

RESOLUTION NO. 2018-14

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF WHITESTOWN, INDIANA
APPROVING REAL PROPERTY TAX DEDUCTIONS
IN WHITESTOWN ERA #2 UNDER INDIANA CODE 6-1.1-12.1**

BROWNING/DUKE, LLC – BUILDING 2

WHEREAS, the Town Council of the Town of Whitestown, Indiana (respectively, the “Town Council” and the “Town”), pursuant to Indiana Code 6-1.1-12.1, as amended (the “Act”), and Resolution Nos. 2006-01 and 2006-03, declared an area which is a part of the Northeast Quarter of Section 26, Township 18 North, Range 1 East, commonly known as the Allpoints at Anson development, as an economic revitalization area and designated such area as the Whitestown ERA #2 (the “ERA #2”); and

WHEREAS, pursuant to Resolution No. 2009-26 of the Town, the term of ERA #2 was extended an additional ten (10) years with a termination date of January 1, 2020; and

WHEREAS, the Town Council has been advised by Browning/Duke, LLC (the “Applicant”) of a proposed real property revitalization expansion program (the “Building 2 Project”) on a site within the ERA #2 at 4205 Anson Boulevard in the Town, which is more particularly described in the hereinafter defined Abatement Application (the “Site”); and

WHEREAS, the Building 2 Project consists of certain real property development or expansion, including the construction on the Site of a spec warehouse/distribution/office building in the approximate size of 151,200 square feet with parking; and

WHEREAS, the Applicant anticipates increases in the assessed value of its real property by reason of its Building 2 Project, and has requested property tax abatement with respect to such anticipated increases; and

WHEREAS, the Town Council has received from the Applicant an Application for Real Property Tax Abatement, including the Statement of Benefits on Form SB-1 / Real Property, attached hereto as Exhibit A and incorporated herein by reference (the “Abatement Application”); and

WHEREAS, the Site is located in an allocation area, as such term is defined in Indiana Code 36-7-14-39, established by the Board of Commissioners of Boone County, Indiana (the “Board of Commissioners”) and the Board of Commissioners have adopted, or are expected to adopt, a resolution approving the Abatement Application; and

WHEREAS, on March 26, 2018, the Town of Whitestown Redevelopment Commission adopted its resolution approving the Abatement Application;

WHEREAS, the Town Council has reviewed the information brought to its attention and hereby determines that it is in the best interest of the Town to approve a traditional ten (10) year real property tax deduction for the Building 2 Project, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA, as follows:

1. The Clerk-Treasurer is hereby authorized to make all filings necessary or desirable, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Resolution and the deductions approved hereunder.
2. The Town Council hereby makes the following affirmative findings in regards to the Abatement Application:
 - a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;
 - b. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
 - c. the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
 - d. the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation; and
 - e. the totality of benefits is sufficient to justify the deductions.
3. As an inducement for the Applicant to invest in the Site, the Abatement Application is hereby approved effective upon adoption of this Resolution and subject to the Applicant meeting the following conditions:
 - a. The Applicant shall annually file with the Town Council the required Form CF-1/RE demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in its Statements of Benefits (Form SB-1/ Real Property) as presented to and approved by the Town Council; and
 - b. The Applicant shall provide the Town Council an annual update regarding the timing of the construction of the improvements on the Building 2 Project.
4. The provisions of Indiana Code 6-1.1-12.1-12 are expressly incorporated into this Resolution.
5. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

6. This Resolution shall take effect upon its adoption, and shall entitle the Applicant to deductions for real property taxes for the Building 2 Project as provided in Indiana Code 6-1.1-12.1-3 for a period of ten (10) years in accordance with the following abatement schedule:

Real Property Tax Abatement Schedule

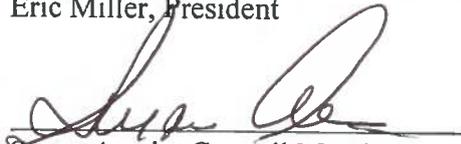
<u>Year</u>	<u>% of Assessed Value Exempt From Real Property Taxes</u>
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

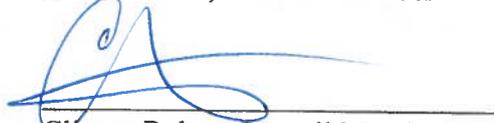
Consistent with Indiana law, the first year of abatement for real property taxes shall commence on the assessment date immediately following the completion of the improvements described in the Form SB-1/ Real Estate (such form included in the Abatement Application attached hereto as Exhibit A).

Passed and adopted by the Town Council of the Town of Whitestown, Indiana on this 27th day of March, 2018.

TOWN OF WHITESTOWN, INDIANA
TOWN COUNCIL


Eric Miller, President


Susan Austin, Council Member


Clinton Bohm, Council Member


Jeff Wishek, Council Member

Kevin Russell, Council Member

ATTEST:


Matt Sumner, Clerk-Treasurer

 ORIGINAL

EXHIBIT A

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. 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



ORIGINAL

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: Browning/Duke, 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: Mark Hosfeld, Vice President of Leasing and Development

Address: Duke Realty, 600 E. 96th Street, Suite 100, Indianapolis, IN 46240

Telephone: 317-808-6847

E-Mail Address: Mark.Hosfeld@DukeRealty.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: Megan Basore, Senior Property Manager

Address: Duke Realty, 600 E. 96th Street, Suite 100, Indianapolis, IN 46240

Telephone: 317-808-6815

E-Mail Address: Megan.Basore@DukeRealty.com

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

a) Street Address: 4205 Anson Blvd, Whitestown, IN, 46075
AllPoints at Anson Building 2

b) Tax Parcel Number(s): 06-07-26-000-001.044-019

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 for real property

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. Browning and Duke are both headquartered in Indiana. The future occupant of the property is unknown at this time.

9. What is the size of the facility to be improved or constructed?
_____ Approximately 151,200 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? TBD

14. What is the anticipated date for project completion? 6-9 months after construction begins

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? _ \$5,670,000 _

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 _____ Average hourly wage rate for skilled positions _____

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

Clerical _____ Average hourly wage rate for clerical positions _____

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

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

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

Skilled _____ Average hourly wage rate for skilled positions _____

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

Clerical _____ Average hourly wage rate for clerical positions _____

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)

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

- d) Summary of benefits for existing and new employees.

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

Skilled _____ Average hourly wage rate for skilled positions _____

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

Clerical _____ Average hourly wage rate for clerical positions _____

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

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

Uncertain as to the benefits as the project is a spec building

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

Skilled _____ Average hourly wage rate for skilled positions _____

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

Clerical _____ Average hourly wage rate for clerical positions _____

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

TOTAL NUMBER OF NEW EMPLOYEES (part-time)

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

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

_____ Uncertain as to the benefits as the project is a spec building _____

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.).

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

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: \$457.20
 B. Projected 10-Year Total: \$4,572

II. Projected Conditions With Abatement

A. Projected 10-Year Real Property Taxes: \$870,720
 B. Projected 10-Year Abatement: \$683,642

III. Projected Total (Assumes Abatement Granted)

A. Total Amount Abated: \$683,642
 B. Total Taxes to be Paid: \$870,720

Note: Attach Worksheets

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

- | | |
|----------------------|-----------------------|
| (a) zoning change | (e) variance |
| (b) annexation | (f) special exception |
| (c) plat approval | (g) building permit |
| (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.

— It is anticipated that any additional public infrastructure required for this building will be —
 — funded by the Anson North TIF. —

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. — The property is located in a developer-guaranteed TIF district. —

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

— Please see attached. —

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes-numerous sub-contractors and labor from the local area.

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.

Yes - Building 20 (Facility Concepts), Building 7B (Brooks), and Building 15 (Daimler Trucks) among others received Tax Abatement and are located in a developer-guaranteed TIF area.

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 - project will follow new energy code and use sustainable materials.

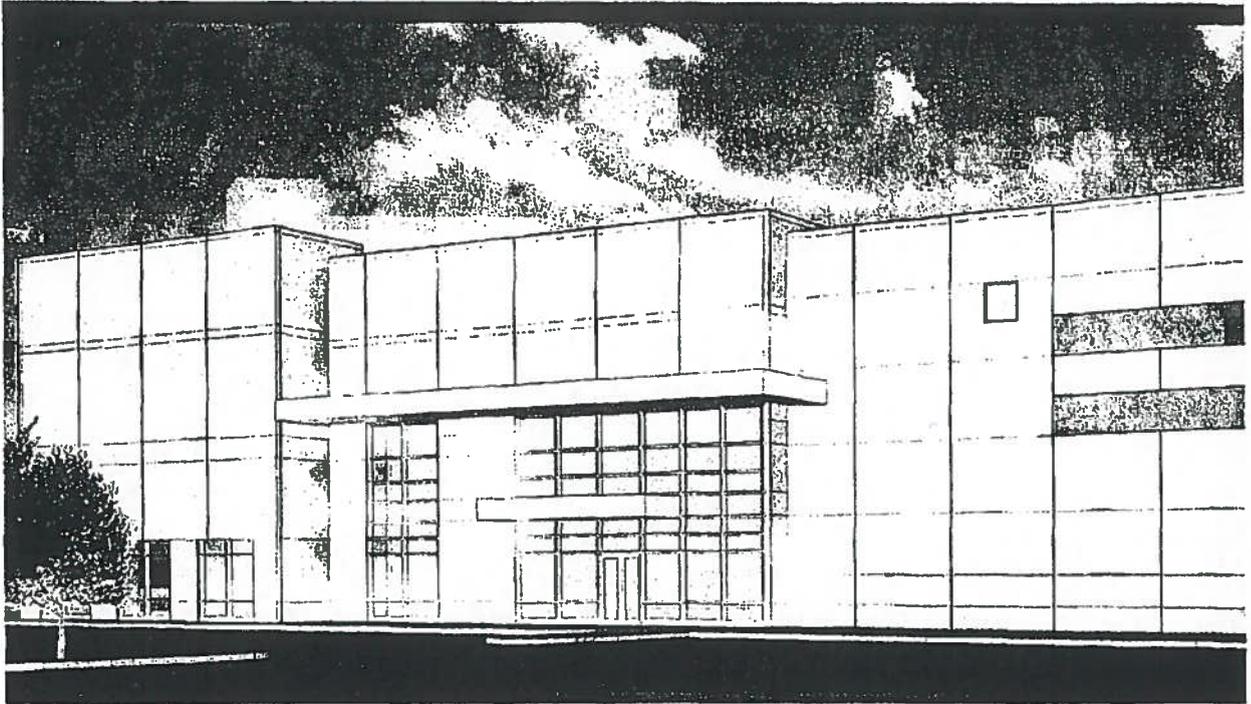
CHECKLIST OF ATTACHMENTS:

- _____ 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



ALLPOINTS ANSON BLDG 9

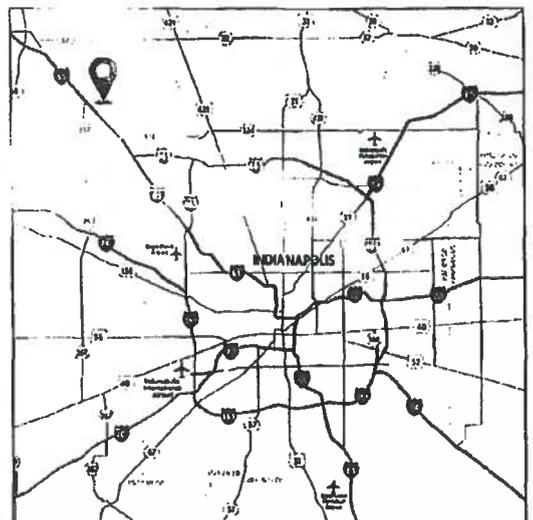
Albert S. White DR, Whitestown, IN 46075



PROPERTY HIGHLIGHTS

- Proposed 431,379-square-foot warehouse
- 36' clear
- 44 docks; expandable
- 1 drive-in door; expandable
- 200 car parking; expandable
- Located 5 minutes off I-65 in Whitestown
- 10-year tax abatement approved
- CIRT public bus routes dedicated for the park

PROPERTY LOCATION



Browning · Duke · REALTY
A Division of Duke Realty Group



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R5 / 12-13)
Prescribed by the Department of Local Government Finance

ORIGINAL

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:

- 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.
- 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.
- 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.
- 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)
- 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 Browning/Duke LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 600 East 96th Street, Indianapolis, IN 46240					
Name of contact person Megan Basore		Telephone number (317) 808-6815		E-mail address megan.basore@dukerealty.c	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Town Council of Whitestown				Resolution number	
Location of property Allpoints at Anson, Albert S White Drive and Anson Blvd		County Boone		DLGF taxing district number 06-020	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Approximately 151,200 sf warehouse/distribution/office facility with parking				Estimated start date (month, day, year)	
				Estimated completion date (month, day, year)	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values				0.00	
Plus estimated values of proposed project				5,670,000.00	
Less values of any property being replaced				0.00	
Net estimated values upon completion of project				5,670,000.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
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				Title	

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: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 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 (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	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.



ORIGINAL

10 YEAR PROJECTED ABATEMENT SCHEDULE

Taxing District: Worth Township
Parcel Number: 018-02521-04
State Parcel #: 06-07-26-000-001,044-019

Original Building Explanation	151,200	Total Building Square Footage	151,200
	-	Leased Square Footage	151,200
Total Building Square Footage	151,200		
Acreage	9.92		

Est. Industrial Bldg. Assessment (1)	\$37.50	per sq. foot
Est. Industrial Land Assessment (2)	\$49,900	per acre
Land and Building Combined	\$41.00	per sq. foot

DESCRIPTION	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
IMPROVEMENT ASSESSMENT	5,670,000	5,726,700	5,783,967	5,841,807	5,900,225	5,959,227	6,018,819	6,079,007	6,139,798	6,201,195
IMPROVEMENTS (Estimate)	100%	95%	80%	65%	50%	40%	30%	20%	10%	5%
ABATED AMOUNT	5,670,000	5,440,365	4,627,174	3,797,174	2,950,112	2,393,691	1,805,646	1,215,801	613,980	310,060
LAND ASSESSMENT (2)	495,008	495,008	495,008	495,008	495,008	495,008	495,008	495,008	495,008	495,008
BUILDING ASSESSMENT (1)	5,670,000	5,726,700	5,783,967	5,841,807	5,900,225	5,959,227	6,018,819	6,079,007	6,139,798	6,201,195
TOTAL GROSS ASSESSMENT	6,165,008	6,221,708	6,278,975	6,336,815	6,395,233	6,454,235	6,513,827	6,574,015	6,634,806	6,696,203
TOTAL ABATEMENT	(5,670,000)	(5,440,365)	(4,627,174)	(3,797,174)	(2,950,112)	(2,393,691)	(1,805,646)	(1,215,801)	(613,980)	(310,060)
NET ASSESSMENT	495,008	781,343	1,651,801	2,539,640	3,445,120	4,070,544	4,708,181	5,358,214	6,020,826	6,386,144

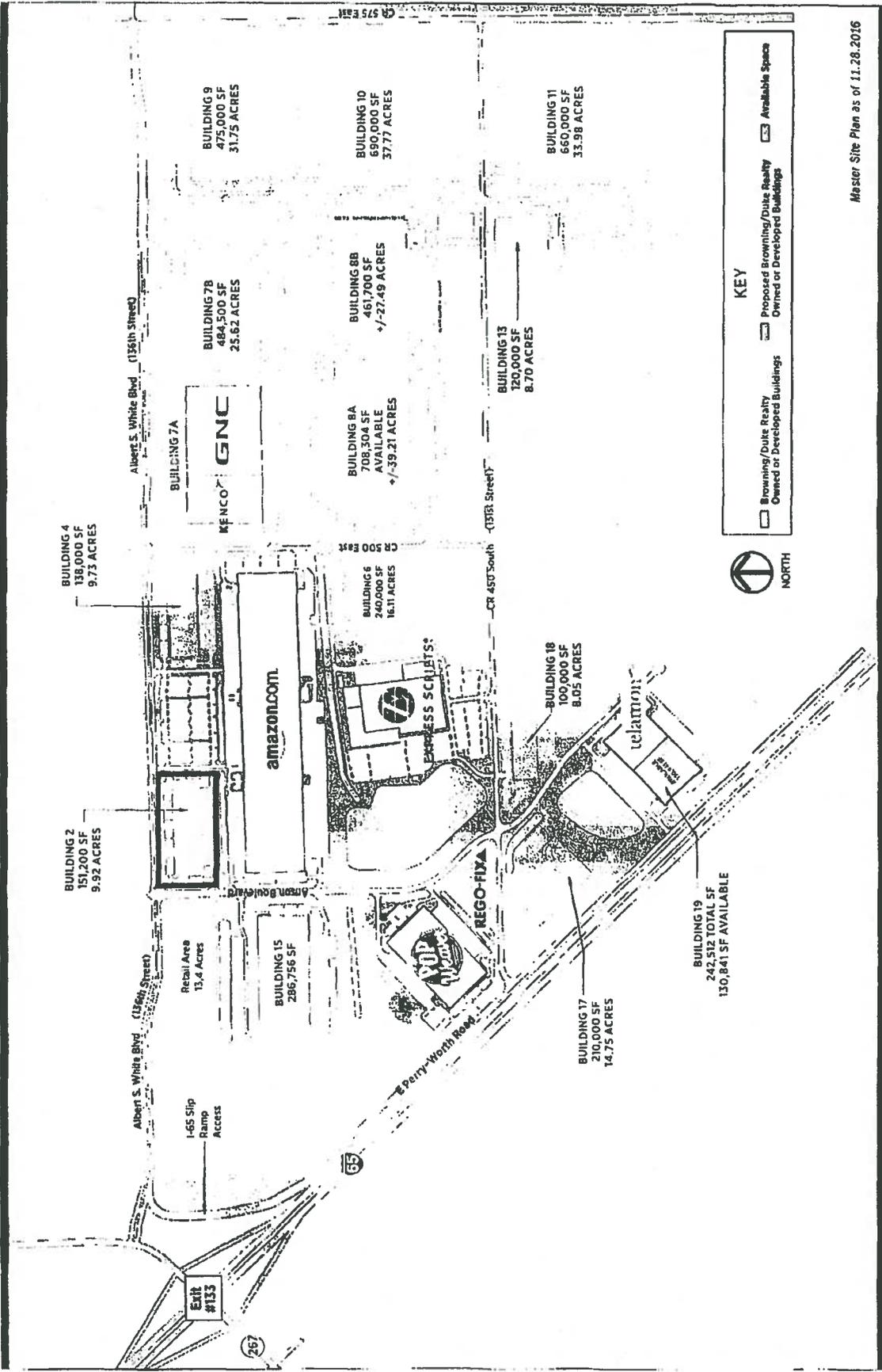
TAX CALCULATION:

REAL ESTATE VALUE (NET)	495,008	781,343	1,651,801	2,539,640	3,445,120	4,070,544	4,708,181	5,358,214	6,020,826	6,386,144
PROPERTY TAX RATE (3)	0.023566	0.023309	0.023330	0.023799	0.024037	0.024277	0.024520	0.024765	0.025013	0.025263
Est. Tax Bill	\$11,434	\$18,228	\$38,921	\$90,440	\$82,809	\$98,920	\$115,443	\$132,696	\$150,596	\$161,331
PER SQUARE FOOT	\$0.00	\$0.03	\$0.04	\$0.09	\$0.14	\$0.19	\$0.23	\$0.27	\$0.31	\$0.35

\$870,720 total taxes paid

Abatement	(\$130,970)	(\$126,922)	(\$109,030)	(\$90,967)	(\$70,911)	(\$57,869)	(\$44,274)	(\$30,109)	(\$15,357)	(\$7,833)
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(\$663,842) total abatement value

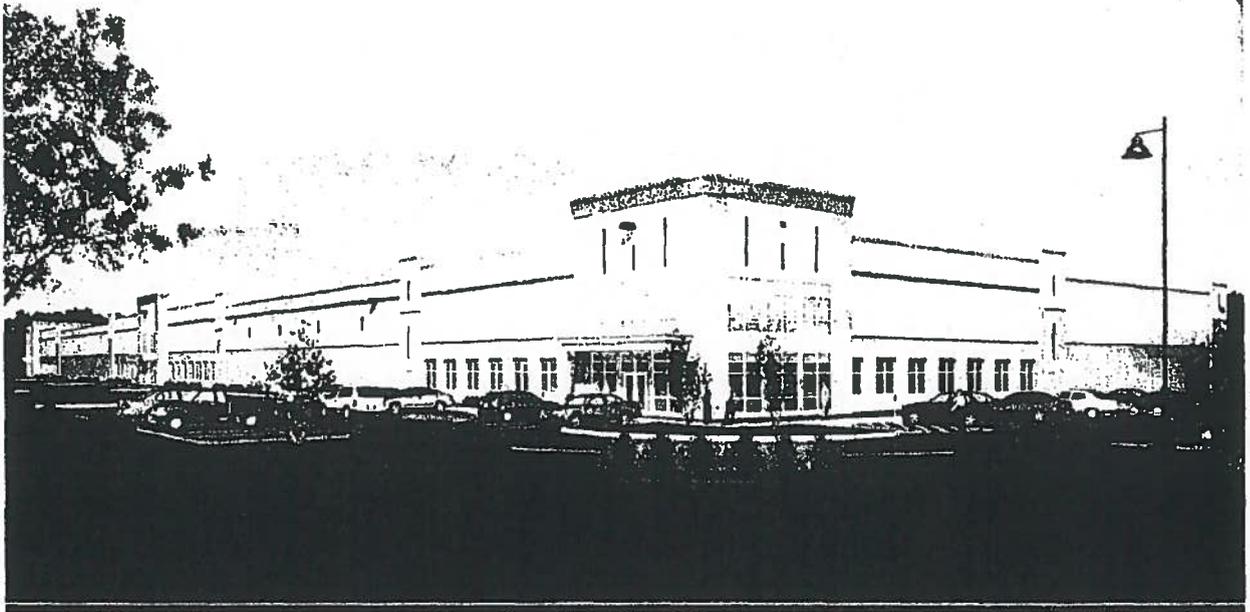


Master Site Plan as of 11.28.2016

browninginvestments.com
dukerealty.com
allpointsindiana.com

ALLPOINTS ANSON BLDG 2

Anson Blvd & Albert S. White Blvd., Whitestown, IN 46075



- Future site for a 151,200-square foot warehouse facility on 9.92 acres
- 200' x 756' building; divisible at 43,200 square feet or greater
- Office build-to-suit
- 28' clear ceiling height
- 23 dock doors with 35,000 lb. levelers
- Dock doors at 9' x 10' with viewing windows
- Three 12' x 14' drive-in doors with pipe bollards at each ramp
- 54' x 50' interior bays; 130' deep truck court
- 193 car parking spaces
- 35,000 lb. 7' x 8' mechanical dock levelers with brush seals, dock bumpers and dock seals
- Energy efficient T5 fluorescent warehouse lighting throughout
- For more information, visit AllPointsIndiana.com.

DUKE REALTY
600 E. 96th St.
Suite 100
Indianapolis, IN 46240
317.808.6000
dukerealty.com

BROWNING INVESTMENTS LLC
6100 W 96th Street # 250
Indianapolis, IN 46278
317.344.7300

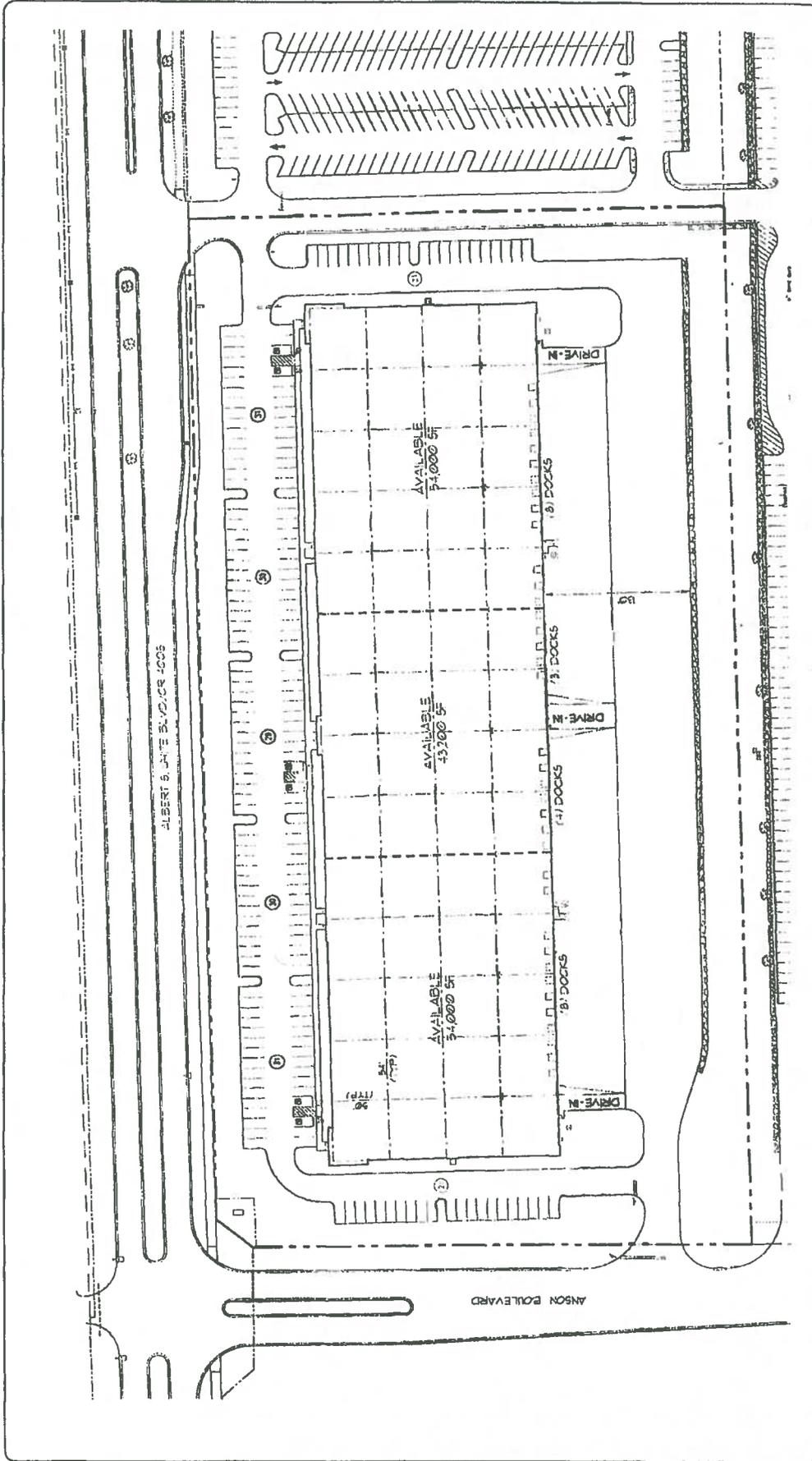




ORIGINAL

Duke
INTEGRITY

BUILDING 2
ALLPOINTS AT ANSON
WHITESTOWN, INDIANA



PROJECT DATA

- 151,200 SF
- 28' CLEAR HT.
- 23 DOCKS/8 DRIVE-INS
- 193 CAR PARKING

SITE PLAN



Scale: 1" = 80'-0"
 Date: 07/16/14
 (to scale on 11"x17" paper)



Town of Whitestown, Indiana

Real Property Tax Abatement Application Supplemental

AllPoints at Anson Buildings 2 and 9

10. Browning/Duke is a joint venture between Browning Investments and Duke Realty. Both Browning and Duke are full-service real estate development firms headquartered in metro Indianapolis for over 40 years. Browning/Duke has developed nine buildings in Whitestown over the past eleven years. These buildings provide employment for thousands of people in the pharmaceutical, manufacturing, and distribution industries. Three of these buildings serve as corporate headquarters.

11. The proposed real estate improvement on Site 2 is a 151,200 square foot building with parking. The proposed real estate improvement on Site 9 is a 431,379 square foot building with parking. The façade of the buildings will be primarily precast concrete panels with glass at the office areas. The office areas will be constructed to suit the occupants. Each site contains a paved multi-use trail and is served by the CIRTA bus.

17. If abatement is not granted then the buildings will not be constructed.

24. Browning and Duke each financially support multiple nonprofit and civic organizations in Whitestown and Boone County including the Whitestown Fire Department, Whitestown Police Department, Boone County Economic Development Corporation, and Boone County Humane Society. In 2017, Duke employees volunteered with Habitat for Humanity of Boone County on the construction of a home in the Whitestown Legacy Corridor.