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**Walesboro Site
Columbus, IN 47201**

Prepared For

City of Columbus
Business Development and Planning
Attn: Clark Greiner
123 Washington Street
Columbus, IN 47201

Summary Appraisal Report
Report Date – June 26, 2014
Effective Date – May 22, 2014

FILE# C145551REV

June 26, 2014
File No. C145551REV

City of Columbus
Business Development and Planning
123 Washington Street
Columbus, IN 47201

ATTN: Clark Greiner

Subject of Report: Approximately 704 acres of Land
Walesboro Site
Columbus, IN 47201

Dear Mr. Greiner:

In response to your authorization, we have conducted the required investigation, gathered the necessary data, and made certain analyses that have enabled us to form an opinion of the market value of the Fee Simple estate in the real estate identified as the *Walesboro Site*, Columbus, IN 47201. The real estate holdings appraised are those held in the name of *City of Columbus*.

Based on an inspection of the subject property and a complete investigation of the regional market for similar land, we have formed an opinion of value. As of May 22, 2014 for the "as-is" value, and subject to the assumptions and limiting conditions set forth in the latter pages of this report, the real estate has a market value of approximately...

"AS-IS" MARKET VALUE INDICATION
MAY 22, 2014
FIVE MILLION FIVE HUNDRED THOUSAND DOLLARS*
(\$5,500,000)*

*The above value should be considered in the context of the extraordinary assumptions and limiting conditions shown on page 5.

The following **APPRAISAL REPORT** is intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice. As such, it presents a summarized discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report. This appraisal is subject to the assumptions and limiting conditions, pertinent facts about the area and the subject property, comparable data, the results of the investigations and analyses, and the reasoning leading to the conclusions.

We hereby certify we have no present or future contemplated interest in the subject property and that the fee for this analysis is in no way connected with the valuation estimates reported herein. We further certify that this appraisal has been prepared in accordance with the reporting requirements set forth by the "Uniform Standards of Professional Appraisal Practice."

Our appraisal of the property, including basic assumptions and limiting conditions, is detailed in the attached report.

Respectfully submitted,

RPE/COBB & ASSOCIATES

A handwritten signature in black ink, appearing to read "Stephen W. Cobb". The signature is stylized with a long horizontal stroke at the beginning and a distinct "Cobb" at the end.

Stephen W. Cobb, MAI
Indiana Certified General Appraiser
CG69100069

APPRAISAL REPORT

Of

Approximately 704 acres of Land

Located

Walesboro Site
Columbus, IN 47201

Prepared For

City of Columbus
Business Development and Planning
Attn: Clark Greiner
123 Washington Street
Columbus, IN 47201

Prepared By

RPE/Cobb & Associates
808 North Madison Avenue
Greenwood, IN 46142

As Of

May 22, 2014 - "As Is" Date
May 22, 2014 – Inspection Date
June 26, 2014 - Report Date

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SUBJECT PROPERTY



Effective Date of Value: "As-Is" - May 22, 2014

Property Rights Appraised: Fee Simple estate

OVERVIEW: The subject property consists of 704.15 acres of land identified within this report as the Walesboro Site. The tract is irregular in shape and bound by CR 450 S (SR 58) to the south, CR 175 W to the west, CR 50 W to the east, and Deaver Road to the north. The tract does not have an assigned postal address. The tract is comprised of 28 parcels. There is potential access from the four roadways surrounding the site. The location is just east of Woodside Business Center in the City of Columbus in Bartholomew County in south central Indiana. Please refer to the attached report for further explanation.

Extraordinary Assumptions & Pertinent Disclosures

Special Limiting Conditions and Extraordinary Assumptions beyond those items cited in the Contingent and Limiting Conditions found within this report.

This appraisal is subject to the assumptions and limiting conditions set forth at the conclusion of the report. However, this assignment is also subject to special assumptions summarized below.

Summary of Extraordinary Assumptions and/or Pertinent Disclosures

1. Site Size A site survey and/or legal description were not available. The client indicated we should use the assessor records for approximate size of the acreage under appraisement. There are a total of 28 parcels totaling 704.15 acres.
2. As-Is Value The “as-is” value estimate is based on the underlying land with current site improvements removed.
3. Rights Appraised The Fee Simple Estate is appraised, therefore any leases encumbering the subject property are not considered in the analysis.
4. Site Improvements The site was inspected from the public roadways only. Information regarding site improvements is taken from the assessor records. If this information is not an accurate portrayal of the subject property, the value reported may be impacted.
5. Environmental This appraisal is prepared on the extraordinary assumption that the subject property is free of any environmental hazards. Clearly, if this extraordinary assumption were found false, there would be a negative impact on the value.
6. Value Rounding All values are rounded to the nearest \$25,000.

Appraisal Report Executive Summary

Property Owner of Record: City of Columbus
Property Type: Land
Property Address: Walesboro Site
City, County, Township, State: Indianapolis, Bartholomew, Wayne Township, Indiana

Real Estate Appraisers: Linda K. Schotter
Indiana Certified General Appraiser CG40300186
Stephen W. Cobb, MAI
Indiana Certified General Appraiser CG69100069

Appraisal Client: City of Columbus
Requesting Officer: Clark Greiner

Improvement Area: Not applicable
Site Area: 704.15 gross acres per assessor
Construction Date: Not applicable

Primary Parcel Numbers: See Addenda

FEMA Flood Map Number: 1800070030D

Effective Map Date: 4/10/2014 FEMA Amendment Approval Letter
Flood Designation: Zone AE for majority of the site

Date of Report: June 26, 2014

Effective Date of Appraisal: May 22, 2014 - "As Is" Value

Inspection Date: May 22, 2014

Purpose of Appraisal: Estimate "As Is" Market Value
Reporting Option: Summary Report

"As-Is" Fee Simple Market Value Opinion: \$5,500,000*

*The above value should be considered in the context of the extraordinary assumptions and limiting conditions shown on page 5.

PROPERTY IDENTIFICATION

The subject property consists of 704.15 acres of land identified within this report as the Walesboro Site. The tract is irregular in shape and bound by CR 450 S (SR 58) to the south, CR 175 W to the west, CR 50 W to the east, and Deaver Road to the north. The tract does not have an assigned postal address. The tract is comprised of 28 parcels. There is potential access from the four roadways surrounding the site. The location is just east of Woodside Business Center in the City of Columbus in Bartholomew County in south central Indiana.

Report Identification

The value opinion conveyed by this report is the market value of the Fee Simple estate as of the effective date of value. The “as is” value is based on the underlying land value and consideration given to demolition costs of existing site improvements further described in the Improvement Section of this report.

Legal Description

A site survey was requested but not available. A legal description was not provided.

DESCRIPTION OF APPRAISAL USE

Purpose and Function of Report

The objective of this appraisal is to estimate the “as is” market value of the *Fee Simple estate* in the subject property.

Intended Use of Report

The intended use of this appraisal is for internal decisions by the City of Columbus concerning possible disposition of the property.

Intended User of Report

The intended user of this report is the Business Development and Planning department of the City of Columbus.

Reporting Option

This report is presented as a *Summary* appraisal report in accordance with the reporting requirements set forth in Standard Two of the Uniform Standards of Professional Appraisal Practice. A summary report, as such, does present limited discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report.

OWNERSHIP HISTORY

Professional appraisal standards require that property ownership be researched for a minimum of three years prior to the effective date of the appraisal report. Ownership in the subject property is in the name of *City of Columbus*. There are no known transfers of ownership within the past 36 months.

PROPERTY RIGHTS APPRAISED

The property rights appraised are all those accruing to the *Fee Simple estate* as of the effective date of valuation.

Definition of Property Rights Appraised

"*LEASED FEE ESTATE*" refers to the lessor or fee owner's rights to collect the rent under the terms of a lease and the reversion of the property at the termination of the lease. It can be calculated as the present value of future rent collections plus the value of the reversion. A leased fee estate is an ownership interest held by a landlord with the right of use and occupancy conveyed by a lease to others with the terms specified in contract terms within a lease.

"*LEASEHOLD ESTATE*" is a right held by a lessee or tenant who acquires rights to use and/or occupy a property for a specified period of time and subject to various obligations, usually including the payment of rent. A leasehold interest is said to have value when market rent exceeds contract rent. No positive leasehold estate is evident.

A "*FEE SIMPLE ESTATE*" allows the owner complete unencumbered property ownership, subject only to the four powers of the government. This ownership interest is regarded as the most complete.

ASSUMPTIONS AND LIMITING CONDITIONS

This report is necessarily subject to certain assumptions and limiting conditions. The valuation process is completed subject to the following set forth assumptions and limiting conditions.

CONTINGENT AND LIMITING CONDITIONS: The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as set forth by the Appraiser in the report.

1. This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2 of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in this report. **The appraiser is not responsible for unauthorized use of this report.**

2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.

3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.

4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.

5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.

9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in this appraisal report.

10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

11. Any sketch in this report may show approximate dimensions and is included to assist the

reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.

18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

19. ENVIRONMENTAL: The appraisers were not furnished with an Environmental Assessment, Phase I. Therefore, no environmental conditions were considered. The appraisers assume no liability if environmental conditions exist on the subject property. Your appraiser is not an expert in environmental conditions.

20. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. RPE/Cobb & Associates has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value the property. Since, Real Property Evaluation, Inc. has no direct evidence relating to this issue; it did not consider the possible noncompliance with the requirements of ADA in estimating the value of the property.

21. ACCEPTANCE OF AND/OR USE OF THIS APPRAISAL REPORT CONSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS.

22. The appraiser(s) and/or offices of RPE/Cobb & Associates reserve the right to alter statements, analysis, conclusions or any value estimate in the appraisal if there becomes known to us facts pertinent to the appraisal process which were unknown to us when the report was completed.

23. REVIEW: Unless otherwise noted herein, the Review Appraiser has reviewed the report only as to general appropriateness of technique and format and has not necessarily inspected the subject or market comparable properties.

24. LIMIT OF LIABILITY: The appraiser(s) is/are not an insurer of the value of the property. The fees collected by the appraiser(s) are based solely on the value of the service performed and are unrelated to the value of the property. The appraiser(s) make no guarantee or warranty that sale or exchange of the property will result in receipt of the value expressed in the appraisal. In the event the appraiser(s) is/are found liable for losses on account of any act or omission done in making the appraisal, the appraisers' liability shall be limited to the fee collected as liquidated damages and not as penalty and this liability shall be exclusive. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser(s) assume no responsibility for any costs incurred to discover or correct any deficiencies present in the property.

Appraisal Development & Reporting Process

In developing the market value opinion, the complete appraisal process, as defined by Standard One of the *Uniform Standards of Professional Appraisal Practice*, was performed. This *Summary Report* is a complete summarized recapitulation of the data, analyses and conclusions. Some minor secondary documentation is retained in the office files.

The scope of work consists of gathering and analyzing cost, market and income information to estimate market values as of the effective dates of valuation. The three traditional approaches to value were all given consideration in this assignment.

Market research for this appraisal was gathered from numerous sources including, but not limited to the following:

Public Records of Bartholomew County, Indiana
RPE/Cobb & Associates
Local Planning Department
IRED
Costar
Loopnet

Area and Neighborhood Analysis

Examined the subject neighborhood physically for an analysis of the defined neighborhood and its available competition. Reviewed demographic data to understand policies, trends, growth anticipation, employment and population characteristics of the subject's immediate marketing area and the industrial market within central Indiana.

Site Description and Analysis

Consulted the local assessor for a plat of the subject site, including an overview of the neighboring sites. Physically inspected the subject site from the public streets and the GIS website for Bartholomew County, and procured zoning information from the zoning authority.

Improvement Description and Analysis

Physically inspected the site from the public roadways only on May 22, 2014. Information Regarding any improvements was taken from the assessor records only. If these records do not reflect an accurate portrayal of the improvements to the site, the value reported may require revision.

Market Data Analysis

The search for comparable data was accomplished primarily through research by RPE/Cobb & Associates and utilizing on-line data provided by the IRED web site and the local BLC.

I or someone of RPE's staff inspected each improved sale property used within this report. I

then made a determination of comparability based on factors including, but not limited to, location, size, shape, market conditions, intended use and other attributes. I or someone of significant involvement with the sale transaction verified each of the sales with individuals involved or familiar with the sale to determine if they were arm's length, and to discover other factors such as special financing, buyer/seller motivation, and time on the market.

Obtained data on current listings, pending sales, withdrawn sales, expired listings and closed sales transactions within the subject's immediate area, as well as, a larger geographic base. Details concerning market information were obtained from a variety of sources including, but not limited to, buyers and sellers involved in the transactions, the local Multiple Listing Service (commercial/industrial), local commercial brokers, files of RPE/Cobb & Associates and public records.

Scope Summary

Information in this appraisal report was collected after an inspection of the subject property. Verification of all data was attempted as a part of the valuation process. Some information was taken from local & regional real estate professionals as accurate. Market data is collected and confirmed with parties involved in the transaction. This might have included the buyer, seller, real estate agent, appraiser or a combination of these sources (i.e., any source deemed reliable). Inspection of comparable projects is limited to an off-site visual inspection. This inspection may have been conducted on the date the information was originally researched. Accuracy of information used in this report is believed to be correct, but cannot be guaranteed.

The scope of this report does not include any special studies, such as market analysis and feasibility studies, except as required as a part of the conventional appraisal process. No separate studies have been completed as a part of this valuation assignment.

APPRAISAL DATES

Effective Date of Valuation/Inspection Date

The subject was physically inspected on May 22, 2014 with most subject and neighborhood photographs taken on this date. The property was inspected by Linda K. Schotter, Indiana Certified General Appraiser. The "As-Is" date is the date of inspection or May 22, 2014.

Date of Report

The report was signed on June 26, 2014, representing the approximate date of delivery to the client.

DEFINITION OF VALUE ESTIMATE

This report is designed to convey the reasoning behind the estimate of market value as it is defined below.

Market Value is defined by the *Uniform Standards of Professional Appraisal Practice*, Glossary Section, and Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989, as adopted by the OCC Regulation 12 CFR 34, as follows:

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 are 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 market value is not influenced by any business enterprise contribution, value to the specific user (i.e., use value) or going concern. Moreover, the market value considers a price that is cash equivalent, which does not include any favorable financing arrangements.

Market Value Exposure Time

According to the *Uniform Standards of Professional Appraisal Practice*, an estimate of “...exposure time is always presumed to precede the effective date of the appraisal.” The exposure time is defined as “...the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value...a retrospective estimate based upon an analysis of past events...”¹

The estimate of exposure time for the subject property is estimated between 9 to 12 months. This exposure estimate was extracted from an investigation of recent market sales and current listings of retail buildings in the market. Limited information was available; however, based on isolated data, a 9 to 18 month exposure time is reasonable.

¹ Uniform Standards of Professional Appraisal Practice, Statement on Appraisal Standards Number 6, Appraisal Foundation, 2004.

Neighborhood Profile

The Neighborhood Profile section is provided to give a general overview of the subject's primary area of influence.

Boundaries/General Discussion

The neighborhood is an area of influence upon properties within defined boundaries. Generally, a neighborhood exhibits a greater degree of uniformity than a larger area. Some of the common characteristics for a neighborhood include similar building types and sizes, population, economic profiles of occupants and zoning regulations. The neighborhood is subject to similar influence of physical-environmental, social, economic and governmental forces.

The subject's neighborhood is identified as a Deaver Road to the north, I-65 to the west, CR 450 South (SR 58) to the south and Jonesville Road (SR 11) to the east. The neighborhood is defined using area traffic arteries, which delineate the most similar and complimentary uses in the area. Overall, the defined neighborhood is predominately industrial uses including Woodside Business Center which is along the west side of the defined neighborhood along I-65. Cummins is located just south of the southern boundary of CR 450 South (SR 58). The eastern portion of the neighborhood has scattered residential and agricultural uses.

Neighborhood Life Cycle

A neighborhood generally progresses through four stages: growth, stability, decline and revitalization. The growth stage is a period during which the neighborhood receives public acceptance and favor. During the stability stage, there is a period of equilibrium with neither gain nor loss in value of properties. In the decline period there is evidence of diminishing demand. There can be a period of revitalization with renewal, modernization and increasing demand after an area has declined. These stages are not necessarily sequential as a major change can interrupt the order of the stages.

The subject neighborhood is generally identified as within the stability stage of the life cycle. The area has adequate land for additional development; therefore the stability stage could be followed by additional growth. Construction was noted in the immediate area of the subject.

Neighborhood Access

The access for this neighborhood is regarded as strong in comparison to other similar settings throughout the Bartholomew County area. This characterization is appropriate because of the subject's location less than one mile from the I-65/SR 58 interchange.

Land Use Patterns

Neighborhoods north of the subject include residential development and agricultural uses. To the west of the subject along both elevations of I-65, the predominate use is industrial with ongoing construction noted. To the east of the subject is agricultural use of land including part

of the subject. To the south is Cummins and further south are more agricultural and residential properties.

Neighborhood Summary

A main advantage of the subject neighborhood is SR 58 and its interchanges with Interstate 65 less than one mile from the subject site. This interstate interchange allows convenient access to the Indianapolis metropolitan area and the City of Louisville.

In the following pages, representative photographs of the immediate area are provided as taken on the date of inspection. This includes street scenes from the area.

NEIGHBORHOOD PHOTOGRAPHS



View of entrance into Woodside Business Center located directly west of the subject



View of construction underway directly south of the subject site

NEIGHBORHOOD PHOTOGRAPHS



View of Faurecia in immediate area of the subject



View of AK Tube facility in immediate area of the subject

**NEIGHBORHOOD
PHOTOGRAPHS**



Street scene looking east on CR 450 South (SR 58)



Street scene looking west on CR 450 South (SR 58)

Site Description

Information used in the following site description was taken from sources deemed reliable. Included is secondary information from sources other than the appraisers. This information is assumed correct and accurate concerning the subject.

Site Size

The site totals approximately 704.15 acres represented by one irregular shaped parcel according to the Bartholomew County assessor records. The site is served by all municipal utilities.

Topography

The topography of the site appears level to gently rolling with surface drainage capability considered adequate at the time of inspection. Only a small portion of the site is wooded in the southwest corner. The majority of the site is level due to the previous use as an airport.

The site appears to provide adequate compaction properties to support the existing improvements; however, no warranties, either expressed or implied, are made regarding sub-surface conditions of the soil as there were no soil test or core sample results furnished to the appraisers.

Easements

No adverse easements were noted upon a cursory inspection of the site. It is assumed typical utility easements are in place. Title work was not supplied to the appraisers.

Environmental Disclaimer

No negative environmental problems were brought to the attention of the appraisers during the inspection. In the absence of any data showing otherwise, the subject is assumed to be clear of any environmental problems. This report is subject to the site being free from the existence of hazardous substances including, without limitation, asbestos, poly-chlorinated biphenyls (PCB's), petroleum leakage, or agricultural chemicals, or other environmental conditions that were not called to the attention of the appraisers. The appraisers have no knowledge of the existence of such materials on, in or near the property. The appraisers, however, are not qualified to test such substances or conditions. The value estimated is predicated on the assumption that there are no conditions on or in the property or in proximity that would cause a loss in value.

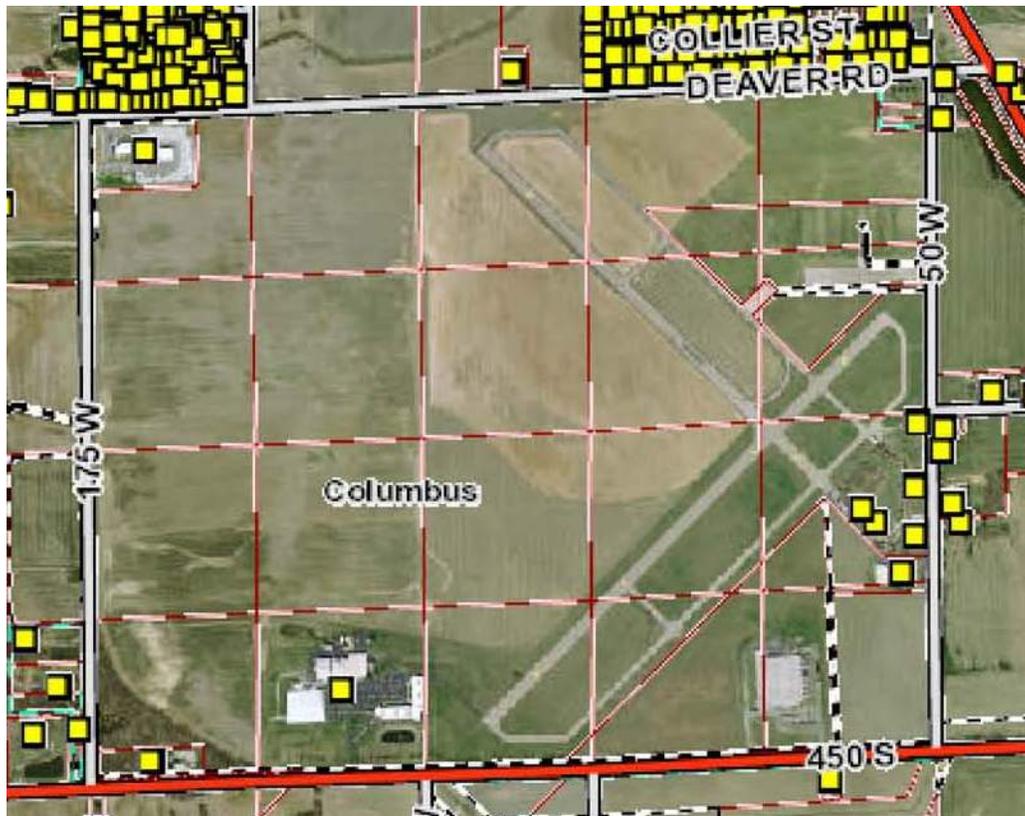
Property Zoning

Although the zoning maps for Columbus City Planning and Zoning report the zoning of the subject as "I-3", Heavy Industrial Manufacturing. A wide range of permissible uses are allowed including warehouse/distribution industrial properties, research labs, auto repair facilities, light and heavy manufacturing, to name a few.

Flood Hazard Information

According to information provided by the property representative, it appears that the majority of the subject site is located in Zone AE. Copies of the map and amendment letter are included in the addendum.

Aerial Map



REAL ESTATE ASSESSMENT AND TAXES

The Indiana property tax is an ad valorem levy on all tangible property (land, buildings and personal property) in the State at rates varying according to the needs of the local taxing units and their assessed valuation. Land and buildings are assessed at a maximum of 100% of true cash value as of March 1 of each year payable in the following year in two installments on May 10 and November 10 based on the assessments of the preceding year. Historically, true cash value was based on a tax manual prepared by the State using costs as the basis. In 2002 a court ruling required the adoption of market data to determine appropriate obsolescence. Many assessors still rely on the older system using the cost manual rather than market evidence of value.

“Annual Adjustments or “trending” of property values became part of Indiana’s move to a market-based assessment system that began in 2002. Trending requires assessors to research sales of properties in a particular area over the previous two years. Using that information, assessors then estimate the values of other properties in the same area to determine an assessed value. Presently the system continues to struggle with many assessments not reflective of market value in use. The system has had many tax appeals filed with owners challenging the assessments on their property.

Beginning with the 2010 tax bills, property owners are entitled to a circuit breaker cap on the amount of property taxes owed:

- 1% for homestead properties;
- 2% for residential properties;
- 2% for agricultural land;
- 2% for long-term care facilities;
- 3% for nonresidential properties; and
- 3% for personal property.

The caps ensure that a property owner does not pay more than a fixed percent of the properties gross assessed value in taxes. Independent of the circuit breaker caps, a property’s assessed value must still reflect the market value-in-use of that property. Assessed values are annually adjusted—increased or decreased—to reflect market value-in-use.

In most counties, the only exemptions from the property tax caps are for expenses related to projects or additional school operating funds that are approved by voters in a public referendum.

Current Assessment Information

Information obtained from Bartholomew County Assessor indicates all of the subject parcels are identified as TAX EXEMPT.

IMPROVEMENT DESCRIPTION

The primary focus of this appraisal is the underlying land identified within this report. The only improvements noted are taken from the Bartholomew County Assessor records. These improvements include approximately 976,400 square feet of asphalt paving currently used as a test track. The assessor records indicate the pavement dates back to 1945. In addition to the pavement, there is approximately 3,200 linear feet of 6' chain link fencing dating back to 1960. A potential developer would consider demolition costs prior to purchase of the entire site. A demolition cost will be estimated to determine an "as is" value of the site.

The following photographs were taken at the time of inspection

**SUBJECT
PHOTOGRAPHS**



View of site looking north from CR 450 S



View of site looking west from CR 50 W

**SUBJECT
PHOTOGRAPHS**



View of site looking south from Deaver Road



View of site looking east from CR 175 W

HIGHEST AND BEST USE

Market value is ultimately established by the actions of typical buyers and sellers in the market. These participants set value in accordance with what they perceive as the highest and best use of any specific property. In the appraisal process, therefore, market values of land and of an improved property are estimated under the assumption that potential purchasers will pay prices that reflect their own analysis of the most profitable use of the land or of the property as improved. The interaction of value and highest and best use is a fundamental concept from which an estimate of market value is derived.

Highest and Best Use is defined as:

"The reasonably probable and legal use of vacant land or an improved property which is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum profitability."²

The alternative definition applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it the highest and best use could conceivably be different from the existing use of the property. The existing use will continue, however, unless and until the land value in its highest and best use exceeds the total value of the property.

The concept of highest and best use recognizes that there is a contribution to community objectives, to community development and to community environment as well as the maximum generation of wealth to individual property owners.

As was previously defined, highest and best use must be considered in two situations:

1. The highest and best use of a site as though it were vacant, and
2. The highest and best use of the property as improved.

The first situation considers that a parcel of land is either vacant or that it can be made vacant through demolition of existing improvements. The key issue in this situation is the determination of what type of building or other improvements, if any, should be built upon the land if it were vacant. The concept underlying this analysis is that the prevailing use of the site may not be the highest and best use. The land may be suited for a taller or more intense use than the existing use.

The second situation is considering the highest and best use of a property as improved. This relates to the use that should be made of the property, as it exists. The key focus in this analysis is whether the property as improved should be continued as is, renovated, converted, partly demolished or possibly a combination of these approaches to development. The use that

2

The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, 2002.

maximizes the investment property's net operating income on a long-term basis is its highest and best use.

Four criteria must be considered in an attempt to determine the highest and best use:

1. Physically Possible

This criterion considers the size, shape, area and terrain as they affect the development potential of the site. Other factors such as the ratio of frontage and depth, availability of public utilities, topography and subsoil conditions are also considered. Highest and best use of a property as improved also depends on physical characteristics. These have to do with the issues of the quality of construction and maintenance and the functional utility of the improvements.

2. Legally Permissible

This criterion considers restrictions imposed upon the subject property by controls such as zoning, building codes, historic district controls, environmental regulations, long term leases, deed restrictions and private covenants.

3. Financially Feasible

This criterion considers those uses that are likely to produce a return greater than the combined income needed to satisfy operating expenses, financial expenses and capital amortization. All uses that are expected to produce a positive return are regarded as financially feasible.

4. Maximally Productive

This criterion isolates the use that provides the highest rate of return or value from all financially feasible uses. It identifies the highest and best use.

The tests for highest and best use for the land as vacant, or for property as improved, require an analysis of all logical and feasible alternatives. These alternative uses must first meet the test of physical possibility and legal permissibility. A development pattern that is not logical would probably not satisfy the criterion of financial feasibility.

Highest and Best Use As Vacant

The first consideration of the property as if vacant is to determine what is physically possible. The size of the subject site is large enough to permit construction of a very large improvement or subdivision for midsize improvements. Good access is available from the surrounding roadways and in particular CR 450 S (SR58) which provides ease of access to the interstate system. The I-65/SR 58 interchange is less than one west of the subject site. All municipal utilities are presently available to the subject, which would not limit development in the area. The site is conforming to surrounding street grade and other nearby developments.

The next consideration pertains to legal permissibility. As discussed in the Zoning Section of

this report, the subject property is in an area of industrial zoning classification. The classification allows a variety of uses. The surrounding uses are primarily industrial type buildings including large manufacturing facilities. There are no deed restrictions known by the appraisers, which would limit use of the site. No title policy was supplied to the appraisers.

As vacant, it must also be determined whether construction is financially feasible and results in maximum profitability. Any use, which results in a positive return on money invested, is considered to represent a financially feasible alternative. Given the subject's neighborhood and extent of development, it would appear that an industrial use would be the most appropriate function of the site. The highest and best use as vacant is determined to be an industrial use which is harmonious with the adjoining uses.

SUMMARY OF ANALYSIS AND VALUATION PROCEDURES

The Sales Comparison Approach is the only approach developed for the estimate of value of the underlying site.

VACANT LAND ANALYSIS

The purpose of this section is to estimate the value of the subject land as if unimproved and ready for development. There are six commonly used methods of valuing land in the appraisal practice. All of these are derived from the basic approaches to value. The procedures are (1) Sales Comparison, (2) Allocation, (3) Development, (4) Land Residual, (5) Extraction, and (6) Ground Rent Capitalization. These methods are briefly described below:

1. The *sales comparison method* calls for comparing, weighing and relating past sales of similar real estate to the land being appraised.
2. The *allocation method* calls for a distribution between land and total property value where the total property value is known, usually expressed as a ratio.
3. The *development method* is a process whereby an undeveloped parcel of land is subdivided and sold, subtracting the total development costs from the estimated gross sellout value.
4. The *residual method* is a technique in which the building net income is subtracted from the total property income leaving the lands net income as a residual. This residual is then capitalized at the appropriate capitalization rate to indicate the land's value.
5. The *extraction method* is similar to the previous method but the improvement contribution is extracted from the sales price of a recent sale resulting in an indication of land value.
6. Straight *capitalization of the ground rent* is a technique that capitalizes a ground rent rate at the appropriate rate into a value that a prudent investor would pay to receive these future benefits.

The most preferred and commonly used method of land valuation is the sales comparison technique. The Sales Comparison Approach in valuing a site also follows the principle of substitution in which a value of a property is determined by the price that must be paid to purchase a property of similar functional utility and desirability. The reliability of this approach quickly loses validity if few comparable properties are found in the market.

In real estate such as the subject property comparisons can be made based upon on a per unit measurement such as sales price per square foot or per acre. The comparables utilized in this report are selected based on their size and similar land use possibilities.

The elements of comparison considered in this analysis are financing terms, conditions of sale,

market conditions, location and physical characteristics such as zoning, size, shape/frontage and utilities available. The unit of comparison appropriate for the sites in this market is either price per square foot or per acre. The price per acre is utilized which is consistent with the local market. (Elements of comparison are characteristics of properties and transactions that cause prices to vary. A unit of comparison is simply a component into which a property may be divided for comparison purposes.)

SITE VALUATION VIA THE DIRECT SALES COMPARISON

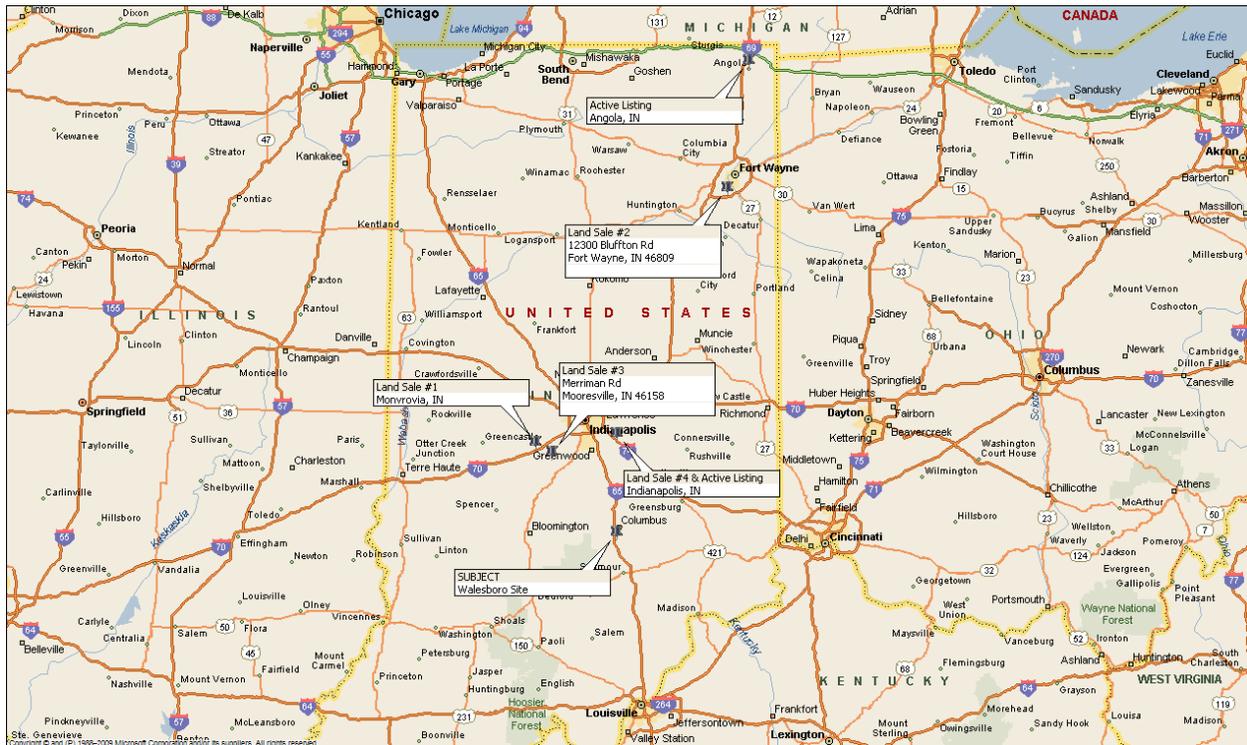
The method of the direct sales comparison is to develop an indication of the market value of the subject site by studying sales (and listings) of similar sites and making necessary adjustments to the sales (or listing) price for any significant differences between the comparables and the subject site. The reliability of this technique is dependent upon (1) the degree of comparability, (2) time of the sale, (3) verification of the sales data, and (4) the absence of unusual conditions affecting the sale. As pointed out above, the securing of adequate comparable sales information is of the essence if the direct sales comparison method is to be reliable and truly give a dependable estimate of market value for the site.

The following sites were considered most representative of the subject's site. The sales comparables represent sales of similar tracts of potential development land. Comparable size tracts of land within Indiana were limited; therefore, smaller sites are used in the analysis. Additional support for the concluded value will be provided following the sales analysis. The site sizes range from 100.00 acres to 660.73 acres compared to the subject 704.15 acres. The sites selected for comparison required no adjustments for financing and conditions of sale. The market in the area does not substantiate an adjustment for these elements of comparison. A total of 6 comparables are analyzed on the following grid. Two of these are active listings within Indiana.

The property rights conveyed in all sales was the fee simple equivalent. All transactions appeared to be arm's length. Financing data regarding the sales was not obtainable; therefore, all transactions were assumed to be for cash or market equivalent terms with no special seller financing concessions.

COMPARABLE LAND SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Size in Acres	Price/Acre
1.	I-70 West Commerce Park	08/15/2013	\$17,095,923	660.730	\$25,874
2.	12300 Bluffton Road	07/20/2011	\$2,250,000	180.000	\$12,500
3.	415 Merriman Road	05/01/2011	\$1,400,000	109.858	\$12,744
4.	I-74/McGregor Road	03/02/2010	\$1,650,000	100.240	\$16,460
5.	US 20/I-69	Active	\$2,800,000	151.00	\$16,689
6.	I-74/McGregor Rd	Active	\$3,000,000	100.00	\$30,000



Land Sale No. 1

Property Identification

Record ID 1242
Property Name I-70 West Commerce Park
Address Not assigned, Hendricks County, Indiana 46118

Sale Data

Grantor I-70 West Commerce Park
Grantee Sunbeam Development
Sale Date August 15, 2013
Property Rights Fee Simple
Conditions of Sale Arm's Length
Financing Cash
Verification Other sources: Public Records, Confirmed by Linda Schotter

Sale Price \$17,095,923
Cash Equivalent \$17,095,923
Adjusted Price \$17,095,923

Land Data

Topography Level to gently rolling
Utilities All

Land Size Information

Gross Land Size 660.730 Acres or 28,781,399 SF

Indicators

Sale Price/Gross Acre \$25,874
Sale Price/Gross SF \$0.59

Remarks

Sale of a business park location in the northwest quadrant of I-70 and State Road 39, zoned for industrial use.

Land Sale No. 2

Property Identification

Record ID 1238
Property Type Development Land, Industrial Land
Property Name Land
Address 12300 Bluffton Road, Fort Wayne, Allen County, Indiana 46804

Sale Data

Grantor Jay Fox Construction
Grantee RG Fort Wayne, LLC
Sale Date July 20, 2011
Property Rights Fee Simple
Conditions of Sale Arm's Length
Financing Cash
Verification Other sources: IRED 43762, Confirmed by Linda Schotter

Sale Price \$2,250,000
Cash Equivalent \$2,250,000
Adjusted Price \$2,250,000

Land Size Information

Gross Land Size 180.000 Acres or 7,840,800 SF

Indicators

Sale Price/Gross Acre \$12,500
Sale Price/Gross SF \$0.29

Remarks

Located in Pleasant Township in Allen County. Just north of the Bluffton Road (SR 1) and Interstate 469 interchange. In close proximity to Fort Wayne International Airport 0.85 miles northwest.

Land Sale No. 3

Property Identification

Record ID 1239
Property Type Development Land, Industrial Land
Property Name Land
Address 415 Merriman Road, Mooresville, Morgan County, Indiana
46158
Tax ID 55-05-14-400-003.000-005

Sale Data

Grantor Brooknook Farms
Grantee ET Works LLC
Sale Date May 01, 2011
Property Rights Fee Simple
Financing Cash
Verification Other sources: IRED 41644, Confirmed by Linda Schotter

Sale Price \$1,400,000
Cash Equivalent \$1,400,000
Adjusted Price \$1,400,000

Land Data

Zoning I-2

Land Size Information

Gross Land Size 109.858 Acres or 4,785,414 SF

Indicators

Sale Price/Gross Acre \$12,744
Sale Price/Gross SF \$0.29

Remarks

Property has older house, barn and pole barn with no contributory value. Part of site is wooded and slightly rolling topography. Portion of site is in 100 year flood plain. Acquired for testing of AG product and to construct future buildings. Was on the market since 2002 for \$18,000/acre. Town of Mooresville will extend water/sewer to site.

Land Sale No. 4

Property Identification

Record ID 1243
Address I-74/McGregor Road, Indianapolis, Shelby County, Indiana

Sale Data

Grantor Cedar Run Investments LLC
Grantee Pleasant View Commerce
Sale Date March 02, 2010
Verification Other sources: Public Records, Confirmed by Linda Schotter

Sale Price \$1,650,000
Cash Equivalent \$1,650,000
Adjusted Price \$1,650,000

Land Data

Zoning I-1
Topography Level
Utilities All

Land Size Information

Gross Land Size 100.240 Acres or 4,366,454 SF

Indicators

Sale Price/Gross Acre \$16,460
Sale Price/Gross SF \$0.38

Remarks

This land was purchased by Cedar Run Investments in 2001 for a housing development that never received approvals. The land was sold with the current owners intending to develop the land into industrial and commercial properties.

LoopNet - Southport Development, Industrial (land), US HWY 20 and I-69, Angola, IN

Page 1 of 2



Each office is independently owned and operated.

Craig Ralston, CDPE — (260) 316-5566

Land For Sale

Southport Development
US HWY 20 and I-69, Angola, IN 46703



Price: \$2,800,000
Lot Size: 151 AC
Property Type: Land
Property Sub-type: Industrial (land)
Listing ID: 18570309
Last Updated: 43 days ago
[Find Out More...](#)

1 Lot Available

Lot 1	Price:	\$2,800,000
	Lot Size:	151 AC
	Price/AC:	\$18,543.05
	Lot Type:	Industrial (land)
	Commission Split:	2.4%

Description

Exposure to interest I-69, 5000' ft of frontage. rolling ground, with utilities available
Located at intersection of US HWY 20 and I-69. ,

CORRELATION OF SITE VALUE

The sales selected are representative of sites purchased within Indiana with a similar highest and best use as the subject. The selected comparable sites indicate an unadjusted value range from \$12,500 to \$27,000 for the comparables presented on the following grid. The sales provide a reasonable indication of market value for the subject. Comparables 2,3,4,5 and 6 are adjusted downward to reflect economies of scale since the subject site is over 700 acres.

Comparable 1 is the sale of an established business park within the Indianapolis MSA along I-70 in very close proximity to SR 39 interchange, therefore demonstrating similar access as the subject site. This comparables is given the most weight in the analysis, however, is adjusted downward for it is recognized as an established business park with infrastructure in place. At the time of the sale, the park had two buildings completed within the development. These structures range in size from 545,000 square feet for the Gordman's distribution center to a 1 million plus square foot distribution center for Johnson and Johnson.

Comparable 2 is located less than 1 mile from an interstate interchange and less than one mile from a regional airport. These two comparables are adjusted downward for size difference, lack of utilities, and superior topography.

Comparable 3 is located in Mooresville within the Indianapolis MSA, however, is positively adjusted for inferior access. The site is along a state highway but not in similar proximity to an interstate interchange as the subject. Comparable 4 is located at an interstate interchange on the boundary between Shelby County and Marion County within the Indianapolis MSA.

Comparables 5 and 6 represent active listings. Both are adjusted downward to reflect the listing status.

There were no other adjustments deemed applicable. The selected comparable sites indicate an adjusted value range from approximately \$13,125 to \$25,650 per acre. In the reconciliation process, the most weight is given to comparable 1 due to the similar size and most recent transaction date. The remaining comparables are given somewhat equal weight. After giving consideration to all pertinent factors, the final conclusion of land value is estimated within the unadjusted and adjusted range at \$19,000 per acre.

In the opinion of the appraisers, it is reasonable to conclude from the previous discussion that the subject site has an indicated value via the Sales Comparison Approach, of approximately \$19,000 per acre.

$$704.15 \text{ acres} @ \$19,000/\text{Acre} = \$13,378,850$$

According to the Bartholomew County Assessor records, the site improvements total approximately 976,400 square feet of asphalt paving currently used as a test track. There is also 3,200 square feet of 6' chain link fencing on the site. Demolition costs must be considered to provide an "as is" estimate of value. A potential developer would consider removal of the site

improvements to prepare the site for development. The demolition costs are estimated as \$225,000. This amount is subtracted from the above estimate.

$$\text{\$13,378,850 minus \$225,000} = \text{\$13,153,850}$$

The *Flood Reduction Alternatives Study* dated February 2013, prepared by *Christopher B. Burke, Engineering LLC* is given consideration identifying additional expenditures which would be required for the site to be developed. Although the report was prepared in 2013, the client, Mr. Clark Greiner, indicated that after additional discussions with the engineering firm, the site will require the work identified as Alternative 7 within the study. This expenditure totals approximately \$7,650,000. This potential cost to a buyer is deducted from the above estimate.

$$\text{\$13,153,850 minus \$7,650,000} = \text{\$5,500,000}$$

Sale Number	Subject Property	Land Sales Adjustment Grid											
		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5		Comp #6	
Address	Walesboro Site	I-70 West Commerce Park		12300 Bluffton Rd.		415 Merriman Road		I-74/McGregor Road		US 20/I-69		Pleasant View Commerce Park	
City, State	Columbus, IN	Monrovia, In		Fort Wayne, IN		Mooreville, IN		Indianapolis, IN		Angola, IN		Indianapolis, IN	
Reported Sale Price		\$17,095,923		\$2,250,000		\$1,400,000		\$1,650,000		\$2,800,000		\$3,000,000	
Plus Buyer Expenditures*		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Total Buyer Costs		\$17,095,923		\$2,250,000		\$1,400,000		\$1,650,000		\$2,800,000		\$3,000,000	
Site Size (Acres)	704.15	660.73		180.00		109.86		100.24		151.00		100.00	
Site Size (Sq. Ft.)	30,672,774	28,781,399		7,840,800		4,785,414		4,366,454		6,577,560		4,356,000	
Sale Price / Gross Acre		\$25,874		\$12,500		\$12,744		\$16,460		\$18,543		\$30,000	
Sale Price / Gross Sq. Ft.		\$0.59		\$0.29		\$0.29		\$0.38		\$0.43		\$0.69	
Property Rights Conveyed		Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Adjustment		\$0.00		0%		\$0.00		0%		\$0.00		0%	
Financing Terms		Cash Equivalent		Cash Equivalent		Cash Equivalent		Cash Equivalent		Cash Equivalent		Cash Equivalent	
Adjustment		\$0.00		0%		\$0.00		0%		\$0.00		0%	
Conditions of Sale		Arm's Length		Arm's Length		Arm's Length		Arm's Length		Arm's Length		Arm's Length	
Adjustment		\$0.00		0%		\$0.00		0%		\$0.00		0%	
Date of Sale		15-Aug-13		20-Jul-11		1-May-11		2-Mar-10		Active Listing		Active Listing	
Market Conditions Adj.		\$0		0.0%		\$0		0.0%		(\$280,000)		-10.0%	
Total Adjusted Price		\$17,095,923		\$2,250,000		\$1,400,000		\$1,650,000		\$2,520,000		\$2,700,000	
Adj. Price / Acre		\$25,874		\$12,500		\$12,744		\$16,460		\$16,689		\$27,000	
Location	Average	Average		Average		Average		Average		Average		Average	
Adjustment		\$0.00		0%		\$0.00		0%		\$0.00		0%	
Land Size (Acres)	704.15	660.73		180.00		109.86		100.24		151.00		100.00	
Adjustment		\$0.00		(\$625)		-5%		(\$637)		-5%		(\$823)	
Access	Good	Similar		Similar		Inferior		Similar		Similar		Similar	
Adjustment		\$0.00		\$0		0%		\$1,274.37		10%		\$0.00	
Utilities Available	All	All		No		All		All		All		All	
Adjustment		\$0.00		\$1,250		10%		\$0.00		0%		\$0.00	
Other	vacant	developed park		similar		similar		similar		similar		similar	
Adjustment		(\$3,881)		-15%		\$0		0%		\$0		0%	
Indicated Value / Acre		21,993.15		\$13,125		\$13,381		\$15,637		15,854.30		25,650.00	
Net Adjustments		\$0.00		0%		\$625		5%		(\$823)		-5%	
Reconciled Value /Acre		\$19,000 /Acre											
Indicated Value		\$13,378,850											
Less Potential Demolition Costs		-\$225,000											
Indicated value		\$13,153,850											
Minus Costs to cure flood impact		-\$7,650,000											
Indicated Value		\$5,503,850											
Rounded		\$5,500,000											

ADDITIONAL SUPPORT

Active listings of potential development land are included as additional support for the price per acre determined in the previous analysis.

Location	Acreage	Asking Price	Price/Acre	
SR 13 & I-69, Pendleton, IN	250	\$4,000,000	\$16,000	Near interstate interchange in Hamilton County
971 County Road, Calhoun, TN	340	\$3,230,000	\$9,500	Near I-75 interchange
600 Church Street W, Canton, OH	450	\$6,500,000	\$14,444	I-77 access near, Rail access, proximate to Akron-Canton Airport
SR 125 & Sterns Rd., Erie, MI	377	\$6,224,295	\$16,500	Direct access to I-75, CSX rail
Middlebranch Ave., Canton, OH	200	\$3,900,000	\$19,500	Rail served, located in Utica Shale District
Quality Dr. & US 24, Defiance, OH	415	\$8,300,000	\$20,000	Site is served by 2 railroads and rail spur is in place
Lower River Road, Charleston, TN	388	\$8,536,000	\$22,000	Prime interstate location, all utilities, one owner
		Min.	\$9,500	
		Max	\$22,000	
		Avg.	\$16,849	

The above listings present asking prices from \$9,500 to \$22,000 per acre for development land ranging in size from 200 to 450 acres. There were no active listings identified in the size range of the subject. The listings are within the Midwest and provide additional support for the concluded estimate of land value by showing a maximum price point for the subject property. The concluded value of \$19,000 is within the range of the listings.

The following industrial land sales represent significantly smaller sites. The prices paid are higher due to locations within established parks and smaller sites. The minimum is \$22,142 and the maximum is approximately \$41,000 per acre with an average of \$34,839.

Location	Acreage	Sale Date	Sales Price	Price/Acre	
6200 S. International Dr., Columbus, IN	36.13	11/29/12	\$800,000	\$22,142	Located in Woodside Park
CR 300 W /Deaver Road, Columbus, IN	20.00	11/15/12	\$800,000	\$40,000	Located in Woodside Park
1801 Innovation Blvd., Clayton, IN	64.01	03/01/13	\$2,646,000	\$41,337	Located in I 70 West Commerce Park
SWC Jannetides Blvd. & W 300 N, Greenfield, IN	20.00	01/04/13	\$760,000	\$38,000	Located within Air Park East Business Park
SWC US 52 & Veterans Memorial Pk., Lafayette, IN	49.67	03/03/11	\$1,625,000	\$32,716	Located within Park 350 Industrial
			Min.	\$22,142	
			Max	\$41,337	
			Avg.	\$34,839	

FINAL RECONCILIATION

In this appraisal the Cost Approach, Sales Comparison Approach and Income Approach to value were considered. It is often the case that one or more of the approaches is considered more reliable due to better availability of information or more significance to the appraisal problem. This section of the report gives the appraiser latitude to review and evaluate the entire appraisal process. The reconciliation process is not an averaging of the results of the three approaches, rather a consideration of the results based on strength and weaknesses of each approach. The following discussion is provided in order to allow the reader the opportunity to better understand the rationale behind the selection of a specific point estimate within the range indicated by the three applied approaches to value.

This section typically includes a discussion of the approaches to value. In this case, this is a summary more than reconciliation since only one approach is incorporated. The subject property is valued as vacant land using a sales comparison approach. The estimated market value of the subject property, as of May 22, 2014 is...

"AS IS" MARKET VALUE INDICATION
FEE SIMPLE VALUE
FIVE MILLION FIVE HUNDRED THOUSAND DOLLARS*
(\$5,500,000)*

*The above value should be considered in the context of the extraordinary assumptions and limiting conditions shown on page 5.

Marketing Time

After a review of available information, the marketing time for the subject property is estimated at 9-18 months.

Certification of Appraiser

The undersigned appraiser does hereby certify that, to the best of his knowledge and belief:

- The statements of fact contained in this report are true and correct.
- I have not performed any prior services regarding the subject property, as an appraiser, or in any other capacity, within the 3 year period immediately preceding acceptance of this appraisal assignment.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My engagement in this assignment and compensation to be received, are not contingent upon the reporting of a predetermined value conclusions or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- I am competent to complete an appraisal of the subject property, as I have appraised multiple properties similar to the subject and have adequate experience in the field of real property appraisal and analysis.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made an offsite inspection from the public streets.
- This report has been made in conformance with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Stephen W. Cobb, MAI, Indiana Certified General Appraiser contributed significant professional assistance to the person signing below (see certification on following page).



Linda K. Schotter
Indiana Certified General Appraiser
Certificate Number CG40300186

Signed June 26, 2014

Certification of Appraiser

The undersigned appraiser does hereby certify that, to the best of his knowledge and belief:

- The statements of fact contained in this report are true and correct.
- I have not performed any prior services regarding the subject property, as an appraiser, or in any other capacity, within the 3 year period immediately preceding acceptance of this appraisal assignment.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinion, and conclusion.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My engagement in this assignment and compensation to be received, are not contingent upon the reporting of a predetermined value conclusions or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- I am competent to complete an appraisal of the subject property, as I have appraised multiple properties similar to the subject and have adequate experience in the field of real property appraisal and analysis.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have not made an inspection of the subject property.
- This report has been made in conformance with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- "The Appraisal Institute conducts a program of continuing education for its designated members. I, Stephen W. Cobb, MAI, am currently certified under this program."
- Linda K. Schotter, Indiana Certified General Appraiser contributed significant professional assistance to the person signing below (see certification on previous page).



Stephen W. Cobb, MAI
Indiana Certified General Appraiser
Certificate Number CG69100069

Signed June 26, 2014

GENERAL ADDENDA

Miscellaneous Exhibits

Appraisers' Qualifications

General Information

Parcel Number
03-85-13-230-000.200-021
Local Parcel Number
23851323200

Tax ID:

Routing Number

Property Class 640
Exempt, Municipality

Year: 2013

Location Information

County
Bartholomew

Township
WAYNE TOWNSHIP

District 021 (Local 021)
COLUMBUS CITY-WAYNE TOWN

School Corp 0365
BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021
GOVERNMENT OWNED

Section/Plat

Location Address
WALESBORO AIRPORT
COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
Other
Printed Wednesday, October 30, 2013

Ownership

City Of Columbus Board Of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

PART LOT 1 - WALESBORO AIRPORT
PROPERTY MINOR SUBDV (Q/97B)



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
09/26/1995	City Of Columbus Board Of	0	PL	Q/97 B	\$0
01/01/1900	CITY OF COLUMBUS,IN		WD	/	\$0

Notes

Thursday, 26 January 2006 12:00 AM
RM97
RMMISCL 97/98; REMAP FRM #23-85-13.00-101 (CANCELLED)

Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	2013	2012	2011	2010	2009
Reason For Change	WIP	AA	GenReval	AA	AA
As Of Date	07/22/2013	09/07/2013	03/01/2012	03/01/2011	03/01/2009
Valuation Method	Indiana Cost Mod				
Equalization Factor					
Notice Required	<input checked="" type="checkbox"/>				
Land	\$0	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120')

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
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Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	25.94
81 Legal Drain NV	\$0
82 Public Roads NV	\$0
83 UT Towers NV	\$0
9 Homesite	
91/92 Acres	0.00
Total Acres Farmland	25.94
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$0

03-85-13-240-000.100-021

City Of Columbus Board Of Avia

WALESBORO AIRPORT

640, Exempt, Municipality

GOVERNMENT OWNED/60

1/2

General Information

Parcel Number 03-85-13-240-000.100-021
Local Parcel Number 23851324100

Tax ID:

Routing Number

Property Class 640 Exempt, Municipality

Year: 2013

Location Information

County Bartholomew
Township WAYNE TOWNSHIP
District 021 (Local 021) COLUMBUS CITY-WAYNE TOWN
School Corp 0365 BARTHOLOMEW CONSOLIDATE
Neighborhood 6000-021 GOVERNMENT OWNED
Section/Plat 13
Location Address WALESBORO AIRPORT COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Other
Printed Thursday, October 31, 2013

Ownership

City Of Columbus Board Of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

SE/4 NW/4 - 21.24 ACRES



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Sale Price. Rows include 09/26/1996 and 01/01/1900.

Notes

Thursday, 26 January 2006 12:00 AM
SP98
SPLIT 98/99; AC FRM 24.30 AC TO 21.24 AC;LESS TO PARCEL #23-85-13.24-101&102
Thursday, 26 January 2006 12:00 AM
SP97
SPLIT 97/98; 24.30 AC FRM # 23-85-13.00-100

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year (2013, 2012, 2011, 2010, 2009), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes checkmarks for Notice Required.

Land Data (Standard Depth: Res 120', CI 120')

Table with columns: Land Pricing Type, Soil Method ID, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Elig %, Factor, Value.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.00), Actual Frontage (0), Total Acres Farmland (21.24), etc.

Data Source N/A

Collector

Appraiser

03-85-13-240-000.102-021

City of Columbus

WALESBORO AIRPORT

640, Exempt, Municipality

GOVERNMENT OWNED/60

1/2

General Information

Parcel Number 03-85-13-240-000.102-021
Local Parcel Number 23851324102

Tax ID:

Routing Number

Property Class 640 Exempt, Municipality

Year: 2013

Location Information

County Bartholomew
Township WAYNE TOWNSHIP
District 021 (Local 021) COLUMBUS CITY-WAYNE TOWN
School Corp 0365 BARTHOLOMEW CONSOLIDATE
Neighborhood 6000-021 GOVERNMENT OWNED
Section/Plat
Location Address WALESBORO AIRPORT, IN

Zoning

Subdivision

Lot

AAMH Park N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Other

Printed Thursday, October 31, 2013

Ownership

City of Columbus
123 Washington ST
Columbus, IN 47201

Legal

PART LOT 3A - WALESBORO AIRPORT
PROPERTY RESUBDV LOT 3 & UNPLATTED
GROUND
(Q/359A)



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Sale Price. Rows include 02/04/1998 and 01/01/1900.

Notes

Thursday, 26 January 2006 12:00 AM
SP98
SPLIT 98/99; 1.22 AC FRM # 23-85-13.24-100

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: 2013, 2012, 2011, 2010, 2009. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement breakdown.

Land Data (Standard Depth: Res 120', CI 120')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source N/A

Collector

Appraiser

General Information

Parcel Number
03-85-14-110-000.100-021

Local Parcel Number
23851411100

Tax ID:

Routing Number

Property Class 640
Exempt, Municipality

Year: 2013

Location Information

County
Bartholomew

Township
WAYNE TOWNSHIP

District 021 (Local 021)
COLUMBUS CITY-WAYNE TOWN

School Corp 0365
BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021
GOVERNMENT OWNED

Section/Plat
14

Location Address

COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
Other
Printed Thursday, October 31, 2013

Ownership

City Of Columbus Board Of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

NE/4 NE/4 - 39.90 ACRES



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
09/26/1995	City Of Columbus Board Of	0	PL	Q/97 B	\$0
01/01/1900	CITY OF COLUMBUS		WD	/	\$0

Notes

Thursday, 26 January 2006 12:00 AM
RM97
RMMISCL 97/98; REMAP FRM #23-85-14.00-400 (CANCELLED)
ALSOSEE:
23-85-14.12-100;14.13-100;14.14-100;14.21-100;14.24-100

Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	2013	2012	2011	2010	2009
Reason For Change	WIP	AA	GenReval	AA	AA
As Of Date	07/22/2013	09/07/2013	03/01/2012	03/01/2011	03/01/2009
Valuation Method	Indiana Cost Mod				
Equalization Factor					
Notice Required	<input checked="" type="checkbox"/>				
Land	\$0	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120')

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
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Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	39.90
81 Legal Drain NV	\$0
82 Public Roads NV	\$0
83 UT Towers NV	\$0
9 Homesite	
91/92 Acres	0.00
Total Acres Farmland	39.90
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$0

General Information

Parcel Number
03-85-14-120-000.100-021

Local Parcel Number
23851412100

Tax ID:

Routing Number

Property Class 640
Exempt, Municipality

Year: 2013

Location Information

County
Bartholomew

Township
WAYNE TOWNSHIP

District 021 (Local 021)
COLUMBUS CITY-WAYNE TOWN

School Corp 0365
BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021
GOVERNMENT OWNED

Section/Plat
14

Location Address

COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
Other

Printed Friday, November 01, 2013

Ownership

City Of Columbus Board Of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

NW/4 NE/4 - 39.81 ACRES



Valuation Records (Work In Progress values are not certified values and are subject to change)

2013	Assessment Year	2013	2012	2011	2010	2009
WIP	Reason For Change	AA	GenReval	AA	AA	AA
07/22/2013	As Of Date	09/07/2013	03/01/2012	03/01/2011	03/01/2010	03/01/2009
Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
	Equalization Factor					
	Notice Required	<input checked="" type="checkbox"/>				
\$0	Land	\$0	\$0	\$0	\$0	\$0
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Total	\$0	\$0	\$0	\$0	\$0
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120')

Land Pricing Soil	Act	Size	Factor	Rate	Adj.	Ext.	Infl. %	Res Market	Value
Type Method ID	Front.				Rate	Value		Elig % Factor	

Data Source N/A

Collector

Appraiser

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
09/26/1995	City Of Columbus Board Of	0	PL	Q/97 B	\$0
01/01/1900	CITY OF COLUMBUS		WD	/	\$0

Exempt

Notes

Thursday, 26 January 2006 12:00 AM
 RM97
 RMMISCL 97/98; REMAP FRM#23-85-14.00-400
 (CANCELLED)
 ALSOSEE:
 23-85-14.11-100;14.13-100;14.14-100;14.21-
 100;14.24-100

Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	39.81
81 Legal Drain NV	\$0
82 Public Roads NV	\$0
83 UT Towers NV	\$0
9 Homesite	
91/92 Acres	0.00
Total Acres Farmland	39.81
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$0

General Information

Parcel Number
03-85-14-140-000.200-021

Local Parcel Number
23851414200

Ownership

City of Columbus, IN
123 Washington ST
COLUMBUS, IN 47201

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
09/26/1995	City of Columbus, IN	0	PL	Q/97 B	\$0
01/01/1900	CITY OF COLUMBUS IN		WD	/	\$0

Notes

Thursday, 26 January 2006 12:00 AM
RM97
RMMISCL 97/98; REMAP FRM #23-85-14.00-402 (CANCELLED)

Tax ID:

Legal

PART LOT 1 - WALESBORO AIRPORT
PROPERTY MINOR SUBDV (Q/97B)

Routing Number

Property Class 640
Exempt, Municipality



Exempt

Year: 2013

Valuation Records (Work In Progress values are not certified values and are subject to change)

2013	Assessment Year	2013	2012	2011	2010	2009
WIP	Reason For Change	AA	GenReval	AA	AA	AA
07/22/2013	As Of Date	09/07/2013	03/01/2012	03/01/2011	03/01/2010	03/01/2009
Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
	Equalization Factor					
	Notice Required	<input checked="" type="checkbox"/>				
\$0	Land	\$0	\$0	\$0	\$0	\$0
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Total	\$0	\$0	\$0	\$0	\$0
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Location Information

County
Bartholomew

Township
WAYNE TOWNSHIP

District 021 (Local 021)
COLUMBUS CITY-WAYNE TOWN

School Corp 0365
BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021
GOVERNMENT OWNED

Section/Plat

Location Address

,

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
Other

Printed Thursday, October 31, 2013

Land Data (Standard Depth: Res 120', CI 120')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
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Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.36
81 Legal Drain NV	\$0
82 Public Roads NV	\$0
83 UT Towers NV	\$0
9 Homesite	
91/92 Acres	0.00
Total Acres Farmland	1.36
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$0

03-85-14-210-000.100-021

City Of Columbus Board Of Avia

175 W

640, Exempt, Municipality

GOVERNMENT OWNED/60

1/2

General Information

Parcel Number
03-85-14-210-000.100-021
Local Parcel Number
23851421100

Tax ID:

Routing Number

Property Class 640
Exempt, Municipality

Year: 2013

Location Information

County
Bartholomew

Township
WAYNE TOWNSHIP

District 021 (Local 021)
COLUMBUS CITY-WAYNE TOWN

School Corp 0365
BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021
GOVERNMENT OWNED

Section/Plat
14

Location Address
175 W
COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
Other

Printed Thursday, October 31, 2013

Ownership

City Of Columbus Board Of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

NE/4 NW/4 - 39.27 ACRES



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Sale Price. Rows include 09/26/1995 and 01/01/1900.

Notes

Thursday, 26 January 2006 12:00 AM
RM97
RMMISCL 97/98; REMAP FRM# 23-85-14.00-400 (CANCELLED)
ALSOSEE:
23-85-14.11-100;14.12-100;14.13-100;14.14-100;14.24-100

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year (2013, 2012, 2011, 2010, 2009), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes checkmarks for Notice Required.

Land Data (Standard Depth: Res 120', CI 120')

Table with columns: Land Pricing Type, Soil Method ID, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Elig %, Factor, Value.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.00), Total Acres Farmland (39.27), Total Value (\$0).

Data Source N/A

Collector

Appraiser

General Information

Parcel Number
03-85-11-310-000.100-021

Local Parcel Number
23851131100

Tax ID:

Routing Number

Property Class 640
Exempt, Municipality

Year: 2013

Location Information

County
Bartholomew

Township
WAYNE TOWNSHIP

District 021 (Local 021)
COLUMBUS CITY-WAYNE TOWN

School Corp 0365
BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021
GOVERNMENT OWNED

Section/Plat

Location Address
350 S
COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
Other

Printed Thursday, October 31, 2013

Ownership

City Of Columbus / Board of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

Corrected legal for transfer split done on 3/26/2009
26.85 Acs



Valuation Records (Work In Progress values are not certified values and are subject to change)

2013	Assessment Year	2013	2012	2011	2010	2009
WIP	Reason For Change	AA	GenReval	AA	AA	AA
07/22/2013	As Of Date	09/07/2013	03/01/2012	03/01/2011	03/01/2010	03/01/2009
Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
	Equalization Factor					
	Notice Required	<input checked="" type="checkbox"/>				
\$537,000	Land	\$537,000	\$0	\$216,000	\$216,000	\$0
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$537,000	Land Non Res (3)	\$537,000	\$216,000	\$216,000	\$216,000	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$537,000	Total	\$537,000	\$0	\$216,000	\$216,000	\$0
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$537,000	Total Non Res (3)	\$537,000	\$216,000	\$216,000	\$216,000	\$0

Land Data (Standard Depth: Res 120', CI 120')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
11	A		0	26.8500	1.00	\$20,000	\$20,000	\$537,000	0%	0%	1.0000	\$537,000

Data Source N/A Collector Appraiser

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
09/26/1995	City Of Columbus / Board o	0	PL	Q/97 B	\$0
01/01/1900	CITY OF COLUMBUS		WD	/	\$0

Exempt

Notes

Tuesday, 18 September 2012 12:00 AM

SP10
SPLITFOR 2010-2011
AC FRM 38.29 AC TO 26.85 AC ; LESS AC & BLDG TO #
000.101

Land Computations

Calculated Acreage	26.85
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	26.85
81 Legal Drain NV	\$0
82 Public Roads NV	\$0
83 UT Towers NV	\$0
9 Homesite	
91/92 Acres	0.00
Total Acres Farmland	26.85
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$537,000
Total Value	\$537,000

General Information

Parcel Number 03-85-11-340-000.100-021
Local Parcel Number 23851134100

Tax ID:

Routing Number

Property Class 640 Exempt, Municipality

Year: 2013

Location Information

County Bartholomew
Township WAYNE TOWNSHIP
District 021 (Local 021) COLUMBUS CITY-WAYNE TOWN
School Corp 0365 BARTHOLOMEW CONSOLIDATE
Neighborhood 6000-021 GOVERNMENT OWNED
Section/Plat 11
Location Address 175 W COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Other
Printed Thursday, October 31, 2013

Ownership

City Of Columbus / Board of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

SE/4 SW/4 - 38.54 ACRES

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Sale Price. Rows include 09/26/1995 and 01/01/1900.

Notes

Thursday, 26 January 2006 12:00 AM
RM97
RMMISCL 97/98; REMAP FRM #23-85-11.00-100 (CANCELLED)



Exempt

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year (2013, 2012, 2011, 2010, 2009), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total.

Land Data (Standard Depth: Res 120', CI 120')

Table with columns: Land Pricing Type, Soil Method ID, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Elig %, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.00), Actual Frontage (0), Developer Discount, Parcel Acreage (38.54), 81 Legal Drain NV (\$0), 82 Public Roads NV (\$0), 83 UT Towers NV (\$0), 9 Homesite, 91/92 Acres (0.00), Total Acres Farmland (38.54), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$0).

General Information

Occupancy User-Defined
 Description RUNWAYS R
 Story Height 0
 Style N/A
 Finished Area
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joint Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description Area Value

Plumbing

TF
 Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accomodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



Specialty Plumbing

Description Count Value

Cost Ladder

Floor Constr Base Finish Value Totals
 1
 2
 3
 4
 1/4
 1/2
 3/4
 Attic
 Bsmt
 Crawl
 Slab

Total Base Row Type Adj.

Adjustments
 Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit \$0
 Sub-Total, 1 Units
 Exterior Features (+) \$0 \$0
 Garages (+) 0 sqft \$0 \$0
 Quality and Design Factor (Grade) 1.00
 Location Multiplier 0.97
 Replacement Cost \$0

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: RUNWAYS R	0%	1	SV	C	1900	1900	113 A		0.97				65%		0%	100%	1.00	1.0000	\$0
2: Paving C 01	0%	1	SV	C	1945	1990	23 A		0.97		202400 sqft		80%		0%	100%	1.00	1.0000	\$0

General Information

Parcel Number
03-85-11-420-000.100-021

Local Parcel Number
23851142100

Tax ID:

Routing Number

Property Class 640

Exempt, Municipality

Year: 2013

Location Information

County
Bartholomew

Township
WAYNE TOWNSHIP

District 021 (Local 021)
COLUMBUS CITY-WAYNE TOWN

School Corp 0365
BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021
GOVERNMENT OWNED

Section/Plat
11

Location Address
WALESBORO AIRPORT
COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Other

Printed Thursday, October 31, 2013

Ownership

City Of Columbus Board Of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

NW/4 SE/4 - 39.99 ACRES



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
02/14/1948	City Of Columbus Board Of	0	QC	114/01	\$0
01/01/1900	CITY OF COLUMBUS		WD	/	\$0

Notes

Thursday, 26 January 2006 12:00 AM
SP97
SPLIT 97/98; 39.99 AC FRM #23-85-11.00-200 (CANCELLED)

Exempt

Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	2013	2012	2011	2010	2009
Reason For Change	WIP	AA	GenReval	AA	AA
As Of Date	07/22/2013	09/07/2013	03/01/2012	03/01/2011	03/01/2009
Valuation Method	Indiana Cost Mod				
Equalization Factor					
Notice Required	<input checked="" type="checkbox"/>				
Land	\$0	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
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Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	39.99
81 Legal Drain NV	\$0
82 Public Roads NV	\$0
83 UT Towers NV	\$0
9 Homesite	
91/92 Acres	0.00
Total Acres Farmland	39.99
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$0

General Information

Parcel Number
03-85-11-430-000.100-021
Local Parcel Number
23851143100

Tax ID:

Routing Number

Property Class 640
Exempt, Municipality

Year: 2013

Location Information

County
Bartholomew

Township
WAYNE TOWNSHIP

District 021 (Local 021)
COLUMBUS CITY-WAYNE TOWN

School Corp 0365
BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021
GOVERNMENT OWNED

Section/Plat
11

Location Address
WALESBORO AIRPORT
COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
Other

Printed Friday, November 01, 2013

Ownership

City Of Columbus Board Of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

SW/4 SE/4 - 39.84 ACRES



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
02/14/1948	City Of Columbus Board Of	0	QC	114/01	\$0
01/01/1900	CITY OF COLUMBUS		WD	/	\$0

Notes

Thursday, 26 January 2006 12:00 AM
SP97
SPLIT 97/98; 39.84 AC FRM #23-85-11.00-200 (CANCELLED)

Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	2013	2012	2011	2010	2009
Reason For Change	WIP	AA	GenReval	AA	AA
As Of Date	07/22/2013	09/07/2013	03/01/2012	03/01/2011	03/01/2009
Valuation Method	Indiana Cost Mod				
Equalization Factor					
Notice Required	<input checked="" type="checkbox"/>				
Land	\$0	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120')

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
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Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
Other

Printed Friday, November 01, 2013

Data Source N/A **Collector** **Appraiser**

Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	39.84
81 Legal Drain NV	\$0
82 Public Roads NV	\$0
83 UT Towers NV	\$0
9 Homesite	
91/92 Acres	0.00
Total Acres Farmland	39.84
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$0

03-85-11-440-000.100-021

City Of Columbus Board Of Avia

WALESBORO AIRPORT

640, Exempt, Municipality

GOVERNMENT OWNED/60

1/2

General Information

Parcel Number 03-85-11-440-000.100-021
Local Parcel Number 23851144100

Tax ID:

Routing Number

Property Class 640 Exempt, Municipality

Year: 2013

Location Information

County Bartholomew

Township WAYNE TOWNSHIP

District 021 (Local 021) COLUMBUS CITY-WAYNE TOWN

School Corp 0365 BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021 GOVERNMENT OWNED

Section/Plat 11

Location Address WALESBORO AIRPORT COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage Other

Printed Friday, November 01, 2013

Ownership

City Of Columbus Board Of Avia 4770 Ray Boll BLVD Columbus, IN 47203

Legal

SE/4 SE/4 - 39.96 ACRES

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Sale Price. Rows include 02/14/1948 and 01/01/1900.

Notes

Thursday, 26 January 2006 12:00 AM SP97 SPLIT 97/98; 39.96 AC FRM #23-85-11.00-200 (CANCELLED)



Exempt

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year (2013, 2012, 2011, 2010, 2009), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total.

Land Data (Standard Depth: Res 120', CI 120')

Table with columns: Land Pricing Soil Type, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Elig %, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.00), Total Acres Farmland (39.96), Total Value (\$0).

Data Source N/A

Collector

Appraiser

03-85-12-310-000.100-021

City Of Columbus, IN / Board Of

640, Exempt, Municipality

GOVERNMENT OWNED/60 1/2

General Information

Parcel Number
03-85-12-310-000.100-021
Local Parcel Number
23851231100

Tax ID:

Routing Number

Property Class 640
Exempt, Municipality

Year: 2013

Location Information

County
Bartholomew

Township
WAYNE TOWNSHIP

District 021 (Local 021)
COLUMBUS CITY-WAYNE TOWN

School Corp 0365
BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021
GOVERNMENT OWNED

Section/Plat
12

Location Address
COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
Other

Printed Friday, November 01, 2013

Ownership

City Of Columbus, IN / Board Of
Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

NE/4 SW/4 - 26.28 ACRES



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2013, 2012, 2011, 2010, 2009), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 120', CI 120')

Table with columns for Land Pricing Soil Type, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Elig %, and Value.

Data Source N/A Collector Appraiser

Transfer of Ownership

Table with columns for Date, Owner, Doc ID Code, Book/Page, Sale Price.

Exempt

Notes

Wednesday, 09 November 2005 12:00 AM
SPLT
04/05 ; AC FRM 36.80 TO 26.28 AC ; LESS TO # 101

Wednesday, 09 November 2005 12:00 AM

RM97
RM/MISCL 97/98; REMAP FRM #23-85-12.00-100 (CANCELLED)
ALSO SEE: 23-85-12.32-100;12.33-100;12.34-100

Land Computations

Table with columns for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Parcel Number 03-85-12-310-000.101-021

Local Parcel Number 23851231101

Tax ID:

Routing Number

Property Class 640 Exempt, Municipality

Year: 2013

Location Information

County Bartholomew

Township WAYNE TOWNSHIP

District 021 (Local 021) COLUMBUS CITY-WAYNE TOWN

School Corp 0365 BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021 GOVERNMENT OWNED

Section/Plat

Location Address

COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage Other

Printed Wednesday, October 30, 2013

Ownership

City Of Columbus, IN / Board Of Aviation 4770 Ray Boll BLVD Columbus, IN 47203

Legal

Replat Lot 1 PAL Sports Complex (R/126B) - Pt Lot 1A



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2013, 2012, 2011, 2010, 2009), Reason For Change (AA, GenReval), As Of Date (09/07/2013, 03/01/2012, 03/01/2011, 03/01/2009), Valuation Method (Indiana Cost Mod), Equalization Factor, Notice Required (checkboxes), and Land/Improvement values (\$0).

Land Data (Standard Depth: Res 120', CI 120')

Table with columns: Land Pricing Type, Soil Method ID, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Elig %, and Value.

Data Source N/A Collector Appraiser

Transfer of Ownership

Table with columns: Date (01/01/1900), Owner (City Of Columbus, IN / Boar), Doc ID Code (WD), Book/Page (/), Sale Price (\$0)

Notes

Wednesday, 09 November 2005 12:00 AM SPLT 04/05; 10.52AC FRM # 100

Land Computations

Table with columns: Computation Name and Value. Includes Calculated Acreage (0.00), Actual Frontage (0), Developer Discount, Parcel Acreage (10.52), 81 Legal Drain NV (\$0), 82 Public Roads NV (\$0), 83 UT Towers NV (\$0), 9 Homesite, 91/92 Acres (0.00), Total Acres Farmland (10.52), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$0)

03-85-12-320-000.100-021

City Of Columbus Board Of Avia

640, Exempt, Municipality

GOVERNMENT OWNED/60 1/2

General Information

Parcel Number 03-85-12-320-000.100-021
Local Parcel Number 23851232100

Tax ID:

Routing Number

Property Class 640 Exempt, Municipality

Year: 2013

Location Information

County Bartholomew

Township WAYNE TOWNSHIP

District 021 (Local 021) COLUMBUS CITY-WAYNE TOWN

School Corp 0365 BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021 GOVERNMENT OWNED

Section/Plat 12

Location Address COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage Other

Printed Friday, November 01, 2013

Ownership

City Of Columbus Board Of Aviation 4770 Ray Boll BLVD Columbus, IN 47203

Legal

NW/4 SW/4 35.15 Acres



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2013, 2012, 2011, 2010, 2009), Reason For Change (WIP, AA), As Of Date (07/22/2013, 09/07/2013, 03/01/2012, 03/01/2011, 03/01/2009), Valuation Method (Indiana Cost Mod), Equalization Factor, Notice Required (checkboxes), and Land/Improvement values (\$0).

Land Data (Standard Depth: Res 120', CI 120')

Table with columns: Land Pricing Type, Soil Method ID, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Elig %, and Value.

Data Source N/A Collector Appraiser

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Sale Price. Rows include 09/26/1985 and 01/01/1900.

Exempt

Notes

Wednesday, 09 November 2005 12:00 AM SPLT 04/05 ; AC FRM 41.25 AC TO 38.25 AC ; LESS TO # 101

Wednesday, 09 November 2005 12:00 AM

RM97 RM/MISCL 97/98 REMAP FRM #23-85-12.00-100 (CANCELLED) UNUSABLE AREA LAND W/ RUNWAYS(PRICED ON #23-85-14.00-400 ; ALSO SEE: #23-85-12.31-100;12.33-100;12.34-100

Monday, 01 January 1900 12:00 AM

SPL7 SPLIT FOR 2007-2008 ; AC FRM 38.25 TO 35.15;LESSTO # 101

Land Computations

Table with columns: Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value) and values.

General Information

Parcel Number
03-85-12-320-000.101-021

Local Parcel Number
23851232101

Tax ID:

Routing Number

Property Class 640
Exempt, Municipality

Year: 2013

Location Information

County
Bartholomew

Township
WAYNE TOWNSHIP

District 021 (Local 021)
COLUMBUS CITY-WAYNE TOWN

School Corp 0365
BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021
GOVERNMENT OWNED

Section/Plat

Location Address

COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
Other

Printed Friday, November 01, 2013

Ownership

City Of Columbus Board Of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

Replat Lot 1 PAL Sports Complex (R/126B) - Pt Lot 1A



Valuation Records (Work In Progress values are not certified values and are subject to change)

2013	Assessment Year	2013	2012	2011	2010	2009
WIP	Reason For Change	AA	GenReval	AA	AA	AA
07/22/2013	As Of Date	09/07/2013	03/01/2012	03/01/2011	03/01/2010	03/01/2009
Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
	Equalization Factor					
	Notice Required	<input checked="" type="checkbox"/>				
\$0	Land	\$0	\$0	\$0	\$0	\$0
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Total	\$0	\$0	\$0	\$0	\$0
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120')

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
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Data Source N/A **Collector** **Appraiser**

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
01/01/1900	City Of Columbus Board Of		WD	/	\$0

Exempt

Notes

Wednesday, 09 November 2005 12:00 AM
SPLIT
04/05; 3 AC FRM # 100

Monday, 01 January 1900 12:00 AM

SPLIT
SPLIT FOR 2007-2008 ; AC FRM 3 TO 6.10 AC ;
ADD FRM
100

Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	6.10
81 Legal Drain NV	\$0
82 Public Roads NV	\$0
83 UT Towers NV	\$0
9 Homesite	
91/92 Acres	0.00
Total Acres Farmland	6.10
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$0

General Information

Parcel Number
03-85-12-330-000.100-021
Local Parcel Number
23851233100

Tax ID:

Routing Number

Property Class 640
Exempt, Municipality

Year: 2013

Location Information

County
Bartholomew
Township
WAYNE TOWNSHIP
District 021 (Local 021)
COLUMBUS CITY-WAYNE TOWN
School Corp 0365
BARTHOLOMEW CONSOLIDATE
Neighborhood 6000-021
GOVERNMENT OWNED
Section/Plat
12
Location Address
WALESBORO AIRPORT
COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
Other
Printed Thursday, October 31, 2013

Ownership

City Of Columbus Board Of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

SW/4 SW/4 38.06 Acres



Valuation Records (Work In Progress values are not certified values and are subject to change)

2013	Assessment Year	2013	2012	2011	2010	2009
WIP	Reason For Change	AA	GenReval	AA	AA	AA
07/22/2013	As Of Date	09/07/2013	03/01/2012	03/01/2011	03/01/2010	03/01/2009
Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
	Equalization Factor					
	Notice Required	<input checked="" type="checkbox"/>				
\$0	Land	\$0	\$0	\$0	\$0	\$0
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Total	\$0	\$0	\$0	\$0	\$0
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120')

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
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Data Source N/A **Collector** **Appraiser**

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
09/26/1995	City Of Columbus Board Of	0	PL	Q/97 B	\$0
01/01/1900	CITY OF COLUMBUS,IN		WD	/	\$0

Exempt

Notes

Wednesday, 09 November 2005 12:00 AM
SPLT
04/05 ; AC FRM 41.02 TO 40.69 AC ; LESS TO # 101

Wednesday, 09 November 2005 12:00 AM

RM97
RM/MISCL 97/98; REMAP FRM #23-85-12.00-100 (CANCELLED)
UNUSABLE LAND HAS PT OF RUNWAY ON IT- CAN'T BE USED; RUNWAY PRICED ON #23-85-14.00-400; FOR OTHER REMAPS ALSO SEE 23-85-12.31-100;12.32-100;12.34-100

Monday, 01 January 1900 12:00 AM

SPL7
SPLIT FOR 2007-2008 ; AC FRM 40.69 TO 38.06 AC ; LESSTO #101

Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	38.06
81 Legal Drain NV	\$0
82 Public Roads NV	\$0
83 UT Towers NV	\$0
9 Homesite	
91/92 Acres	0.00
Total Acres Farmland	38.06
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$0

General Information

Parcel Number
03-85-12-330-000.101-021

Local Parcel Number
23851233101

Tax ID:

Routing Number

Property Class 640
Exempt, Municipality

Year: 2013

Location Information

County
Bartholomew

Township
WAYNE TOWNSHIP

District 021 (Local 021)
COLUMBUS CITY-WAYNE TOWN

School Corp 0365
BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021
GOVERNMENT OWNED

Section/Plat

Location Address

COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
Other

Printed Wednesday, October 30, 2013

Ownership

City Of Columbus Board Of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

Replat Lot 1 PAL Sports Complex (R/126B) - Pt Lot 1A



Valuation Records (Work In Progress values are not certified values and are subject to change)

2013	Assessment Year	2013	2012	2011	2010	2009
WIP	Reason For Change	AA	GenReval	AA	AA	AA
07/22/2013	As Of Date	09/07/2013	03/01/2012	03/01/2011	03/01/2010	03/01/2009
Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
	Equalization Factor					
	Notice Required	<input checked="" type="checkbox"/>				
\$0	Land	\$0	\$0	\$0	\$0	\$0
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Total	\$0	\$0	\$0	\$0	\$0
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120')

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
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Data Source N/A Collector Appraiser

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
01/01/1900	City Of Columbus Board Of		WD	/	\$0

Exempt

Notes

Wednesday, 09 November 2005 12:00 AM
SPLT
04/05; .33AC FRM # 101

Wednesday, 09 November 2005 12:00 AM
MSCL
DONE TO CLEAR FRM REPORT

Monday, 01 January 1900 12:00 AM
SPL7
SPLIT FOR 2007-2008 ; AC FRM .33 TO 2.96 ; ADD FRM # 100

Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.96
81 Legal Drain NV	\$0
82 Public Roads NV	\$0
83 UT Towers NV	\$0
9 Homesite	
91/92 Acres	0.00
Total Acres Farmland	2.96
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$0

03-85-12-340-000.100-021

City Of Columbus Board Of Avia

640, Exempt, Municipality

GOVERNMENT OWNED/60 1/2

General Information

Parcel Number 03-85-12-340-000.100-021
Local Parcel Number 23851234100

Tax ID:

Routing Number

Property Class 640 Exempt, Municipality

Year: 2013

Location Information

County Bartholomew

Township WAYNE TOWNSHIP

District 021 (Local 021) COLUMBUS CITY-WAYNE TOWN

School Corp 0365 BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021 GOVERNMENT OWNED

Section/Plat 12

Location Address COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage Other

Printed Tuesday, October 29, 2013

Ownership

City Of Columbus Board Of Aviation 4770 Ray Boll BLVD Columbus, IN 47203

Legal

SE/4 SW/4 23.48 Acres



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2013, 2012, 2011, 2010, 2009), Reason For Change (AA, GenReval), As Of Date (09/07/2013, 03/01/2012, 03/01/2011, 03/01/2010, 03/01/2009), Valuation Method (Indiana Cost Mod), Equalization Factor, Notice Required (checkboxes), and Land/Improvement values (\$0).

Land Data (Standard Depth: Res 120', CI 120')

Table with columns: Land Pricing Type, Soil Method ID, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Elig %, and Value.

Data Source N/A Collector Appraiser

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Sale Price. Rows include 09/26/1995 and 01/01/1900.

Exempt

Notes

Wednesday, 09 November 2005 12:00 AM SPLT 04/05 ; AC FRM 41.09 TO 31.91 AC ; LESS TO # 101

Wednesday, 09 November 2005 12:00 AM

RM97 RM/MISCL 97/98; REMAP FRM #23-85-12.00-100 (CANCELLED) UNUSABLE LAND HAS RUNWAYS ON IT(PRICED ON #23-85-14.00-400) ALSO SEE #23-85-12.31-100;12.32-100; 12.33-100

Monday, 01 January 1900 12:00 AM

SPL7 SPLIT FOR 2007-2008 ; AC FRM 31.91 TO 23.48 AC :LESSTTO #101

Land Computations

Table with columns: Computation Name and Value. Includes Calculated Acreage (0.00), Actual Frontage (0), Developer Discount, Parcel Acreage (23.48), 81 Legal Drain NV (\$0), 82 Public Roads NV (\$0), 83 UT Towers NV (\$0), 9 Homesite, 91/92 Acres (0.00), Total Acres Farmland (23.48), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$0).

General Information

Parcel Number
03-85-12-340-000.101-021

Local Parcel Number
23851234101

Tax ID:

Routing Number

Property Class 640
Exempt, Municipality

Year: 2013

Location Information

County
Bartholomew

Township
WAYNE TOWNSHIP

District 021 (Local 021)
COLUMBUS CITY-WAYNE TOWN

School Corp 0365
BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021
GOVERNMENT OWNED

Section/Plat

Location Address

COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
Other

Printed Tuesday, October 29, 2013

Ownership

City Of Columbus Board Of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

Replat Lot 1 PAL Sports Complex (R/126B) - Pt Lot 1A



Valuation Records (Work In Progress values are not certified values and are subject to change)

2013	Assessment Year	2013	2012	2011	2010	2009
WIP	Reason For Change	AA	GenReval	AA	AA	AA
07/22/2013	As Of Date	09/07/2013	03/01/2012	03/01/2011	03/01/2010	03/01/2009
Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
	Equalization Factor					
	Notice Required	<input checked="" type="checkbox"/>				
\$0	Land	\$0	\$0	\$0	\$0	\$0
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Total	\$0	\$0	\$0	\$0	\$0
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120')

Land Pricing Soil	Act	Size	Factor	Rate	Adj.	Ext.	Infl. %	Res Market	Value
Type Method ID	Front.				Rate	Value		Elig % Factor	

Data Source N/A Collector Appraiser

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
01/01/1900	City Of Columbus Board Of		WD	/	\$0

Exempt

Notes

Wednesday, 09 November 2005 12:00 AM
SPLT
04/05; .18AC FRM # 100

Wednesday, 09 November 2005 12:00 AM
MSCL
DONE TO CLEAR FRM REPORT

Monday, 01 January 1900 12:00 AM
SPL7
SPLIT FOR 2007-2008 ; AC FRM 9.18 TO 17.61 ;
ADD FRM
100

Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	17.61
81 Legal Drain NV	\$0
82 Public Roads NV	\$0
83 UT Towers NV	\$0
9 Homesite	
91/92 Acres	0.00
Total Acres Farmland	17.61
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$0

03-85-13-210-000.101-021

City of Columbus

WALESBORO AIRPORT

640, Exempt, Municipality

GOVERNMENT OWNED/60 1/2

General Information

Parcel Number 03-85-13-210-000.101-021
Local Parcel Number 23851321101

Tax ID:

Routing Number

Property Class 640 Exempt, Municipality

Year: 2013

Location Information

County Bartholomew

Township WAYNE TOWNSHIP

District 021 (Local 021) COLUMBUS CITY-WAYNE TOWN

School Corp 0365 BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021 GOVERNMENT OWNED

Section/Plat

Location Address WALESBORO AIRPORT, IN

Zoning

Subdivision

Lot

AAMH Park N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage Other

Printed Thursday, October 31, 2013

Ownership

City of Columbus 123 Washington COLUMBUS, IN 47201

Legal

PART LOT 3A - WALESBORO AIRPORT PROPERTY RESUBDV LOT 3 & UNPLATTED GROUND (Q/359A)



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Sale Price. Rows include 02/04/1998 and 01/01/1900.

Notes

Thursday, 26 January 2006 12:00 AM SP99 SPLIT 99/00; AC FRM 4.80 TO 6.40 AC; DUE TO NEWPLAT

Thursday, 26 January 2006 12:00 AM SP98 SPLIT 98/99; 4.80 AC FRM # 23-85-13-21-100

Monday, 01 January 1900 12:00 AM TBP

TIE BACK PARCEL 03-85-13-210-000.101-021 BLG COLUMBUS ENGINEERING

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: 2013, 2012, 2011, 2010, 2009. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 120', CI 120')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source N/A

Collector

Appraiser

General Information

Parcel Number 03-85-13-210-000.200-021
Local Parcel Number 23851321200

Tax ID:

Routing Number

Property Class 640 Exempt, Municipality

Year: 2013

Location Information

County Bartholomew
Township WAYNE TOWNSHIP
District 021 (Local 021) COLUMBUS CITY-WAYNE TOWN
School Corp 0365 BARTHOLOMEW CONSOLIDATE
Neighborhood 6000-021 GOVERNMENT OWNED
Section/Plat
Location Address WALESBORO AIRPORT COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Other

Printed Thursday, October 31, 2013

Ownership

City Of Columbus Board Of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

PART LOT 1 - WALESBORO AIRPORT
PROPERTY MINOR SUBDV (Q/97B)



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2013, 2012, 2011, 2010, 2009), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 120', CI 120')

Table with columns: Land Pricing Type, Soil Method ID, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Elig %, and Value.

Data Source N/A

Collector

Appraiser

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Sale Price. Includes entries for 09/26/1995 and 01/01/1900.

Notes

Thursday, 26 January 2006 12:00 AM
RM97
RMMISCL 97/98; REMAP FRM #23-85-13.00-101 (CANCELLED)

Land Computations

Table listing land computations: Calculated Acreage (0.00), Actual Frontage (0), Developer Discount, Parcel Acreage (5.50), 81 Legal Drain NV (\$0), 82 Public Roads NV (\$0), 83 UT Towers NV (\$0), 9 Homesite, 91/92 Acres (0.00), Total Acres Farmland (5.50), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$0).

General Information

Parcel Number
03-85-13-220-000.100-021
Local Parcel Number
23851322100

Ownership

City Of Columbus Board Of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
09/26/1995	City Of Columbus Board Of	0	PL	Q/97 B	\$0
01/01/1900	CITY OF COLUMBUS		WD	/	\$0

Notes

Tuesday, 28 August 2012 12:00 AM
SP97
SPLIT 97/98; 40.27 AC & RUNWAYS FRM #23-85-13.00-100
100(CANCELLED)

Tax ID:

Legal

NW/4 NW/4 - 40.27 ACRES

Routing Number

Property Class 640

Exempt, Municipality



Exempt

Year: 2013

Valuation Records (Work In Progress values are not certified values and are subject to change)

Location Information

County
Bartholomew

Township
WAYNE TOWNSHIP

District 021 (Local 021)
COLUMBUS CITY-WAYNE TOWN

School Corp 0365
BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021
GOVERNMENT OWNED

Section/Plat
13

Location Address
WALESBORO AIRPORT
COLUMBUS, IN 47203

Assessment Year	2013	2012	2011	2010	2009
Reason For Change	WIP	AA	GenReval	AA	AA
As Of Date	07/22/2013	09/07/2013	03/01/2012	03/01/2011	03/01/2009
Valuation Method	Indiana Cost Mod				
Equalization Factor					
Notice Required	<input checked="" type="checkbox"/>				
Land	\$0	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120')

Zoning	Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
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Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Other

Printed Wednesday, October 30, 2013

Data Source N/A

Collector

Appraiser

Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	40.27
81 Legal Drain NV	\$0
82 Public Roads NV	\$0
83 UT Towers NV	\$0
9 Homesite	
91/92 Acres	0.00
Total Acres Farmland	40.27
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$0

General Information

Occupancy Paving
 Description Paving C 01
 Story Height 0
 Style N/A
 Finished Area
 Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joint Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description	Area	Value

Plumbing

#	TF

Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accomodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type

Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base

Adjustments

Row Type	Adj.
Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit	\$0
Sub-Total, 1 Units	
Exterior Features (+)	\$0 \$0
Garages (+) 0 sqft	\$0 \$0
Quality and Design Factor (Grade)	1,750,321.00
Location Multiplier	0.97
Replacement Cost	\$1,697,810

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Paving C 01	0%	1	sv	C	1945	1945	68 F		0.97		624000 sqft		80%		0%	100%	1.00	1.0000	\$0

General Information

Parcel Number
03-85-13-220-000.200-021
Local Parcel Number
23851322200

Ownership

City of Columbus
123 Washington
COLUMBUS, IN 47201

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
09/26/1995	City of Columbus	0	PL	Q/97 B	\$0
01/01/1900	CITY OF COLUMBUS, IN		WD	/	\$0

Notes

Thursday, 26 January 2006 12:00 AM
RM97
RMMISCL 97/98; REMAP FRM #23-85-13.00-101 (CANCELLED)

Tax ID:

Legal

PART LOT 1 - WALESBORO AIRPORT
PROPERTY MINOR SUBDV (Q/97B)

Routing Number

Property Class 640

Exempt, Municipality



Exempt

Year: 2013

Valuation Records (Work In Progress values are not certified values and are subject to change)

Location Information

County
Bartholomew

Township
WAYNE TOWNSHIP

District 021 (Local 021)
COLUMBUS CITY-WAYNE TOWN

School Corp 0365
BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021
GOVERNMENT OWNED

Section/Plat

Location Address
WALESBORO AIRPORT
, IN

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Other

Printed Thursday, October 31, 2013

2013	Assessment Year	2013	2012	2011	2010	2009
WIP	Reason For Change	AA	GenReval	AA	AA	AA
07/22/2013	As Of Date	09/07/2013	03/01/2012	03/01/2011	03/01/2010	03/01/2009
Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
	Equalization Factor					
	Notice Required	<input checked="" type="checkbox"/>				
\$0	Land	\$0	\$0	\$0	\$0	\$0
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Total	\$0	\$0	\$0	\$0	\$0
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120')

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
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Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.66
81 Legal Drain NV	\$0
82 Public Roads NV	\$0
83 UT Towers NV	\$0
9 Homesite	
91/92 Acres	0.00
Total Acres Farmland	0.66
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$0

Data Source N/A

Collector

Appraiser

03-85-14-140-000.100-021

City Of Columbus Board Of Avia

450 S

640, Exempt, Municipality

GOVERNMENT OWNED/60

1/2

General Information

Parcel Number 03-85-14-140-000.100-021
Local Parcel Number 23851414100

Tax ID:

Routing Number

Property Class 640 Exempt, Municipality

Year: 2013

Location Information

County Bartholomew
Township WAYNE TOWNSHIP
District 021 (Local 021) COLUMBUS CITY-WAYNE TOWN
School Corp 0365 BARTHOLOMEW CONSOLIDATE
Neighborhood 6000-021 GOVERNMENT OWNED
Section/Plat 14
Location Address 450 S COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Other
Printed Thursday, October 31, 2013

Ownership

City Of Columbus Board Of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

SE/4 NE/4 - 38.61 ACRES

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Sale Price. Rows include 09/26/1995 and 01/01/1900.

Notes

Tuesday, 28 August 2012 12:00 AM
RM97
RMMISCL 97/98; REMAP FRM#23-85-14.00-400 (CANCELLED)
THIS PARCEL HAS PT OF THE RUNWAYS ALSOSEE
23-85-14.11-100;14.12-100;14.13-100;14.21-100;14.24-100



Exempt

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year (2013, 2012, 2011, 2010, 2009), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total.

Land Data (Standard Depth: Res 120', CI 120')

Table with columns: Land Pricing Soil Type, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Elig %, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source N/A

Collector

Appraiser

General Information

Occupancy Paving
 Description Paving C 01
 Story Height 0
 Style N/A
 Finished Area
 Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joint Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description	Area	Value

Plumbing

#	TF

Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accomodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Adjustments **Total Base**
 Row Type Adj.

Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit \$0
Sub-Total, 1 Units
 Exterior Features (+) \$0 \$0
 Garages (+) 0 sqft \$0 \$0
 Quality and Design Factor (Grade) 300,001.00
 Location Multiplier 0.97
Replacement Cost \$291,000

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Paving C 01	0%	1	SV	C	1945	1946	67 A		0.97		150000 sqft		80%		0%	100%	1.00	1.0000	\$0
2: Fencing C 01	0%	1	SV	C	1960	1960	53 F		0.97		3200' x 6'		80%		0%	100%	1.00	1.0000	\$0

03-85-14-240-000.100-021

City Of Columbus Board Of Avia

175 W

640, Exempt, Municipality

GOVERNMENT OWNED/60

1/2

General Information

Parcel Number
03-85-14-240-000.100-021
Local Parcel Number
23851424100

Tax ID:

Routing Number

Property Class 640
Exempt, Municipality

Year: 2013

Location Information

County
Bartholomew

Township
WAYNE TOWNSHIP

District 021 (Local 021)
COLUMBUS CITY-WAYNE TOWN

School Corp 0365
BARTHOLOMEW CONSOLIDATE

Neighborhood 6000-021
GOVERNMENT OWNED

Section/Plat
14

Location Address
175 W
COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
Other

Printed Thursday, October 31, 2013

Ownership

City Of Columbus Board Of Aviation
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

SE/4 NW/4 - 34.85 ACRES



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Sale Price. Rows include 09/26/1996 and 01/01/1900.

Notes

Thursday, 26 January 2006 12:00 AM
SP98
SPLIT 98/99; AC FRM 39.08 AC TO 34.85 AC; LESS TO #300
Thursday, 26 January 2006 12:00 AM
RM97
RM/MISCL 97/98; REMAP FRM # 23-85-14.00-400 (CANCELLED)
ALSOSEE:
23-85-14.11-100;14.12-100;14.13-100;14.14-100;14.21-100

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2013, 2012, 2011, 2010, 2009.

Land Data (Standard Depth: Res 120', CI 120')

Table with columns: Land Pricing Type, Soil Method ID, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Elig %, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.00), Actual Frontage (0), Developer Discount, Parcel Acreage (34.85), 81 Legal Drain NV (\$0), 82 Public Roads NV (\$0), 83 UT Towers NV (\$0), 9 Homesite, 91/92 Acres (0.00), Total Acres Farmland (34.85), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$0).

General Information

Parcel Number 03-85-13-230-000.100-021
Local Parcel Number 23851323100

Tax ID:

Routing Number

Property Class 640 Exempt, Municipality

Year: 2013

Location Information

County Bartholomew
Township WAYNE TOWNSHIP
District 021 (Local 021) COLUMBUS CITY-WAYNE TOWN
School Corp 0365 BARTHOLOMEW CONSOLIDATE
Neighborhood 6000-021 GOVERNMENT OWNED
Section/Plat 13
Location Address WALESBORO AIRPORT COLUMBUS, IN 47203

Zoning

Subdivision

Lot

AAMH Park N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage Other

Printed Wednesday, October 30, 2013

Ownership

City Of Columbus Board Of Avia
4770 Ray Boll BLVD
Columbus, IN 47203

Legal

SW4 NW/4 - 13.15 ACRES



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2013, 2012, 2011, 2010, 2009), Reason For Change (AA, GenReval), As Of Date (09/07/2013, 03/01/2012, 03/01/2011, 03/01/2009), Valuation Method (Indiana Cost Mod), Equalization Factor, Notice Required (checkboxes), and Land/Improvement values (\$0).

Land Data (Standard Depth: Res 120', CI 120')

Table with columns: Land Pricing Soil Type, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Elig %, Value.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID Code, Book/Page, Sale Price. Rows include 09/26/1995 and 01/01/1900.

Notes

Thursday, 26 January 2006 12:00 AM
SP97
SPLIT 97/98; 13.15 AC FRM # 23-85-13.00-100 (CANCELLED)

Land Computations

Table with columns: Calculation Name, Value. Includes Calculated Acreage (0.00), Total Acres Farmland (13.15), Total Value (\$0).



**WALESBORO AIRPORT TRIBUTARY
FLOOD REDUCTION ALTERNATIVES
STUDY**

Bartholomew County, Indiana

(Revised February 19, 2013)

Prepared for

Columbus Redevelopment Commission

123 Washington Street
Columbus, Indiana 47201

February 2013

Prepared by

**Christopher B. Burke Engineering, LLC
115 West Washington Street, Suite 1368 South
Indianapolis, Indiana 46204**

CBBEL Project No. 11-0264.0001

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CHAPTER 1 INTRODUCTION

This report presents the results of a preliminary feasibility level investigation of flood control project alternatives that could remove the FEMA Flood Insurance Study (FIS) flood hazard designation from most of the site that is bounded by County Roads 350S, 450S, 175W and 50W. This investigation was prompted by interest in understanding the issues that would be associated with the development of the former airport property for commercial and industrial uses, with a specific goal of maximizing the developable area. The study area is shown below.

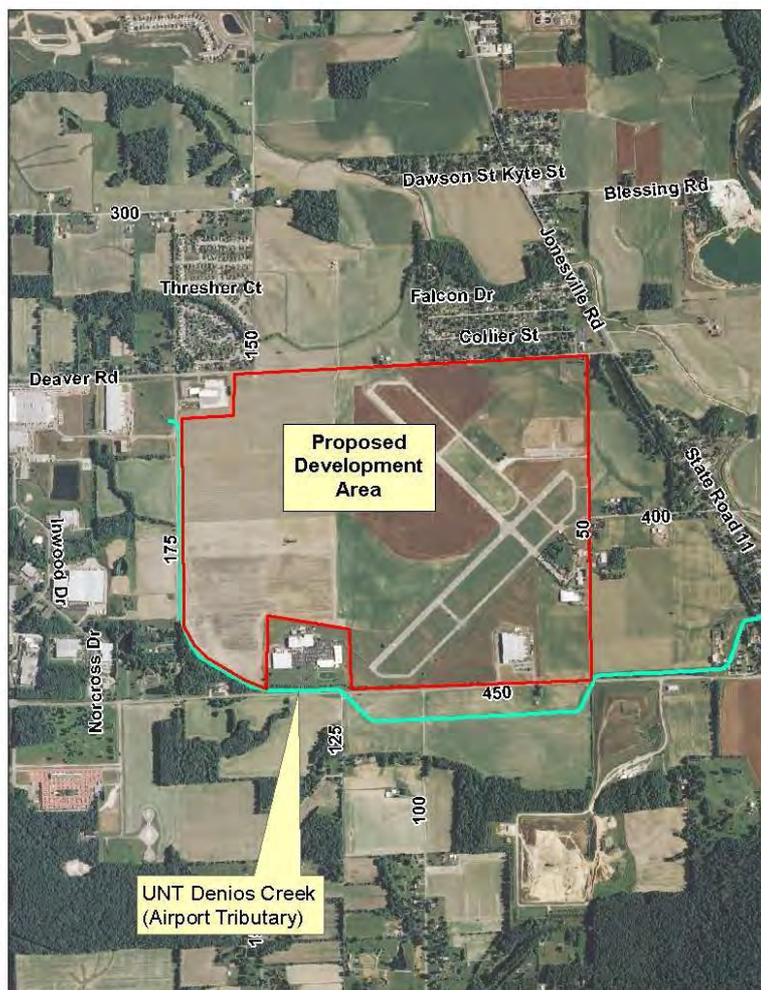


Figure 1-1 Site Location Map

CHAPTER 2**BACKGROUND AND A DESCRIPTION OF THE ISSUE****2.1 BACKGROUND**

Christopher B. Burke Engineering, LLC (CBBEL) previously completed a detailed hydrologic and hydraulic analysis to support a Redevelopment Commission appeal of the proposed Preliminary FEMA FIS. Unfortunately, although the analyses showed some revisions are appropriate, nearly all of the former airport property would remain within the Special Flood Hazard Area (SFHA) shown on Flood Insurance Rate Maps.

2.2 THE ISSUE

The main issue is that the site is shown on the preliminary FEMA map as a SFHA. In order to develop the site, large quantities of fill would be required to meet the requirements for building elevations in a SFHA.

The FEMA-designated flood elevations across the site are higher than what would actually be expected to occur because they were assumed to be the same as the flood elevations within the ditch. This assumption is used for most SFHA delineations because it is appropriate in most riverine flood situations. It does not, however, represent true flood risk for the topography along this ditch. One alternative for reducing the delineated SFHA and potentially increasing developable area would be revising the floodplain analysis through the use of more complex modeling methodologies to more accurately determine flood elevations. Calculating more accurate flood elevations across the property would require the following actions:

1. Determination of the volume of flow leaving the ditch during the 10, 50, 100 and 500-year flood events,
2. Creation of a hydraulic model across the property to calculate flood elevations for each event, and
3. Coordination with IDNR and FEMA staff to determine an acceptable process for mapping the revised flood hazard area and ensuring future development would not impact the flood elevations.

Although this additional analysis would result in lower flood elevations across the airport property, such a revision would likely result in much of the area being designated as a floodway which would mean additional restrictions for development. The IDNR and FEMA would likely consider the “overflow” route a flood conveyance path whose capacity would need to be protected to prevent flood elevation increases due to development.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Indiana State Plane East Zone (FIPS zone 1301). The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from the 2005 Indiana Orthophotography (IndianaMap Framework Data www.indianamap.org). This information was photogrammetrically compiled at a scale of 1:2400 from aerial photography dated spring 2005.

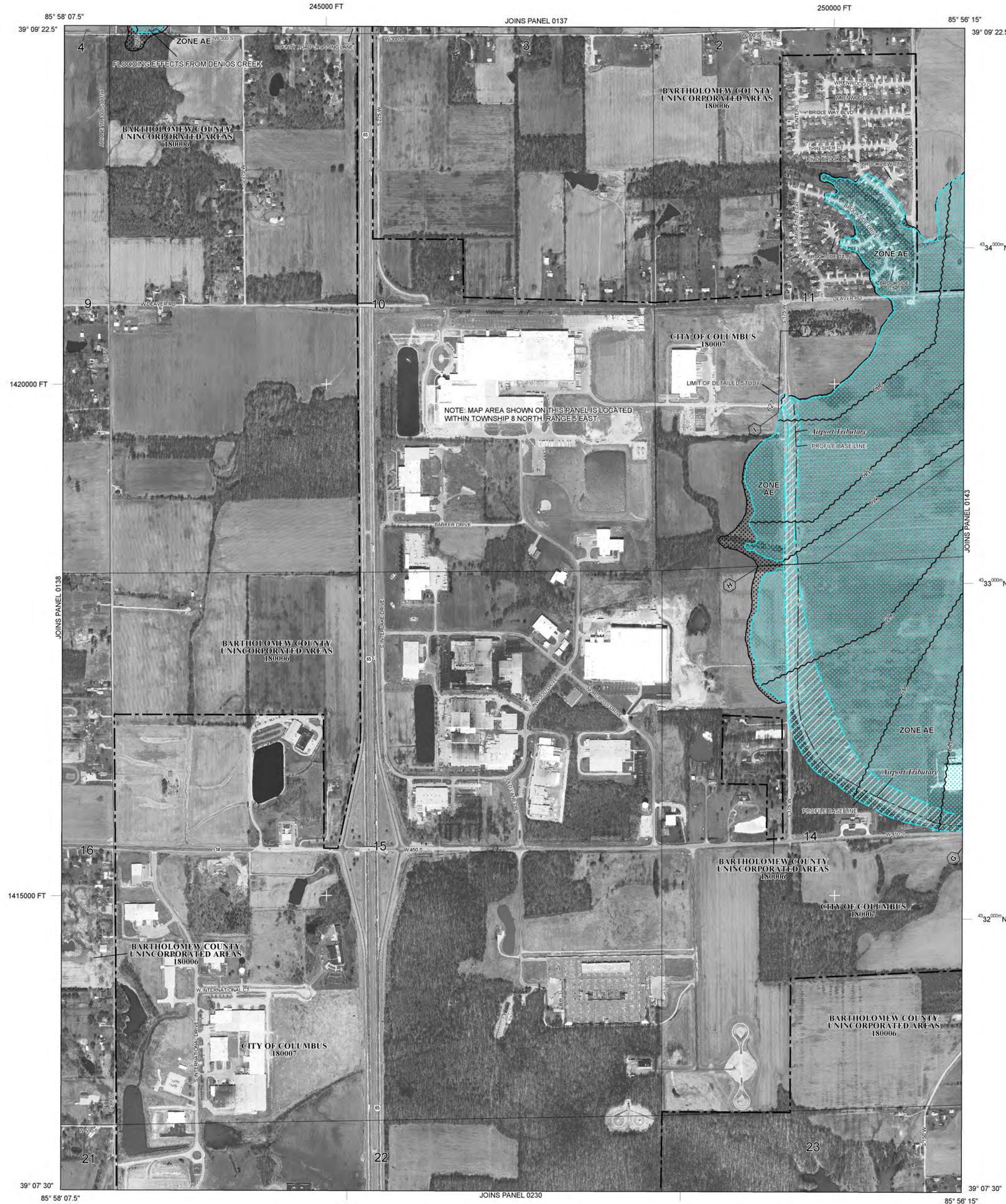
The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/infp>.



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
- The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently destroyed. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- Cross section line
- Transect line
- 45° 02' 08", 93° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 3100000 FT 5000-foot ticks: Indiana State Plane East Zone (FIPS Zone 1301), Transverse Mercator projection
- 1000-meter Universal Transverse Mercator grid values, zone 16
- DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile
- MAP REPOSITORIES
- Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-435-6500.

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0139E

FIRM

FLOOD INSURANCE RATE MAP

BARTHOLOMEW COUNTY, INDIANA AND INCORPORATED AREAS

PANEL 139 OF 275
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BARTHOLOMEW COUNTY	180006	0139	E
COLUMBUS, CITY OF	180007	0139	E

PRELIMINARY

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 18005C0139E
EFFECTIVE DATE

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Indiana State Plane East Zone (FIPS zone 1301). The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSM-C-3 #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from the 2005 Indiana Orthophotography (IndianaMap Framework Data www.indianamap.org). This information was photogrammetrically compiled at a scale of 1:2400 from aerial photography dated spring 2005.

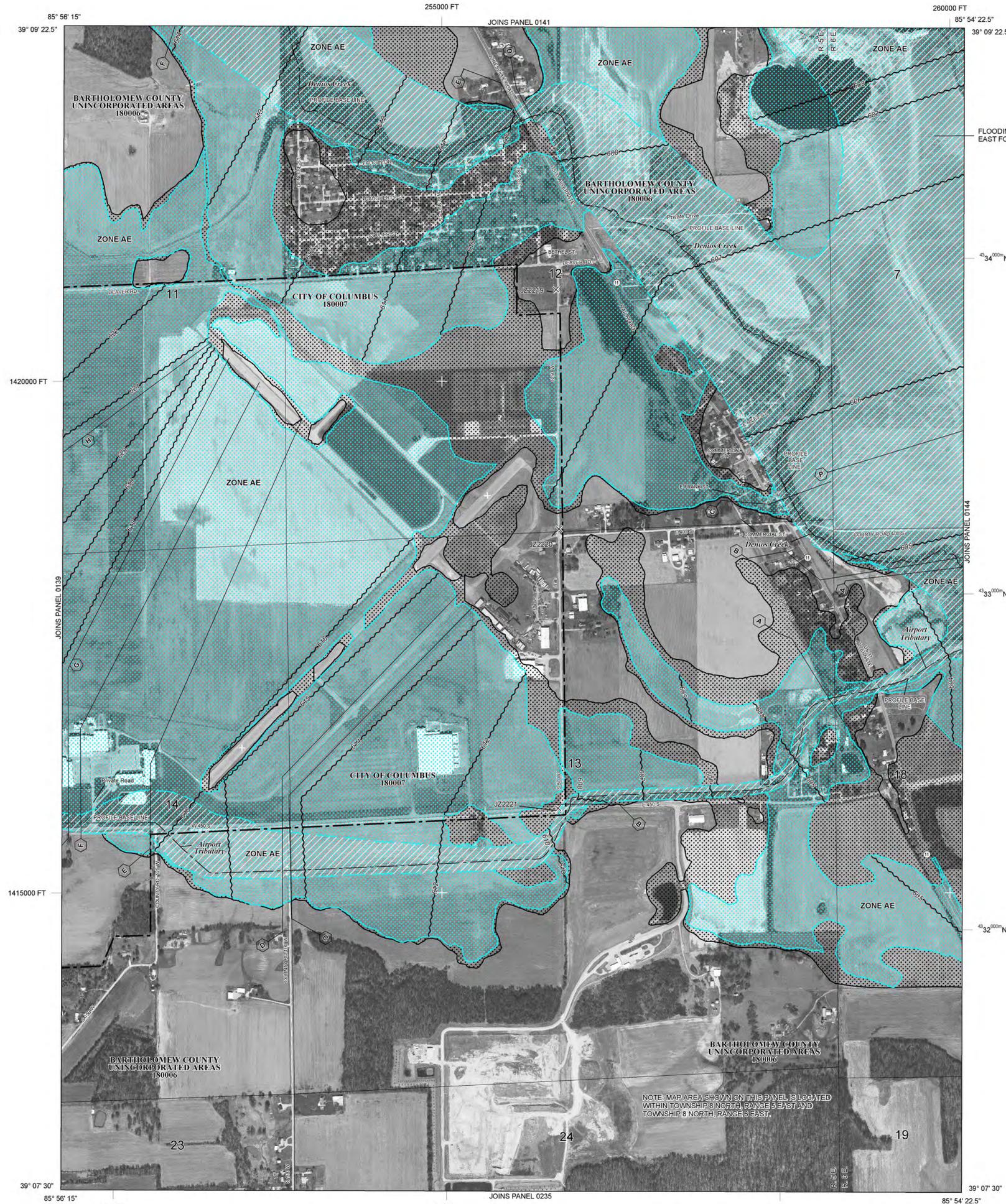
The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

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If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEWA Map Information eXchange (FMIX)** at 1-877-FEWA-MAP (1-877-336-2627) or visit the FEWA website at <http://www.fema.gov/business/infp>.



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AV, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently described. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood. Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE AV** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Base Flood Elevation line and value; elevation in feet* (EL 987)
- Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- Cross section line
- Transect line
- 45° 02' 08", 93° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 3100000 FT 5000-foot ticks: Indiana State Plane East Zone (FIPS Zone 1301), Transverse Mercator projection
- 1000-meter Universal Transverse Mercator grid values, zone 16
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile
- MAP REPOSITORIES
- Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-435-6500.

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0143E

FIRM

FLOOD INSURANCE RATE MAP

BARTHOLOMEW COUNTY, INDIANA AND INCORPORATED AREAS

PANEL 143 OF 275
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BARTHOLOMEW COUNTY	180006	0143	E
COLUMBUS, CITY OF	180007	0143	E

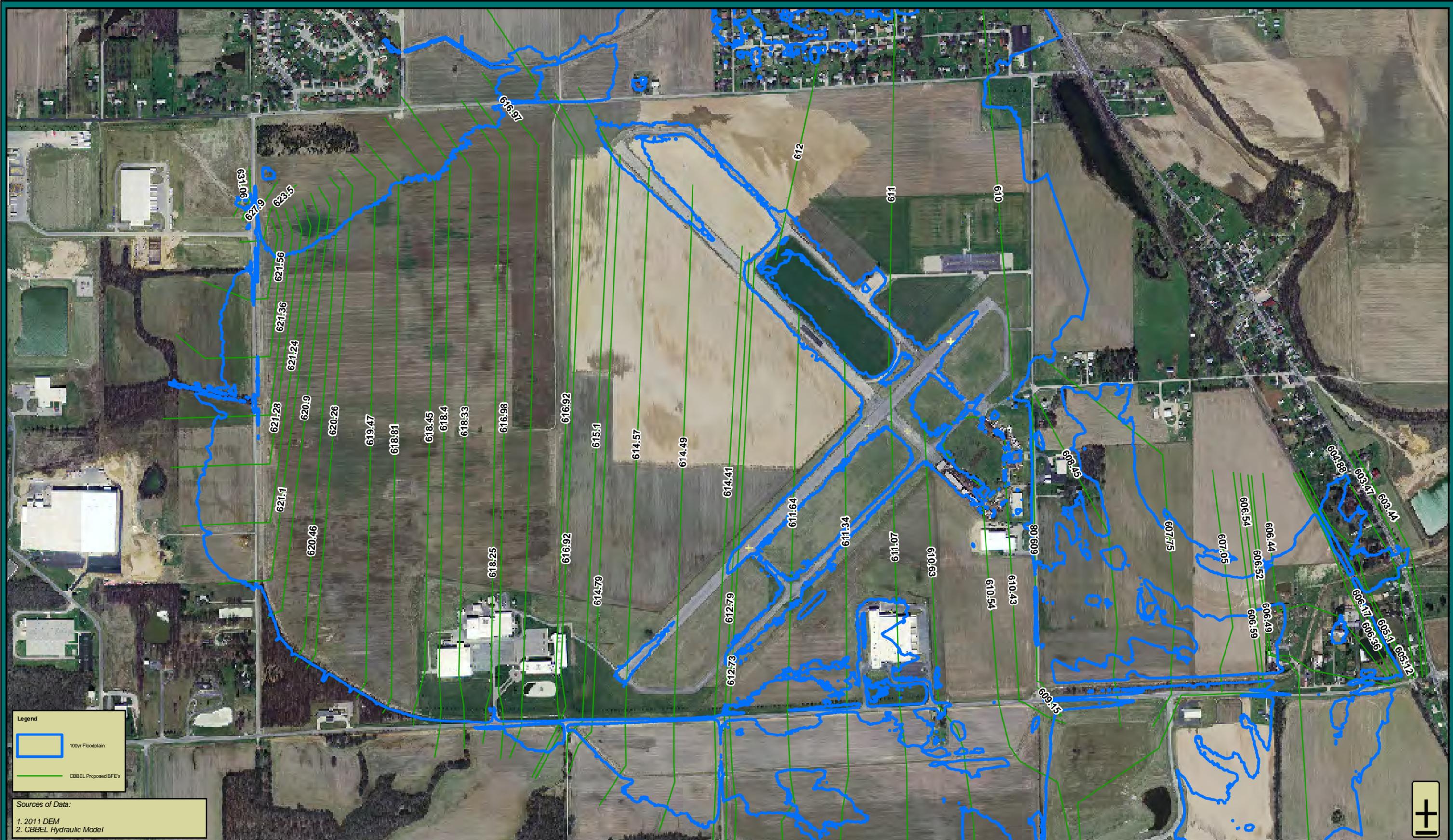
PRELIMINARY

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 18005C0143E
EFFECTIVE DATE

Federal Emergency Management Agency

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 8 NORTH, RANGE 3 EAST AND TOWNSHIP 8 NORTH, RANGE 3 EAST.



Legend

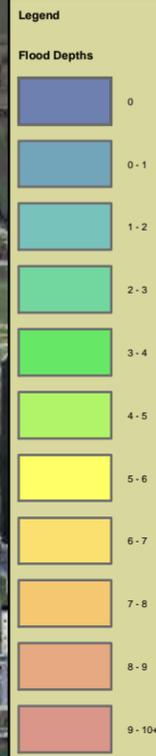
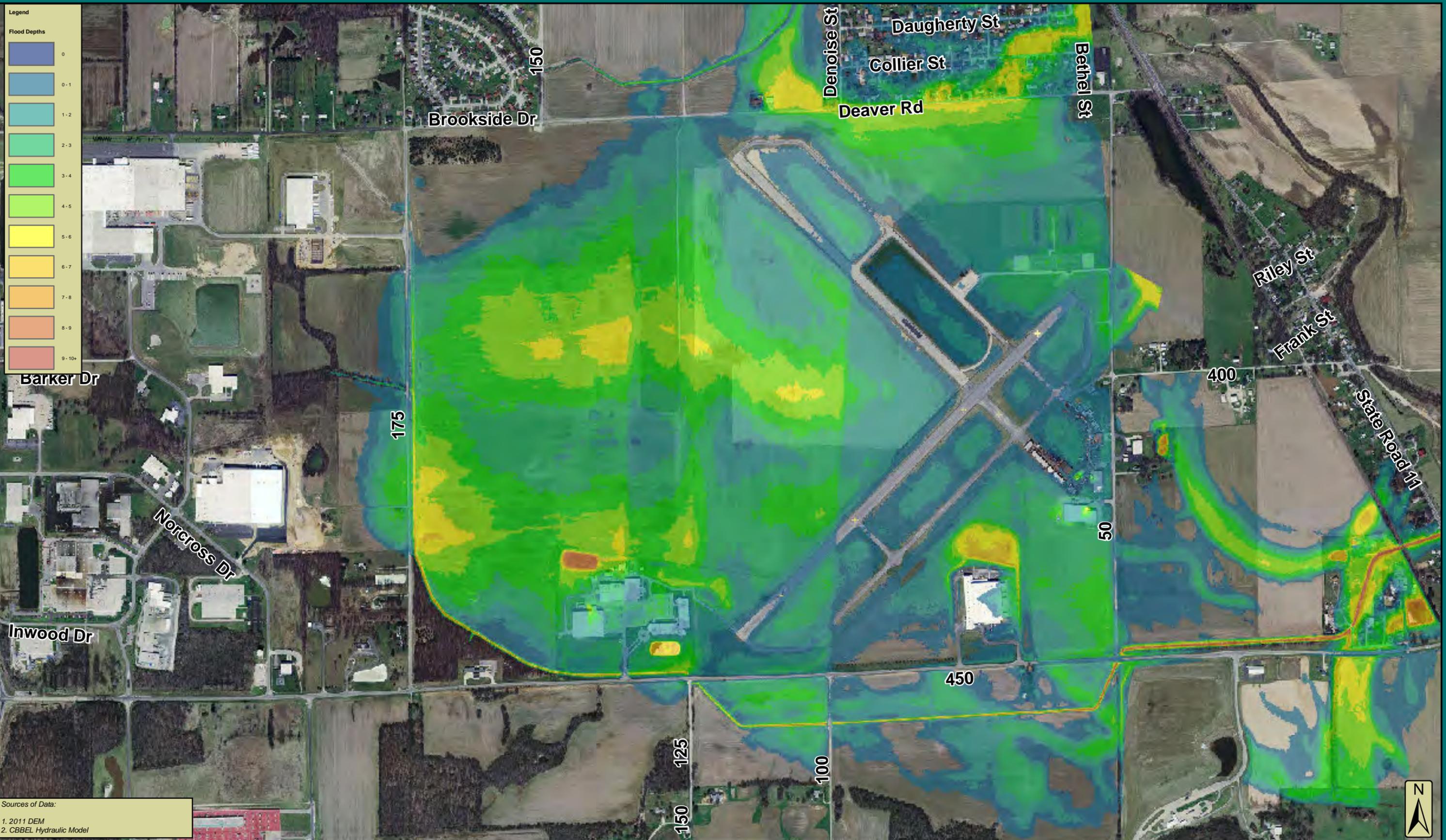
- 100yr Floodplain
- CBBEL Proposed BFE's

Sources of Data:

1. 2011 DEM
2. CBBEL Hydraulic Model



	Christopher B. Burke Engineering, Ltd. PNC Center, Suite 1368 South 115 West Washington Street Indianapolis, Indiana 46204 (t) 317.266.8000 (f) 317.632.3306	PROJECT: UNT Denios Creek FIS Challenge	PROJECT NO. 11-264	APPROX. SCALE 1" = 750'
	TITLE: Draft Proposed Floodplain		DATE: 07/2012 EXHIBIT X	



Sources of Data:

1. 2011 DEM
2. CBBEL Hydraulic Model

CBB
B

Christopher B. Burke Engineering, Ltd.
 PNC Center, Suite 1368 South
 115 West Washington Street
 Indianapolis, Indiana 46204
 (t) 317.266.8000 (f) 317.632.3306

PROJECT:
 UNT Denios Creek FIS Challenge

TITLE:
 Flood Depth Map

PROJECT NO. 11-264	APPROX. SCALE 1" = 833'
DATE: 07/2012	
EXHIBIT X	

Proposed Revisions to Preliminary FIS - Airport Tributary CBBEL 11-264 BG1, August 8, 2012

-  Proposed Floodway
-  Proposed 100-yr Floodplain

Preliminary FIS

FLD_ZONE, FLOODWAY

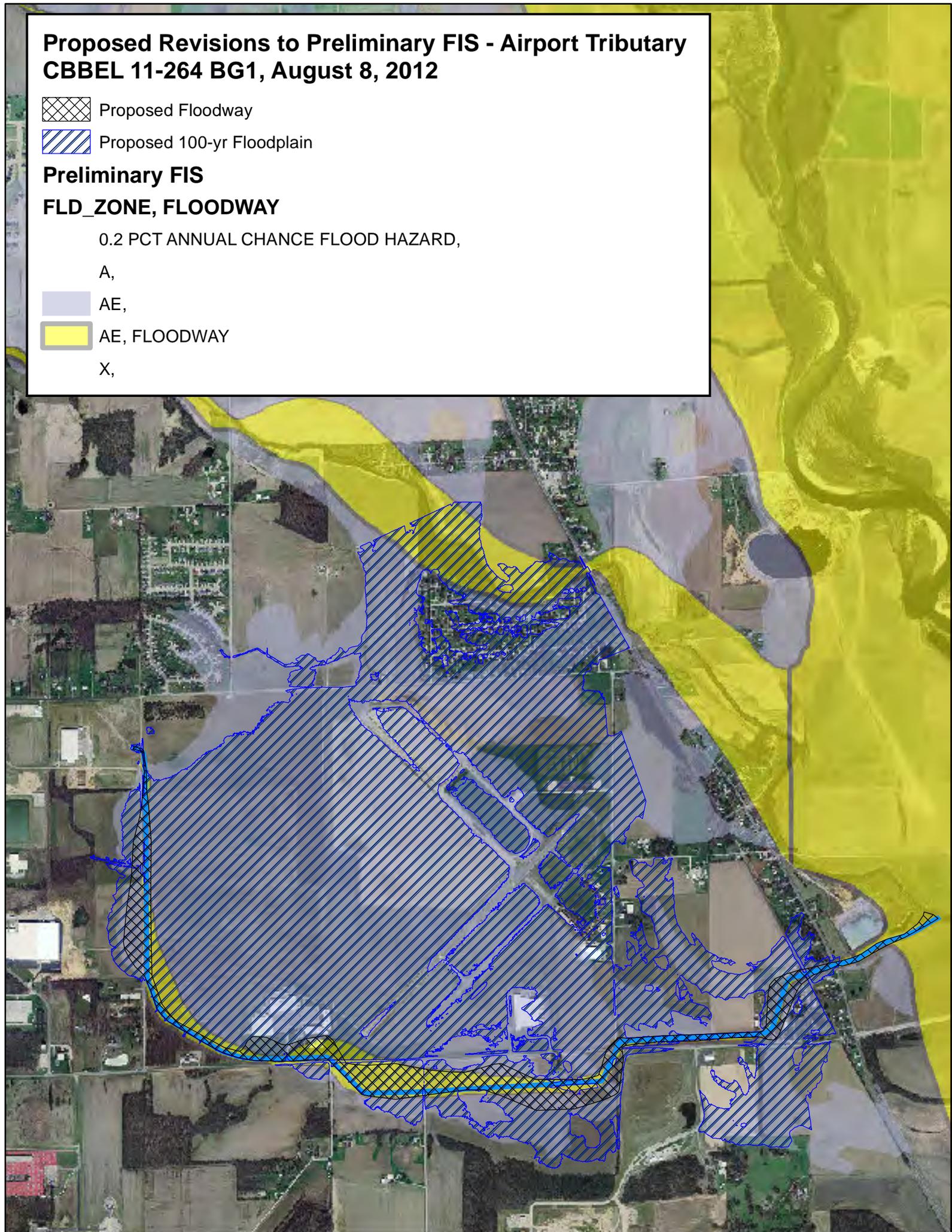
0.2 PCT ANNUAL CHANCE FLOOD HAZARD,

A,

 AE,

 AE, FLOODWAY

X,



CHAPTER 3

EVALUATION OF ALTERNATIVES

3.1 ALTERNATIVE 1 – DIVERSION CHANNEL

The first alternative is a diversion channel that would carry the flow north to the existing ditch located north of Deaver Road as shown in **Figure 3-1**. Although this alternative would appear to have merit based on the existing terrain, such a diversion would impact an existing neighborhood to the north and would also cut across the proposed mixed use commercial area in the northwest corner of the property. Consequently, this alternative was not evaluated further.

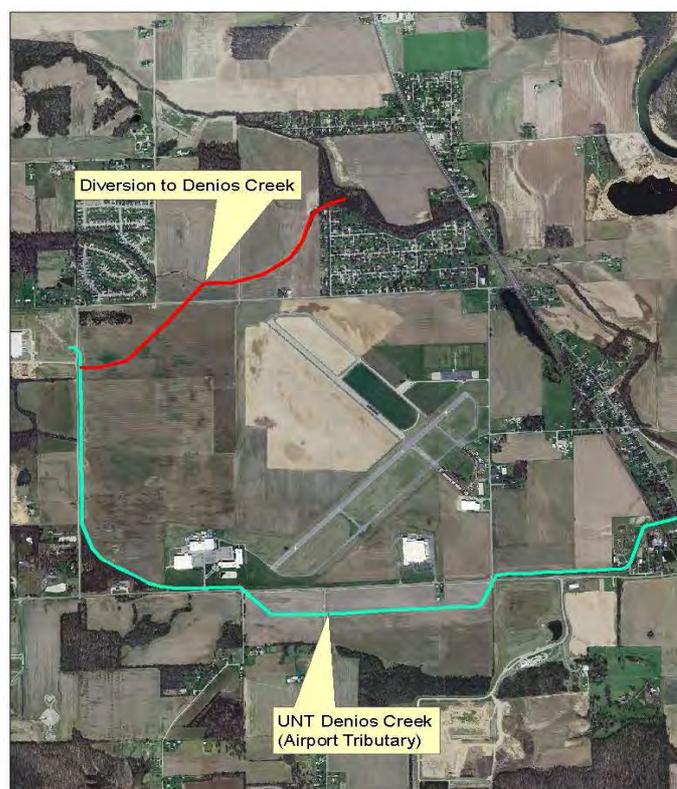


Figure 3-1 Diversion Channel

3.2 ALTERNATIVE 2 – OVERFLOW CHANNEL

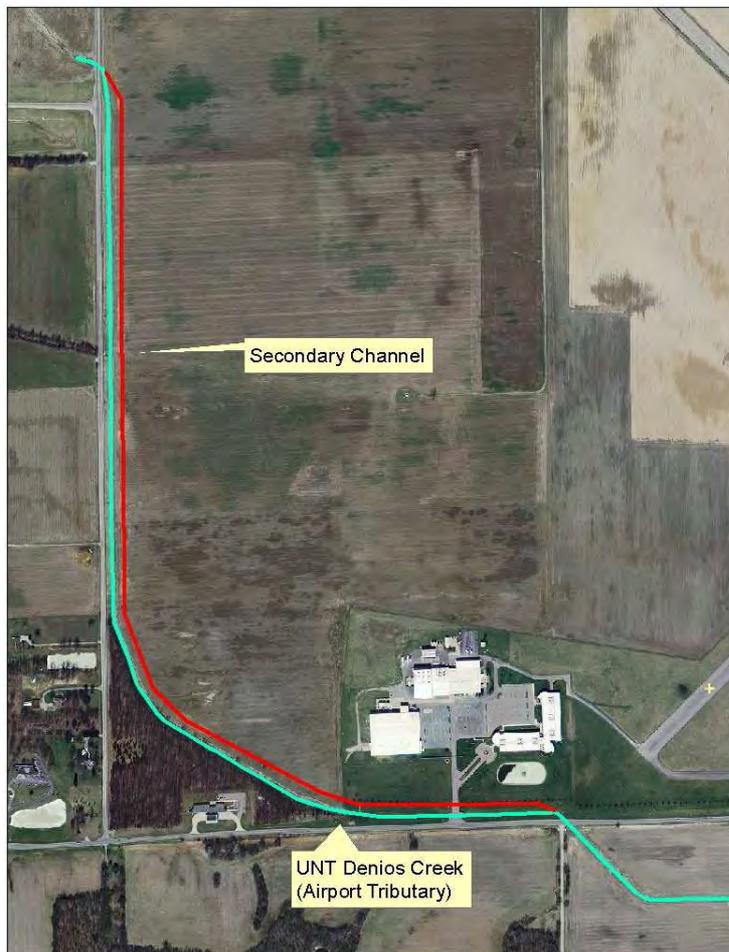


Figure 3-2 Secondary Channel

The second alternative is the construction of a secondary, lower channel parallel to the existing channel that would provide additional flow capacity. The assumed alignment is shown in **Figure 3-2**.

Although this alternative could reduce flood elevations, no reasonable size and configuration was found that would provide enough capacity to remove the Special Flood Hazard Area designation from the airport property. Therefore, this alternative was not evaluated further.

3.3 ALTERNATIVE 3 – CULVERT AND BRIDGE REPLACEMENTS

This alternative would replace the existing culverts and bridges along the ditch to increase their flow capacity as needed to prevent backwater and therefore reduce the upstream flood elevations. The analysis showed that larger crossings would not reduce upstream flood elevations sufficiently to appreciably reduce the SFHA across the airport property. Therefore, this alternative was not evaluated further.

3.4 ALTERNATIVE 4 – FLOODWALL / LEVEE

This alternative is a floodwall or levee that would prevent flood waters from leaving the existing ditch area. No additional modeling was needed for this alternative since the floodwall/levee would be placed along the floodway line. Floodway extents are shown in **Exhibit 1**.

The assumed floodwall/levee alignment and extents are shown in **Figure 3-3**. This proposed structure would be approximately 9,600 feet long and approximately 6 feet tall to provide the freeboard required for levee/floodwall certification. Floodgates or other protection measures would be needed to fill in the openings at each road and driveway.

This alternative is estimated to cost approximately \$10 million for 100-year protection and \$14 million for 500-year protection. Since neither geotechnical analysis nor anything beyond a conceptual layout of the structure has been completed, the cost estimates are very approximate and likely to increase as more detailed information would be developed.

FEMA approval of floodplain revisions resulting from a floodwall/levee includes the requirement that the levee/floodwall be owned and maintained by a governmental entity. This means that the City of Columbus would be required to own and maintain this structure, something the City leaders would have to approve. Additionally, a levee/floodwall would likely result in adverse impacts (increased flood elevations) off-site. These adverse impacts should be carefully evaluated if this alternative is pursued further.



Figure 3-3 Floodwall / Levee

3.5 ALTERNATIVE 5 – BYPASS CHANNEL

This alternative would replace the existing ditch with a new channel through the southwest portion of the site (conceptual test track and parcels 11 and 12). The existing ditch would be backfilled. A proposed layout is shown in **Figure 3-4**.

This alternative could reduce 100-year flood depths on the property at the upstream end of the channel to about one foot. However, the flood elevations in the lower reach of the bypass channel would still be controlled by downstream water surface elevations and most of the airport property would still be shown in the SFHA.

This alternative is not recommended since most of the airport property would remain in the SFHA.



Figure 3-4 Bypass Channel

3.6 ALTERNATIVE 6 – DETENTION POND(S)

Analysis shows that the existing ditch can convey approximately 100 cfs without overtopping. Therefore, this alternative would provide one or more stormwater detention ponds that would reduce peak flow rates from the 100-year or 500-year events to a maximum of 100 cfs. The assumption is that the ponds would be adjacent to the ditch as shown below in **Figure 3-5**.

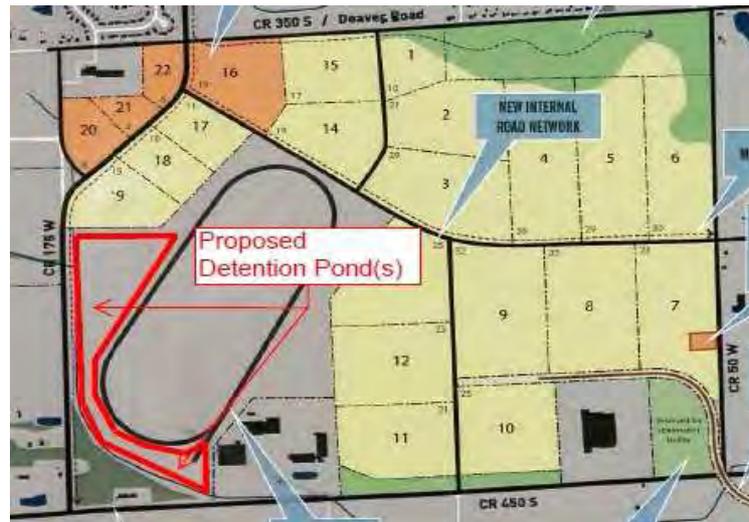


Figure 3-5 Detention Pond Locations

Preliminary modeling shows the total volume of storage required would be approximately 320 acre-feet for the 100-year event and 615 acre-feet for the 500-year event. The watershed delineation is shown in **Exhibit 2** with the area that would be partially diverted to the storage noted. The storage could be provided in two or more ponds, or one large pond, depending on the site constraints. The estimated planning-level cost for this alternative is \$4.8 million for 100-year protection and \$9.2 million for 500-year protection. In order to be accepted by IDNR and FEMA, the pond(s) would need to be approved by the IDNR as a flood control facility, requiring easements and commitment by the local government to maintain the function of the pond(s) in perpetuity. This alternative would remove the SFHA designation from most of the property.

3.7 ALTERNATIVE 7– DETENTION POND(S) WITH LARGER DITCH

This alternative would add a larger ditch with higher flow capacity to Alternative 7, reducing the required volume of flood storage. Preliminary analysis shows that the capacity of the existing ditch could be increased to 200 cfs without needing to enlarge the existing culvert crossings. For this alternative, it was assumed the ditch would be enlarged by adding a 50 foot wide “shelf” to create a 2-stage ditch. The approximate extents of the channel improvements are shown in **Figure 3-6** and a typical cross section of the proposed channel is shown in **Figure 3-7**. This increased ditch capacity would reduce the required storage volume to a total of approximately 170 acre-feet and 325 acre-feet for the 100-year and 500-year storm events, respectively. The corresponding estimated construction costs would be approximately \$2.6 million and \$4.9 million, plus approximately \$150,000 for the ditch excavation. Similar to Alternative 6, the pond(s) and the widened channel would need to be approved by the IDNR as flood control

facilities and maintained in perpetuity by the City or other governmental entity. This alternative would remove the SFHA designation from most of the property.

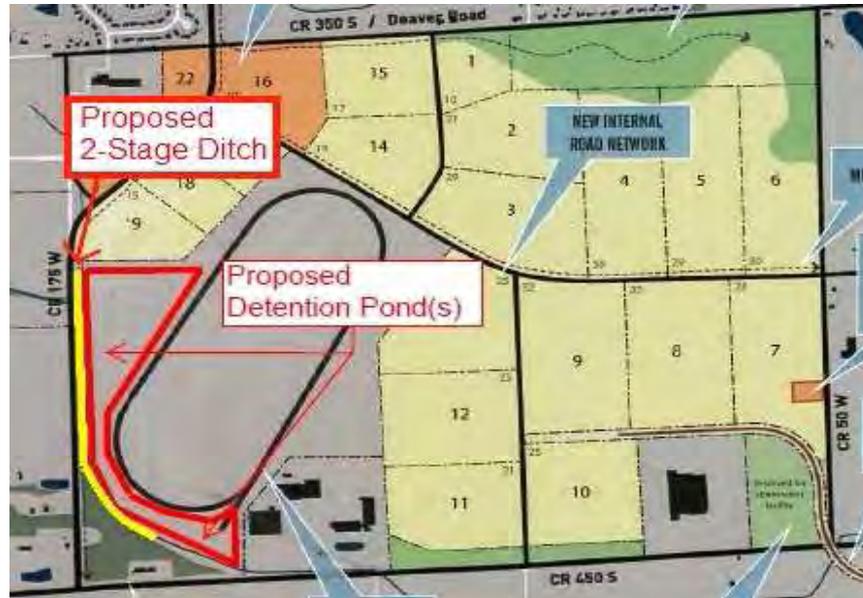


Figure 3-6 Detention Pond Locations with Proposed Channel Improvements

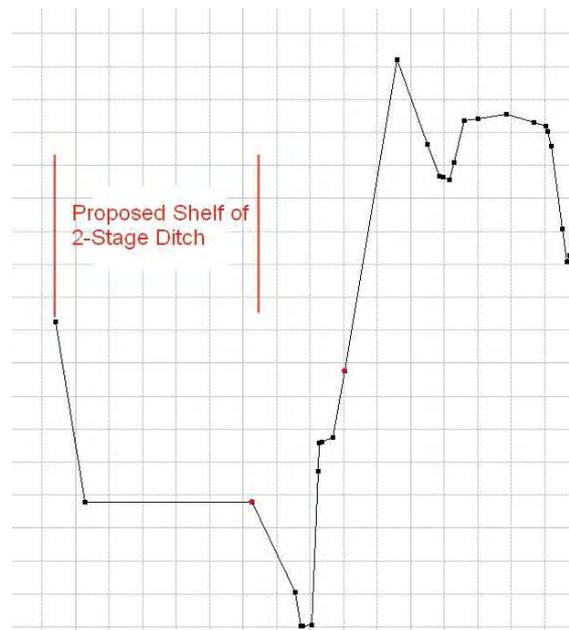
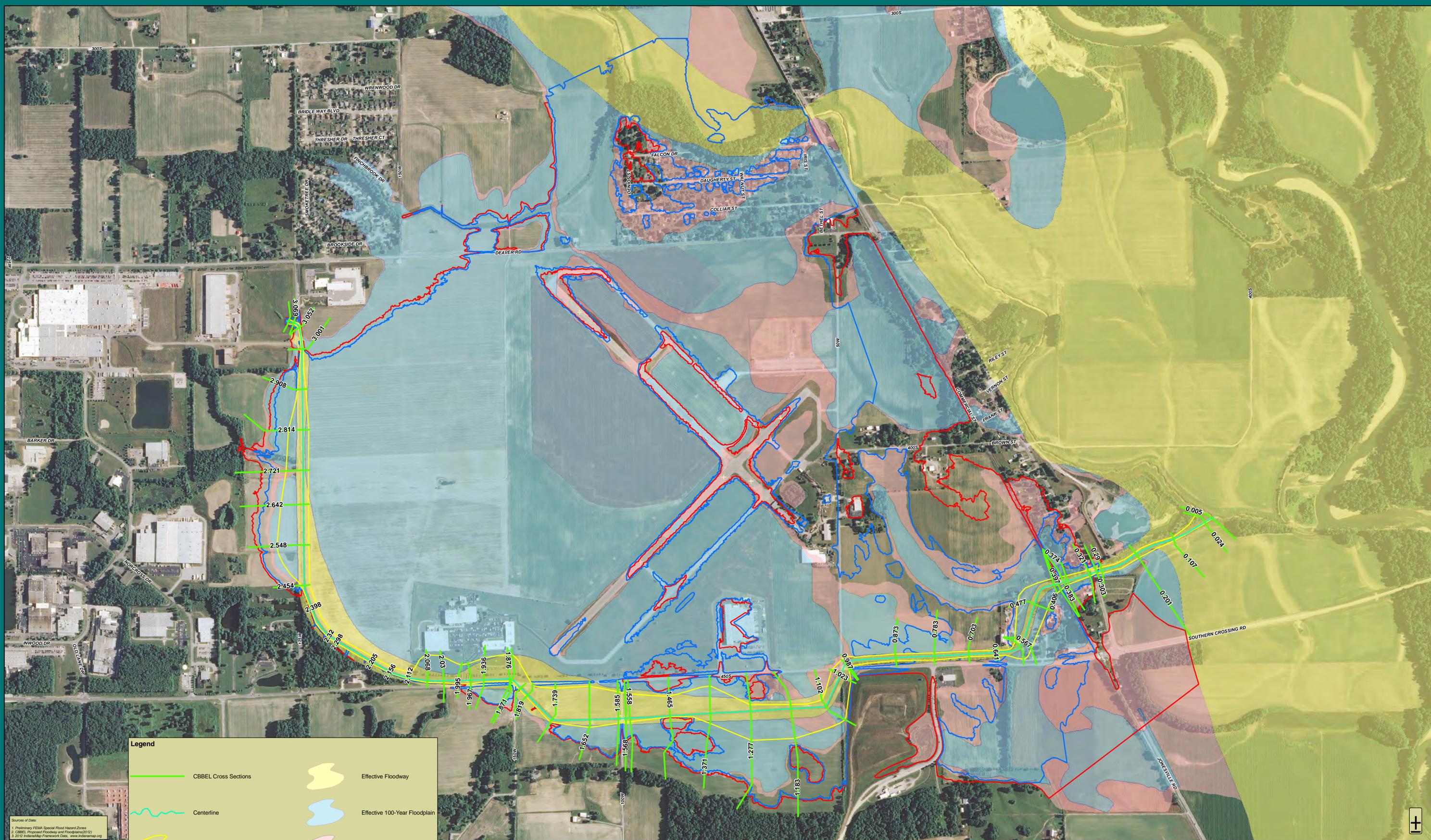


Figure 3-7 Typical 2-Stage Ditch Cross Section

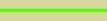
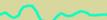
CHAPTER 4**RECOMMENDATIONS**

Of the alternatives investigated, two could allow removal of the Special Flood Hazard Area designation from most of the airport property. Alternative 4 (levee/floodwall) and Alternative 6 or 7 (detention pond(s) either alone or with larger ditch) would accomplish the objective. Of these alternatives, Alternative 7 may have the most merit since it would not cause adverse impacts on off-site properties and its estimated construction cost is significantly less than the other alternatives. Additionally, the excavated materials could likely be used to fill low areas on the site which would offset at least some of the construction cost. However, the Columbus Redevelopment Commission should evaluate the various alternatives to determine which, if any, would best meet their needs.



Sources of Data:
 1. Preliminary FEMA Special Flood Hazard Zones
 2. CBEL Proposed Floodway and Floodplains(2012)
 3. 2012 IndianaMap Framework Data, www.indianamap.org

Legend

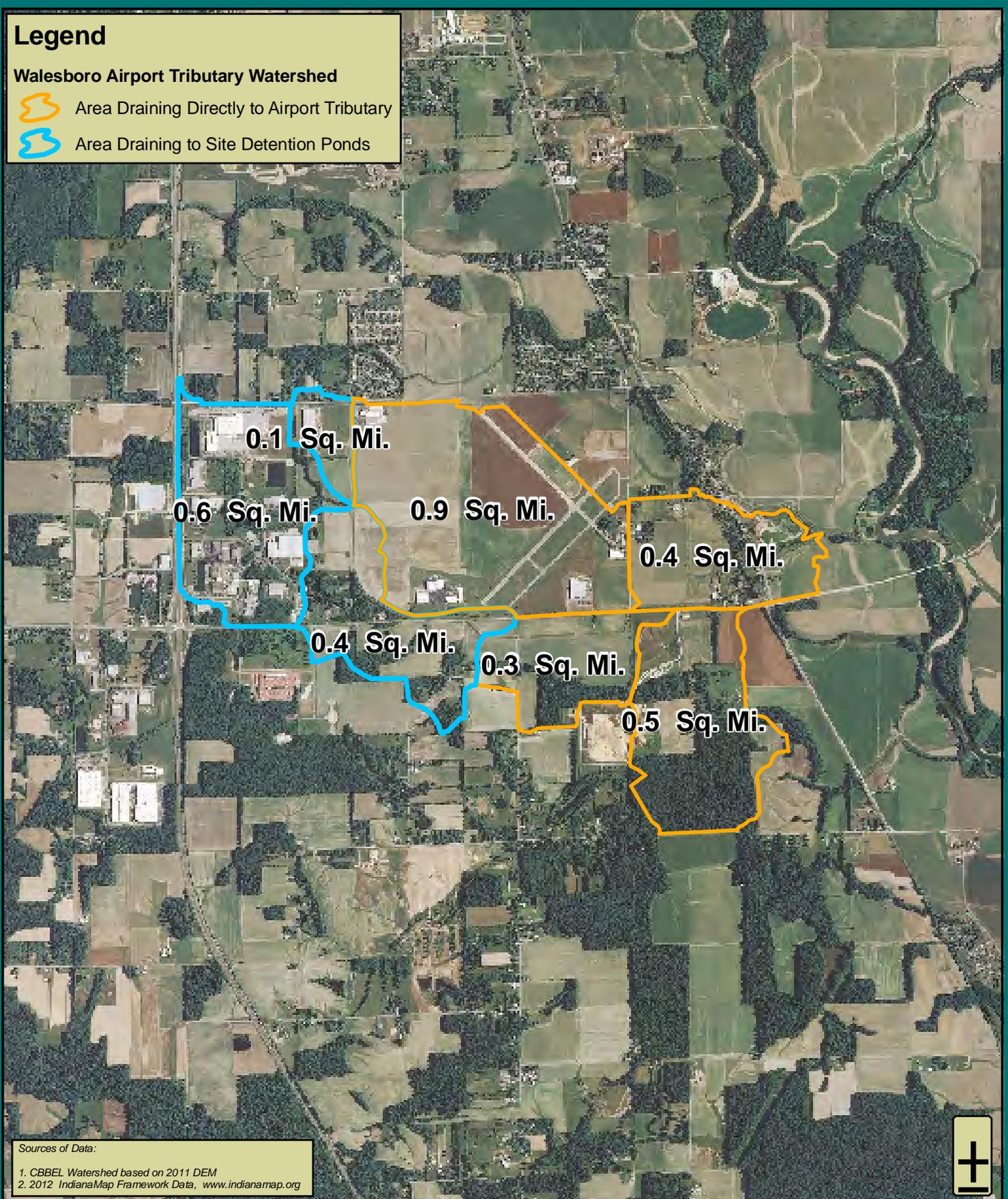
	CBEL Cross Sections		Effective Floodway
	Centerline		Effective 100-Year Floodplain
	CBEL Proposed Floodway		Effective 500-Year Floodplain
	CBEL Proposed 100-Year Floodplain		Effective Zone A Floodplain
	CBEL Proposed 500-Year Floodplain		



Legend

Walesboro Airport Tributary Watershed

-  Area Draining Directly to Airport Tributary
-  Area Draining to Site Detention Ponds



Sources of Data:
1. CBBEL Watershed based on 2011 DEM
2. 2012 IndianaMap Framework Data, www.indianamap.org



Christopher B. Burke Engineering, LLC
PNC Center, Suite 1368 South
115 West Washington Street
Indianapolis, Indiana 46204
(t) 317.266.8000 (f) 317.632.3306

PROJECT:
**Walesboro Airport Tributary Flood
Reduction Alternatives Study**

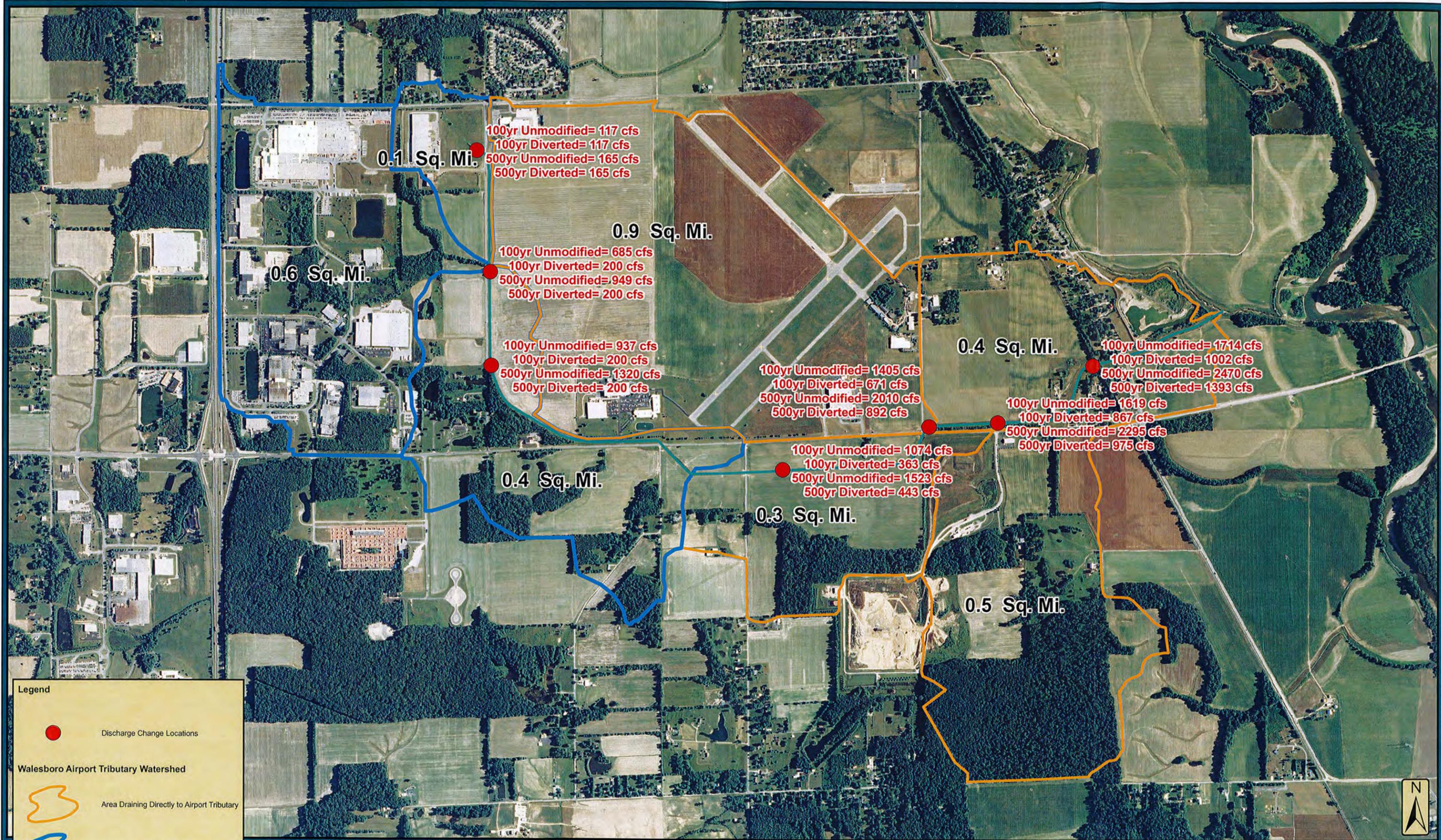
TITLE:
Watershed Map

PROJECT NO.
11-264

APPROX. SCALE
1" = 3,000'

DATE: **02/2013**

EXHIBIT **2**



Legend

- Discharge Change Locations
- Area Draining Directly to Airport Tributary
- Area Draining to Site Detention Ponds
- Centerline

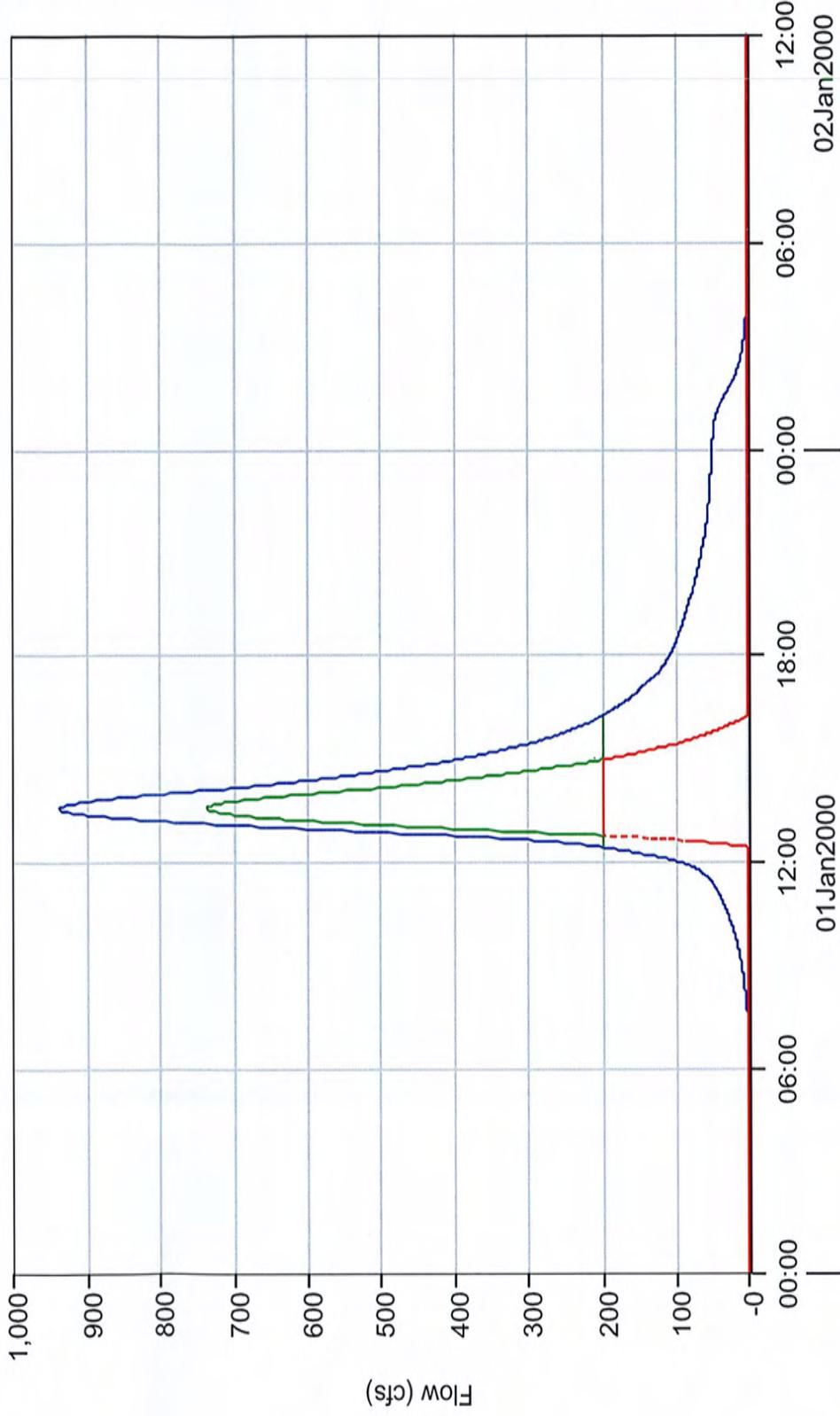
Christopher B. Burke Engineering, Ltd.
 PNC Center, Suite 1368 South
 115 West Washington Street
 Indianapolis, Indiana 46204
 (t) 317.266.8000 (f) 317.632.3306

PROJECT: Walesboro Airport Tributary Flood Reduction Alternatives Study	PROJECT NO. 11-264	APPROX. SCALE
	TITLE: Discharge Change Locations	DATE: 02/2013
		EXHIBIT X



100-year Flood Scenario

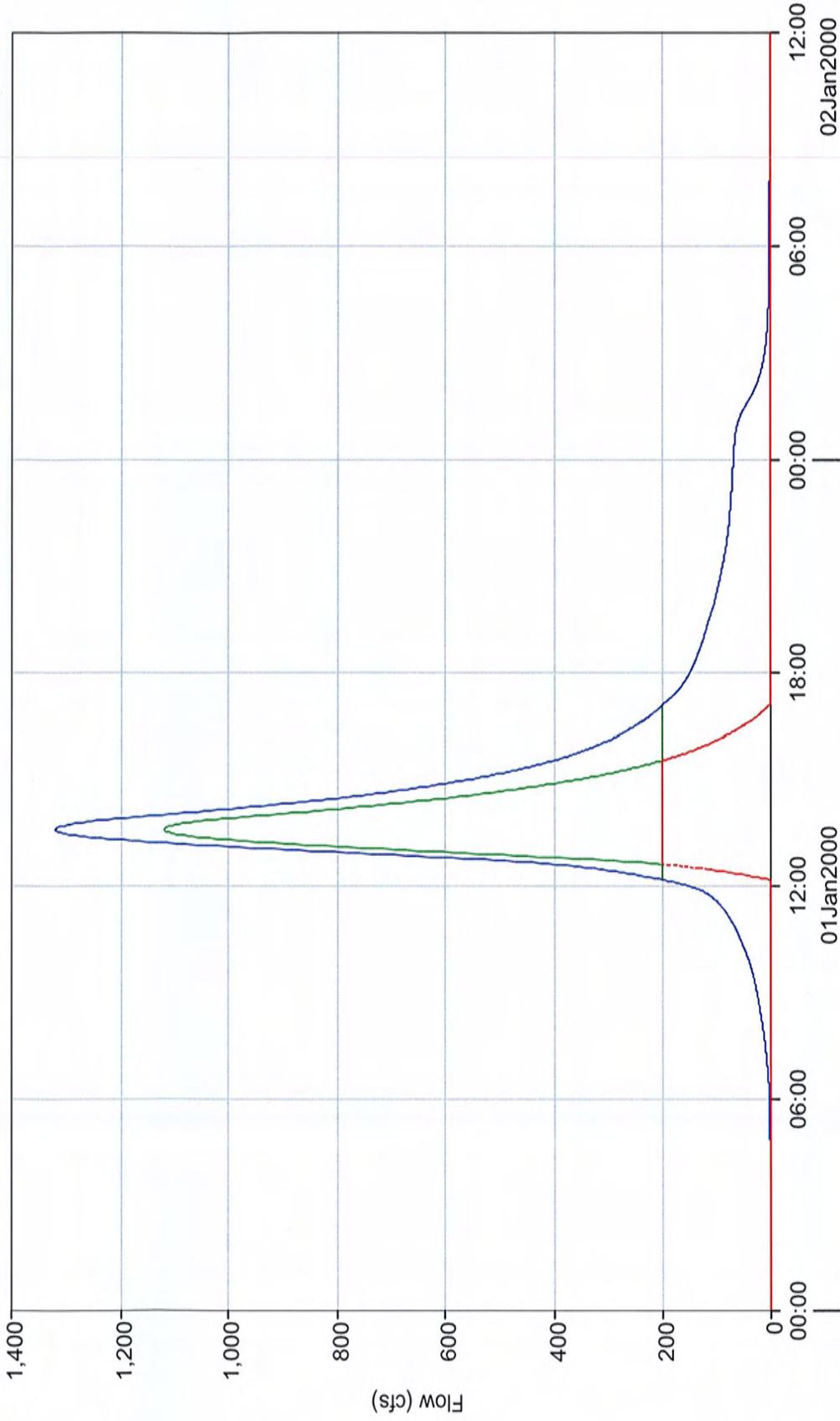
Diversion "Diversion-2" Results for Run "100yr 200cfs diver"



- Run:100YR 200CFS DIVER Element:DIVERSION-2 Result:Outflow (Difference between total flow and channel flow)
- Run:100YR 200CFS DIVER Element:DIVERSION-2 Result:Combined Flow (Total flow)
- - - Run:100YR 200CFS DIVER Element:DIVERSION-2 Result:Diverted Flow (Flow in the channel)

500-year Flood Scenario

Diversion "Diversion-2" Results for Run "500yr diversion"



- Run:500yr diversion Element:DIVERSION-2 Result:Outflow (Difference between total flow and channel flow)
- - - Run:500YR DIVERSION Element:DIVERSION-2 Result:Combined Flow (Total flow)
- · · Run:500yr diversion Element:DIVERSION-2 Result:Diverted Flow (Flow in the channel)

- λ Involved in real estate since 1986. Began career with S.L. Cobb & Associates, Inc. Developed strong credentials in valuing residential real estate and progressed to commercial appraisals in 1987. Professional work encompasses real estate appraisal and market analysis of investment grade property. Completed numerous appraisal assignments on multi-tenant office and retail properties, nursing homes, airport facilities, industrial properties, regional malls, multi-family communities and subdivisions in Indianapolis and regional cities throughout Indiana. Considered to be a specialist in computer applications for various real estate market analyses, with a primary emphasis on office, retail and industrial properties.
- λ Maintained constant 16 years of employment with S.L. Cobb & Associates, Inc. as well as, Real Property Evaluation, Inc.
- λ Helped transformed S.L. Cobb & Associates and Real Property Evaluation, Inc. into one company known as RPE/Cobb & Associates in 1999 to present. Effectively eliminating confusion as to our identity and other companies.
- λ Designated Member with the Appraisal Institute (Currently Certified)
- λ Bachelor of Science degree in Real Estate from the Indiana University School of Business
- λ Real Estate Broker's License in the State of Indiana
- λ Certified General Appraiser in the State of Indiana.
- λ Served as Past Chairman of the Hoosier State Chapter Indianapolis Region of the Appraisal Institute.
- λ Member of the Commercial Board of Realtors for Indianapolis.
- λ Approved Appraiser for Indiana Dept. of Transportation and Local Public Agency Acquisitions.

For more information, please call our office at (317) 882-2626 or email at swcobb@rpe-cobb.com



Indiana Professional Licensing Agency
402 W. Washington Street, Room W072
Indianapolis, IN 46204

STEPHEN COBB

CG69100069

has completed all requirements for licensure in Indiana as a

CERTIFIED GENERAL APPRAISER

Expiring

June 30, 2014

To check the current status and expiration date for this license, please visit
<http://mylicense.in.gov/eVerification>

Frances L. Kelly
Executive Director
Indiana Professional Licensing Agency

Professional License

Indiana Certified General Appraiser CG40300186
Indiana Real Estate Salesperson SP 30400624

Professional Experience

Indiana State Certified General Appraiser, RPE	2004 to Present
Instructor for Pre-Licensing Appraisal Courses	2007 to 2010
Indiana State Certified General Appraiser, Self-Employed	2003 to 2004
Staff Appraiser, Mitchell Appraisals, Inc.	1997 to 2003
Research Analyst, Mitchell Appraisals, Inc.	1995 to 1996

General Education

I.U.P.U.I., Indianapolis, Indiana

Real Estate Experience

Valuations have been performed for mortgage loan purposes, estate planning, insurance purposes and for internal decision making. Valuations have included existing, proposed, and distressed properties.

Property Types Appraised:

Commercial Properties-Daycare Center, Convenience Store, Service Station, Medical Clinic, Office Building (High Rise, over 3 stories) Office Building (Low Rise, under 3 stories) Single Tenant and Multi-tenant Retail, Big Box Retail, Parking Facilities, Restaurant, Conversion Properties, Retail Nursery, Veterinarian Hospital

Industrial Properties-Office/Warehouse, Distribution Centers, Research and Development Lab, Heavy and Light Manufacturing, Truck Terminal and Transit Facility

Residential Properties-Condominium Project, Multi-family 2-4 Units, Multi-Family over 5 Units, Single Family including High End Residential, Historical Residential, Public Housing

Land-Acreage (Mixed Use), Acreage (Non-Residential), Acreage (Residential), Subdivided Land / Lot (Non-Residential and Residential)

Special Purpose-Worship Facilities, Worship Facilities with Schools, Billboards, Cell Tower



Indiana Professional Licensing Agency

402 W. Washington Street, Room W072
Indianapolis, IN 46204

Linda K. Schotter

CG40300186

has completed all requirements for licensure in Indiana as a

CERTIFIED GENERAL APPRAISER

Expiring

June 30, 2014

To check the current status and expiration date for this license, please visit
<http://mylicense.in.gov/eVerification>

Frances L. Kelly
Executive Director
Indiana Professional Licensing Agency

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Stephen L. Cobb, MAI, President
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Stephen W. Cobb, MAI, Vice President
Certified General Appraiser

J. Matthew Stephenson
Certified General Appraiser

Richard P. Martin
Certified General Appraiser

Linda Schotter
Certified General Appraiser

Allen Zolto
Licensed Trainee Appraiser

REPRESENTATIVE CLIENT LIST

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BMO Harris Bank, Indianapolis, IN
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CFC, Inc., Bloomington, IN
Chase, Indianapolis, IN
Chrysler Motor Corporation, Chicago, IL
CIT Small Business Lending Corporation, Livingston, NJ
Citizens Bank, Evansville, Bloomington and Indianapolis, IN
City of Indianapolis Department of Metropolitan Development
Department of Housing and Urban Development (H.U.D.)
Department of Public Works, City of Greenwood, IN
Evansville Teachers Credit Union
Federal Deposit Insurance Corporation (F.D.I.C.)
Fifth Third Bank, Indianapolis, IN
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First Financial Bank
First of America Bank, IN
First Union Small Business Capital, Roseville, CA
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Ford Motor Corporation, Detroit, MI
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Home Bank, Martinsville, IN
Huntington National Bank, Cincinnati, OH
Huntington National Bank, Indianapolis, IN
Ice, Miller, Donadio & Ryan, Indianapolis, IN
Indiana Federal Credit Union, Indianapolis, IN
Indiana Members Mortgage Corporation
Indiana State Highway Commission
Johnson County Commissioners, Franklin, IN
KeyBank, Indianapolis, IN and Cincinnati, OH
MacDougall & Pierce Construction, Inc.
Mainsource Bank
McDonald's Corporation, Indianapolis, IN and Chicago, IL
Monroe County Bank, Bloomington, IN
Monroe County Highway Department
Mortgage Advantage, Indianapolis, IN
Mutual Savings Bank, Franklin, IN
National City Bank, Indianapolis, IN
Owen County State Bank, Spencer, IN
Republic Bancorp, Farmington Hills, MI
Roadway Express, Inc.
Standard Federal Bank
The National Bank of Indianapolis, Indianapolis, IN
Williams, Hewitt and Robbins, Greenwood, IN