

Monarch Equity, LLC

2828 Lake Ave.
Fort Wayne, Indiana 46805

Primary Engineering respectfully submits this letter of intent regarding the proposed use of 6348 W 750 N as our future office location, with occupancy planned for February of 2027. Monarch Equity will be the legal owner of the property.

Founded in 2004, Primary Engineering is a consulting engineering firm with a strong track record of serving Indiana school corporations, including recent projects for Mount Vernon School Corporation such as the new elementary school and transportation center. One of our Principals is a current McCordsville resident, and we are excited about the opportunity to deepen our presence in the community.

In the interim, we intend to lease the space to a similar professional office for use-such as law office or comparable business-until our planned move-in date. This temporary use will maintain the integrity and character of the property while ensuring the responsible occupancy.

We currently operate with three employees and anticipate future growth that may bring our team to a total of eight. Parking needs will be accommodated using the existing driveways of the property; please refer to the attached site plan for details of layout.

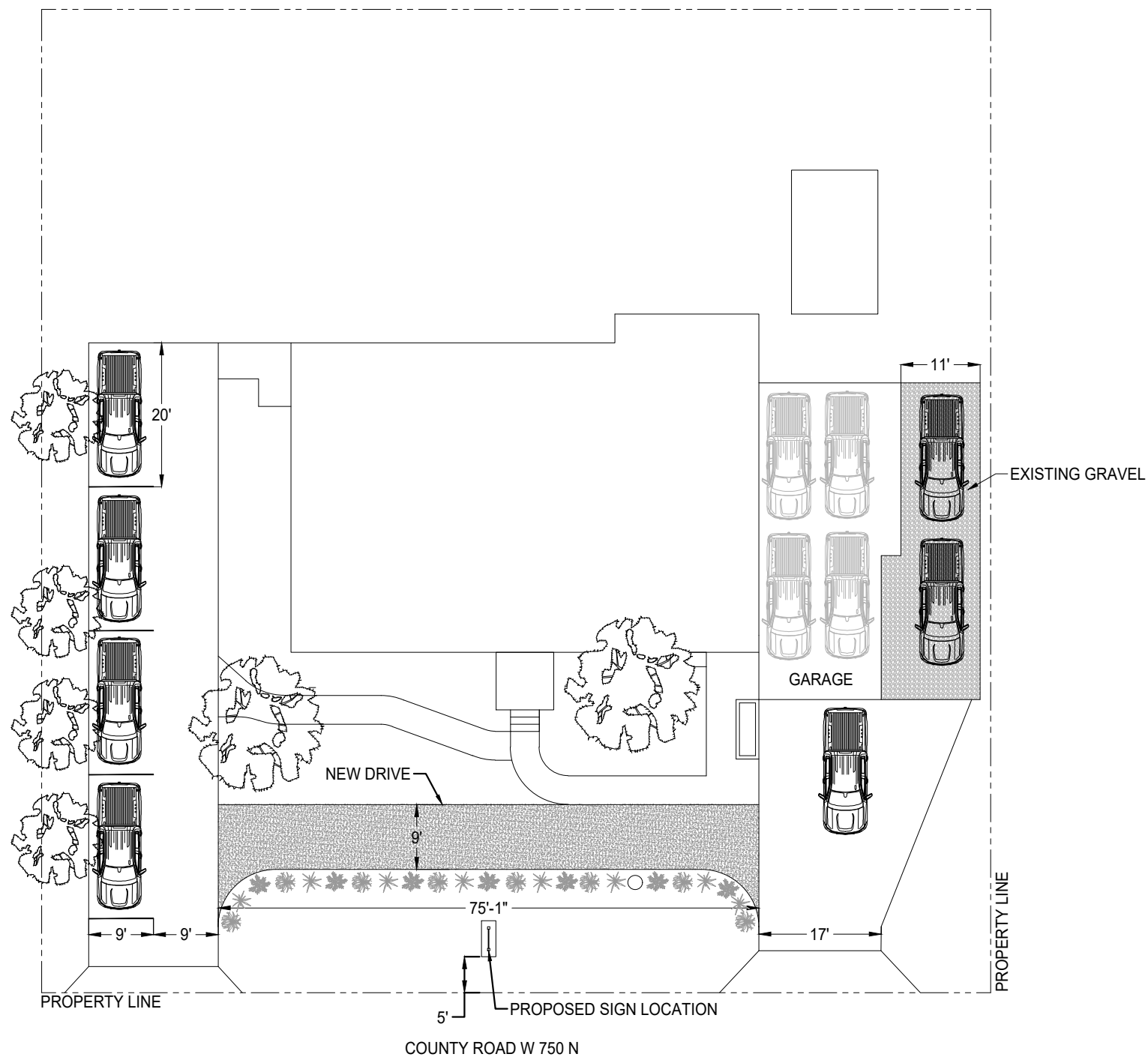
Our hours of operations will be from 7:00 AM to 5:00 PM, Monday through Friday.

We appreciate your consideration and look forward to working collaboratively to ensure alignment with local planning requirements. Please feel free to contact us with any questions or to discuss next steps.

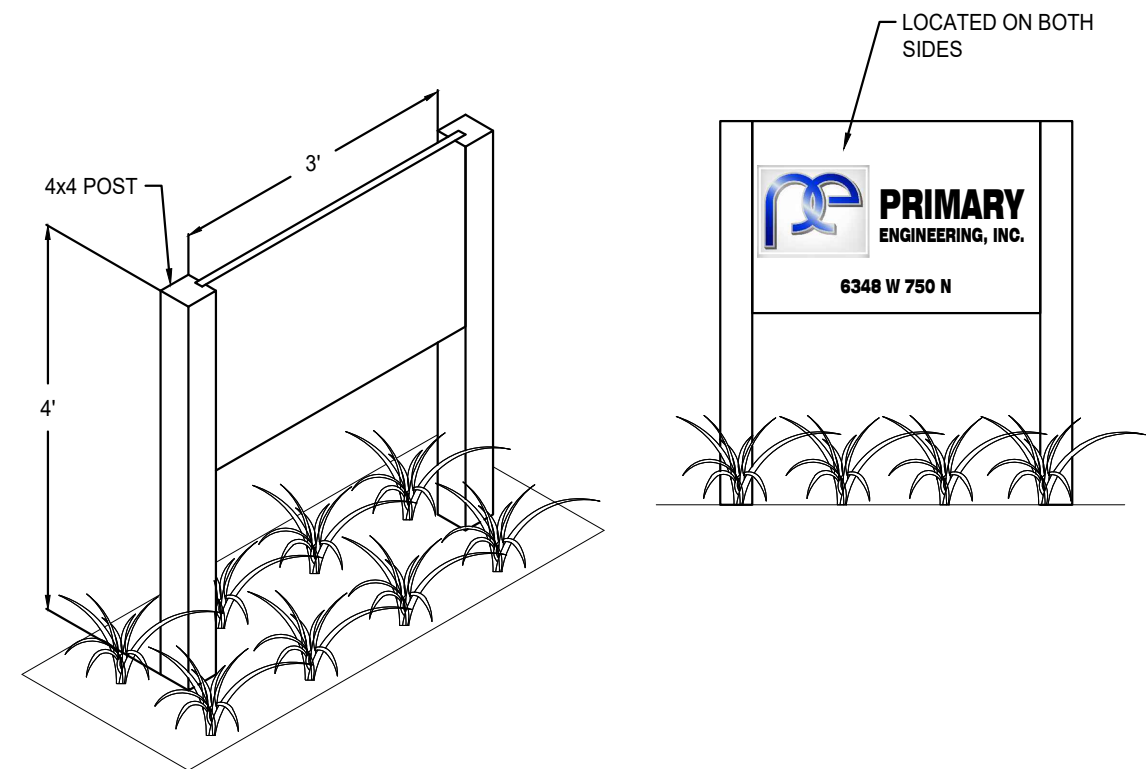
Sincerely,

Brian C. Johnson
President
Monarch Equity, LLC

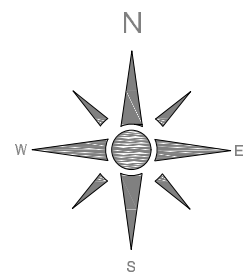
bjohnson@primary-eng.com



SITE PLAN
SCALE: 1" = 20'-0"



PROPOSED SIGNAGE
SCALE: 1/2" = 1'-0"



All concepts, ideas, plans, and details as shown on this document are the sole property of Primary Engineering, Inc., and shall not be used for any other purpose without their expressed written consent. The project owner shall be permitted to retain copies for information and reference purposes.
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PRIMARY ENGINEERING
6348 W 750 N
 MCCORDSVILLE
 INDIANA, 46055

DATE: 10-28-2025

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SHEET: