

TOWN OF WHITESTOWN
MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT

This Memorandum of Understanding for Tax Abatement ("Memorandum") is dated as of the _____ day of _____, 2020, and serves as the confirmation of the commitment by the TOWN OF WHITESTOWN, INDIANA ("Whitestown"), in exchange for the fees paid hereunder by _____ ("Applicant")

to perform the steps necessary for the appropriate consideration of Applicant's request for tax abatement.

RECITALS

A. The Applicant owns, controls, and/or has an interest in certain property as more particularly described in the property tax abatement application of the Applicant attached hereto as Exhibit A (the "Application"), for which the Applicant desires tax abatement (the "Property").

B. The Applicant hereby makes submits its Application requesting that the Town consider, and the Town is willing to consider, the Property for real and/or personal property tax abatement.

NOW, THEREFORE, in consideration of the mutual agreements and covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are mutually acknowledged, the parties agree as follows:

AGREEMENT

Section 1. Tax Abatement. The Applicant hereby submits the Property for tax abatement. The Applicant's completed Application, including the Statement of Benefits (i.e. Form(s) SB-1), are submitted contemporaneously herewith and attached hereto as Exhibit A. This Memorandum constitutes a part of the Application.

Section 2. Application Fee. The parties recognize that Whitestown (including its Redevelopment Commission) will incur expenses, including financial advisory, legal and other fees, as a result of the Applicant's submission of its Application for tax abatement. In light of the expenses Whitestown will incur through the tax abatement process, the Applicant agrees to a non-refundable application fee in the amount of Two Thousand Dollars (\$2,000.00) (the "Application Fee"). The Applicant will pay the Two Thousand Dollars (\$2,000.00) Application Fee within 7 days following the approval of its Application, including this Memorandum.

Section 3. Final Application Fee. The parties recognize that Whitestown is required to provide governmental services to its inhabitants and properties located in Whitestown, including the Property, and has and will continue to incur expenses in connection with the provision of such services. In light of such expenses, the Applicant agrees that in the event its Application for tax abatement is approved by Whitestown, it will pay an application fee of Two Thousand Dollars (\$2,000) The Applicant will pay the Application Fee to Whitestown within seven (7) days of the resolution of Whitestown finally approving the Application.

Section 4. Failure to Pay Application Fee. In the event the Application is approved by Whitestown and Applicant fails to make timely payment of the Application Fee to Whitestown, Applicant shall be deemed to be in noncompliance with its Application and Whitestown may take immediate action by resolution to rescind its approval of the Application. If Whitestown adopts such a resolution, any deductions approved by Whitestown for the Applicant shall not apply to the next installment of property taxes owed by Applicant or to any subsequent installment of property taxes.

Section 5. Payment of Application Fee. The Application Fee shall be payable by cash or check (payable to the Town of Whitestown, Indiana) delivered to the Clerk-Treasurer of Whitestown.

Section 6. Disclaimer of Liability. The parties recognize that Whitestown's authority is limited by and subject to certain statutory criteria, including but not limited to certain compliance and conditions precedent by Applicant, and that Whitestown provides no promises, covenants, guarantees, or warranties that the Applicant will receive the tax abatement designation or other property interests it seeks.

APPLICANT

Signed: 

Printed: Robert Wheeler

Its: Director, Property Tax and Compliance

Address: 4115 Coca Cola Plaza
Charlotte, NC 28211

TOWN OF WHITESTOWN

Clinton Bohm, Town Council President

Exhibit A

Tax Abatement Application



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. Jason Lawson, Town Manager
6210 Veterans Drive
Whitestown, Indiana 46075
Office: (317) 732-4530
Mobile: (317) 450-5113
Fax: (317) 769-6871
E-Mail: jlawson@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. Jason Lawson, Town Manager
6210 Veterans Drive
Whitestown, Indiana 46075
Office: (317)732-4530
Mobile: (317) 450-5113
Fax: (317) 769-6871
E-Mail: jlawson@whitestown.in.gov

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

1. Name of the company for which personal property tax abatement is being requested: CCBCC Operations, 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: Robert Wheeler Director, Tax Compliance and Planning

Address: 4115 Coca Cola Plaza, Charlotte NC 28211

Telephone: 704-557-4426

E-Mail Address: robert.wheeler@cokeconsolidated.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: Robert Wheeler Director, Tax Compliance and Planning

Address: 4115 Coca Cola Plaza, Charlotte NC 28211

Telephone: 704-557-4426

E-Mail Address: robert.wheeler@cokeconsolidated.com

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

a) Street Address: See attached Exhibit "A"

b) Tax Parcel Number(s): See attached Exhibit "A"

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

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:

\$-0-; new locations

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. Yes, see Exhibit "A"

9. What is the size of the facility to be improved or constructed?

1st: Approximately 400K SF; 2nd: Approximately 15K SF

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

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

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? June 2020 and October 2020

14. What is the anticipated date for project completion? April 2021

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

Yes No

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? \$25.1MM

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 _____

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 EXISTING EMPLOYEES (permanent and full-time)
0

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.) \$4.54

d) Summary of benefits for existing and new employees.

Health, Life Insurance, and 401K Match

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

Skilled 177 Average hourly wage rate for skilled positions \$22.04

Semi-skilled 37 Average hourly wage rate for semi-skilled positions \$19.95

Clerical 14 Average hourly wage rate for clerical positions \$19.21

Salaried 19 Average salary (per hour) for salaried positions \$36.09

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

247

- 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? \$20MM

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

March 2021

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.). N/A

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

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).

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

Year	% of Assessed Value Exempt From Real Property Taxes
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:	\$638K
B. Projected 10-Year Total:	<u>\$6.3MM</u>

II. Projected Conditions With Abatement

A. Projected 10-Year Real Property Taxes:	<u>\$3.2MM</u>
B. Projected 10-Year Abatement:	<u>\$3.1MM</u>

III. Projected Total (Assumes Abatement Granted)

A. Total Amount Abated:	<u>\$3.1MM</u>
B. Total Taxes to be Paid:	<u>\$3.2MM</u>

Note: Attach Worksheets

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> zoning change | <input type="checkbox"/> (e) variance |
| <input checked="" type="checkbox"/> annexation | <input type="checkbox"/> (f) special exception |
| <input checked="" type="checkbox"/> plat approval | <input checked="" type="checkbox"/> (g) building permit |
| <input checked="" type="checkbox"/> development plan | <input type="checkbox"/> (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. No

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

Local community outreach in various areas and with multiple responses

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes, GDI has been engaged as the developer

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.

No

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.

Yes, energy efficient LED lighting throughout facility, along with recycling.

CHECKLIST OF ATTACHMENTS:

_____	Application Fee (\$2,000)	(To be provided upon approval)
_____	Completed Memorandum of Understanding	
_____	Completed Form SB-1/RP	
_____	Legal Description of Project Site	(See Exhibits "B.1" and "B.2")
_____	Area Map of Project Site	(See Exhibit "C")
_____	Description of Business at Site	(See Exhibit "A")
_____	Description of Improvements to Site	(See Exhibit "A")
_____	Description of Impact on Business if Improvements not Constructed	
_____	Schedule of Annual Tax Abatement %	(See Exhibit "D")
_____	Worksheets for Abatement Calculation	(See Exhibit "D")

I hereby certify that the information and representations on and included with this application for Real Property Tax Abatement are true and complete.

I understand that if this request for property tax abatement is granted that I will be required to annually provide information to the Town with respect to compliance with the project description, job creation and retention figures (and associated salaries), investment, and other information contained in this application, including the Form SB-1/RP. I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

[Signature]
Signature of Owner or Authorized Representative
Director, Property Tax and Compliance
Title

10/6/2020
Date

STATE OF North Carolina)
COUNTY OF Mecklenburg)

SS:

2020 Before me, the undersigned Notary Public, this 6th day of October,
2014, personally appeared Robert L Wheeler and acknowledged the execution of
the foregoing application for real property tax abatement for the Town of Whitestown,
Indiana. In witness whereof, I have hereunto subscribed my name and affixed my
official seal.

Angela B. Pulley
Angela B. Pulley, Notary Public
Residing in Mecklenburg County, NC

My commission expires:
8/12/2022





**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer CCBCC Operations, LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 4115 Coca Cola Plaza, Charlotte NC 28211		
Name of contact person Robert Wheeler	Telephone number (704) 557-4426	E-mail address robert.wheeler@cokeconsolidated.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number
Location of property See Exhibit "A" (item 4)	County Boone	DLGF taxing district number
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) See Exhibit "A" (items 10 and 11)		Estimated start date (month, day, year) 6/15/2020
		Estimated completion date (month, day, year) 4/19/2021

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	\$0.00	0.00	\$0.00	247.00	\$20,000,000.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	0.00	0.00
Plus estimated values of proposed project	25,100,000.00	25,100,000.00
Less values of any property being replaced	0.00	0.00
Net estimated values upon completion of project	25,100,000.00	25,100,000.00

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) <u>0.00</u>	Estimated hazardous waste converted (pounds) <u>0.00</u>
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Other benefits

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative 	Date signed (month, day, year)
Printed name of authorized representative Robert Wheeler	Title Director, Property Tax and Compliance

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (*see below*). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
 - 1. Redevelopment or rehabilitation of real estate improvements Yes No
 - 2. Residentially distressed areas Yes No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (*specify*) _____
- E. Number of years allowed:

<input type="checkbox"/> Year 1	<input type="checkbox"/> Year 2	<input type="checkbox"/> Year 3	<input type="checkbox"/> Year 4	<input type="checkbox"/> Year 5 (* see below)
<input type="checkbox"/> Year 6	<input type="checkbox"/> Year 7	<input type="checkbox"/> Year 8	<input type="checkbox"/> Year 9	<input type="checkbox"/> Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 - Yes No
 - If yes, attach a copy of the abatement schedule to this form.
 - If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (<i>signature and title of authorized member of designating body</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Printed name of authorized member of designating body	Name of designating body	
Attested by (<i>signature and title of attester</i>)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Exhibit A

CCBCC Operations, LLC
Real Property Tax Abatement Application
Town of Whitestown

4. Two Locations

- a. Distribution Center
 - i. 3690 500 E, Whitestown IN 46075
 1. 0180213006
- b. Fleet Shop
 - i. 3879 S 450 E, Whitestown IN 46075
 1. 0120023000
 - ii. 3925 S 450 E, Whitestown IN 46075
 1. 0120512000
 - iii. 3947 S 450 E, Whitestown IN 46075
 1. 0120264000
 2. 0120264001

8. Other Indiana Locations

- 5010 Airport Expressway, Fort Wayne 46809
- 641 Wernsing Road, Jasper 47546
- 1617 N Meridian Street, Portland 47371
- 3200 E 38th Street, Anderson 46013
- 5000 W 25th Street, Indianapolis 46244
- 3830 Hanna Circle, Indianapolis 46241
- 1701 S Liberty Drive, Bloomington 47403
- 1700 W Ireland Road, South Bend 46614
- 405 N Harrison Street, Shelbyville 46176
- 830 N 6th Street, Lafayette 47904
- 3223 Interstate Drive, Evansville 47715
- 3199 N Fruitridge Avenue, Terre Haute 47804

10. Two Locations

- a. Distribution Center
 - i. CCBCC Operations, LLC makes, sells, and distributes beverages of The Coca-Cola Company and other partner companies in more than 300 brands and flavors. The new Whitestown Center will assemble and distribute orders to retail customers in Indianapolis and the surrounding areas. Expected cost is \$23.5MM.
- b. Fleet Shop

Exhibit A

CCBCC Operations, LLC
Real Property Tax Abatement Application
Town of Whitestown

- i. CCBCC Operations, LLC will operate a fleet shop for the upkeep of its vehicles. Expected cost is \$1.6MM.

11. Two Locations

- a. Distribution Center
 - i. The construction of a new 400 SF distribution center to support CCBCC Operations, LLC's distribution operations.
- b. Fleet Shop
 - i. The construction of a new 15K SF fleet shop for the maintaining of CCBCC Operations, LLC's vehicles.

Exhibit B.1

CCBCC Operations, LLC
Real Property Tax Abatement Application
Town of Whitestown
Parcel: 0180213006

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 23, Township 18 North, Range 1 East of the Second Principal Meridian, Boone County, Indiana, being that 31.938-acre tract of land shown on the ALTA/NSPS Land Title Survey with project number 2018.00731 and dated May 19, 2020, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc., more particularly described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence South 88 degrees 25 minutes 16 seconds West 25.00 feet along the south line of said Southeast Quarter (assumed basis of bearings) to the southwest corner of the 1.296-acre parcel described in Instrument Number 2018001633, on file in the Office of the Recorder of Boone County, Indiana; thence North 00 degrees 55 minutes 29 seconds West 878.42 feet along the west line of said 1.296-acre parcel to a 5/8-inch diameter rebar with a cap stamped "ASI FIRM 0094" set flush (hereafter referred to as "set rebar") at a northeast corner of the 22.525-acre parcel described in Instrument Number 2018011457, on file in the Office of said Recorder, being the POINT OF BEGINNING, the following five (5) courses are along the south lines thereof; 1)thence North 13 degrees 30 minutes 05 seconds West 20.32 feet to a set rebar; 2)thence Northwesterly 47.25 feet along a non-tangent curve to the left having a radius of 35.00 feet and subtended by a long chord having a bearing of North 52 degrees 10 minutes 37 seconds West and a length of 43.74 feet to a set rebar; 3)thence South 89 degrees 08 minutes 54 seconds West 94.39 feet to a set rebar; 4)thence Northwesterly 61.36 feet along a non-tangent curve to the left having a radius of 50.00 feet and subtended by a long chord having a bearing of North 55 degrees 41 minutes 42 seconds West and a length of 57.58 feet to a set rebar; 5)thence South 89 degrees 08 minutes 54 seconds West 841.99 feet to a set rebar; thence North 00 degrees 55 minutes 29 seconds West 357.72 feet along the extension of the west line of said 22.525-acre parcel to a set rebar; thence South 89 degrees 08 minutes 54 seconds West 623.24 feet to a set rebar; thence North 00 degrees 51 minutes 06 seconds West 19.79 feet to a set rebar at an angle point in the north line of Parcel 1 as described in Instrument Number 2018011646, on file in the Office of said Recorder, the following six (6) courses are along said north line; 1)thence North 60 degrees 22 minutes 43 seconds East 114.15 feet; 2)thence North 27 degrees 43 minutes 16 seconds East 207.69 feet; 3)thence North 56 degrees 40 minutes 17 seconds East 1,135.54 feet; 4)thence North 69 degrees 33 minutes 18 seconds East 394.47 feet; 5)thence South 79 degrees 58 minutes 57 seconds East 102.92 feet; 6)thence South 35 degrees 28 minutes 19 seconds East 24.52 feet to the west line of said 1.296-acre parcel; thence South 00 degrees 55 minutes 29 seconds East 1,397.60 feet along said west line to the POINT OF BEGINNING. Containing 31.938 acres, more or less.

Exhibit B.2

CCBCC Operations, LLC
Real Property Tax Abatement Application
Town of Whitestown
Parcels: 0120023000; 0120512000; 0120264000; 0120264001

LEGAL DESCRIPTION

TRACT 1:

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 1 EAST, SITUATED IN WORTH TOWNSHIP, BOONE COUNTY, INDIANA, PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

FROM THE SOUTHWEST CORNER OF THE AFORESAID SOUTHEAST QUARTER, PROCEED THENCE NORTH 0 DEGREES EAST (AN ASSUMED BEARING), ALONG THE QUARTER SECTION LINE 560.00 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE THENCE NORTH 0 DEGREES EAST, ALONG THE QUARTER SECTION LINE, 250.00 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST, 348.48 FEET; THENCE SOUTH 0 DEGREES WEST, 250 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST 348.48 FEET TO THE POINT OF BEGINNING, CONTAINING 1.9998 ACRES, MORE OR LESS.

TRACT 2:

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 1 EAST, SITUATED IN WORTH TOWNSHIP, BOONE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

FROM THE SOUTHWEST CORNER OF THE AFORESAID SOUTHEAST QUARTER, PROCEED THENCE NORTH 00 DEGREES EAST (AN ASSUMED BEARING) ALONG THE QUARTER SECTION LINE 435 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 00 DEGREES EAST, ALONG THE QUARTER SECTION LINE, 125.00 FEET THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST, 348.48 FEET; THENCE SOUTH 00 DEGREES EAST, 125.0 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST 348.48 FEET TO THE POINT OF BEGINNING.

TRACT 3:

TRACT I:

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 1 EAST, LOCATED IN WORTH TOWNSHIP, BOONE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP AND RANGE AFORESAID, PROCEED NORTH 0 DEGREES 00 MINUTES 00

Exhibit B.2

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SECONDS EAST (AN ASSUMED BEARING) WITH THE WEST LINE OF THE SAID SOUTHEAST QUARTER FOR A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 348.48 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 125.00 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 348.48 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST WITH THE WEST LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES, MORE OR LESS.

TRACT II:

A PARCEL, BEING 50.00 FEET IN EVEN WIDTH, LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 1 EAST, WORTH TOWNSHIP, BOONE COUNTY, INDIANA, MORE FULLY DESCRIBED BY:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 00°00'00" WEST, ALONG THE QUARTER SECTION LINE AND THE APPROXIMATE CENTERLINE OF COUNTY ROAD 450 EAST, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING, LOCATED AT THE NORTHWEST CORNER OF THE W.L.M., INC. PROPERTY, AS RECORDED IN DEED RECORD 235, PAGES 387-388; THENCE CONTINUING NORTH 00°00'00" WEST, ALONG THE QUARTER SECTION LINE AND THE APPROXIMATE CENTERLINE OF COUNTY ROAD 450 EAST, A DISTANCE OF 50.00 FEET, TO THE SOUTHWEST CORNER OF THE HACKETT PROPERTY, AS RECORDED IN DEED RECORD 251, PAGE 497; THENCE NORTH 89°11'30" EAST, ALONG THE SOUTH LINE OF SAID HACKETT PROPERTY, A DISTANCE OF 348.48 FEET TO THE SOUTHEAST CORNER OF SAID HACKETT PROPERTY, SAID CORNER ALSO BEING ON THE WEST LINE OF THE HACKETT PROPERTY AS RECORDED IN DEED INSTRUMENT NO. 9606081; THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF THE HACKETT PROPERTY AS RECORDED IN DEED INSTRUMENT NO. 9606081, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF THE W.L.M., INC. PROPERTY, AS RECORDED IN DEED RECORD 235, PAGES 387-388; THENCE SOUTH 89°11'30" WEST, ALONG THE NORTH DESCRIBED LINE OF THE W.L.M., INC. PROPERTY, A DISTANCE OF 348.48 FEET TO THE POINT OF BEGINNING, CONTAINING 0.40 ACRES, MORE OR LESS.

Tracts 1, 2, and 3 above are the same as the overall legal description as surveyed below.

OVERALL LEGAL DESCRIPTION AS SURVEYED:

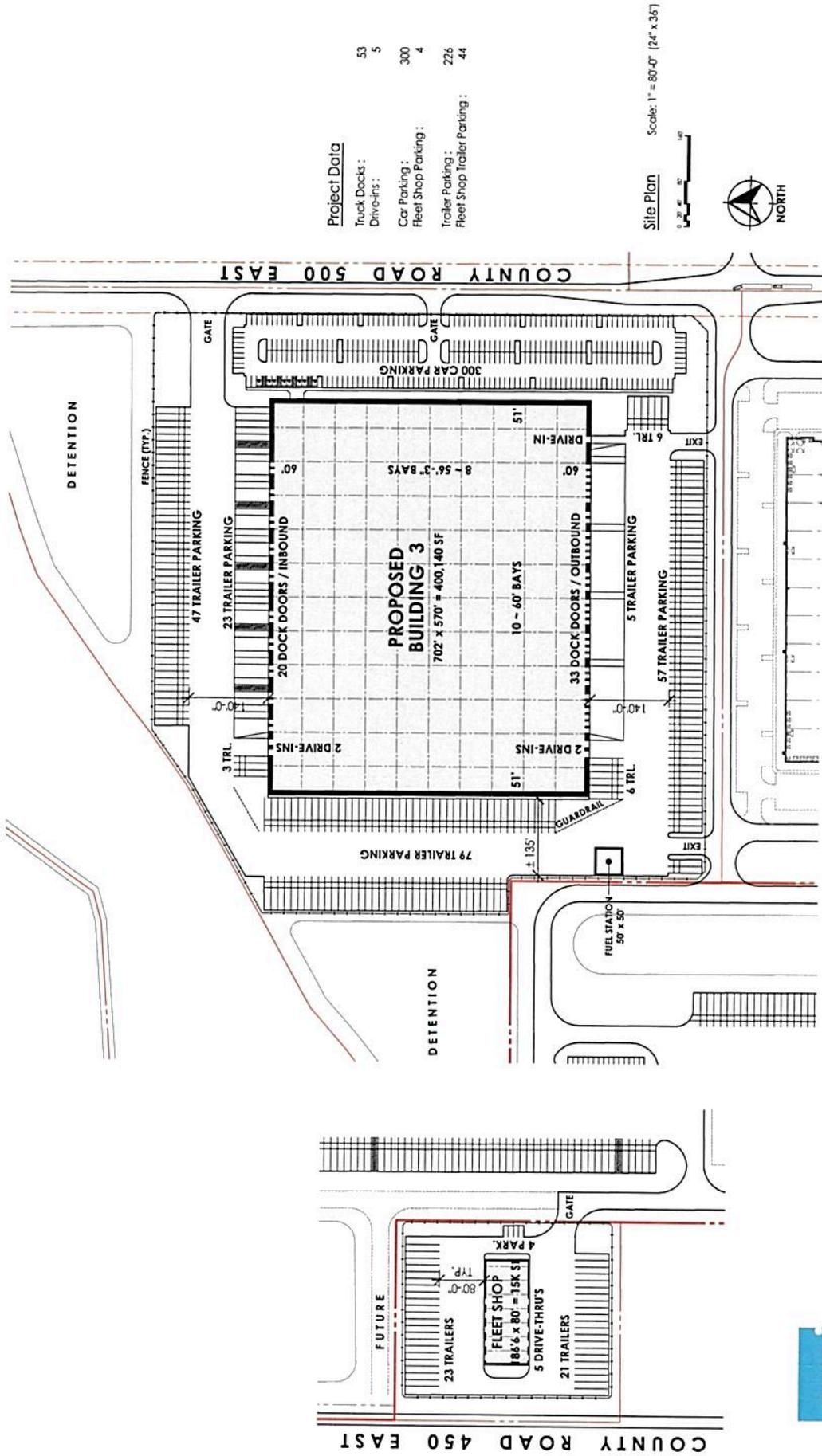
Part of the Southeast Quarter of Section 23, Township 18 North, Range 1 East of the Second Principal Meridian, Boone County, Indiana, more particularly described as follows:

Exhibit B.2

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Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 40 minutes 22 seconds West 260.00 feet along the west line of said Southeast Quarter (assumed basis of bearing) to a 5/8-inch diameter rebar with a cap stamped "ASI FIRM 0094" set flush (hereafter referred to as "set rebar") at the southwest corner of a parcel conveyed to Hackett in Instrument Number 9606080 on file in the Office of the Recorder of Boone County, Indiana, being the POINT OF BEGINNING; thence continue North 00 degrees 40 minutes 22 seconds West 550.00 feet along said west line to a set rebar at the northwest corner of a parcel conveyed to Bright in Instrument Number 201600006658 on file in the Office of said Recorder; thence North 88 degrees 31 minutes 08 seconds East 348.48 feet along the north line of said Bright parcel to a set rebar the northeast corner thereof; thence South 00 degrees 40 minutes 22 seconds East 550.00 feet along the east lines of said Bright and Hackett parcels, a parcel conveyed to Greeno in Instrument Number 2017004655 on file in the Office of said Recorder and a parcel conveyed to Hackett in Deed Book 251, Page 497 on file in the Office of said Recorder, to the southeast corner of said first Hackett parcel (a rebar with "Dodge" cap was found 0.2 of a foot northeast); thence South 88 degrees 31 minutes 08 seconds West 348.48 feet along the south line of said Hackett parcel to the POINT OF BEGINNING. Containing 4.400 acres, more or less.

Exhibit C



GDI CONSTRUCTION
 1910 S. 10th Street, Indianapolis, IN 46202

Project Crossroads FISHBACK CREEK BUSINESS PARK BUILDING 3 - C.R. 500 EAST - WHITESTOWN, IN 46075

19 FEBRUARY 2020

A.P.C. | R.A. | P.L.L.C.
 7222 South Boulevard Avenue, #200
 Indianapolis, Indiana 46250
 (317) 552-1100
 #19338-Y

Exhibit D

CCBCC Operations, LLC
Real Property Tax Abatement Application
Town of Whitestown
Abatement Computation

Estimared Costs	Tax Rate	Tax	Abatement Rate	Abatement	Net Tax
25,100,000.00	0.025388	637,238.80	100%	637,238.80	-
25,100,000.00	0.025388	637,238.80	95%	605,376.86	31,861.94
25,100,000.00	0.025388	637,238.80	80%	509,791.04	127,447.76
25,100,000.00	0.025388	637,238.80	65%	414,205.22	223,033.58
25,100,000.00	0.025388	637,238.80	50%	318,619.40	318,619.40
25,100,000.00	0.025388	637,238.80	40%	254,895.52	382,343.28
25,100,000.00	0.025388	637,238.80	30%	191,171.64	446,067.16
25,100,000.00	0.025388	637,238.80	20%	127,447.76	509,791.04
25,100,000.00	0.025388	637,238.80	10%	63,723.88	573,514.92
25,100,000.00	0.025388	637,238.80	5%	31,861.94	605,376.86
		6,372,388.00		3,154,332.06	3,218,055.94