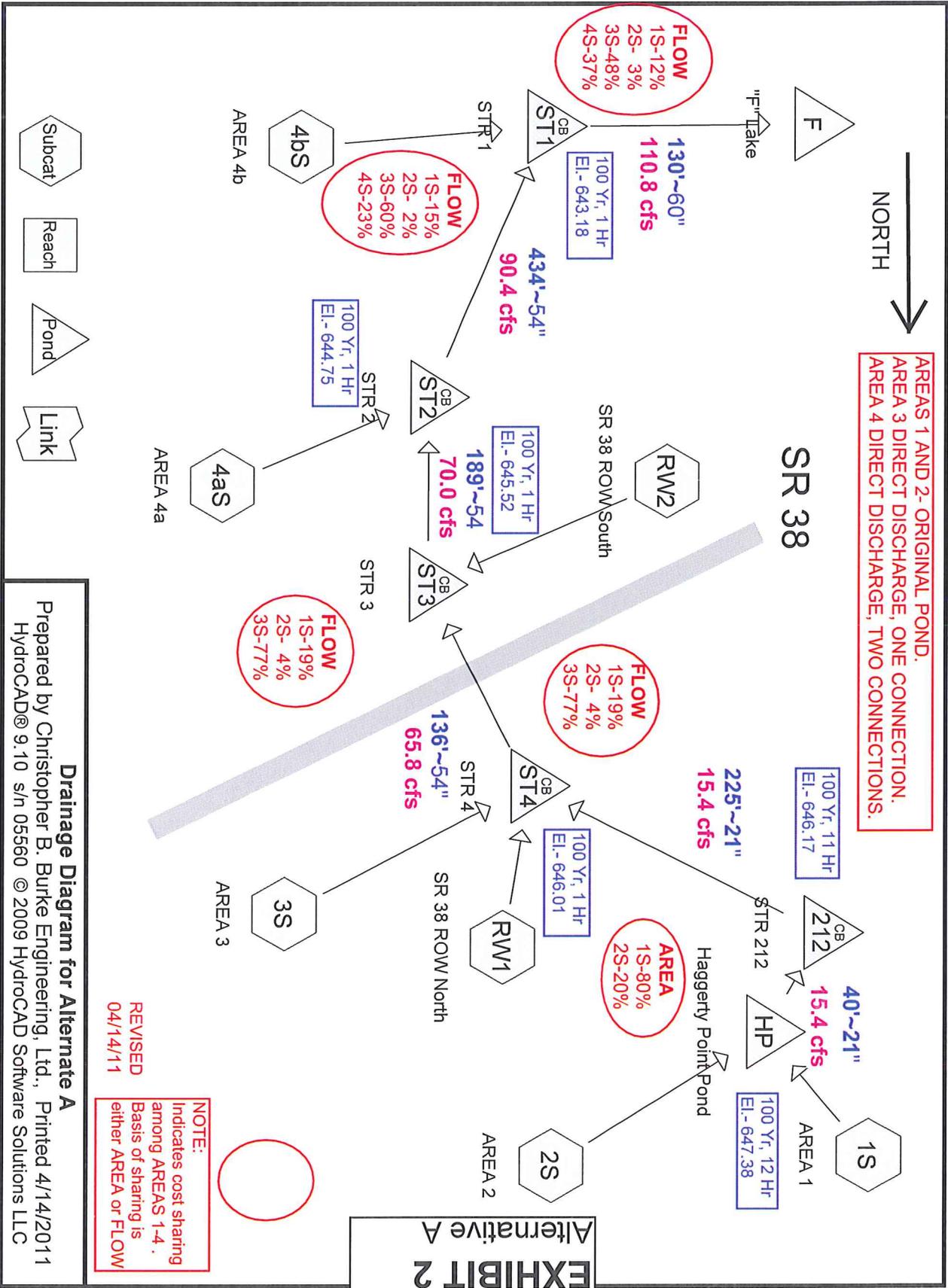
RW1
1.81 ac

RW2
2.58 ac



ALTERNATE A

AREAS 1 AND 2- ORIGINAL POND.
 AREA 3 DIRECT DISCHARGE, ONE CONNECTION.
 AREA 4 DIRECT DISCHARGE, TWO CONNECTIONS.

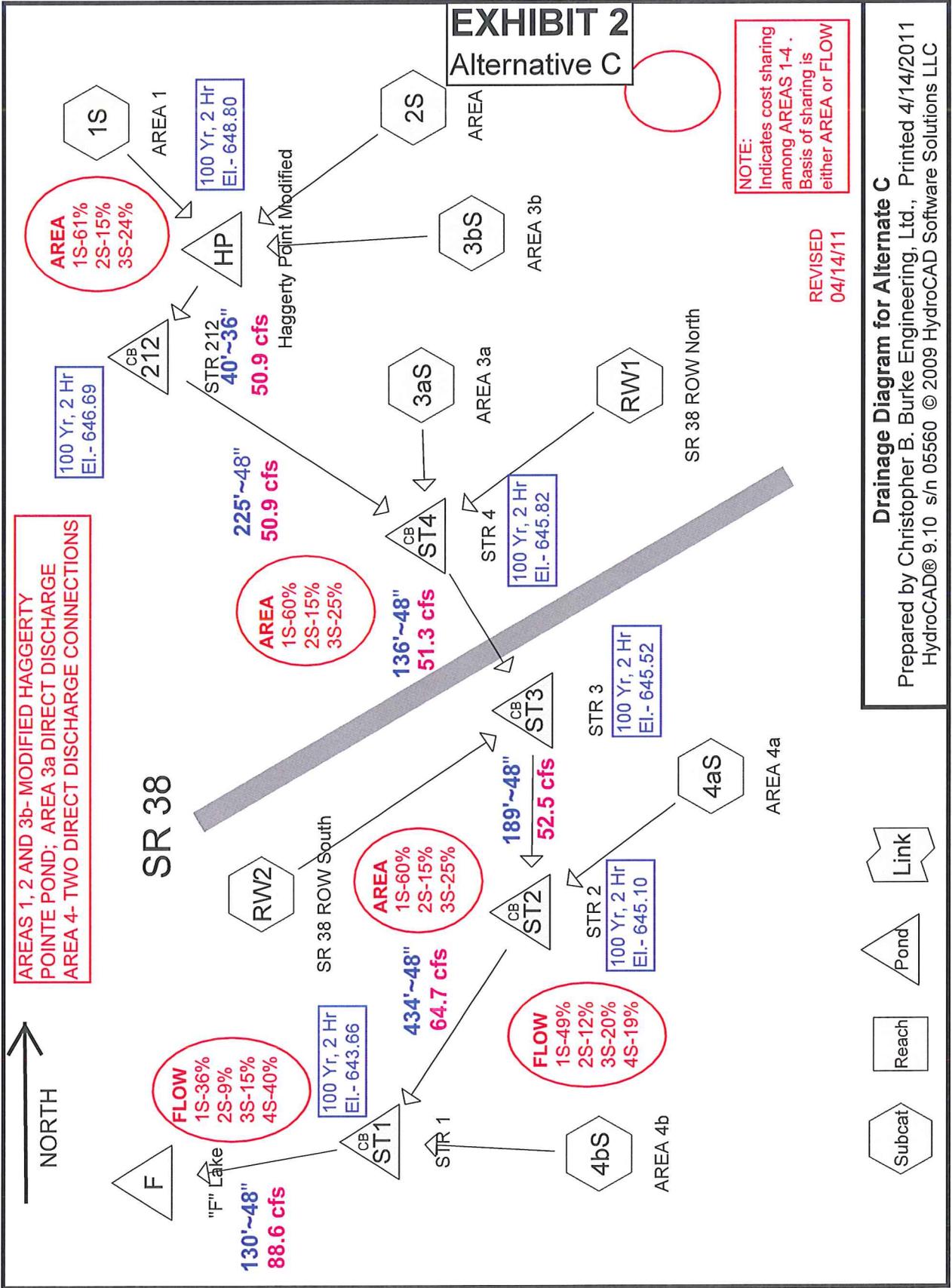


NOTE:
 Indicates cost sharing among AREAS 1-4. Basis of sharing is either AREA or FLOW

REVISED
 04/14/11

Drainage Diagram for Alternate A
 Prepared by Christopher B. Burke Engineering, Ltd., Printed 4/14/2011
 HydroCAD® 9.10 s/n 05560 © 2009 HydroCAD Software Solutions LLC

ALTERNATE C

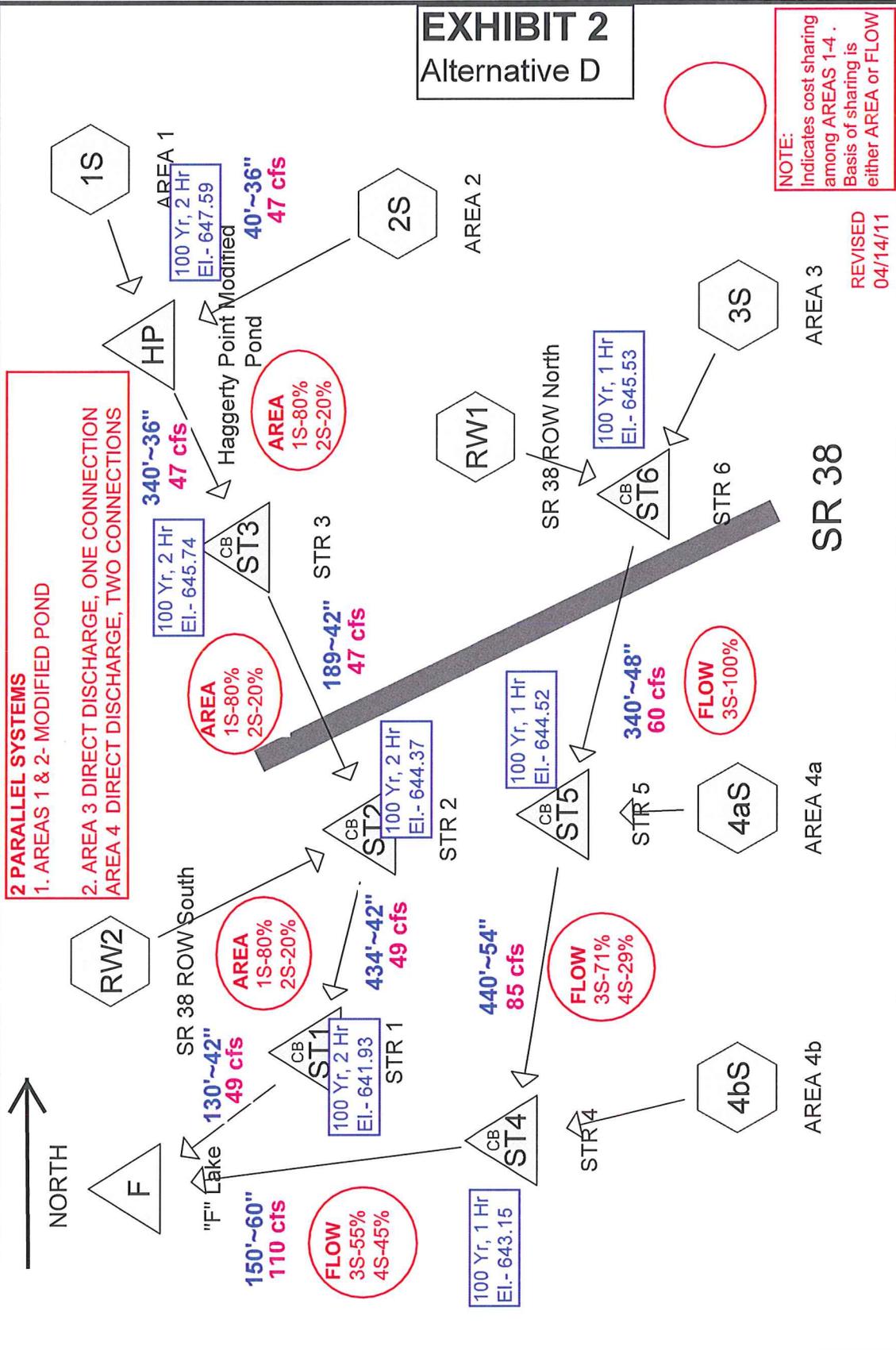


AREAS 1, 2 AND 3b- MODIFIED HAGGERTY
 POINTE POND; AREA 3a DIRECT DISCHARGE
 AREA 4- TWO DIRECT DISCHARGE CONNECTIONS

ALTERNATE D

EXHIBIT 2 Alternative D

2 PARALLEL SYSTEMS
 1. AREAS 1 & 2- MODIFIED POND
 2. AREA 3 DIRECT DISCHARGE, ONE CONNECTION
 AREA 4 DIRECT DISCHARGE, TWO CONNECTIONS



REVISED
04/14/11

Drainage Diagram for Alternate D

Prepared by Christopher B. Burke Engineering, Ltd., Printed 3/3/2011
 HydroCAD® 9.10 s/n 05560 © 2009 HydroCAD Software Solutions LLC

Branch 11 Alternative Cost Analysis

Item No	Item	Quantity	Unit	Unit Cost	Extension	INDOT %	INDOT COSTS
ALTERNATE A							
1	21" RCP	40	LF	\$100	\$4,000	0%	\$ -
2	24" RCP	210	LF	\$125	\$26,250	0%	\$ -
3	24" RCP	15	LF	\$125	\$1,875	100%	\$ 1,875
4	54" RCP	186	LF	\$325	\$60,450	100%	\$ 60,450
5	JACK/BORE 54" PIPE	136	LF	\$975	\$132,600	100%	\$ 132,600
6	54" RCP	139	LF	\$325	\$45,175	0%	\$ -
7	54" RCP	434	LF	\$325	\$141,050	0%	\$ -
8	60" RCP	130	LF	\$350	\$45,500	0%	\$ -
9	POND CONNECTION	1	EA	\$5,000	\$5,000	0%	\$ -
10	48" PRECAST STORM MANHOLE (ST 2 2)	1	EA	\$4,000	\$4,000	0%	\$ -
11	84" PRECAST STORM MANHOLE (ST3 &4)	2	EA	\$10,000	\$20,000	100%	\$ 20,000
12	84" PRECAST STORM MANHOLE (ST2)	1	EA	\$10,000	\$10,000	0%	\$ -
13	96" PRECAST STORM MANHOLE (ST1)	1	EA	\$12,000	\$12,000	0%	\$ -
14	60" PRECAST WING WALL END TREATMENT	1	EA	\$20,000	\$20,000	0%	\$ -
	SUBTOTAL				\$527,900		\$214,925
					20% ENGINEERING		\$105,580
					10% LEGAL, APPRAISAL FEES		\$52,790
					TOTAL		\$686,270
						31.3%	\$214,925
					TOTAL REMAINING COSTS TO BE ASSESSED TO LANDOWNERS		\$471,345

Branch 11 Alternative Cost Analysis

Item No	Item	Quantity	Unit	Unit Cost	Extension	INDOT %	INDOT COSTS
ALTERNATE B							
1	36" RCP	40	LF	\$225	\$9,000	0%	\$ -
2	42" RCP	210	LF	\$225	\$47,250	0%	\$ -
3	42" RCP	15	LF	\$225	\$3,375	100%	\$ 3,375
4	66" RCP	186	LF	\$375	\$69,750	100%	\$ 69,750
5	JACK/BORE 66" PIPE	136	LF	\$1,185	\$161,160	100%	\$ 161,160
6	66" RCP	139	LF	\$375	\$52,125	0%	\$ -
7	66" RCP	434	LF	\$375	\$162,750	0%	\$ -
8	72" RCP	130	LF	\$400	\$52,000	0%	\$ -
9	POND MODIFICATIONS	1	EA	\$10,000	\$10,000	0%	\$ -
10	72" PRECAST STORM MANHOLE (ST212)	1	EA	\$8,000	\$8,000	0%	\$ -
11	96" PRECAST STORM MANHOLE (ST3 &4)	2	EA	\$12,000	\$24,000	100%	\$ 24,000
12	96" PRECAST STORM MANHOLE (ST2)	1	EA	\$12,000	\$12,000	0%	\$ -
13	96" PRECAST STORM MANHOLE (ST1)	1	EA	\$12,000	\$12,000	0%	\$ -
14	72" PRECAST WING WALL END TREATMENT	1	EA	\$25,000	\$25,000	0%	\$ -
	SUBTOTAL				\$648,410		\$258,285
	20% ENGINEERING				\$129,682		
	10% LEGAL, APPRAISAL FEES				\$64,841		
				TOTAL	\$842,933	30.6%	\$258,285
TOTAL REMAINING COSTS TO BE ASSESSED TO LANDOWNERS							\$584,648

EXHIBIT 3

ALTERNATIVE COST

Branch 11 Alternative Cost Analysis

Item No	Item	Quantity	Unit	Unit Cost	Extension	INDOT %	INDOT COSTS
ALTERNATE C							
1	36" RCP	40	LF	\$200	\$8,000	0%	\$ -
2	48" RCP	210	LF	\$275	\$57,750	0%	\$ -
3	48" RCP	15	LF	\$275	\$4,125	100%	\$ 4,125
4	48" RCP	186	LF	\$275	\$51,150	100%	\$ 51,150
5	JACK/BORE 48" PIPE	136	LF	\$870	\$118,320	100%	\$ 118,320
6	48" RCP	139	LF	\$275	\$38,225	0%	\$ -
7	48" RCP	434	LF	\$275	\$119,350	0%	\$ -
8	48" RCP	130	LF	\$275	\$35,750	0%	\$ -
9	POND OUTLET MODIFICATIONS	1	EA	\$10,000	\$10,000	0%	\$ -
10	AREA 3 POND DISCHARGE STRUCTURE	1	EA	\$10,000	\$10,000	0%	\$ -
11	72" PRECAST STORM MANHOLE (ST212)	1	EA	\$8,000	\$8,000	0%	\$ -
12	72" PRECAST STORM MANHOLE (ST3 &4)	2	EA	\$8,000	\$16,000	100%	\$ 16,000
13	72" PRECAST STORM MANHOLE (ST2)	1	EA	\$8,000	\$8,000	0%	\$ -
14	72" PRECAST STORM MANHOLE (ST1)	1	EA	\$8,000	\$8,000	0%	\$ -
15	48" PRECAST WING WALL END TREATMENT	1	EA	\$15,000	\$15,000	0%	\$ -
	SUBTOTAL				\$507,670		\$189,595
	20% ENGINEERING				\$101,534		
	10% LEGAL, APPRAISAL FEES				\$50,767		
				TOTAL	\$659,971	28.7%	\$189,595
TOTAL REMAINING COSTS TO BE ASSESSED TO LANDOWNERS							\$470,376

EXHIBIT 3

ALTERNATIVE COST

Branch 11 Alternative Cost Analysis

Item No	Item	Quantity	Unit	Unit Cost	Extension	INDOT %	INDOT COSTS
ALTERNATE D, TWO PARALLEL PROJECTS							
1	36" RCP	40	LF	\$200	\$8,000	0%	\$ -
2	42" RCP	883	LF	\$225	\$198,675	0%	\$ -
3	42" RCP	210	LF	\$225	\$47,250	100%	\$ 47,250
4	JACK/BORE 42" PIPE	150	LF	\$765	\$114,750	100%	\$ 114,750
5	48" RCP	185	LF	\$275	\$50,875	100%	\$ 50,875
6	JACK/BORE 48" PIPE	120	LF	\$870	\$104,400	100%	\$ 104,400
7	48" RCP	155	LF	\$275	\$42,625	0%	\$ -
7	54" RCP	440	LF	\$325	\$143,000	0%	\$ -
8	60" RCP	130	LF	\$350	\$45,500	0%	\$ -
9	POND MODIFICATIONS	1	EA	\$10,000	\$10,000	0%	\$ -
10	72" PRECAST STORM MANHOLE (STR212)	1	EA	\$8,000	\$8,000	0%	\$ -
11	72" PRECAST STORM MANHOLE (STR1 &2)	2	EA	\$8,000	\$16,000	0%	\$ -
12	72" PRECAST STORM MANHOLE (STR2 &6)	2	EA	\$8,000	\$16,000	100%	\$ 16,000
13	96" PRECAST STORM MANHOLE (STR 5)	1	EA	\$12,000	\$12,000	0%	\$ -
14	96" PRECAST STORM MANHOLE (STR4)	1	EA	\$12,000	\$12,000	0%	\$ -
15	42" PRECAST WING WALL END TREATMENT	1	EA	\$12,500	\$12,500	0%	\$ -
16	60" PRECAST WING WALL END TREATMENT	1	EA	\$20,000	\$20,000	0%	\$ -
	SUBTOTAL				\$861,575		\$333,275
	20% ENGINEERING				\$172,315		
	10% LEGAL, APPRAISAL FEES				\$86,158		
				TOTAL	\$861,575	38.7%	\$333,275
TOTAL REMAINING COSTS TO BE ASSESSED TO LANDOWNERS							\$528,300

BRANCH 11 PROPERTY ANALYSIS, TOTAL WATERSHED
LANDOWNER ASSESSMENT BY ACREAGE

Map ID	PIN	Site Key Number	Owner	Parcel Address	Owner Address	Owner City	Owner State	Owner Zip	Property Class	Parcel Acres	Acres in Watershed	% Watershed	Cost of Construction	Cost of Annual Maintenance
11	180182000042	791101126001000037	CANAM STEEL CORPORATION		PO BOX C-285	POINT OF ROCKS	MD	21777	Ag - Vacant lot	21.37	11.31	11.9664%		
12	180182000108	791101126005000037	CANAM STEEL CORPORATION	4337 E 200S	PO BOX C-285	POINT OF ROCKS	MD	21777	Ag - Vacant lot	0.65	0.31	0.3243%		
7	Not a parcel		CITY OF LAFAYETTE	Park East Road					TOTAL, CANAM STEEL	22.02	11.61	12.2908%	\$57,812.85	\$1,229.08
8	180182020018	791101101005000037	HAGGERTY POINT ONE LLC & HAGGERTY POINT TWO LLC	4105 HAGGERTY LN	3589 SAGAMORE PKWY N SU-200	LAFAYETTE	IN	47904	Commercial Other structure	4.43	4.43	4.6881%		
9	180182020029	791101101006000037	HAGGERTY POINT ONE LLC & HAGGERTY POINT TWO LLC	2803 PARK EAST BLVD	3589 SAGAMORE PKWY N SU-200	LAFAYETTE	IN	47904	Commercial Other structure	4.53	4.53	4.7989%		
10	180182020030	791101101007000037	HAGGERTY POINT THREE LLC	2813 PARK EAST BLVD	617 24TH AVE SW	NORMAN	OK	73069	Commercial Other structure	4.40	4.40	4.6590%	\$44,624.59	\$948.70
13	180180000121	791102226005000037	INDIANA STATE OF	SR38 E	41 W 300 N	CRAWFORDSVILLE	IN	47933	Commercial Other structure	0.71	0.10	0.1016%		\$465.90
14	180180000110	791102200090000037	INDIANA STATE OF	SR38 E	41 W 300 N	CRAWFORDSVILLE	IN	47933	Commercial Other structure	0.26	0.19	0.1966%		
15	Not a parcel		INDIANA STATE OF	SR38 E	41 W 300 N	CRAWFORDSVILLE	IN	47933	Commercial Other structure	0.04	0.04	0.0423%		
17	180180000121	791102226005000037	INDIANA STATE OF	SR38 E	41 W 300 N	CRAWFORDSVILLE	IN	47933	Commercial Other structure	0.90	0.85	0.9031%		
18	Not a parcel		INDIANA STATE OF	SR38 E	41 W 300 N	CRAWFORDSVILLE	IN	47933	Commercial Other structure	0.60	0.60	0.6351%		
19	Not a parcel		INDIANA STATE OF	SR38 E	41 W 300 N	CRAWFORDSVILLE	IN	47933	Commercial Other structure	0.20	0.20	0.2117%		
20	180180000110	791102200090000037	INDIANA STATE OF	SR38 E	41 W 300 N	CRAWFORDSVILLE	IN	47933	Commercial Other structure	1.35	1.35	1.4287%		
22	180183000283	791101476006000037	INDIANA STATE OF	SR38 E	41 W 300 N	CRAWFORDSVILLE	IN	47933	Commercial Other structure	2.85	0.40	0.4221%		
25	180183000140	791101451004000037	INDIANA STATE OF	SR38 E	41 W 300 N	CRAWFORDSVILLE	IN	47933	Commercial Other structure	2.15	0.25	0.2610%		
27	Not a parcel		INDIANA STATE OF	SR38 E	41 W 300 N	CRAWFORDSVILLE	IN	47933	Commercial Other structure	0.42	0.42	0.4446%	\$189,595.00	\$0.00
1	180180000011	791102226001000037	LB ASSOCIATES LLC	E 200S	617 24TH AVE SW	NORMAN	OK	73069	Ag - Vacant lot	19.88	17.08	18.0757%		
4	180182000185	791101101004000037	LB ASSOCIATES LLC	HAGGERTY LN	617 24TH AVE SW	NORMAN	OK	73069	Commercial warehouse	5.17	3.88	4.1066%		
5	180182000174	791101101003000037	LB ASSOCIATES LLC	2803 PARK EAST BLVD	617 24TH AVE SW	NORMAN	OK	73069	Comm. - Vacant land	4.96	4.96	5.2511%		
6	180182000031	791101101001000037	LB ASSOCIATES LLC	HAGGERTY LN	617 24TH AVE SW	NORMAN	OK	73069	Comm. - Vacant land	4.67	4.67	4.9412%		
21	180182000019	791101176001000037	SCHROEDER GARY W TTEE WW SCHROEDER LAND TRST#2		5650 E 700 S	LAFAYETTE	IN	47909-9328	Ag - Vacant lot	64.81	16.34	17.2968%		
15	180180000099	791102226003000037	SCHROEDER GARY W TTEE WW SCHROEDER LAND TRUST#2		5650 E 700 S	LAFAYETTE	IN	47909-9328	Ag - Vacant lot	2.77	2.77	2.9903%		
23	180180000022	791102276001000037	SCHROEDER LOREN W ETAL		5650 E 700 S	LAFAYETTE	IN	47909-9328	Ag - Vacant lot	67.57	19.11	20.2270%	\$95,143.19	\$2,022.70
24	180180000022	791102276001000037	SCHROEDER LOREN W ETAL		5650 E 700 S	LAFAYETTE	IN	47909-9328	Ag - Vacant lot	13.17	13.17	13.9423%		
25	180183000019	791101151001000037	SCHROEDER LOREN W ETAL	4219 SR38 E	5650 E 700 S	LAFAYETTE	IN	47909-9328	Other agricultural use	10.29	2.16	2.2878%		
3	180182000141	791101101002000037	TIPPECANOE COUNTY OF	E 200S	20 W 3RD ST	LAFAYETTE	IN	47901	TOTAL, SCHROEDER LOREN W ETAL	25.98	17.24	18.2451%	\$85,820.78	\$1,824.51
									TOTAL, TIPPECANOE COUNTY	1.36	0.16	0.1701%	\$800.01	\$17.01
									TOTAL, LB ASSOCIATES LLC	34.68	30.59	32.3745%	\$152,281.67	\$3,237.45

EXHIBIT 5
SHAREHOLDER ASSESSMENT BY ACREAGE

BRANCH 11 PROPERTY ANALYSIS, TOTAL WATERSHED
LANDOWNER ASSESSMENT BY ACREAGE

Map ID	PIN	Site Key Number	Owner	Parcel Address	Owner Address	Owner City	Owner State	Owner Zip	Property Class	Parcel Acres	Acres in Watershed	% Watershed	Cost of Construction	Cost of Annual Maintenance
2	180180000055	79110222600200037	ZANIK CORPORATION	3990 SR38 E	3431 FAIRFIELD CT	LAFAYETTE	IN	47909	Neighborhood Shopping center	3.37	0.79	0.8393%	\$659,971.00	\$10,000.00
TOTAL COSTS OF CONSTRUCTION, INCLUDING INDOT HARD COSTS										3.37	0.79	0.8393%	\$659,971.00	\$10,000.00
TOTAL, ZANIK CORPORATION										3.37	0.79	0.8393%	\$3,947.99	\$85.93
TOTAL										179.44	98.87	100.0000%	\$659,971.00	\$10,000.00
TOTAL WATERSHED ACREAGE, LESS INDOT										94.48				

TIPPECANOE COUNTY SURVEYOR

20 NORTH 3RD STREET

LAFAYETTE, INDIANA 47901

Phone (765) 423-9228 Fax (765) 423-9196

Classification of Drains IC 36-9-27-34

March 2011

- 1.) Drains in need of Reconstruction
 - a. Elliott, S.W. (#100)
 1. Branch #11 (at S.R. 38 near Tractor Supply)
 - b. Anderson, J.B. (#02) (Clarks Hill portion)
 - c. Kirkpatrick, Frank (#45) (Portion East of C.R. 450E)
 - d. Mottsinger, Hester (#58)
- 2.) Hearing and rates established in 2010
 - a. Oshier, Audley (#60) Maintenance rate set by landowner hearing dated November 3, 2010.
- 3.) Urban Drains (per I.C. 36-9-27-68 Urban Drains are classified as in need of Reconstruction)
 - a. S.W. Elliott (#100)
 - b. Berlowitz, J. (#08) (Include Filbaum Branch)
 - c. Ross, Alexander (#48)
- 4.) Drains in need of Periodic Maintenance
Please see attached sheet
- 5.) Insufficient Funds
 - a. Brown, Andrew (#13)
 - b. County Farm (#20)
 - c. Daugherty, Charles (#22)
 - d. Dunkin, Marion (#25)
 - e. Ellis, Thomas (#27)
 - f. Erwin, Martin (#28)
 - g. Fassnacht, Crist (#29)
 - h. Grimes, Rebecca (#33)
 - i. Haffner, Fred (#34)
 - j. Haywood, E.F. (35)
 - k. Haywood, Thomas (#36)
 - l. Harrison Meadows (#37)
 - m. Kellerman, James (#42)
 - n. Kerschner, Floyd (#43)
 - o. Kirkpatrick, Amanda (#44)
 - p. Kirkpatrick, Frank (#45)
 - q. Kirkpatrick, J.N. (#46)
 - r. Mcfarland, John (51)

TIPPECANOE COUNTY SURVEYOR

20 NORTH 3RD STREET

LAFAYETTE, INDIANA 47901

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- s. McKinney, Mary (#52)
- t. Montgomery, Ann (#56)
- u. Morin, F.E. (#57)
- v. Mottsinger, Hester (#58)
- w. Rettereth, Peter (#66)
- x. Saltzman, John (#70)
- y. Skinner, Ray (#71)
- z. Smith, Abe (#72)
- aa. Southworth, Mary (73)
- bb. Sterrett, Joseph (#74)
- cc. Stewart, William (#75)
- dd. Swanson, Gustav (#76)
- ee. Taylor, Alonzo (77)
- ff. Toohey, John (#79)
- gg. Vannatta, John (#81)
- hh. Walters, Suzanna (#83)
- ii. Waples, Mcdill (#85)
- jj. Yoe, Franklin (#90)
- kk. Dickens, Jesse (#91)
- ll. Jenkins Ditch (#92)
- mm. Dismal Creek (#93)
- nn. Beutler Gosma (#95)
- oo. Romney Stock Farm (#109)
- pp. Leader Newton (#115)

6.) Proposed Drains for hearing in 2011/2012

Request these drains be referred to Surveyor for preparation of maintenance report)

- a. Blickenstaff, John (#11)
- b. Brown, Andrew (#13)
- c. Coe, Train (#18)
- d. Haywood, E.F. (#35)
- e. Harrison Meadows (#37)
- f. Kirkpatrick, Frank (#45)
- g. Morin, F.E. (#57)
- h. Mottsinger, Hester (#58)
- i. Parker, Lane (#61)
- j. Resor, Franklin (#65)
- k. Southworth, Mary (#73)
- l. Vannatta, John (#81)
- m. Yoe, Franklin (#90)
- n. Dismal Creek (#93)
- o. Beutler Gosma (#95)
- p. Romney Stock Farm (#109)

TIPPECANOE COUNTY SURVEYOR

20 NORTH 3RD STREET

LAFAYETTE, INDIANA 47901

Phone (765) 423-9228 Fax (765) 423-9196

- 7.) Drains recommended to be raised by 25%
 - a. Amstutz, John (01)
 - b. Andrews, E.W. (03)
 - c. Baker, Dempsey (05)
 - d. Baker VS Newell (06)
 - e. Box, Nathaniel (12)
 - f. Burkhalter, Alfred (#15)
 - g. Byers, Orin (#16)
 - h. Coe, Floyd (#17)
 - i. Cole, Grant D. (#19)
 - j. Kuhn J.A. (#47)
 - k. Miller, Absalom (#55)
 - l. O'Neal, J. Kelly (\$59)
 - m. Parker Lane (#61)
 - n. Vannatta, John (#81)
 - o. Kirpatrick One (96)

- 8.) Petitions for New Regulated Drain Referred to Surveyor
 - a. Todd Welch
 - b. Hengst, John (Jack Buck)
 - c. Coombs Tile (Jack Buck)

- 9.) Existing Drains Referred to Surveyor for Report
 - a. Berlovitz, Julius (#08) (Remaining Phases)
 - b. Calvin Lesley (#48)
 - c. Blickenstaff, John (11)

- 10.) Drain that should be vacated
 - a. That portion of the Felbaum Branch (part of the Julius Berlovitz #08 Regulated Drain) East of County Road 550 East.

Please see Classification of Drains - Exhibit A

DRAIN Number	NAME/TOWNSHIP (last report)	Cost/Acre	Cost/lot (\$5 min.)	Increase	Current Balance	Fund 243 Debt	Asmt Total 4, 5, 8 (FY)	HISTORICAL 2005 REPORT	HISTORICAL 2006 REPORT	2010 Status (FY)	Maintenance History 1990 through 2010	2011 Status	2011 Needs
001	Amick, John	\$3.00	\$5.00	NA	\$ 5,170.80	\$ -	\$ 5,000.00	Reconstruction and P.U. tile holes		Inactive	5/79/03 Maint. 1990-2010 (3144.25 spent in FY)	Active	2.5% increase
002	Anderson, Jesse B.	\$1.25	\$5.00	2007	\$ 19,742.78	\$ -	\$ 19,742.78	Reconstruction and P.U. tile holes		Inactive	5/24/07 Maint. 1990-2010	Active	Change Draining open drain
003	Andrews, E. W.	\$0.50	\$5.00	NA	\$ -	\$ 1,797.47	\$ 2,568.00	P.U. tile holes		Active	5/11/01/17 Maint. 1990-2010	Active	2.5% increase
004	Auson, Delphine*	\$2 during recon/ \$4 post recon/ (2012)	\$10 during recon/ \$12 post recon/ (2012)	2003	\$ 75.00	\$ 24,889.69	\$ 10,280.15	Reconstruction and P.U. tile holes	Reconstruction and P.U. tile holes	Active	5/18/04/18 Maint. 1990-2010	Active	Reconstruction Phase 1, completed Phase 4 pending
005	Baker vs Howell	\$1.00	\$5.00	NA	\$ 4,511.09	\$ -	\$ 2,374.24	Insufficient Funds		Inactive	5/28/08 Maint. 1990-2010	Active	2.5% increase/ tile replacement/ P.U. tile holes
006	Baker vs Howell	\$1.00	\$5.00	NA	\$ 4,075.95	\$ -	\$ 717.52			Inactive	5/4/09 Maint. 1990-2010	Active	Maintenance Repair Needed
007	Bali, Nellie	\$1.00	\$5.00	NA	\$ 3,895.86	\$ -	\$ 1,320.12			Inactive	5/4/09 Maint. 1990-2010	Active	Maintenance Repair Needed
008	Beckwith, Bulbin	\$1.56	\$5.00	2003	\$ -	\$ 186.67	\$ 10,073.80	Reconstruction (incl. Eubank Dr.) Urban Drain	Reconstruction pending with EDT Fund and Regional Drainage Fees	Active	5/15/07/19 Maint. 1990-2010	Active	Reconstruction pending with EDT Fund and Regional Drainage Fees
010	Bender, Michael	\$1.25	\$5.00	2003	\$ 7,154.41	\$ -	\$ 6,492.20	P.U. tile holes		Inactive	5/15/07/19 Maint. 1990-2010	Active	Reconstruction Repair Needed
011	Blickenstaff, John	\$1.25	\$5.00	2005	\$ 12,294.87	\$ -	\$ 8,698.00	Insufficient Funds	Insufficient Funds / Needs Clearing	Inactive	5/18/05/18 Maint. 1990-2010	Active	Change Draining FALL 2011
012	Box, N.H.	\$0.75	\$5.00	NA	\$ 25,589.21	\$ -	\$ 11,650.24	P.U. tile holes	Needs Clearing	Inactive	5/15/02/12 Maint. 1990-2010	Active	2.5% increase/ tile replacement/ Draining
013	Brown, Andrew P.	\$1.25	\$5.00	2005	\$ 6,098.48	\$ -	\$ 10,117.80	P.U. tile holes and Insufficient Funds	Upper portion drained 2005	Active	5/17/07/14 Maint. 1990-2010	Active	Rate Increase Heating Needed
015	Burkhalter, Alfred T.	\$1.50	\$5.00	NA	\$ 2,725.14	\$ -	\$ 5,492.56	Insufficient Funds		Active	5/26/05/07 Maint. 1990-2010	Active	2.5% increase
016	Byers, O.J.	\$0.75	\$5.00	NA	\$ 6,495.45	\$ -	\$ 6,268.88			Inactive	5/17/07/08 Maint. 1990-2010	Active	2.5% increase
017	Cox, Floyd	\$1.75	\$5.00	NA	\$ 13,943.10	\$ -	\$ 15,617.84		Heating to raise maintenance rate/ Needs Clearing and Digging	Active	5/4/10/04 Maint. 1990-2010	Active	2.5% increase
018	Cox, Train	\$0.65	\$5.00	2005	\$ -	\$ 41,227.26	\$ 4,173.20	Insufficient Funds		Active	5/17/07/14 Maint. 1990-2010	Active	Change/ Claims/ Complaints/ tile increase/ tile needs
019	Cole, Grant D.	\$1.00	\$5.00	NA	\$ 15,422.34	\$ -	\$ 4,113.92			Inactive	5/11/05/05 Maint. 1990-2010	Inactive	2.5% increase
020	County Farm	\$1.25	\$5.00	2003	\$ 1,600.35	\$ -	\$ 1,265.00	Insufficient Funds		Active	5/19/01/18 Maint. 1990-2010	Active	Rate Increase Heating needed
021	Cole, Jesse A.	\$0.50	\$5.00	NA	\$ 3,148.86	\$ -	\$ 911.26			Inactive	5/26/09 Maint. 1990-2010	Active	tile wall needed
022	Danbury, Charles	\$1.25	\$5.00	2005	\$ 2,183.68	\$ -	\$ 2,593.90	Insufficient Funds		Inactive	5/26/09 Maint. 1990-2010	Active	Rate increase Heating needed
023	Davault, Fannie	\$1.00	\$5.00	NA	\$ 12,265.41	\$ -	\$ 3,766.80			Inactive	5/17/05/16 Maint. 1990-2010	Inactive	Sh. Vail needed
025	Duck, Maden	\$1.88	\$5.00	2005	\$ 10,995.64	\$ -	\$ 11,820.10	Insufficient Funds		Inactive	5/11/09/11 Maint. 1990-2010	Active	Rate increase Heating needed
027	Ellis, Thomas	\$1.25	\$5.00	2005	\$ 803.00	\$ 2,411.52	\$ 2,411.52	Insufficient Funds		Active	5/17/06/08 Maint. 1990-2010	Active	Rate increase Heating needed
028	Erwin, Martin	\$1.25	\$5.00	2005	\$ 413.83	\$ -	\$ 803.00	Insufficient Funds		Active	5/18/09/10 Maint. 1990-2010	Active	Rate increase Heating needed
029	Gill & Fasnacht	\$0.75	\$5.00	NA	\$ 139.03	\$ -	\$ 2,350.56			Active	5/25/02/06 Maint. 1990-2010	Active	URSE SYSTEM/ Rate increase Heating needed
030	Haynes, Elijah	\$5.00	\$5.00	2003	\$ 291.26	\$ -	\$ 40,977.07	P.U. Major tile repair	The Repair/Funds/ Maintenance/ Paved by January April 2004	Active	The Repair/Funds/ Maintenance/ Paved by January April 2004	Active	Rate increase Heating needed
032	Gray, Marlin P.	\$1.00	\$5.00	NA	\$ 14,696.00	\$ -	\$ 6,015.52			Inactive	5/10/04/07 Maint. 1990-2010	Inactive	Public/ tile/
033	Grimes, Rebecca	\$3.75	\$5.00	2003	\$ 1,573.89	\$ -	\$ 4,204.40	Insufficient Funds	Insufficient Funds	Active	5/10/04/07 Maint. 1990-2010	Active	Insufficient Funds/ Rate increase Heating needed
034	Haffner, Fred	\$1.25	\$5.00	2005	\$ -	\$ 1,672.23	\$ 1,570.20	Insufficient Funds	Drainage Impact Alerts to partially completed by Tippecanoe School Corporation	Active	5/6/05/12 Maint. 1990-2010	Active	102 project completed/ Insufficient Funds/ Rate increase Heating needed
035	Haywood, E.F.	\$0.50	\$5.00	2007	\$ -	\$ 6,046.22	\$ 9,186.20	P.U. clearing and digging and Insufficient Funds	Portion completed/ Rate by 25% AND rate maintenance rate by heating	Active	5/6/05/12 Maint. 1990-2010	Active	Rate increase Heating needed
036	Haywood, Thomas	\$1.25	\$5.00	2003	\$ 3,618.25	\$ -	\$ 2,656.40			Inactive	5/17/05/06 Maint. 1990-2010	Inactive	Rate increase Heating needed
037	Harrison Meadows	\$1.25	\$12.50	2003	\$ -	\$ 4,323.67	\$ 1,915.70	Insufficient Funds	Insufficient Funds/ Rate by Heating	Active	1990-2010 Maint. 5/11/11/11/08	Active	Insufficient Funds/ Rate increase Heating needed
039	Hinkley, George	\$1.00	\$5.00	NA	\$ 11,925.30	\$ -	\$ 3,123.84			Inactive	5/20/06/05 Maint. 1990-2010	Inactive	Sh. Vail needed
040	Jakes, Lewis P. *	\$2 during recon/ \$3 post recon/	\$10 during recon/ \$12 post recon/	2003	\$ 14,092.12	\$ -	\$ 14,240.80	Reconstruction and Insufficient Funds	Reconstruction and Periodic/ tile/ Established on August 28, 2005	Active	5/14/08/10 Maint. 1990-2010 (P.U. tile)	Active	Recon. completed 2009/ Public/ tile/
041	Johnson, E. Eugene	\$5.00	\$5.00	NA	\$ 19,074.47	\$ -	\$ 10,745.28			Inactive	5/15/06/06 Maint. 1990-2010	Inactive	Public/ tile/
042	Kellerman, James	\$0.65	\$5.00	2003	\$ -	\$ 116.20	\$ 1,304.40			Active	5/20/05/05 Maint. 1990-2010	Active	Insufficient Funds/ Rate increase Heating needed
043	Kerchner, Floyd	\$1.25	\$5.00	2005	\$ -	\$ 317.60	\$ 2,305.25	Insufficient Funds	Insufficient Funds	Active	5/11/09/11 Maint. 1990-2010 (P.U. tile)	Active	Insufficient Funds/ Rate increase Heating needed
044	Kirpatrick, Annals	\$1.25	\$5.00	2005	\$ 1,086.32	\$ -	\$ 3,346.70	Insufficient Funds	Insufficient Funds/ Recon/ tile/ Heating	Active	5/17/12/15 Maint. 1990-2010	Active	Insufficient Funds/ Rate increase Heating needed
045	Kirpatrick, Frank	\$1.25	\$5.00	2003	\$ -	\$ 13,577.69	\$ 5,260.50	P.U. tile repair and Insufficient Funds	Insufficient Funds/ Recon/ tile/ Heating	Active	Insufficient Funds/ Recon/ tile/ Heating	Active	Insufficient Funds/ Recon/ tile/ Heating

DPA#H Number	NAME/TOWNSHIP	Cost/Acre	Cost/100 (25 min.)	Increase	Current Balance	Fund 243 Debt	AssessTotal 4, 5,8 (*)	Historical 2002 report	Historical 2006 report	2010 Status	Maintenance History 1990 through 2010	2011 Status	2011 NEEDS
046	Kuhn, J.A.	\$1.25	\$5.00	2003	\$ 818.47	\$ 10,644.40	\$ 20,797.20	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Active	5/11/99 04 Maint. 1990-2000 [65,762.24] 5/15/95 04 Maint. 1990-2000 [52,825.56] 2/9/99 04 Maint. 1990-2000 [52,825.56]	Active	Rate increase likely needed
047	Leahy, Cathin	\$0.75	\$5.00	NA	\$ 4,795.01	\$ -	\$ -	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
048	McCoy, John	\$1.25	\$5.00	2005	\$ 3,595.17	\$ -	\$ 4,724.70	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
049	McFarland, John A.	\$0.25	\$5.00	2007	\$ 8,750.68	\$ -	\$ 8,423.00	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
050	McKinstry, Mary	\$1.25	\$5.00	2007	\$ 1,972.73	\$ -	\$ 6,359.40	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
051	Mathis, Wesley	\$5.00	\$5.00	NA	\$ 7,485.35	\$ -	\$ 3,467.58	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
052	Miller, Abshalom	\$0.75	\$5.00	NA	\$ -	\$ 4,127.44	\$ 3,236.00	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
053	Montgomery, Ann	\$1.00	\$5.00	NA	\$ 2,141.95	\$ -	\$ 4,614.56	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Active	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
054	North, F.E.	\$1.25	\$5.00	2003	\$ -	\$ 6,178.89	\$ 1,793.40	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Active	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
055	Reisinger, Hester	\$0.94	\$5.00	2003	\$ -	\$ 6,762.83	\$ 2,500.00	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Active	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
056	O'Neal, J. Kelly	\$1.50	\$5.00	NA	\$ 1,743.42	\$ 13,910.85	\$ 13,848.00	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Active	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
057	Oshler, Audrey	\$7.50 (2011)	\$50.00 min.	2007	\$ -	\$ -	\$ 40,511.88	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Active	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
058	Painter, Lane	\$1.00	\$5.00	NA	\$ 6,445.96	\$ -	\$ 2,141.44	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
059	Peters, Calvin	\$1.00	\$5.00	NA	\$ 2,474.31	\$ -	\$ 828.00	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
060	Reiser, Franklin	\$1.59	\$5.00	2007	\$ -	\$ 29,976.43	\$ 6,324.37	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Active	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
061	Reinert, Peter	\$0.75	\$5.00	NA	\$ 1,682.24	\$ -	\$ 1,120.32	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
062	Rickard, Arthur E.	\$3.00	\$5.00	NA	\$ 1,171.51	\$ -	\$ 1,064.00	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
063	Roan, Alexander	\$1.00	\$5.00	NA	\$ 5,059.20	\$ -	\$ -	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
064	Sherrington, James	\$0.75	\$5.00	NA	\$ 6,175.13	\$ -	\$ 1,595.72	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
070	Saltzman, John	\$2.00	\$5.00	NA	\$ 8,296.60	\$ -	\$ 6,740.85	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
071	Skinner, Ray	\$1.00	\$5.00	NA	\$ 4,579.40	\$ -	\$ 2,713.00	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
072	Smith, Abe	\$1.00	\$5.00	NA	\$ 1,150.25	\$ -	\$ 1,277.52	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
073	Southworth, Mary	\$0.38	\$5.00	2003	\$ 1,407.22	\$ -	\$ 687.00	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
074	Storrett, Joseph C.	\$0.44	\$5.00	2003	\$ 338.43	\$ -	\$ 597.00	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
075	Stewart, William	\$1.00	\$5.00	NA	\$ 1,820.12	\$ -	\$ 748.76	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
076	Stewart, Gustav	\$1.00	\$5.00	NA	\$ 1,850.03	\$ -	\$ 4,985.28	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
077	Taylor, Alton	\$1.00	\$5.00	NA	\$ 3,543.02	\$ -	\$ 1,468.86	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
078	Taylor, Jacob	\$0.94	\$5.00	2003	\$ 7,493.48	\$ -	\$ 5,770.10	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
079	Toehy, John	\$1.00	\$5.00	NA	\$ 982.65	\$ -	\$ 542.40	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
081	Vernatta, John	\$0.25	\$5.00	NA	\$ -	\$ 65.90	\$ 4,338.16	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
082	Wallace, Harrison B.	\$0.94	\$5.00	2005	\$ 4,591.30	\$ -	\$ 8,872.00	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Active	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
083	Walters, Susanna	\$0.75	\$5.00	NA	\$ 1,591.00	\$ -	\$ 872.24	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
084	Walters, William*	\$1.25	\$5.00	2003	\$ 13,025.01	\$ -	\$ 10,451.90	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
085	Waples-Bell	\$1.00	\$5.00	NA	\$ 12,417.25	\$ -	\$ 5,478.08	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
086	Wilder, Lena	\$1.00	\$5.00	NA	\$ 9,945.11	\$ -	\$ 3,365.60	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
087	Wilson, J.J.	\$0.50	\$5.00	NA	\$ 12,046.93	\$ -	\$ 7,985.99	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
088	Yeager, Simon	\$1.25	\$5.00	2005	\$ 1,079.84	\$ -	\$ 769.20	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Active	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
089	Yon, Franklin	\$1.25	\$5.00	2006	\$ 2,387.35	\$ -	\$ 2,026.80	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Active	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
090	Dickens, Jesse	\$0.38	\$5.00	2003	\$ -	\$ 3,529.67	\$ 300.00	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Active	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010
091	Jenkins Ditch	\$1.00	\$5.00	NA	\$ 5,030.46	\$ -	\$ 1,658.24	Historical 2002 report: 7 P.L. 16	Historical 2006 report: Major Area Re-evaluation	Inactive	5/15/98 09 Maint. 1990-2000 [51,508.90]	Active	Re-evaluation/Partial 2010



May 19, 2011

Tippecanoe County Drainage Board
20 North 3rd Street
Lafayette, IN 47901

Re: Proposed Improvements for Elliott Ditch Branch 11

Dear Drainage Board Members,

As representatives of the City of Lafayette, we would like to express our support for your continued progress toward the improvements that are proposed to Branch 11 of the Elliott Ditch Legal Drain. There are two main reasons the City is interested in this project:

- 1) These improvements would allow land development opportunities for approximately 60 acres to the northeast of SR 38 (aka SR 25) that currently have no available capacity for drainage discharge in the developed condition. We are approached regularly by new industrial users seeking areas to locate in close proximity to the SIA plant and this area could be a prime location if the drainage outlet were improved.
- 2) The future connection of Park East Boulevard to SR 38 is extremely important to the future transportation system of our community. When complete, Park East Boulevard will provide arterial-class connectivity between SR 38 and SR 26 and will relieve some of the traffic burden from Creasy Lane. Currently no drainage outlet exists for this street connection.

Sincerely,

Jennifer A Miller, P.E.
Director of Public Works

Tony Roswarski
Mayor of Lafayette

Traynor & Associates, Inc.

Real Estate Appraising & Consulting

July 17, 2011

Mr. Zachariah Beasley, P.L.S/M.S.
Tippecanoe County Surveyor
20 North 3rd Street
Lafayette, IN 47901

RE: S.W. Elliott Branch 11 Watershed Project

Dear Mr. Beasley:

An inspection and value analysis of the property impacted by the S.W. Elliott Branch 11 Watershed project has been completed. The fee simple interest market value for each tract both before and after the proposed drainage project was estimated. A separate report has been prepared for each tract owner and is under separate cover. The estimates of market value are based on the following premises:

- A) The market value of the underlying land as of June 6, 2011, the date of inspection, being prior to the completion of the S.W. Elliott Branch 11 Watershed project.
- B) The prospective market value of the underlying land as of June 6, 2011, assuming a hypothetical condition that the S.W. Elliott Branch 11 Watershed project has been completed.

Market Value as defined by the Appraisal Standards for Federally Related Transactions 12 CFR Parts 208 and 225 [Regulation H, Regulation Y; Docket No. R-0685] is as follows:

6750 E 75th Street
Indianapolis, IN 46250
Phone: (317) 813-4990 Fax: (317) 813-4992

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The appraisers have determined that Tracts 1, 4, 5, 6, 11, 12, 16, 21, 23, 24 and 25 were damaged before the completion of the drainage project due to their inability to be improved to their highest and best use. These tracts also benefit from the proposed drainage project since after the project is completed, they will be able to be improved to their highest and best use.

Tracts 2, 8, 9, and 10 are currently improved and do not incur damage or benefits from the proposed drainage project.

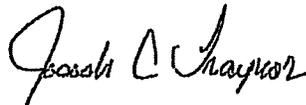
Tracts 1, 4, 5, 6, 11 and 12 are adjacent to tracts currently improved. The logical development progression would be to improve these tracts next. Tracts 16, 21, 23, 24 and 25 have frontage on State Road 38, but their location does not deem these tracts prime for development. A prudent investor would apply a discount for holding the land until it is ready for development. Since the immediate area has been improved in 2007 and 2008, a 4 year holding period is considered reasonable for a developer to postpone development. Therefore, the estimated value as of June 6, 2011, for these tracts will reflect a discount.

The table on the following page recaps key information for each tract.

Tract #	Owner	Zoning	Highest & Best Use	Acres	Land Value Before	Land Value After
1	LB Associates, LLC	GB	Retail	5.8		\$1,595,000
1	LB Associates, LLC	GB	Mixed Use	14.08		\$760,000
				19.88	\$150,000	\$2,355,000
4	LB Associates, LLC	GB	Industrial	5.17	\$39,000	\$331,000
5	LB Associates, LLC	GB	Industrial	4.96	\$37,500	\$317,000
6	LB Associates, LLC	GB	Industrial	4.67	\$5,250	\$299,000
	Total				\$231,750	\$3,302,000
2	Zank Corporation	GB	Retail	3.37	\$971,000	\$971,000
8	Haggerty Point One LLC & Haggerty Point Two LLC	GB	Industrial	4.43	\$314,000	\$314,500
9	Haggerty Point One LLC & Haggerty Point Two LLC	GB	Industrial	4.53	\$321,500	\$321,500
	Total				\$635,500	\$636,000
10	Haggerty Point Three LLC	GB	Industrial	4.4	\$312,400	\$312,400
11	Canam Steel Corporation	I-3	Industrial	21.37	\$160,000	\$1,068,000
12	Canam Steel Corporation	I-3	Industrial	0.65	\$5,000	\$32,000
	Total				\$165,000	\$1,100,000
16	G.W. Schroeder, as TTEE W.W. Schroeder Land Tr #2	GB	Industrial/Retail	2.77	\$21,000	\$87,300
21	G.W. Schroeder, as TTEE W.W. Schroeder Land Tr #2	GB&I-3	Industrial/Retail	64.81	\$489,500	\$2,045,500
	Total				\$510,500	\$2,132,800
23	Loren W. Schroeder, etal	GB	Industrial/Office	13.17	\$100,800	\$424,000
24	Loren W. Schroeder, etal	GB	Industrial/Office	2.52	\$19,000	\$81,000
25	Loren W. Schroeder, etal	GB	Industrial/Office	10.29	\$79,000	\$331,000
	Total				\$198,800	\$836,000

We thank you for the opportunity to be of service. Should you have any questions, please feel free to contact us at 317-813-4990.

Sincerely,



Joseph C. Traynor, MRICS, GAA
Indiana Certified General Appraiser
#CG69100233



Zora L. Crabtree
Indiana Certified General Appraiser
#CG40700381