



TOWN OF WHITESTOWN, INDIANA

APPLICATION FOR REAL PROPERTY TAX ABATEMENT

Instructions and Procedures

Indiana state law requires that this application for real property tax abatement and statement of benefits form (SB-1/RP) be submitted to the Town of Whitestown, Indiana (the "Town") prior to the initiation of the project. Additionally, final approval of the application must be obtained from the Town before starting the construction of real property improvements for which tax abatement is being requested.

The completed application, including all attachments and forms, and fees should be submitted to:

Town of Whitestown
Attn: Mr. Dax Norton, Town Manager
6210 Veterans Drive
Whitestown, Indiana 46075
Office: (317)732-4530
Mobile: (317)495-5864
Fax: (317)769-6871
E-Mail: dnorton@whitestown.in.gov

Prior to submitting the attached application to the Town, all questions must be answered as completely as possible and must be signed on the Statement of Benefits Form (SB-1/RP) and the last page of the application. Incomplete or unsigned applications will not be accepted as official filings. All applicants are encouraged to discuss the proposed project and tax abatement request with the Town Manager and the Presidents of the Whitestown Redevelopment Commission and Whitestown Town Council prior to filing their application.

Fees

A \$2,000 non-refundable application fee is required when making an application for real property tax abatement and is payable to the "Town of Whitestown" within 7 days of the approval of the application (the "Application Fee"). In addition, if the

applicant is submitting an application for a real property tax abatement that does not conform with the traditional tax abatement schedule (a “Modified Abatement Schedule”), the applicant may be required to pay an additional fee (the “Modified Abatement Application Fee”). The amount of the Modified Abatement Application Fee will be determined by the Town in its sole discretion based upon all of the facts and circumstances (including the proposed Modified Abatement Schedule). Payment of the Modified Abatement Application Fee shall be made within 14 days of notification in writing by Whitestown to the Applicant of the amount of such Modified Abatement Application Fee.

All companies requesting real property tax abatement will be required to execute a Memorandum of Understanding with the Town prior to consideration of the tax abatement request, the form of which memorandum is included with this application.

Any requests for additional information or questions should be directed to the following:

Town of Whitestown
Attn: Mr. Dax Norton, Town Manager
6210 Veterans Drive
Whitestown, Indiana 46075
Office: (317)732-4530
Mobile: (317)495-5864
Fax: (317)769-6871
E-Mail: dnorton@whitestown.in.gov

Town of Whitestown, Indiana
Real Property Tax Abatement Application
Project Questionnaire

1. Name of the company for which real property tax abatement is being requested: WALTER PAYTON POWER EQUIPMENT, LLC

2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:

Name and Title: Richard Feldman

Address: 920 S. State Rd. 39 Lebanon, IN 46052

Telephone: (765) 482-4145

E-Mail Address: DFeldman@wppecrane.com

3. State the name, title, address, telephone number and e-mail address of a company representative responsible for filing the required annual compliance forms (Form CF-1) which will be used by the Town to determine if your company is compliant with the terms of the abatement application, including Form SB-1, and whether the abatement will continue or be terminated (the contact should be made aware of the compliance form's importance).

Name and Title: Eugene Larken, Jr., Director

Address: 17301 Palmer Blvd. Homewood, IL 60430

Telephone: (708) 596-5200

E-Mail Address: Elarken@mjmc.com

4. Location of property for which personal property tax abatement is being sought:

a) Street Address: Heritage Drive, Whitestown, IN 46075

b) Tax Parcel Number(s): 020-33820-08

Attach a legal description and area map of the proposed project location. See Exhibit 1

5. What is the amount of the most recent assessment attributable to (this information is available on the most recent property tax form) the real property at the project location:

Assessment estimate = \$18,676 (based on 4 acres proration out of a total of 8.46 acres of Block "I")

6. Has this project or tax abatement request been discussed with either the President of the Whitestown Redevelopment Commission, the Whitestown Town Manager or the President of the Whitestown Town Council? Yes No

7. Does your company currently conduct manufacturing operations, research and development, distribution and/or information technology research at this location? If so, how long has your company been at this location? No

8. Does your business have other operations in Indiana? If so, please list the location of the other operations. 920 S. State Rd. 39 Lebanon, IN 46052 which will be relocated to Heritage Drive, Whitestown, IN 46075.

9. What is the size of the facility to be improved or constructed? 18,000 square feet office/shop facility located on 4 acres

10. On a separate page, briefly describe the nature of the business of your company. Exhibit 2

11. On a separate page, briefly describe the proposed real estate improvements to be constructed by your company at the project location. Exhibit 3

12. Have the proposed real estate improvements been constructed (Please note that State statute requires applicants to delay construction until after abatement has been granted)?

Yes No

13. What is the anticipated date for construction to begin? November 1, 2017

14. What is the anticipated date for project completion? August 30, 2018

15. If a facility is being improved, does the proposed improvement to the facility change the function of the current facility?

Yes No (Not Applicable)

a) If yes, please describe the any new functions to be performed at the improved facility:

b) What is the estimated value of the real property improvement for which real property tax abatement is being requested? \$ 2,200,000 Est. building cost only

16. Complete the following profile of the Company that will occupy the property for which tax abatement is being requested:

a) Number of current full time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled 0 Average hourly wage rate for skilled positions \$30.00

Semi-skilled 1 Average hourly wage rate for semi-skilled positions \$20.00

Clerical 1 Average hourly wage rate for clerical positions \$19.00

Salaried 4 Average salary (per hour) for salaried positions \$25.00

TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time)

6

b) Number of current part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled 0 Average hourly wage rate for skilled positions _____

Semi-skilled 0 Average hourly wage rate for semi-skilled positions _____

Clerical 0 Average hourly wage rate for clerical positions _____

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)

0

c) Approximate value of benefits for existing and new employees on a per hour basis (e.g. benefits are valued at an additional \$3.00 per hour, etc.) 30% of hourly rate

d) Summary of benefits for existing and new employees.

Holiday pay, paid vacation, paid personal days, bereavement leave, and jury duty. Educational assistance, factory training, safety show allowance. 401K company match, company contributed 401K plan, life insurance, short term disability. Health and vision insurance plans, HSA plan, prescription benefits, and dental plan.

e) Number of created full-time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled 3 Average hourly wage rate for skilled positions \$30.00

Semi-skilled 2 Average hourly wage rate for semi-skilled positions \$20.00

Clerical 1 Average hourly wage rate for clerical positions \$19.00

Salaried 0 Average salary (per hour) for salaried positions _____

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)
 6

- f) Number of created part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled 0 Average hourly wage rate for skilled positions _____

Semi-skilled 0 Average hourly wage rate for semi-skilled positions _____

Clerical 0 Average hourly wage rate for clerical positions _____

Salaried 0 Average salary (per hour) for salaried positions _____

TOTAL NUMBER OF NEW EMPLOYEES (part-time)
 0

- g) What is the total dollar amount to be spent on new salaries? 289,120

- h) Provide schedule for when new employee positions are expected to be filled.
Exhibit 4
-
-

17. On a separate page, please give a detailed description of what the impact on your business will be if the proposed real property improvement is not constructed (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.). Exhibit 5

18. What is the term of the tax abatement requested (maximum 10 years). 10 yrs

19. Attach a schedule of the proposed tax abatement percentages in each year (note, if the proposed tax abatement schedule is other than a traditional tax abatement schedule the Town may impose additional fees for consideration). Exhibit 6

Example (note this is a traditional 10 year abatement schedule)

<u>Year</u>	<u>% of Assessed Value Exempt From Real Property Taxes</u>
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%

8	20%
9	10%
10	5%

20. Complete the following schedule concerning the proposed real property taxes to be abated and include on a separate page the worksheets for calculating the figures provided below:

I. Projected Current Conditions Without Abatement

A. Current Annual Real Property Taxes:	\$ 475.14
B. Projected 10-Year Total:	<u>\$ 4,751.39</u>

II. Projected Conditions With Abatement

A. Projected 10-Year Real Property Taxes:	<u>\$ 463,026.20</u>
B. Projected 10-Year Abatement:	<u>\$ 229,197.97</u>

III. Projected Total (Assumes Abatement Granted)

A. Total Amount Abated:	<u>\$ 229,197.97</u>
B. Total Taxes to be Paid:	<u>\$ 233,828.23</u>

Note: Attach Worksheets Exhibit 7

21. Which approvals or permits will be required for the project?

- | | |
|---|--|
| (a) zoning change | (e) variance |
| (b) annexation | (f) special exception |
| <input checked="" type="radio"/> (c) plat approval | <input checked="" type="radio"/> (g) building permit |
| <input checked="" type="radio"/> (d) development plan | (h) other _____ |

22. Will additional public infrastructure/facilities be required? If so, please explain in detail costs/funding source and schedule for construction.

No

23. For the proposed project, is the applicant requesting other incentives from the Town (e.g., tax increment financing, economic development revenue bond financing)? If so, please explain. Personal Property Tax Abatement

24. Please describe any community involvement/contributions the applicant has provided in the past and/or expects to provide in the future.

Exhibit 8

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes, we plan to use local contractor and suppliers

26. Has the applicant previously been approved for economic development incentives from the Town (e.g., tax abatement, tax increment financing, economic development revenue bond financing)? If so, please explain and include information with respect to applicant's compliance with project representations made to the Town at the time the incentives were approved. It has not applied for anything prior with the Town.

27. Is the applicant current on all of its payment obligations to the Town and the County (e.g., property taxes, utility (gas, water, sewer, electric) fees (such as capacity fees, monthly services charges), guaranties on any debt obligations, etc.)? Yes

28. Does the proposed project take advantage of any "green" technology to reduce adverse environmental impact? If so, please explain. Exhibit 9

CHECKLIST OF ATTACHMENTS:

- Application Fee (\$2,000)
- Completed Memorandum of Understanding
- Completed Form SB-1/RP
- Legal Description of Project Site
- Area Map of Project Site
- Description of Business at Site
- Description of Improvements to Site
- Description of Impact on Business if Improvements not Constructed
- Schedule of Annual Tax Abatement %
- Worksheets for Abatement Calculation

Town of Whitestown, Indiana
Application for Real Property Tax Abatement

Exhibit 1

Legal Description

An approximate 4.00 acre parcel, the real estate description of which is to be provided by an Indiana Registered Land Surveyor, lying within the following described real estate:

Block "I" in The Crossing at Whitestown, Phase III, as per plat thereof recorded November 3, 2014 in Plat Book 23 Pages 17-19 as Instrument No. 201400009617, as amended by The Crossing at Whitestown Phase III, Amended Block "I", recorded July 11, 2016 in Plat Book 24, pages 40-41 as Instrument No. 201600006337, in the Office of the Recorder of Boone County, Indiana.

Note: 4 acres to be platted off of Block "I" to be the future Lot #5 in the Crossing at Whitestown, Phase III

Town of Whitestown, Indiana
Application for Real Property Tax Abatement

Exhibit 2

NATURE OF BUSINESS

Equipment Sales

Walter Payton Power Equipment is the largest crane and heavy equipment distributor in the Midwest with full service facilities in Riverdale, IL, Lebanon, IN, Evansville, IN, Louisville, KY, and Taylor, MI. We offer new and pre-owned equipment from leading manufacturers including Manitowoc, Grove, National, Tadano Mantis, Maintex, Xtreme and Talbert.

Equipment Service & Parts

Walter Payton Power Equipment also has factory trained parts and service teams dedicated to providing the best customer experience in the industry. We carry a full line of parts for all equipment we sell. We also offer full service repairs including all hydraulic, electrical and electronic repairs/updates, boom repairs, structural repairs, and preventative maintenance.

Welding Repair

We can perform welding repair and/or modification in the field, at your shop, or at any of our facilities. We have a fully stocked service truck with 400 amp welder for a variety of applications. Our Certified Field Welder carries certificates for AWS D1.1 and Manitowoc Advanced Welding.

Crane Inspection

We offer factory authorized repair procedures to assure OSHA compliance in correcting deficiencies that are identified during a third-party crane inspection.

See Exhibits 2-1 and 2-2 for examples of equipment sold and serviced

The Walter Payton Power Equipment company carries on the name of our founder, the legendary great Chicago Bears running back and Hall of Famer Walter Payton a.k.a., Sweetness.



www.wppecrane.com

Parts & Service Support

Our factory trained technicians are dedicated to providing the best service in the industry. We help you maintain your cranes with preventive maintenance programs and annual OSHA inspections. With a multimillion dollar parts inventory, we can assure fast turnaround on parts, and most are delivered within 24 hours.

Our technicians arrive at your jobsite with fully equipped service trucks to ensure excellent service and minimize downtime. No matter what challenges you face on the job, we have the technical expertise and experience to make sure your crane is running efficiently.

Available Services

- 24/7 phone support
- Complete rebuild/reconditioning capabilities
- Component rebuilds and remanufacturing
- Crane assembly/disassembly assistance
- EnCORE Certified Partner
- Factory trained technicians
- Full service shop
- Inspections and repairs
- Paint booth
- Preventive maintenance programs
- Rental and rental purchase options
- On-site field service
- OSHA annual certified mobile crane inspections
- Structural welding



GROVE NATIONAL CRANE YARDBOSS



Walter Payton Power Equipment, LLC
 920 South State Road 39
 Lebanon, IN 46052
 Ph: 765-482-4145/ Fx: 765-482-4928

www.wppecrane.com

Serving Illinois, Indiana, Michigan and Kentucky.



Lifting Equipment



www.wppecrane.com



GROVE NATIONAL CRANE YARDBOSS

About Walter Payton Power Equipment

Walter Payton Power Equipment Company is one of Manitowoc Crane's leading distributors in the U.S. We have focused on providing the best customer service in the business. Walter Payton Power Equipment understands the importance of delivering parts quickly and completing maintenance and repairs on schedule. We have five full service facilities, located in: Riverdale, Illinois; Lebanon, Indiana; Evansville, Indiana; Louisville, Kentucky; and Taylor, Michigan.

Our company is named after our founder, legendary Chicago Bears running back and Hall of Famer Walter Payton. We are part of the Lanco Group of Companies which includes 17 entities with specialties in intermodal, manufacturing and technology, equipment distribution, and sports and entertainment.

Reliable Equipment

Walter Payton Power Equipment can satisfy all your lifting equipment needs. Our experienced sales team will help determine the right piece of equipment so you can complete your jobs efficiently. We maintain a large inventory of cranes to deliver the equipment you need when you need it. We carry the finest brands of cranes available, including Manitowoc, Grove, and Grove YardBoss to ensure performance and reliability.



Crawler Cranes



Model	Rated Lift Capacity	Main Boom Length	Fixed Jib on Main Boom
8500-1	85 ton	200'	250'
MLC300	330 ton	315'	—
MLC650	716 ton	341'	—
11000-1	110 ton	200'	250'
12000-1	120 ton	230'	270'
MLC165	182 ton	276'	306'
777	200 ton	270'	300'
999	275 ton	290'	380'
14000	220 ton	292'	323'
2250*	300 ton	300'	370'
16000	440 ton	315'	346.7'
18000*	660 ton	320'	290'
21000*	834 ton	360'	640'
31000	2,535 ton	344'	400'

*MAX-ER attachments available

Telescoping Crawler Cranes



Model	Rated Lift Capacity	Main Boom Length	Max Tip Height	Weight
GHC55	55 ton	99' 9"	149'	100,905 lb
GHC75	77 ton	118' 1"	173'	158,200 lb
GHC130	132 ton	131' 11"	229' 8"	250,840 lb

All Terrain Cranes



Model	Rated Lift Capacity	Main Boom Length	Max Tip Height	Weight
GMK3050-1	55 ton	125'	180'	78,200 lb
GMK3055	60 ton	141'	197'	78,200 lb
GMK3060	65 ton	32' – 141'	197'	79,366 lb
GMK4100B	100 ton	167'	246'	105,700 lb
GMK4115	115 ton	171'	269'	105,700 lb
GMK4115L	115 ton	197'	278'	105,700 lb
GMK5115	115 ton	197'	278'	141,700 lb
GMK5135	135 ton	166'	301'	141,700 lb
GMK5165-2	165 ton	197'	312'	105,700 lb
GMK5225	225 ton	210'	331'	141,700 lb
GMK5250L	300 ton	230'	360.9'	132,277 lb
GMK5275	275 ton	223'	354'	141,000 lb
GMK6300L	350 ton	263'	393'	158,800 lb
GMK6400	450 ton	197'	449'	158,700 lb
GMK7550	550 ton	197'	449'	185,100 lb

Truck Mounted Cranes



Model	Rated Lift Capacity	Main Boom Length	Max Tip Height	Weight
TMS700E	50 – 60 ton	110'	212'	87,429 lb
TMS800E	80 ton	128'	230'	92,190 lb
TMS9000E	110 ton	142'	237'	89,972 lb

Rough Terrain Cranes



Model	Rated Lift Capacity	Main Boom Length	Max Tip Height	Weight
RT530E-2	30 ton	29' – 95'	146'	60,415 lb
RT540E	40 ton	32' – 102'	154'	63,438 lb
RT600E	40 – 50 ton	33' – 105'	162'	76,027 lb
RT765E-2	65 ton	36' – 110'	214'	93,447 lb
RT770E	70 ton	36' – 138'	221'	96,628 lb
RT880E	80 ton	41' – 128'	232'	109,321 lb
RT890E	90 ton	38' – 142'	238'	117,937 lb
RT9130E-2	130 ton	42' – 160'	279'	175,178 lb
RT9150E	150 ton	42' – 197'	312'	193,539 lb

GROVE YARDBOSS

Industrial Cranes



Model	Rated Lift Capacity	Main Boom Length	Max Tip Height	Weight
YB4409	8.5 ton	21'	25'	15,100 lb
YB4409XL	8.5 ton	12' – 30'	33'	16,560 lb
YB4409-2	9 ton	32'	38'	17,050 lb
YB4411	10.5 ton	13' – 32'	38'	17,520 lb
YB5515 Dual Fuel	15 ton	41'	56' 3"	27,743 lb
YB5515-2	15 ton	15' – 41'	67'	29,735 lb
YB5520	20 ton	54.5'	86'	35,758 lb
YB7725	25 ton	71'	79'	44,720 lb

Boom Trucks



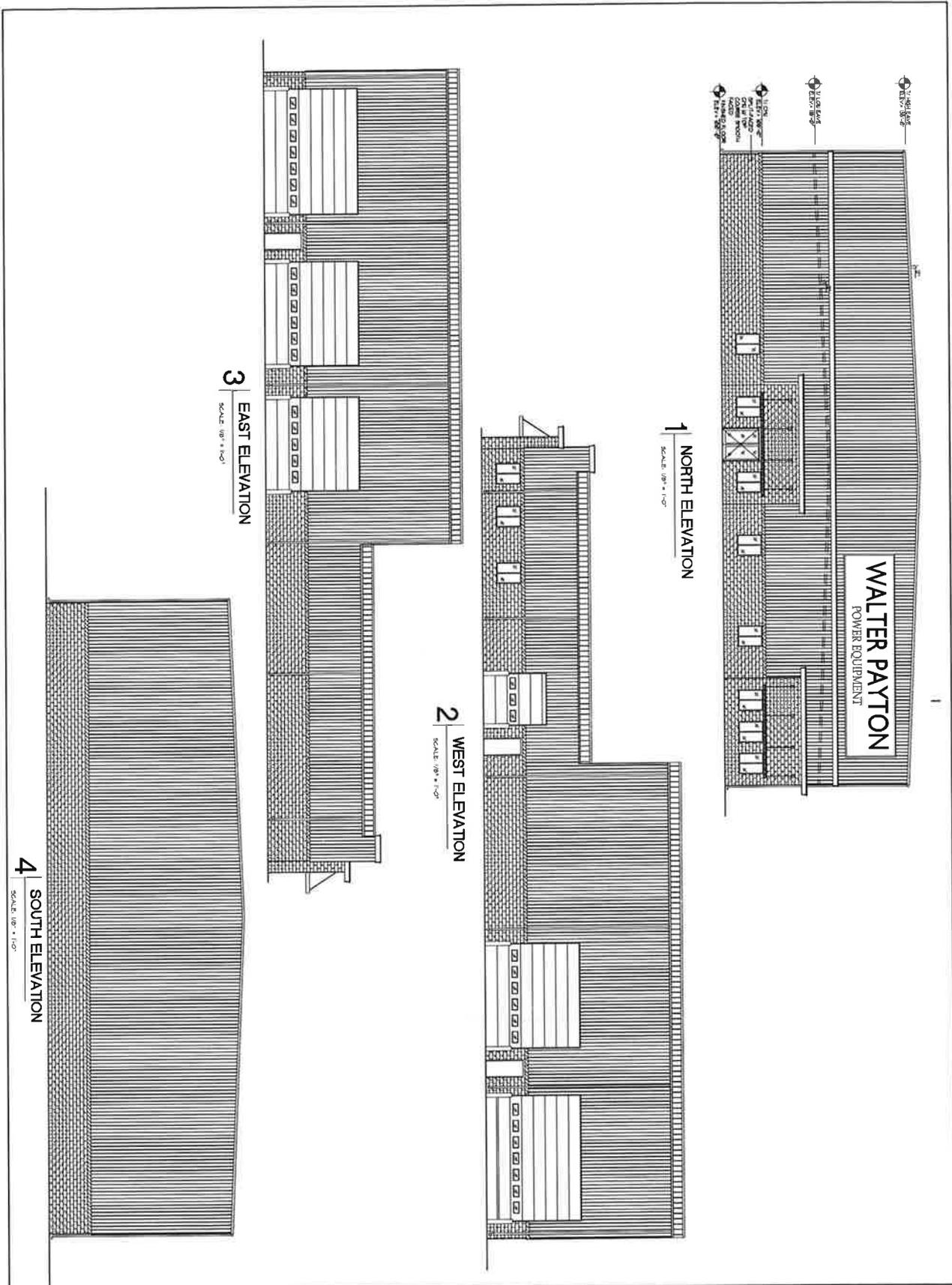
Model	Rated Lift Capacity	Main Boom Length	Max Tip Height
300C	8 ton	46'	56'
400B	10 ton	56'	66'
500E2	18 ton	71'	121'
600H	20 ton	90'	99'
600E2	20 ton	90'	121'
800D	23 ton	100'	152'
800H	23 ton	100'	152'
900A	26 ton	103'	155'
900H	27 ton	105'	158'
1300A	30 ton	110'	163'
1400A	33 ton	127'	172'
1400H	33 ton	127'	165'
NBT15	14 – 16 ton	60'	69'
NBT30H	30 ton	110'	163'
NBT36	36 ton	127'	190'
NBT40	40 ton	142'	190'
NBT45	45 ton	161'	206'
NBT50	50 ton	128'	179'
NBT55	55 ton	128'	179'
NBT60	60 ton	128'	179'

Town of Whitestown, Indiana
Application for Real Property Tax Abatement

Exhibit 3

Proposed Real Estate Improvements

Please see attached proposed building architectural elevation (Exhibit 3-1), Floor Plan (Exhibit 3-2), and Civil Site Plan (Exhibit 3-3)



<p>REVISIONS</p> <p>DATE</p> <p>BY</p> <p>DESCRIPTION</p>	<p>CLIENT REVIEW</p> <p>DATE: 7/26/17</p>
<p>DESIGNED BY: E. KORTMAN</p> <p>CHECKED BY: D. PETERSON</p> <p>PROJECT NUMBER: 17-004</p>	<p>EXTERIOR ELEVATIONS</p> <p>A201</p>

NEW CONSTRUCTION

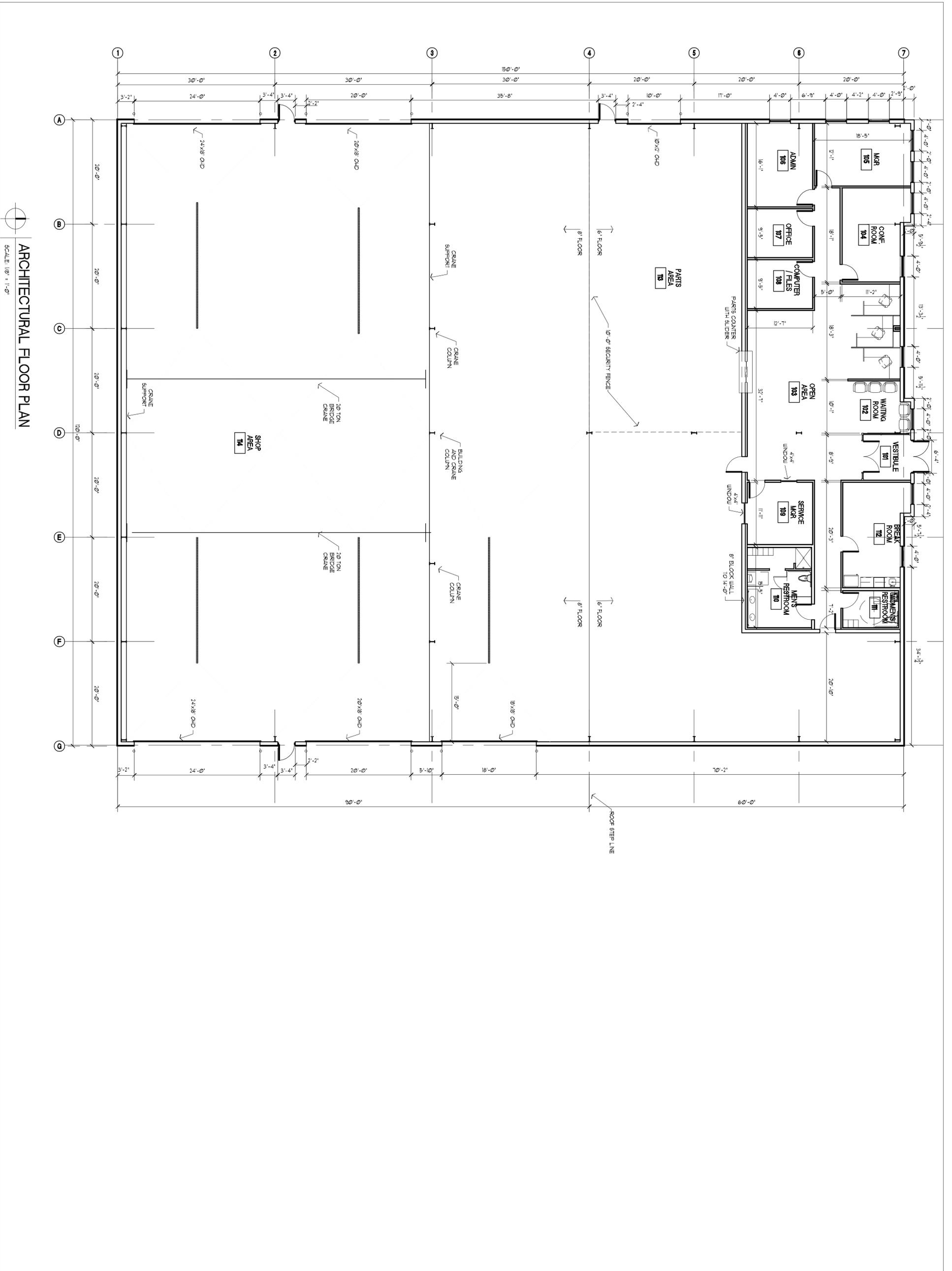
WALTER PAYTON POWER EQUIPMENT

WHITESTOWN CROSSING PHASE III
WHITESTOWN, INDIANA

DESIGN & BUILD CORP.

PRESTON ARCHITECTURAL

258 SOUTH JOHN STREET
INDIANAPOLIS, IN 46202
P 317.770.9714
F 317.770.9718
SCLD@PRESTONARCHITECTURAL.COM



NEW CONSTRUCTION
WALTER PAYTON POWER EQUIPMENT
 WHITESTOWN CROSSING PHASE III
 WHITESTOWN, INDIANA
DESIGN & BUILD CORP.

PETERSON ARCHITECTURE
 298 south 10th street
 suite 500
 noblesville, In 46060
 P 317.770.9714
 F 317.770.9718
 studio@petersonarchitecture.com

CLIENT REVIEW
 JULY 26, 2017

REVISIONS	REVISION	DATE
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION

DRAWN BY: B. KORTMANN
 CHECKED BY: D. PETERSON
 PROJECT NUMBER: IT-094
 ARCHITECTURAL FLOOR PLAN

A101

THESE DRAWINGS ARE OUR OWN INDEPENDENT WORK AND SHALL BE USED ONLY IN ACCORDANCE WITH THE AGREEMENT BETWEEN US AND YOU. NO OTHER USE OR REPRODUCTION IS PERMITTED WITHOUT OUR WRITTEN CONSENT. ALL OTHER COPYRIGHT AND OWNERSHIP RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

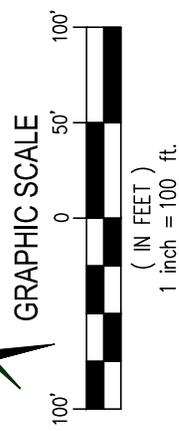
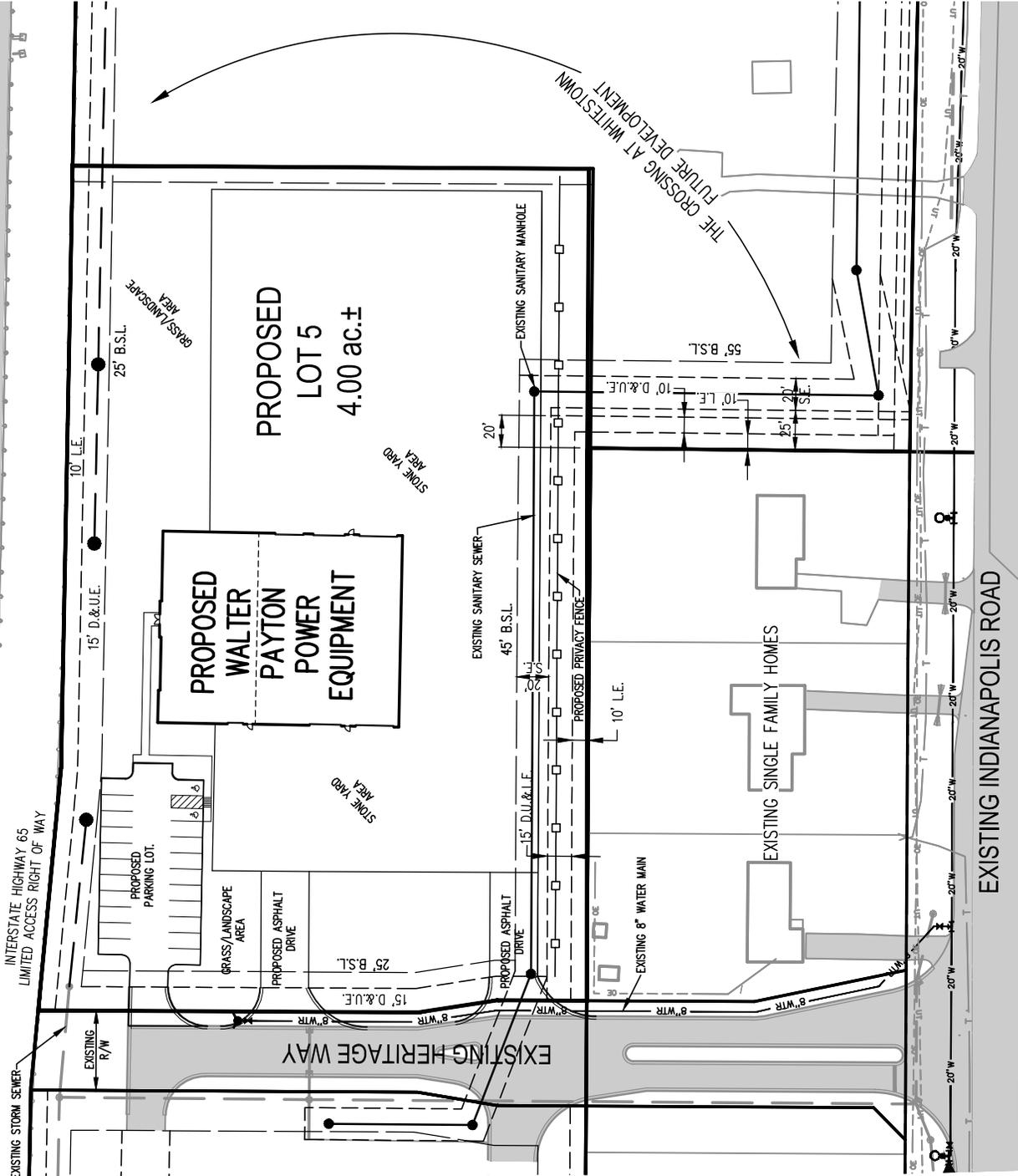
I-65 (NORTHBOUND LANES)

I-65 (SOUTHBOUND LANES)

THE CROSSING AT WHITESTOWN PHASE II PROPOSED LOT 5

WALTER PAYTON POWER EQUIPMENT CONCEPTUAL SITE PLAN

08/31/17



Innovative
ENGINEERING & CONSULTING

3961 Perry Boulevard
Ph. 317-769-2916
Whitestown, IN 46075
www.innovativeeci.com

Town of Whitestown, Indiana
Application for Real Property Tax Abatement

Exhibit 4

Tax Abatement Hiring Schedule

<u>Calendar</u> <u>Year</u>	<u>Skilled</u>	<u>Semi-</u> <u>Skilled</u>	<u>Clerical</u>	<u>Salaried</u>	<u>Annual</u> <u>Totals</u>
2018	0	0	0	0	0
2019	1	1	0	0	2
2020	1	1	0	0	2
2021	0	0	0	0	0
2022	1	0	1	0	2

Town of Whitestown, Indiana
Application for Real Property Tax Abatement

Exhibit 5

Impact on Business if Proposed Improvement Not Constructed

Our vision for the new Walter Payton Power Equipment (WPPE) location is to grow our business internally and externally by building the only state of the art crane service facility in central Indiana located in Whitestown. We would be moving from a leased location in Lebanon that does not lend itself to future growth and profitability. The current location is inadequate in size and scope to accomplish our mission. Without this new facility, our business will remain stagnant. The new proposed location at the Whitestown Crossing development would allow WPPE to have a visual impact that will help to attract new customers as well as new employees, thus creating new jobs. Additionally, we will be able to generate new revenues which will be needed to help pay for our investment. By granting WPPE the tax abatement we would be able to accelerate our hiring process and lessen the financial burden of our expenditures as the taxes phase in over time.

Town of Whitestown, Indiana
Application for Real Property Tax Abatement

Exhibit 6

Tax Abatement Schedule

<u>Year</u>	<u>% of Assessed Value Exempt from Real Property Taxes</u>
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

Town of Whitestown, Indiana
Application for Real Property Tax Abatement

Exhibit 7

Tax Abatement Calculations Worksheet

The Total Estimated Assessed Value was calculated by using the actual assessed values (GCI price per square foot) from Lot 20's Property Record Card in Perry Industrial Park Section II (3961 Perry Blvd). The proposed new facility, although it will have a larger shop and smaller office footprint, will use similar construction materials as were used in the existing office/shop facility located on Lot 20 making Lot 20 a good proxy for the proposed facility. Lot 20 is a newer facility, built in 2015, with 8,000 square feet of shop and 9,518 square feet of office.

See Attached Spreadsheet Exhibit 7-1.

Exhibit 7-1

ESTIMATED VALUATION			
Proposed new office/shop facility located on Heritage Drive in The Crossing at Whitestown Phase III Amended Block "I".			
Assessment Year			2016
Land	Homestead C-1		-
	Residential C-2		-
	Non-Residential C-3		354,169.49
	Total Land		354,169.49
Improvements	Homestead C-1		-
	Residential C-2		-
	Non-Residential C-3		1,462,200.00
	Total Improvements		1,462,200.00
Total Estimated Assessed Value - Rounded			1,820,000.00
Use	I:Commercial	I:Industrial Office	I:Industrial Mezzanine
S.F. Area	18,000	3,000	1,500
Section Level	HT. / RATE	HT. / RATE	HT. / RATE
1 Shop	35 / 65.37		
1 Office 1st Floor		13 / 81.62	
2 Office 2nd Floor			13 / 27.12
Total Estimated Value Improvements	1,176,660.00	244,860.00	40,680.00

Total Estimated Assessed Value	1,820,000.00
Estimated Tax Rate (Based on pay 2017 actual rate)	2.54410%
Total Estimated Tax Liability	46,302.62

Note: The Total Estimated Assessed Value was calculated by using the actual assessed values (GCI price per square foot) from Lot 20's Property Record Card in Perry Industrial Park Section 2 (3961 Perry Blvd). The proposed new facility, although different in size, will use similar construction materials as were used in the existing office/shop facility located on Lot 20 making lot 20 a good proxy for the proposed facility. Lot 20 is new facility with 8,000 S.F. of shop and 9,518 S. F. of office.

Town of Whitestown, Indiana
Application for Real Property Tax Abatement

Exhibit 8

Community Involvement/Contributions

Walter Payton Power Equipment (WPPE) has been a corporate donor with the People's Burn Foundation in association with Jeff Saturday's Camp for Kids. Currently WPPE is involved with DAMAR Autistic Services for Children in Central Indiana as a corporate donor. WPPE has also been a donor towards the Lebanon High School's Sports calendar.

Town of Whitestown, Indiana
Application for Real Property Tax Abatement

Exhibit 9

Description of “Green” Technology

Walter Payton Power Equipment, LLC is proposing an 18,000 square foot industrial building (approximately 3,000 square foot of office space plus 15,000 square foot of shop space and 1,500 square feet of mezzanine for parts distribution) at The Crossing of Whitestown Phase III on Heritage Way. This project will incorporate several items defined as sustainable design and operation. Our goal for this, as with all environmentally friendly new construction, is to increase efficient use of resources. This design includes, but is not limited to, the following items to increase the efficiency of design and operation of the site:

- LED lighting will increase efficiency of energy use over standard light bulbs.
- Motion sensing lighting control will reduce lighting of unoccupied spaces.
- Non-direct connection of roof run-off downspouts to storm drainage system.
- Translucent walls will maximize natural lighting in office and shop spaces.
- Recycled building materials.
- Locally produced building materials.

The above listed items will reduce the demand on the natural resources required for operation while maintaining efficiency.