

1. **Introduction/Project Location.** The following is a summary of the key points and takeaways relative to a proposed new development at 4265 S 300E (at the southeast corner of 400 S and 300 E), see attached location map (the “Project”). The Project is being undertaken by VanTrust, a real estate development firm headquartered in Kansas City, Missouri. VanTrust has a significant presence in Boone County, bringing leading businesses to its facilities here, including Amerisource Bergen, a pharmaceutical logistics company which distributes medicines to healthcare facilities across the nation. Amerisource is a neighbor to other companies with familiar, household names also operating in the area, including Amazon, Brooks Running, Cummins, Daimler, GNC, Medco, Puma and Weaver Popcorn. These companies are drawn to the area because of its convenient access to nearby Interstate highways and close proximity to population centers in the region, allowing products to be moved through the supply chain to end users in an efficient and timely manner. VanTrust is also a good corporate citizen supporting a variety of civic and charitable organizations, including the YMCA, Boys and Girls Club, Leukemia & Lymphoma Society and the American Heart Association.
2. **Project.** The Project consists of an 81 acre parcel to be rezoned from its current AG (Agricultural) classification to I-1 (Light Industrial). The Project is comprised of two buildings, one with approximately 780,900 square feet and another with approximately 399,000 square feet, respectively. The Project is proposed to be located within and amongst an industrial corridor near the SR 267 interchange and immediately north of the new “midpoint” interchange, making it an ideal location for a logistics oriented project. The subject property is surrounded on two sides by existing industrial developments (on the south and east). A depiction of the vicinity is attached for convenient reference.
3. **Commitments.** The Project is designed to incorporate the same berming, landscaping and fencing as was approved for Phase 1. These commitments include a 12 foot berm at the property line between the Project and the adjoining Saratoga subdivision, together with a six foot tall fence atop the berm and landscaping. The berming and landscaping commitments are coupled with additional commitments regarding building height (55-foot maximum), downward lighting and signage location to minimize or eliminate any impact of the Project on adjoining properties. The Commitments are attached hereto together with a diagram of the berm, fencing and landscaping for reference.

**\*In addition, VanTrust has entered into a Development Agreement with certain property owners within the Saratoga Subdivision, as well as another property owner with properties along CR 400, to pay for connections to a water line to be installed throughout the subdivision. This represents a true “win/win” for the greater Zionsville community, adding substantial tax base, while providing water service to a subdivision built without an adequate or reliable supply of water for its**

**wells. We have included a Memorandum providing a technical explanation of the water issues within the Saratoga subdivision.**

4. **Economic Impact.** The subject property currently has a total assessed value of \$283,800 and pays a total of \$2899.32 in property taxes per year. If approved, the Project will add approximately \$48 Million in new investment to the Town through real property improvements alone. To be competitive with other industrial properties throughout the Midwest, the Project will be seeking a standard, 10-year tax abatement. Even with an abatement, the Project is estimated to produce over \$3.2 Million in new property tax revenues over the next 10 years.
5. **Procedural Posture.** In light of the Project's ideal location for logistics oriented development, together with the extraordinary commitments being offered, it received a favorable recommendation from the Plan Commission.

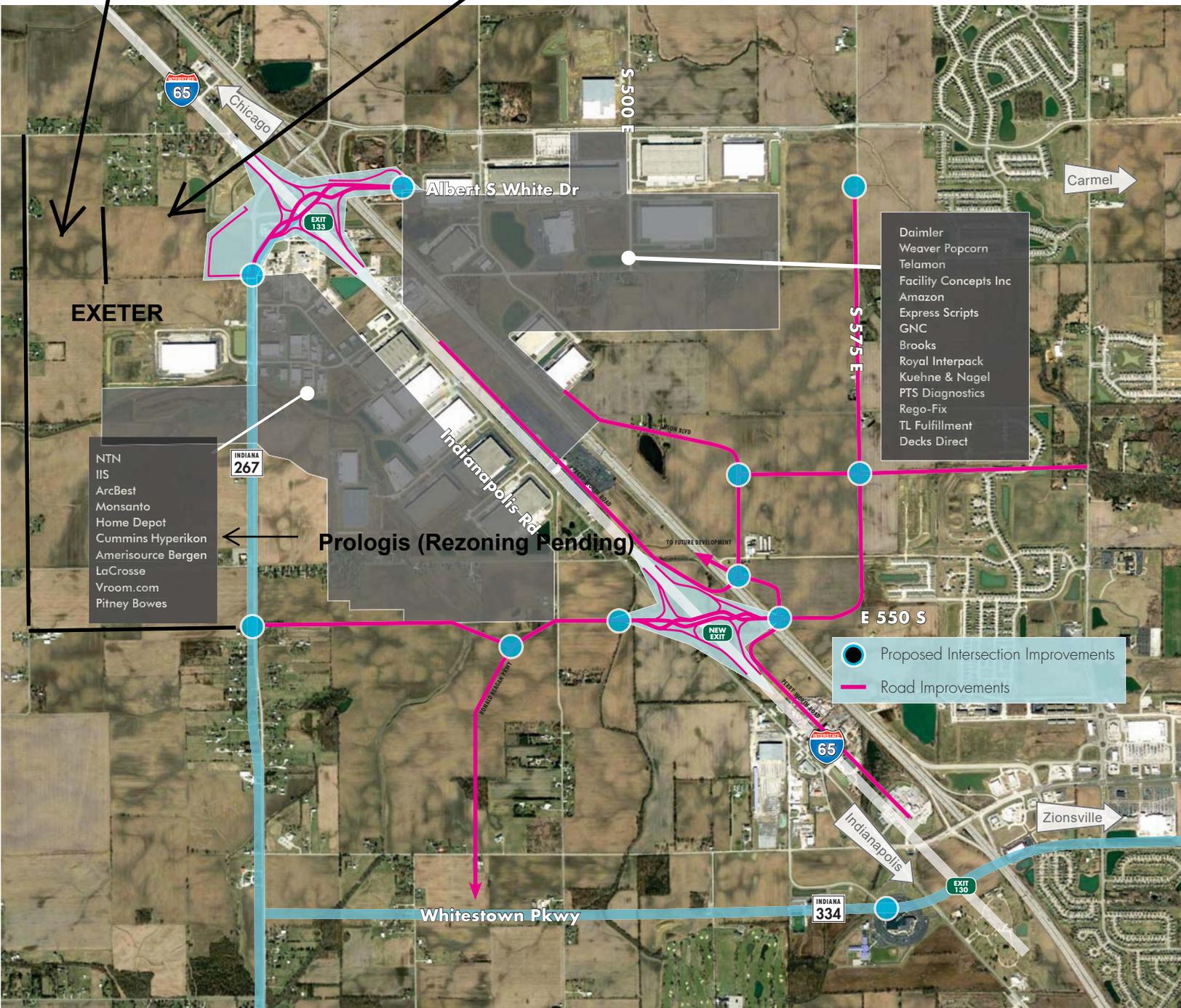
We look forward to answering questions from the Town Council.



Vicinity Aerial

HUB I-65 Phase II Site

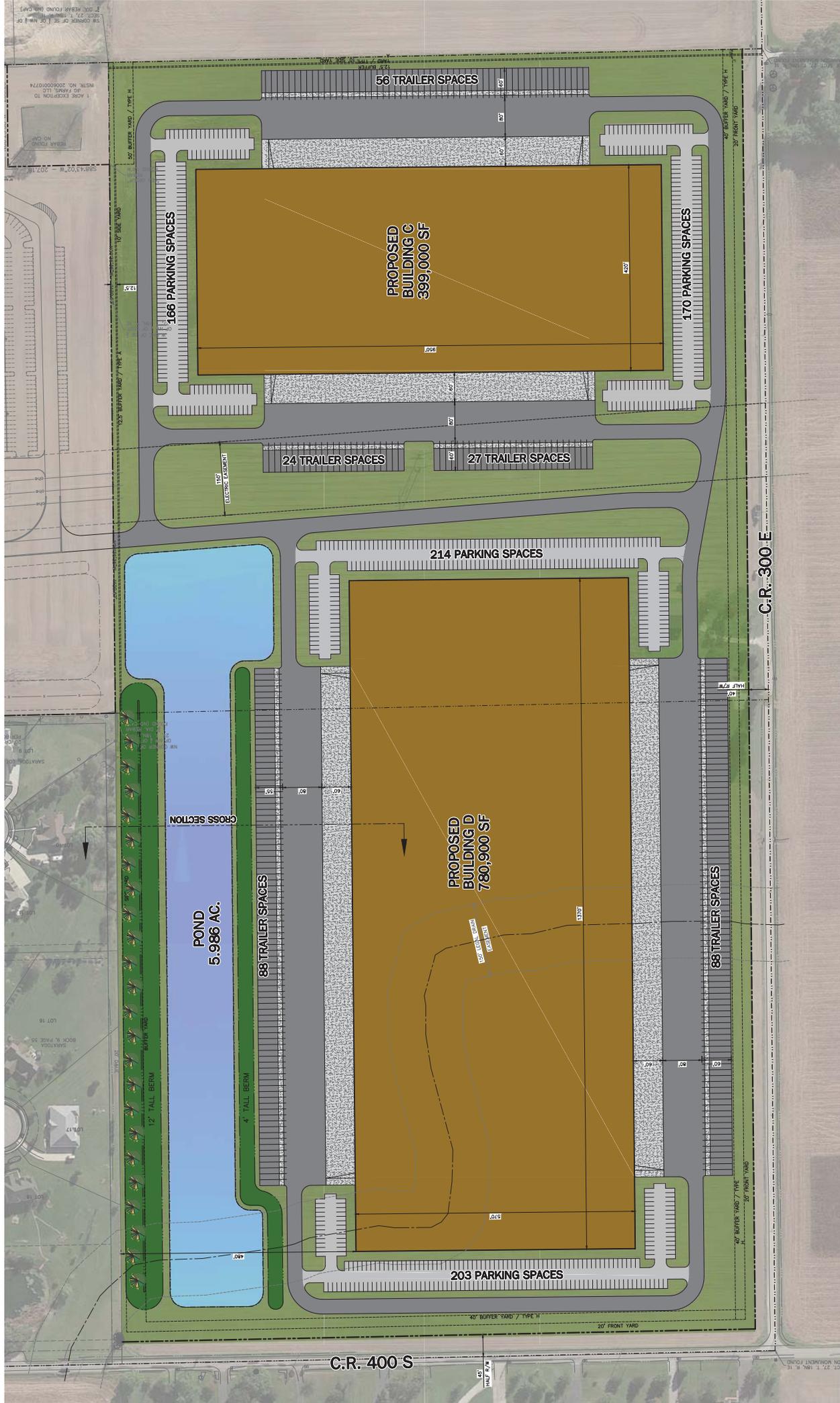
HUB I-65 Phase I



**ZIONSVILLE PLAN COMMISSION**  
**Docket Number 2019-52-Z**  
**4255 S 300 E**

**PROPOSED COMMITMENTS LIST**

- 1) Light poles constructed on the Real Estate that are directly adjacent to residential areas shall not be more than 20 feet in height.
- 2) Lighting installed on buildings constructed on the Real Estate that are directly adjacent to residential areas shall be shielded (i.e. directed downwards) LED lights and not placed higher than 20 feet from ground level.
- 3) Owner shall construct and maintain a landscaped berm along the Real Estate's eastern property line, where abutting Saratoga subdivision (approximately 12 feet tall and 75 feet wide). Slow or no-grow grass species shall be planted upon the berm. Owner will landscape the berm with a mixture of evergreen and deciduous trees at a planting density and spacing as depicted on the Site Plan accompanying these Commitments. Owner to replace, at is expense, any dead trees or plantings. It is the intention of the Owner that the building grade will not be unnecessarily and artificially raised in a manner substantially diminishing the visual barrier provided by the berm and fence height totaling approximately 18 feet, together with the landscaping. Owner establishing the building grade as part of the development plan approval process and to "balance" the Real Estate from the standpoint of cut and fill and to assure proper drainage shall not be deemed unnecessarily and artificially raising the building grade.
- 4) Owner shall install an approximately 6-foot privacy fence on the top of the berm. The fence shall be made of cedar and extend the entirety of the eastern property line, where abutting Saratoga subdivision, as depicted on the Site Plan accompanying these Commitments. The fence system shall be approved by a licensed engineer. Owner further agrees to maintain the fence and, if necessary, repair and replace damaged posts, boards and other components of the fence in a reasonably timely manner.
- 5) The goal of the berm and fence is to be in total 18 feet in combined height. Owner may reasonably adjust the height of the fence and/or berm to achieve the goal height.
- 6) A second landscaped berm shall be installed as depicted on the submitted Site Plan (approximately 4 feet in height). This berm will be landscaped with bushes, decorative trees and other plantings appropriate to the width and height of the berm and adjoining areas.
- 7) No building constructed on the Real Estate shall exceed 55' in height.
- 8) Signage on the east side of buildings on the Real Estate, and across from that portion of the Real Estate adjacent to the Saratoga subdivision, shall not exceed 20 feet in height.
- 9) The development of the Real Estate shall comply with the submitted Site Plan and the bufferyard requirements for Rural development standards and process outlined in the Town of Zionsville Zoning Ordinance. All dimensions and layouts on the Site Plan are subject to final site design requirements.
- 10) Owner will screen any outside dumpsters in accordance with the Zionsville ordinance requirements.
- 11) Should VTRE Development, LLC ("VTRE") not acquire the Real Estate after Zoning Approval, the obligations contained within that certain Development Agreement by and among VTRE and certain Adjoiners (as defined therein) shall be considered Commitments (and recorded via Memorandum of Development Agreement) that run with the Padgett Property as a voluntary inducement of the Zoning Approval. Once recorded, VTRE shall be released of performing under the Development Agreement.



0' 80'  
SCALE: 1" = 80'

January 13, 2020

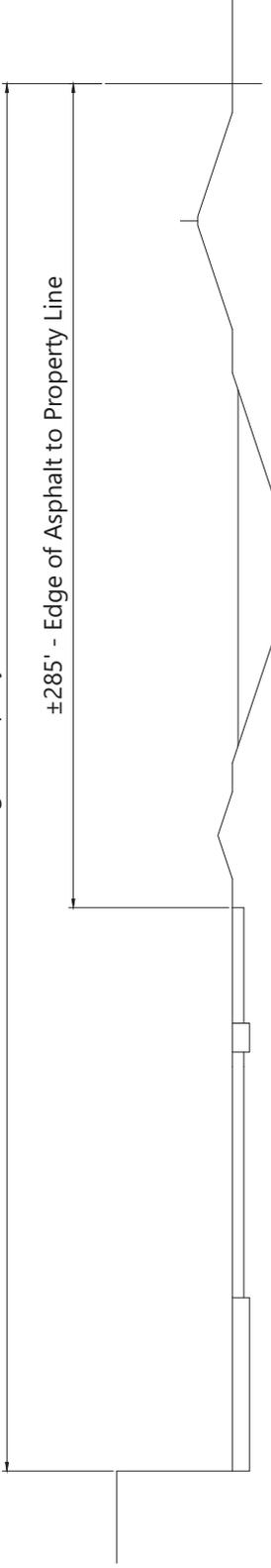
# Site Exhibit

HUB I-65 - Phase II  
S.R. 267 and Indianapolis Road  
Zionsville, Indiana 46075

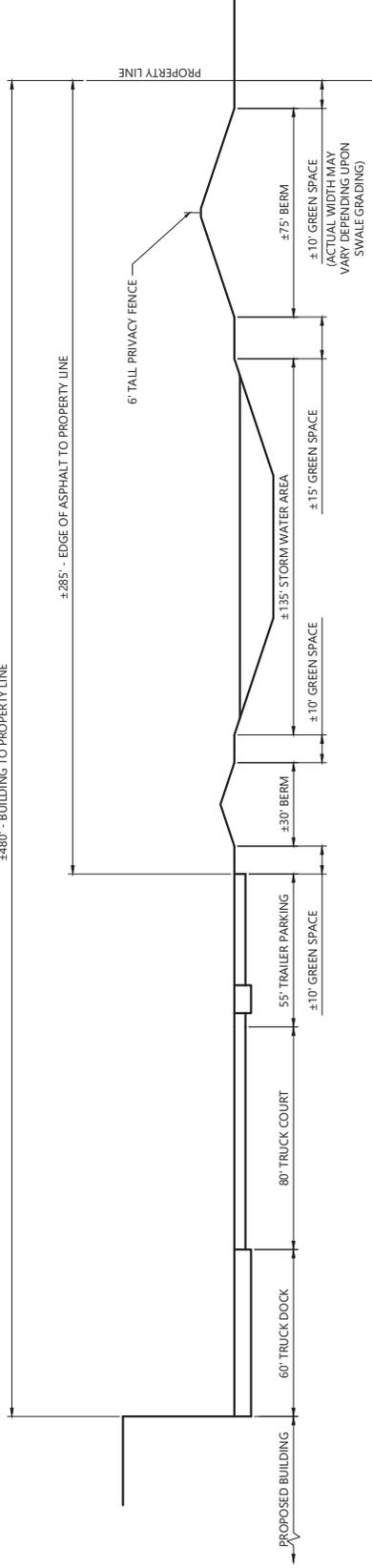


AMERICAN  
STRUCTUREPOINT  
INC.  
2019.01774

±480' - Building to Property Line



±480' - BUILDING TO PROPERTY LINE



0' 20'  
SCALE: 1" = 20'

January 13, 2020

## Cross Section Exhibit

HUB I-65 - Phase II  
S.R. 267 and Indianapolis Road  
Zionsville, Indiana 46075



2019.01774



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## M E M O R A N D U M

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DATE: March 25, 2020

TO: RAIF WEBSTER

FROM: PAUL A. JOHNSON, LPG

RE: WATER SUPPLY CONDITONS AT SARATOGA SUBDIVISION AND POTENTIAL  
IMPACTS FROM INDUSTRIAL DEVELOPMENT

CC:

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Per you request, we have reviewed the ground water conditions at the existing Saratoga Subdivision, located south of County Road 400 South and west of State Route 267, near Whitestown, Boone County, Indiana.

### **Summary**

American Structurepoint was requested to evaluate ground water conditions within the Saratoga Subdivision. The groundwater within the subdivision is extremely limited and under confined conditions. Specifically, aquifer units supplying the residential wells are generally less than 5-feet thick and are discontinuous across the subdivision. In addition, several wells are completed within clay units which have less capability to provide a consistent supply of water. Our review of available well logs indicates that several properties have had multiple wells drilled from 2003-2010 further demonstrating the aquifer system has been unreliable for some period of time, and this is consistent with our analysis of the substrata. Based on the foregoing, we conclude the water supply conditions within the Saratoga Subdivision are the result of the underlying and deficient aquifer system serving the residential wells; that this inadequate water supply has existed for many years; and that modification of land surface on adjoining properties has little, if any, impact on these conditions due to the presence of low permeability clay soils.

### **Background**

A review of the Indiana Department of Natural Resources (IDNR) aquifer system mapping for Boone County (Grove, 2008a) indicates the unconsolidated aquifer system within the general project area is the Tipton Till Aquifer Subsystem. This aquifer system underlies a considerable area of southern Boone County and is surrounded by, and likely receives recharge from, the Tipton Till aquifer system, which underlies most of



Boone, Hendricks and Marion Counties. The Tipton Till Aquifer Subsystem is characterized by thin and discontinuous sand and gravel layers within the glacial till (clay-rich deposits). Water bearing units within this aquifer are typically less than 5-feet in thickness and have limited areal extent. The unconsolidated (non-rock) materials are generally 100-150 feet thick overall. According to IDNR (2002), the Tipton Till Aquifer Subsystem is a confined aquifer system, with reported transmissivity ranging from 1,370-11,700 gallons per day per foot (gpd/ft). Residential well yields typically range from 10-25 gallons per minute (gpm) (IDNR 2002). For comparison, sand and gravel aquifer systems along the White River possess transmissivity typically greater than 50,000 gpd/ft.

Bedrock underlying the unconsolidated deposits is Mississippian-age Borden Group rocks, generally consisting of shale and siltstone, which are typically non-water bearing. IDNR 2002 indicates the Borden Group aquifer system is a confined aquifer with transmissivity ranging from 120-1,680 gpd/ft. Residential wells completed in the Borden Group typically have well yields ranging from 1-5 gpm (IDNR, 2002).

Well records, available from the IDNR Water Well Record Database, were reviewed for the Saratoga Subdivision (see Appendix 1). According to the available well records (logs), residential wells within the subdivision have been completed to depths ranging from 50 to 138 feet in depth. In general, well records indicate thin sand and/or gravel deposits were screened over 2-4 foot intervals, with capacities ranging from 2-25 gallons per minute. Three wells were screened in clay. In addition, three wells were completed in the deeper shale bedrock – all of which are noted as “dry holes”. Static water levels indicated on the logs ranged from 10-feet below ground level in the shallowest wells, to 50-feet below ground level in the deeper wells. Several locations have had multiple wells drilled on their property, specifically 4030 and 4045 Snaffle Bit Road, over the period from April 2003 to September 2010.

Geotechnical data from the industrial development site design indicates shallow groundwater exists in thin sand and sand gravel deposits near the surface (Alt & Witzig, 2019). Soil borings completed to a depth of 20-feet to the south of the Saratoga Subdivision (location of completed detention pond) indicate groundwater levels 10-15 feet below ground level. According to the pond area soil borings, the surficial materials consist of clay or silty-clay to a depth of 20-feet on the west portion of the pond to 6-feet on the eastern portion of the pond area. Saturated sands and sand and gravel underlie the surficial clay deposits. Groundwater levels in the soil borings are generally higher than the deeper sand units, indicating confined to semi-confined conditions.

### **Analysis**

Groundwater availability in the Saratoga Subdivision is extremely limited, as noted by the thin intra-till sand and gravel deposits supplying the wells in the subdivision. Aquifer units supplying the residential wells are less than 5-feet thick and are discontinuous



across the site. Several wells are completed in clay units, which have significantly less capability to provide a consistent supply of water due to the low permeability. Several properties have had multiple wells drilled from 2003-2010 indicating the aquifer system is unreliable.

Groundwater utilized in the subdivision is under confined conditions, as noted by the static water levels in the wells, which is considerably higher than the aquifer unit screened. Due to the confined nature of the aquifer, recharge is limited from directly above due to low permeability glacial till (clay). Therefore, modification of the land surface has a limited effect on recharge.

Based on this investigation, failing residential water supply wells in the Saratoga Subdivision is due to unsuitable groundwater supply as evidenced by thin and discontinuous, aquifer materials. Moreover, several wells have been completed in extremely low-permeability clay which has limited capability to provide a sustained source of groundwater. The relatively frequent replacement of residential wells in this subdivision further supports this conclusion.

### References

Alt & Witzig, Inc., 2019, Subsurface Investigation & Geotechnical Recommendations, HUB I-65 Buildings 780 and 241, Whitestown, Indiana, Project No. 19IN0252, May 31, 2019.

Grove, G. E., 2008a, Unconsolidated Aquifer Systems of Boone County, Indiana, Indiana Department of Natural Resources Aquifer Systems Map 54-A, ([https://www.in.gov/dnr/water/files/54\\_Boone\\_County\\_UNC\\_AQSYS\\_map.pdf](https://www.in.gov/dnr/water/files/54_Boone_County_UNC_AQSYS_map.pdf))

Grove, G. E., 2008b, Bedrock Aquifer Systems of Boone County, Indiana, Indiana Department of Natural Resources Aquifer Systems Map 54-B, ([https://www.in.gov/dnr/water/files/54\\_Boone\\_County\\_BED\\_AQSYS\\_map.pdf](https://www.in.gov/dnr/water/files/54_Boone_County_BED_AQSYS_map.pdf))

IDNR, 2002, Ground Water Resources in the White and West Fork White River Basin, Indiana, Indiana Department of Natural Resources – Division of Water, Water Resource Assessment 2002-6.

Maier, R.D., 2013, Potentiometric Surface Map of the Unconsolidated Aquifers of Boone County, Indiana, Indiana Department of Natural Resources Potentiometric Surface Map 20-A ([https://www.in.gov/dnr/water/files/20\\_Boone\\_County\\_UNC\\_PSM\\_map.pdf](https://www.in.gov/dnr/water/files/20_Boone_County_UNC_PSM_map.pdf))



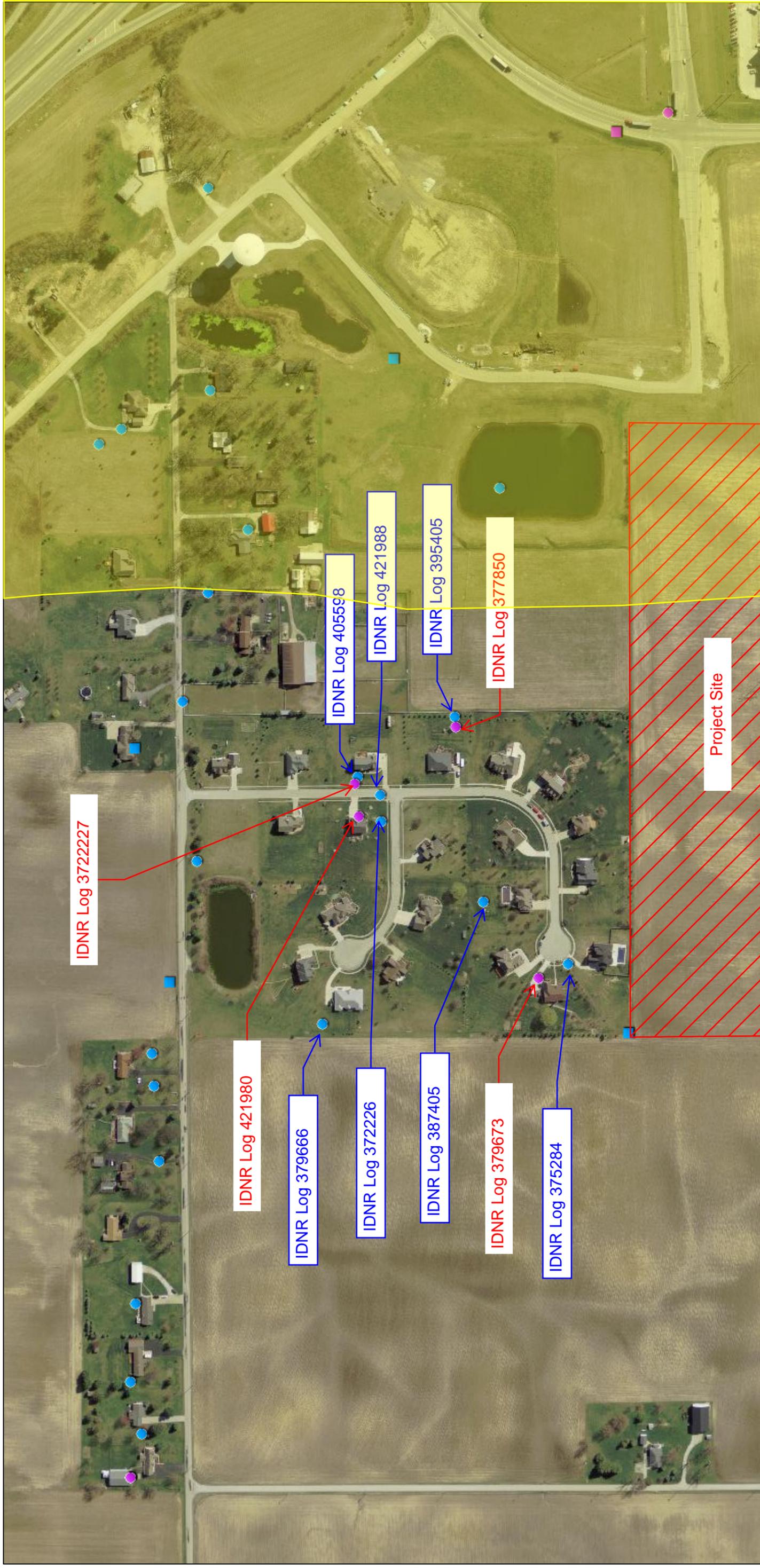
AMERICAN  
**STRUCTUREPOINT**  
INC.

9025 RIVER ROAD, SUITE 200  
INDIANAPOLIS, INDIANA 46240  
TEL 317.547.5580  
FAX 317.543.0270

# Appendix 1

## Water Well Records – Saratoga Subdivision

# Indiana DNR Water Well Viewer



3/15/2020 11:05:49 AM

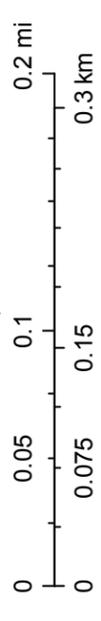
**Boreholes Drilled to Bedrock Unspecified Well Type**

- Other ■
- Field Located ■ Red: Band\_1
- Field Located ■ Green: Band\_2
- Field Located ■ Blue: Band\_3

**Unconsolidated Wells**

- Other ■
- Field Located ■

1:4,514



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

## Record of Water Well

## Indiana Department of Natural Resources

Reference Number	Driving directions to well	Date completed
372226	S INDIANAPOLIS RD TO STEWART RD, TURN LT (W) TO SNAFFLEBIT RD, TURN LT (S) ENTER SARATOGA ADDITION; 4030 SNAFFLE BIT RD	Apr 24, 2003

Owner-Contractor	Name	Address	Telephone
Owner	JAY GILBERT	4030 SNAFFLE BIT RD, LEBANON, IN	(317) 538-4395
Driller	BUSBY DRILLING CO., INC.	7515 W 8TH ST ANDERSON, IN	(765) 642-2092
Operator	KENT WATSON	License: 1221	

## Construction Details

Well	<b>Use:</b> Home	<b>Drilling method:</b> Rotary	<b>Pump type:</b> Submersible
	<b>Depth:</b> 71.0	<b>Pump setting depth:</b> 60.0	<b>Water quality:</b> CLEAR
Casing	<b>Length:</b> 68.0	<b>Material:</b> PVC	<b>Diameter:</b> 5.0
Screen	<b>Length:</b> 3.0	<b>Material:</b> STEEL	<b>Diameter:</b> 4.0 <b>Slot size:</b> .040

<b>Well Capacity Test</b>	<b>Type of test:</b> Air	<b>Test rate:</b> 2.0 gpm for 2.0 hrs.	<b>BailTest rate:</b> gpm for hrs.
	<b>Drawdown:</b> 46.0 ft.	<b>Static water level:</b> 25.0 ft.	<b>Bailer Drawdown</b> ft.

<b>Grouting Information</b>	<b>Material:</b> BENT	<b>Depth:</b> from 0.0 to 68.0
	<b>Installation Method:</b> TREMMIE	<b>Number of bags used:</b> 4.0

<b>Well Abandonment</b>	<b>Sealing material:</b>	<b>Depth:</b> from to
	<b>Installation Method:</b>	<b>Number of bags used:</b>

<b>Administrative</b>	<b>County:</b> BOONE	<b>Township:</b> 18N	<b>Range:</b> 1E
	<b>Section:</b> NW of the NE of the NW of Section 27	<b>Topo map:</b> FAYETTE	
	<b>Grant Number:</b>		
	<b>Field located by:</b> DRILLER	<b>on:</b> Aug 15, 2003	
	<b>Courthouse location by:</b>	<b>on:</b>	
	<b>Location accepted w/o verification by:</b>	<b>on:</b>	
	<b>Subdivision name:</b> SARATOGA	<b>Lot number:</b>	
	<b>Ft W of EL:</b>	<b>Ft N of SL:</b>	<b>Ft E of WL:</b> 1825.0
			<b>Ft S of NL:</b> 560.0
	<b>Ground elevation:</b> 950.0	<b>Depth to bedrock:</b>	<b>Bedrock elevation:</b> 879.0
	<b>UTM Easting:</b> 550738.0		<b>UTM Northing:</b> 4425529.0

Well Log	Top	Bottom	Formation
	0.0	8.0	BRN CLAY
	8.0	11.0	S&G
	11.0	67.0	GRAY
	67.0	71.0	S&G

<b>Comments</b>	SEE MAP; FC ONLY; NORTH HALF OF SECTION
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## Record of Water Well

## Indiana Department of Natural Resources

Reference Number	Driving directions to well	Date completed
372227	S INDIANAPOLIS RD TO STEWART RD, TURN LT (W) TO SNAFFLE BIT RD, TURN LT (S) ENTER SARATOGA ADDITION	Apr 24, 2003

Owner-Contractor	Name	Address	Telephone
Owner	JAY GILBERT	4030 SNAFFLE BIT RD., LEBANON, IN	(317) 537- 4395
Driller	BUSBY DRILLING CO., INC.	7515 W 8TH ST ANDERSON, IN	(765) 642- 2092
Operator	KENT WATSON	License: 1221	

## Construction Details

Well	Use: Other Depth: 145.0	Drilling method: Rotary Pump setting depth:	Pump type: Water quality:
Casing	Length:	Material:	Diameter:
Screen	Length:	Material:	Diameter: Slot size:
Well Capacity Test	Type of test: Drawdown: ft.	Test rate: gpm for hrs. Static water level: ft.	BailTest rate: gpm for hrs. Bailer Drawdown ft.

Grouting Information	Material: Installation Method:	Depth: from to Number of bags used:
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Well Abandonment	Sealing material: HOLE PLUG Installation Method: PUMP	Depth: from 0 to 45 Number of bags used: 29.0
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Administrative	County: BOONE Section: of Section 27 Grant Number: Field located by: DRILLER Courthouse location by: Location accepted w/o verification by: Subdivision name: SARATOGA Ft W of EL:                      Ft N of SL: 500.0 Ground elevation: 950.0      Depth to bedrock: 130.0 UTM Easting: 550742.0	Township: 18N Range: 1E Topo map: FAYETTE on: Aug 15, 2003 on: on: Lot number: Ft E of WL: 1700.0      Ft S of NL: Bedrock elevation:      Aquifer elevation: 820.0 UTM Northing: 4425549.0
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Well Log	Top	Bottom	Formation
	0.0	8.0	BRN CLAY
	8.0	11.0	S&G
	11.0	130.0	GRAY CLAY
	130.0	145.0	GREEN SH

Comments	SEE MAP; DRY HOLE; NORTH HALF OF SECTION
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## Record of Water Well

## Indiana Department of Natural Resources

<b>Reference Number</b> <b>375284</b>	<b>Driving directions to well</b> LOT 11 SARATOGA		<b>Date completed</b> Sep 19, 2003
<b>Owner-Contractor</b>	<b>Name</b>	<b>Address</b>	<b>Telephone</b>
Owner	JOSH RICHARDSON		
Driller	C&J WELL DRILLING CO.	PO BOX 747 BROWNSBURG, IN	(800) 957- 8854
Operator	KENNY TOOKE	License: 309	
<b>Construction Details</b>			
Well	<b>Use:</b> Home	<b>Drilling method:</b> Rotary	<b>Pump type:</b> Submersible
	<b>Depth:</b> 138.0	<b>Pump setting depth:</b>	<b>Water quality:</b> CLEAR
Casing	<b>Length:</b> 135.0	<b>Material:</b> PVC	<b>Diameter:</b> 4.0
Screen	<b>Length:</b> 3.0	<b>Material:</b> SS	<b>Diameter:</b> 4.0 <b>Slot size:</b> .050
<b>Well Capacity Test</b>	<b>Type of test:</b> Air	<b>Test rate:</b> 25.0 gpm for 1.0 hrs.	<b>BailTest rate:</b> gpm for hrs.
	<b>Drawdown:</b> 0.0 ft.	<b>Static water level:</b> 50.0 ft.	<b>Bailer Drawdown</b> ft.
<b>Grouting Information</b>	<b>Material:</b> BENT	<b>Depth:</b> from 0.0 to 130.0	
	<b>Installation Method:</b> PRESS	<b>Number of bags used:</b> 2.0	
<b>Well Abandonment</b>	<b>Sealing material:</b>	<b>Depth:</b> from to	
	<b>Installation Method:</b>	<b>Number of bags used:</b>	
<b>Administrative</b>	<b>County:</b> BOONE	<b>Township:</b> 18N	<b>Range:</b> 1E
	<b>Section:</b> SW of the NE of the NW of Section 27		<b>Topo map:</b> FAYETTE
	<b>Grant Number:</b>		
	<b>Field located by:</b> DRILLER	<b>on:</b> Sep 19, 2003	
	<b>Courthouse location by:</b>	<b>on:</b>	
	<b>Location accepted w/o verification by:</b>	<b>on:</b>	
	<b>Subdivision name:</b> SARATOGA	<b>Lot number:</b> 11	
	<b>Ft W of EL:</b>	<b>Ft N of SL:</b>	<b>Ft E of WL:</b> 1550.0
			<b>Ft S of NL:</b> 1100.0
	<b>Ground elevation:</b> 955.0	<b>Depth to bedrock:</b>	<b>Bedrock elevation:</b> 817.0
	<b>UTM Easting:</b> 550610.0		<b>UTM Northing:</b> 4425361.0
<b>Well Log</b>	Top	Bottom	Formation
	0.0	2.0	TOPSOIL
	2.0	18.0	CLAY, YEL
	18.0	126.0	CLAY, GRAY
	126.0	138.0	GRAVEL
<b>Comments</b>	SEE MAP; MC817		

## Record of Water Well

## Indiana Department of Natural Resources

Reference Number	Driving directions to well	Date completed
377850		Nov 03, 2003

Owner-Contractor	Name	Address	Telephone
Owner	SHAH ALAH	4045 SNAFFLE BIT RD LEBANON, IN	
Driller	C&J WELL DRILLING CO	PO BOX 747 BROWNSBURG, IN	(800) 957- 8854
Operator	KENNY TOOKE	License: 309	

## Construction Details

Well	<b>Use:</b> Home	<b>Drilling method:</b> Rotary	<b>Pump type:</b>
	<b>Depth:</b> 140.0	<b>Pump setting depth:</b> 0.0	<b>Water quality:</b> GAS
Casing	<b>Length:</b> 136.0	<b>Material:</b> PVC	<b>Diameter:</b> 4.0
Screen	<b>Length:</b> 4.0	<b>Material:</b> PVC	<b>Diameter:</b> 4.0 <b>Slot size:</b> .060

Well Capacity Test	<b>Type of test:</b> Air	<b>Test rate:</b> 5.0 gpm for 2.5 hrs.	<b>BailTest rate:</b> gpm for hrs.
	<b>Drawdown:</b> 0.0 ft.	<b>Static water level:</b> 0.0 ft.	<b>Bailer Drawdown</b> ft.

Grouting Information	<b>Material:</b> BNSL	<b>Depth:</b> from 0.0 to 90.0
	<b>Installation Method:</b> PRESS	<b>Number of bags used:</b> 2.5

Well Abandonment	<b>Sealing material:</b>	<b>Depth:</b> from 0 to 0
	<b>Installation Method:</b>	<b>Number of bags used:</b> 0.0

Administrative	<b>County:</b> BOONE	<b>Township:</b> 18N <b>Range:</b> 1E
	<b>Section:</b> SE of the NE of the NW of Section 27	<b>Topo map:</b> FAYETTE
	<b>Grant Number:</b>	
	<b>Field located by:</b> DRILLER	<b>on:</b> Nov 03, 2003
	<b>Courthouse location by:</b>	<b>on:</b>
	<b>Location accepted w/o verification by:</b>	<b>on:</b>
	<b>Subdivision name:</b> SARATOGA	<b>Lot number:</b>
	<b>Ft W of EL:</b>	<b>Ft E of WL:</b> 2250.0 <b>Ft S of NL:</b> 800.0
	<b>Ft N of SL:</b>	<b>Bedrock elevation:</b> 813.5 <b>Aquifer elevation:</b>
	<b>Ground elevation:</b> 953.0 <b>Depth to bedrock:</b> 139.5	
	<b>UTM Easting:</b> 550823.0	<b>UTM Northing:</b> 4425463.0

Well Log	Top	Bottom	Formation
	0.0	2.0	TOP SOIL
	2.0	90.0	CLAY
	90.0	92.0	GRAVEL
	92.0	137.0	CLAY
	137.0	139.5	GRAVEL
	139.5	140.0	SHALE

**Comments**

SEE MAP; MC 813.5; DRY HOLE;

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## Record of Water Well

## Indiana Department of Natural Resources

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<b>Reference Number</b> <b>379666</b>	<b>Driving directions to well</b>	<b>Date completed</b> May 06, 2004
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<b>Owner-Contractor</b>	<b>Name</b>	<b>Address</b>	<b>Telephone</b>
Driller	C&J WELL DRILLING CO	PO BOX 747 BROWNSBURG, IN	(800) 957-8854
Operator	JOSH ABDNOUR	License: 1437	
Company	CRAIG CLANTON	5125 N 500 E LABANON, IN	

**Construction Details**

Well	<b>Use:</b> Home	<b>Drilling method:</b> Rotary	<b>Pump type:</b> Submersible
	<b>Depth:</b> 84.0	<b>Pump setting depth:</b> 75.0	<b>Water quality:</b> CLEAR
Casing	<b>Length:</b> 82.0	<b>Material:</b> PVC	<b>Diameter:</b> 5.0
Screen	<b>Length:</b> 2.0	<b>Material:</b> SS	<b>Diameter:</b> 5.0 <b>Slot size:</b> .050

<b>Well Capacity Test</b>	<b>Type of test:</b> Air	<b>Test rate:</b> 15.0 gpm for 1.0 hrs.	<b>BailTest rate:</b> gpm for hrs.
	<b>Drawdown:</b> 0.0 ft.	<b>Static water level:</b> 0.0 ft.	<b>Bailer Drawdown</b> ft.

<b>Grouting Information</b>	<b>Material:</b> BENT	<b>Depth:</b> from 0.0 to 42.0
	<b>Installation Method:</b> PRESS	<b>Number of bags used:</b> 2.0

<b>Well Abandonment</b>	<b>Sealing material:</b>	<b>Depth:</b> from 0 to 0
	<b>Installation Method:</b>	<b>Number of bags used:</b> 0.0

<b>Administrative</b>	<b>County:</b> BOONE	<b>Township:</b> 18N	<b>Range:</b> 1E
	<b>Section:</b> NW of the NE of the NW of Section 27	<b>Topo map:</b> FAYETTE	
	<b>Grant Number:</b>		
	<b>Field located by:</b> DRILLER	<b>on:</b> Jul 12, 2004	
	<b>Courthouse location by:</b>	<b>on:</b>	
	<b>Location accepted w/o verification by:</b>	<b>on:</b>	
	<b>Subdivision name:</b> SARATOGA	<b>Lot number:</b> 17	
	<b>Ft W of EL:</b>	<b>Ft N of SL:</b>	<b>Ft E of WL:</b> 1500.0
	<b>Ground elevation:</b> 950.0	<b>Depth to bedrock:</b>	<b>Bedrock elevation:</b> 866.0
	<b>UTM Easting:</b> 550555.0	<b>UTM Northing:</b> 4425581.0	
			<b>Aquifer elevation:</b> 866.0

<b>Well Log</b>	Top	Bottom	Formation
	0.0	15.0	TOP SOIL, CLAY
	15.0	20.0	GRAVEL
	20.0	80.0	CLAY
	80.0	84.0	GRAVEL

<b>Comments</b>	SEE MAP; MC 844;
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## Record of Water Well

## Indiana Department of Natural Resources

<b>Reference Number</b> 379673	<b>Driving directions to well</b> LOT 10 SARATOGA	<b>Date completed</b> Apr 22, 2004
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Owner-Contractor	Name	Address	Telephone
Owner	ERIC CRISWELL		
Driller	C&J WELL DRILLING	PO BOX 747 BROWNSBURG, IN	(800) 957-8854
Operator	JOSH ABDNOUR	License: 1437	

**Construction Details**

Well	<b>Use:</b> Home	<b>Drilling method:</b> Rotary	<b>Pump type:</b>
	<b>Depth:</b> 0.0	<b>Pump setting depth:</b> 0.0	<b>Water quality:</b>
Casing	<b>Length:</b> 0.0	<b>Material:</b>	<b>Diameter:</b> 0.0
Screen	<b>Length:</b> 0.0	<b>Material:</b>	<b>Diameter:</b> 0.0 <b>Slot size:</b>

<b>Well Capacity Test</b>	<b>Type of test:</b>	<b>Test rate:</b> 0.0 gpm for 0.0 hrs.	<b>BailTest rate:</b> gpm for hrs.
	<b>Drawdown:</b> 0.0 ft.	<b>Static water level:</b> 0.0 ft.	<b>Bailer Drawdown</b> ft.

<b>Grouting Information</b>	<b>Material:</b>	<b>Depth:</b> from 0.0 to 0.0
	<b>Installation Method:</b>	<b>Number of bags used:</b> 0.0

<b>Well Abandonment</b>	<b>Sealing material:</b> BENT	<b>Depth:</b> from 0 to 148
	<b>Installation Method:</b> PRESS	<b>Number of bags used:</b> 3.0

<b>Administrative</b>	<b>County:</b> BOONE	<b>Township:</b> 18N <b>Range:</b> 1E
	<b>Section:</b> SW of the NE of the NW of Section 27	<b>Topo map:</b> FAYETTE
	<b>Grant Number:</b>	
	<b>Field located by:</b> DRILLER	<b>on:</b> Jul 12, 2004
	<b>Courthouse location by:</b>	<b>on:</b>
	<b>Location accepted w/o verification by:</b>	<b>on:</b>
	<b>Subdivision name:</b> SARATOGA	<b>Lot number:</b> 10
	<b>Ft W of EL:</b> <b>Ft N of SL:</b>	<b>Ft E of WL:</b> 1550.0 <b>Ft S of NL:</b> 1150.0
	<b>Ground elevation:</b> 955.0 <b>Depth to bedrock:</b> 146.0	<b>Bedrock elevation:</b> 809.0 <b>Aquifer elevation:</b>
	<b>UTM Easting:</b> 550597.0	<b>UTM Northing:</b> 4425388.0

<b>Well Log</b>	Top	Bottom	Formation
	0.0	146.0	TOP SOIL, CLAY
	146.0	148.0	SHALE, SOFT

<b>Comments</b>	MC 809; SEE MAP; DRY HOLE;
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## Record of Water Well

## Indiana Department of Natural Resources

<b>Reference Number</b> <b>387405</b>	<b>Driving directions to well</b> LOT 15 SARATOGA	<b>Date completed</b> Jan 03, 2005
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<b>Owner-Contractor</b>	<b>Name</b>	<b>Address</b>	<b>Telephone</b>
Driller	C&J WELL DRILLING	PO BOX 747, BROWNSBURG, IN	(800) 957-8854
Operator	JOSH ABDNOUR	License: 1437	
Company	NORTH HOMES	124 S. MERIDIAN ST., LEBANON, IN	(765) 482-2444

**Construction Details**

Well	<b>Use:</b> Home	<b>Drilling method:</b> Rotary	<b>Pump type:</b> Submersible
	<b>Depth:</b> 80.0	<b>Pump setting depth:</b> 0.0	<b>Water quality:</b> CLEAR
Casing	<b>Length:</b> 77.0	<b>Material:</b> PVC	<b>Diameter:</b> 5.0
Screen	<b>Length:</b> 3.0	<b>Material:</b> SS	<b>Diameter:</b> 5.0 <b>Slot size:</b> .050

<b>Well Capacity Test</b>	<b>Type of test:</b> Air	<b>Test rate:</b> 5.0 gpm for 1.0 hrs.	<b>BailTest rate:</b> gpm for hrs.
	<b>Drawdown:</b> 0.0 ft.	<b>Static water level:</b> 0.0 ft.	<b>Bailer Drawdown</b> ft.

<b>Grouting Information</b>	<b>Material:</b> HOLE PLUG	<b>Depth:</b> from 0.0 to 15.0
	<b>Installation Method:</b> HAND	<b>Number of bags used:</b> 10.0

<b>Well Abandonment</b>	<b>Sealing material:</b> BENTONITE	<b>Depth:</b> from 0 to 13
	<b>Installation Method:</b> PRESSURE	<b>Number of bags used:</b> 2.5

<b>Administrative</b>	<b>County:</b> BOONE	<b>Township:</b> 18N	<b>Range:</b> 1E
	<b>Section:</b> SW of the NE of the NW of Section 27	<b>Topo map:</b> FAYETTE	
	<b>Grant Number:</b>		
	<b>Field located by:</b> DRILLER	<b>on:</b> Jan 03, 2005	
	<b>Courthouse location by:</b>	<b>on:</b>	
	<b>Location accepted w/o verification by:</b>	<b>on:</b>	
	<b>Subdivision name:</b>	<b>Lot number:</b>	
	<b>Ft W of EL:</b>	<b>Ft N of SL:</b> 0.0	<b>Ft E of WL:</b> 1700.0
	<b>Ground elevation:</b> 956.0	<b>Depth to bedrock:</b>	<b>Ft S of NL:</b> 875.0
	<b>UTM Easting:</b> 550666.0	<b>Bedrock elevation:</b> 876.0	<b>Aquifer elevation:</b>
		<b>UTM Northing:</b> 4425437.0	

<b>Well Log</b>	<b>Top</b>	<b>Bottom</b>	<b>Formation</b>
	0.0	18.0	TOP SOIL
	18.0	20.0	SAND
	20.0	48.0	CLAY
	48.0	49.0	GRAVEL
	49.0	63.0	CLAY
	63.0	64.0	GRAVEL
	64.0	80.0	CLAY

**Comments**

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## Record of Water Well

## Indiana Department of Natural Resources

<b>Reference Number</b> <b>395405</b>	<b>Driving directions to well</b> 39.97973 LATITUDE 86.40469 LONGITUDE		<b>Date completed</b> May 24, 2006
<b>Owner-Contractor</b>	<b>Name</b>	<b>Address</b>	<b>Telephone</b>
Owner	BOB GARRETT	4045 SNAFFLE BIT RD LEBANON, IN	
Driller	C&J WELL DRILLING CO	PO BOX 747 BROWNSBURG, IN	(317) 892- 2100
Operator	JUSTIN SCHAFFER	License: 1990	
<b>Construction Details</b>			
Well	<b>Use:</b> Home	<b>Drilling method:</b> Rotary	<b>Pump type:</b> Submersible
	<b>Depth:</b> 75.0	<b>Pump setting depth:</b> 0.0	<b>Water quality:</b> CLEAR
Casing	<b>Length:</b> 73.0	<b>Material:</b> PVC	<b>Diameter:</b> 5.0
Screen	<b>Length:</b> 2.0	<b>Material:</b> STAINLESS ST	<b>Diameter:</b> 5.0 <b>Slot size:</b> .050
<b>Well Capacity Test</b>	<b>Type of test:</b> Air	<b>Test rate:</b> 3.0 gpm for 1.0 hrs.	<b>BailTest rate:</b> gpm for hrs.
	<b>Drawdown:</b> 0.0 ft.	<b>Static water level:</b> 50.0 ft.	<b>Bailer Drawdown</b> ft.
<b>Grouting Information</b>	<b>Material:</b> HOLEPLUG	<b>Depth:</b> from to 12.0	
	<b>Installation Method:</b> HAND	<b>Number of bags used:</b> 10.0	
<b>Well Abandonment</b>	<b>Sealing material:</b> BENTONITE	<b>Depth:</b> from 0 to 90	
	<b>Installation Method:</b> HAND	<b>Number of bags used:</b> 5.0	
<b>Administrative</b>	<b>County:</b> BOONE	<b>Township:</b> 18N	<b>Range:</b> 1E
	<b>Section:</b> SE of the NW of the NE of Section 27	<b>Topo map:</b> FAYETTE	
	<b>Grant Number:</b>		
	<b>Field located by:</b> DRILLER	<b>on:</b> May 24, 2006	
	<b>Courthouse location by:</b>	<b>on:</b>	
	<b>Location accepted w/o verification by:</b>	<b>on:</b>	
	<b>Subdivision name:</b>	<b>Lot number:</b>	
	<b>Ft W of EL:</b>	<b>Ft N of SL:</b>	<b>Ft E of WL:</b> 1550.0
			<b>Ft S of NL:</b> 700.0
	<b>Ground elevation:</b> 955.0	<b>Depth to bedrock:</b>	<b>Bedrock elevation:</b> 880.0
	<b>UTM Easting:</b> 550832.0		<b>UTM Northing:</b> 4425464.0
<b>Well Log</b>	Top	Bottom	Formation
	0.0	12.0	TOP SOIL/CLAY
	12.0	15.0	SAND
	15.0	75.0	CLAY
<b>Comments</b>	.C(FC 93)		

## Record of Water Well

## Indiana Department of Natural Resources

<b>Reference Number</b> <b>405598</b>	<b>Driving directions to well</b> 4035 SNAFFLE BIT RD ZIONSVILLE, IN 46077	<b>Date completed</b> Nov 28, 2006
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<b>Owner-Contractor</b>	<b>Name</b>	<b>Address</b>	<b>Telephone</b>
Owner	STEPHEN SWARTZ	6101 JESTER COURT INDIANAPOLIS, IN	(317) 295-0051
Driller	MOSS WELL DRILLING, INC	PO BOX 297 GALVESTON, IN	(574) 699-6773
Operator	FRANK GRAVES	License: 71	

**Construction Details**

Well	<b>Use:</b> Home	<b>Drilling method:</b> Rotary	<b>Pump type:</b>
	<b>Depth:</b> 115.0	<b>Pump setting depth:</b>	<b>Water quality:</b> CLEAR
Casing	<b>Length:</b> 112.0	<b>Material:</b> PVC	<b>Diameter:</b> 5.0
Screen	<b>Length:</b> 3.0	<b>Material:</b> STAINLESS ST	<b>Diameter:</b> 4.0 <b>Slot size:</b> .015

<b>Well Capacity Test</b>	<b>Type of test:</b> Air	<b>Test rate:</b> 20.0 gpm for hrs.	<b>BailTest rate:</b> gpm for hrs.
	<b>Drawdown:</b> ft.	<b>Static water level:</b> 50.0 ft.	<b>Bailer Drawdown:</b> ft.

<b>Grouting Information</b>	<b>Material:</b> BENSEAL	<b>Depth:</b> from 100.0 to 0.0
	<b>Installation Method:</b> PRESSURE GROUT	<b>Number of bags used:</b> 5.0

<b>Well Abandonment</b>	<b>Sealing material:</b>	<b>Depth:</b> from to
	<b>Installation Method:</b>	<b>Number of bags used:</b>

<b>Administrative</b>	<b>County:</b> BOONE	<b>Township:</b> 18N	<b>Range:</b> 1E
	<b>Section:</b> NE of the NE of the NW of Section 27	<b>Topo map:</b> FAYETTE	
	<b>Grant Number:</b>		
	<b>Field located by:</b> DRILLER	<b>on:</b> Nov 28, 2006	
	<b>Courthouse location by:</b>	<b>on:</b>	
	<b>Location accepted w/o verification by:</b>	<b>on:</b>	
	<b>Subdivision name:</b> SARATOGA	<b>Lot number:</b> 3	
	<b>Ft W of EL:</b>	<b>Ft N of SL:</b>	<b>Ft E of WL:</b> 2150.0
			<b>Ft S of NL:</b> 500.0
	<b>Ground elevation:</b> 952.0	<b>Depth to bedrock:</b>	<b>Bedrock elevation:</b> 837.0
	<b>UTM Easting:</b> 550778.0		<b>UTM Northing:</b> 4425550.0

<b>Well Log</b>	<b>Top</b>	<b>Bottom</b>	<b>Formation</b>
	0.0	14.0	BROWN CLAY
	14.0	93.0	GREY CLAY
	93.0	103.0	GRITTY GREY CLAY
	103.0	105.0	FINE GRAVEL
	105.0	111.0	GRITTY GREY CLAY
	111.0	115.0	MED-COARSE SAND
	115.0	117.0	GREY CLAY

**Comments**

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## Record of Water Well

## Indiana Department of Natural Resources

<b>Reference Number</b> <b>421980</b>	<b>Driving directions to well</b> 39.98055 LATITUDE/ 86.40540 LONGITUDE	<b>Date completed</b> Sep 24, 2010
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Owner-Contractor	Name	Address	Telephone
Owner	OTTINGER	4030 SNAFFLE BIT RD, LEBANNON, IN	
Driller	C&J WELL DRILLING CO	P.O. BOX 747, BROWNSBURG, IN	(317) 892- 2100
Operator	KEN TOOKE	License: 309	

**Construction Details**

Well	<b>Use:</b> Home	<b>Drilling method:</b> Other	<b>Pump type:</b> Submersible
	<b>Depth:</b> 50.0	<b>Pump setting depth:</b> 35.0	<b>Water quality:</b> CLEAR
Casing	<b>Length:</b> 48.0	<b>Material:</b> PVC	<b>Diameter:</b> 5.0
Screen	<b>Length:</b> 2.0	<b>Material:</b> SS	<b>Diameter:</b> 5.0 <b>Slot size:</b> .050

<b>Well Capacity Test</b>	<b>Type of test:</b> Air	<b>Test rate:</b> 15.0 gpm for 1.0 hrs.	<b>Bail Test rate:</b> gpm for hrs.
	<b>Drawdown:</b> ft.	<b>Static water level:</b> 10.0 ft.	<b>Bailer Drawdown:</b> ft.

<b>Grouting Information</b>	<b>Material:</b> HOLEPLUG	<b>Depth:</b> from 8.0 to 10.0
	<b>Installation Method:</b> HAND	<b>Number of bags used:</b> 10.0

<b>Well Abandonment</b>	<b>Sealing material:</b> BENSEAL	<b>Depth:</b> from 0 to 75
	<b>Installation Method:</b> PRESSURE	<b>Number of bags used:</b> 1.5

<b>Administrative</b>	<b>County:</b> BOONE	<b>Township:</b> 18N	<b>Range:</b> 1E
	<b>Section:</b> SE of the NE of the NW of Section 27	<b>Topo map:</b> FAYETTE	
	<b>Grant Number:</b>		
	<b>Field located by:</b> DRILLER	<b>on:</b> Sep 24, 2010	
	<b>Courthouse location by:</b>	<b>on:</b>	
	<b>Location accepted w/o verification by:</b>	<b>on:</b>	
	<b>Subdivision name:</b>	<b>Lot number:</b>	
	<b>Ft W of EL:</b>	<b>Ft N of SL:</b>	<b>Ft E of WL:</b> <b>Ft S of NL:</b>
	<b>Ground elevation:</b> 950.0	<b>Depth to bedrock:</b>	<b>Bedrock elevation:</b> <b>Aquifer elevation:</b>
	<b>UTM Easting:</b> 550771.0		900.0
			<b>UTM Northing:</b> 4425553.0

Well Log	Top	Bottom	Formation
	0.0	18.0	TOPSOIL/ CLAY
	18.0	22.0	SAND
	22.0	50.0	CLAY W/ SM STRIPS OF SAND

**Comments**

## Record of Water Well

## Indiana Department of Natural Resources

Reference Number	Driving directions to well	Date completed
421988	39.98034 LATITUDE/ 86.40551 LONGITUDE	Sep 17, 2010

Owner-Contractor	Name	Address	Telephone
Owner	BOB GARRET	4045 SNAFFLE BIT RD, LEBANNON, IN	
Driller	C&J WELL DRILLING CO	P.O. BOX 747, BROWNSBURG, IN	(317) 892- 2100
Operator	GARY R. WETHINGTON	License: 2106	

## Construction Details

Well	<b>Use:</b> Home	<b>Drilling method:</b> Rotary	<b>Pump type:</b> Submersible
	<b>Depth:</b> 104.0	<b>Pump setting depth:</b> 85.0	<b>Water quality:</b> CLEAR
Casing	<b>Length:</b> 100.0	<b>Material:</b> PVC	<b>Diameter:</b> 5.0
Screen	<b>Length:</b> 4.0	<b>Material:</b> SS	<b>Diameter:</b> 5.0 <b>Slot size:</b> .050

Well Capacity Test	<b>Type of test:</b> Air	<b>Test rate:</b> 15.0 gpm for 1.0 hrs.	<b>Bail Test rate:</b> gpm for hrs.
	<b>Drawdown:</b> ft.	<b>Static water level:</b> 40.0 ft.	<b>Bailer Drawdown:</b> ft.

Grouting Information	<b>Material:</b> BENTONITE	<b>Depth:</b> from 0.0 to 100.0
	<b>Installation Method:</b> PRESSURE	<b>Number of bags used:</b> 4.0

Well Abandonment	<b>Sealing material:</b>	<b>Depth:</b> from to
	<b>Installation Method:</b>	<b>Number of bags used:</b>

Administrative	<b>County:</b> BOONE	<b>Township:</b> 18N	<b>Range:</b> 1E
	<b>Section:</b> SE of the NE of the NW of Section 27	<b>Topo map:</b> FAYETTE	
	<b>Grant Number:</b>		
	<b>Field located by:</b> DRILLER	<b>on:</b> Sep 17, 2010	
	<b>Courthouse location by:</b>	<b>on:</b>	
	<b>Location accepted w/o verification by:</b>	<b>on:</b>	
	<b>Subdivision name:</b>	<b>Lot number:</b>	
	<b>Ft W of EL:</b>	<b>Ft N of SL:</b>	<b>Ft E of WL:</b> <b>Ft S of NL:</b>
	<b>Ground elevation:</b> 950.0	<b>Depth to bedrock:</b>	<b>Bedrock elevation:</b> 846.0
	<b>UTM Easting:</b> 550761.0		<b>UTM Northing:</b> 4425530.0

Well Log	Top	Bottom	Formation
	0.0	17.0	CLAY
	17.0	18.0	GRAVEL & SAND
	18.0	48.0	CLAY
	48.0	51.0	GRAVEL & SAND
	51.0	66.0	CLAY
	66.0	67.0	GRAVEL & SAND
	67.0	100.0	CLAY

100.0

104.0

GRAVEL

**Comments**

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## Indiana Tax Abatement Results

- Boone County, Perry/Zionsville Rural
- District Tax Rate (2020): 1.3568
- Project Name: HUB I-65 Phase II

**Real Property: \$48,000,000.00**

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100%	\$0	\$0.00	\$0	\$651,264	\$0.00	\$651,264	\$651,264
Year 2	95%	\$32,563	\$0.00	\$32,563	\$651,264	\$0.00	\$651,264	\$618,701
Year 3	80%	\$130,253	\$0.00	\$130,253	\$651,264	\$0.00	\$651,264	\$521,011
Year 4	65%	\$227,942	\$0.00	\$227,942	\$651,264	\$0.00	\$651,264	\$423,322
Year 5	50%	\$325,632	\$0.00	\$325,632	\$651,264	\$0.00	\$651,264	\$325,632
Year 6	40%	\$390,758	\$0.00	\$390,758	\$651,264	\$0.00	\$651,264	\$260,506
Year 7	30%	\$455,885	\$0.00	\$455,885	\$651,264	\$0.00	\$651,264	\$195,379
Year 8	20%	\$521,011	\$0.00	\$521,011	\$651,264	\$0.00	\$651,264	\$130,253
Year 9	10%	\$586,138	\$0.00	\$586,138	\$651,264	\$0.00	\$651,264	\$65,126
Year 10	5%	\$618,701	\$0.00	\$618,701	\$651,264	\$0.00	\$651,264	\$32,563
Totals		\$3,288,883		\$3,288,883	\$6,512,640	\$0.00	\$6,512,640	\$3,223,757