



MEMO

TO: Whitestown Town Council

FROM: Molly Whitehead, Boone EDC

317-719-5268 / Molly@BetterInBoone.org

DATE: June 23, 2021

RE: 2021 Compliance Review – Batch 3

The Boone EDC has reviewed and recommends Town Council approve the following compliance documents for real and/or personal property tax abatements:

CF-1 Real Property

- 1. Browning Duke LLC (CF-1 RP revised form dated 05.25.21 for Building 7B)
- 2. Browning Duke LLC (CF-1 RP revised form dated 05.25.21 for Building 7B expansion)
- 3. Crest 3930, LLC
- 4. Harvest C Project I-65 LLC
- 5. LITP Anson Blvd LLC
- 6. Mach II B CTRP Fishback LLC
- 7. PTS Diagnostics Real Estate Holdings LLC
- 8. Zeller-401 LRH Restructured et al. (Park 130 Building 2)

CF-1 Personal Property

- 1. County Materials Corp.
- 2. Polymer Technology Systems, Inc. and/or related entities

Please see the attached copies of the submitted CF-1 forms and other documents for reference.

Upon either approval or denial of compliance, the Town must complete the top portion on page two of each CF-1 document. Please provide a copy of the approved resolution and signed CF-1 forms to the Boone EDC for future reference. We will also file a copy with Boone County.

If you have any questions or concerns, please do not hesitate to let me know.

COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 21 PAY 20 22

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

- This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.

 2. Property owners must file this form with the county auditor and the designating body for their review regarding
- the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor. and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))

 5. With the approval of the designating body, compliance information for multiple projects may be consolidated on
- one (1) compliance form (Form CF-1/Real Property).

SECTION 1	TAXPAYER INF	ORMATION			
Name of taxpayer				County	
Browning Duke LLC	Boone				
Address of taxpayer (number and street, city, state, and Z	DLGF taxing district number				
8711 River Crossing Blvd. Indianap	olis, IN 46240				
Name of contact person				Telephone numb	
Marc Armstrong				(317) 8	08-6844
SECTION 2	LOCATION AND DESCRIP	TION OF PROPERT	Υ		
Name of designating body		Resolution number			late (month, day, year)
Town Council of the Town of White	stown, Indiana	2017-23, ERA #2, 2009-26	, 2006-01, 2006-03		09/2017
Location of property 4124 AllPoints Parkway Whitestow	n, IN 46075			Actual start date	(month, day, year)
Description of real property improvements				Estimated comp	letion date (month, day, year)
Approximately 400,140 SF office, warehouse, dist	ribution facility and associated a	narking area and site			06/2018
improvements.	industrialing and addoctated p	sarking area and on		Actual completio	n date (month, day, year)
SECTION 3	EMPLOYEES AND	D SALARIES			
EMPLOYEE	S AND SALARIES		AS ESTIMA	TED ON SB-1	ACTUAL
Current number of employees			5	0	180
Salaries			1,500,	000.00	3,700,000.00
Number of employees retained					
Salaries				*	200
Number of additional employees				*	8,429,762.95
Salaries					
SECTION 4	COST AND V	/ALUES			
COST AND VALUES		REAL ESTATE	IMPROVEME	NTS	
AS ESTIMATED ON SB-1	COST			ASSESSE	D VALUE
Values before project					1,038,525.00
Plus: Values of proposed project					17,764,500.00
Less: Values of any property being replaced	-				
Net values upon completion of project		16,558,600.0	0		18,803,025.00
ACTUAL	COST			ASSESSE	D VALUE
Values before project			_		1,038,525.00
Plus: Values of proposed project					17,764,500.00
Less: Values of any property being replaced					
Net values upon completion of project SECTION 5 WASTE COM-	IVERTED AND OTHER RENE	16,558,600.0		(ED	18,803,025.00
	IVERTED AND OTHER BENEF	FILS PROMISED BY			ACTUAL
WASTE CONVERTED A Amount of solid waste converted	IND OTHER BENEFITS		AS ESTIMAT	ED ON 28-1	ACTUAL
Amount of hazardous waste converted		-			
Other benefits:	TAYDAYED CED	TIEICATION			
Other benefits: SECTION 6	TAXPAYER CER		at are true		
Other benefits: SECTION 6	TAXPAYER CER reby certify that the representati	ions in this statemer	it are true.	Date signed (n	nonth, dav. yearl
Other benefits: SECTION 6	reby certify that the representat	ions in this statemer		Date signed (n	nonth, day, year)
Other benefits: SECTION 6	reby certify that the representat	ions in this statemer		Date signed (n	nonth, day, year)

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

- 1. Not later than forty-five (45) days after receipt of this form, the designating body <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- 2. If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
- 3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
- 4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

resolution to: (1) the property owner, (2) the county additor, and (5			
We have reviewed the CF-1 and find that:			
the property owner IS in substantial compliance			
☐ the property owner IS NOT in substantial compliance			
other (specify)	730	-	
Reasons for the determination (attach additional sheets if necessary)			
			<u> </u>
Signature of authorized member		l ė	Date signed (month, day, year)
Attested by:	Designating bo	dy	
If the property owner is found not to be in substantial compliance time has been set aside for the purpose of considering compliance	, the property owner shall ce. (Hearing must be held	receive the opportunity for the within thirty (30) days of	r a hearing. The following date and the date of mailing of this notice.)
Time of hearing	Location of hearing		
HEARING RESUI	_TS (to be completed aft	er the hearing)	
Approved	Denied (s	ee instruction 4 above)	
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:	Designating bo	dy	
APPEAI	RIGHTS [IC 6-1.1-12.1-	5.9(e)]	
A property owner whose deduction is denied by the designating Circuit or Superior Court together with a bond conditioned to	body may appeal the desi	gnating body's decision by	/ filing a complaint in the office of the



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13) Prescribed by the Department of Local Government Finance 20 21 PAY 20 22

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

- 1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
- 2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))

 5. With the approval of the designating body, compliance information for multiple projects may be consolidated on
- one (1) compliance form (Form CF-1/Real Property).

SECTION 1	TAXPAYER INFO	ORMATION			
Name of taxpayer				County	
Browning/Duke LLC		Boone			
Address of taxpayer (number and street, city, state, and 2				DLGF taxing dist	
8711 River Crossing Blvd. Indiana	polis, IN 46240				06-018
Name of contact person				Telephone numb	
Marc Armstrong				(317)8	08-6844
SECTION 2	LOCATION AND DESCRIP	TION OF PROPERT	Υ		
Name of designating body		Resolution number	_		ate (month, day, year)
Town Council of Whitestown		2019-2	25		0/1/2019
Location of property 4124 AllPoints Parkway Whitestow	n, IN 46075			Actual start date	(month, day, year)
Description of real property improvements				Estimated compl	etion date (month, day, year)
Expand an existing distribution/office building by	133.380 square foot.			5	5/31/2020
	,			Actual completio	n date (month, day, year)
SECTION 3	EMPLOYEES AND	SALARIES			
EMPLOYER	ES AND SALARIES		AS ESTIMAT	ED ON SB-1	ACTUAL
Current number of employees				-	-180
Salaries					-3,700,000.00
Number of employees retained				, ,	
Salaries					X 200
Number of additional employees			2	9 🗶	81025,162.95
Salaries			945,8	17.00	
SECTION 4	COST AND V	/ALUES			
COST AND VALUES		REAL ESTATE	IMPROVEME	NTS	
AS ESTIMATED ON SB-1	COST			ASSESSE	D VALUE
Values before project					346,175.00
Plus: Values of proposed project					5,921,500.00
Less: Values of any property being replaced					
Net values upon completion of project		7,735,560.00	0		6,267,675.00
ACTUAL	COST			ASSESSE	D VALUE
Values before project					346,175.00
Plus: Values of proposed project					E 004 500 00
					5,921,500.00
Less: Values of any property being replaced					5,921,500,00
Less: Values of any property being replaced Net values upon completion of project		7,735,560.00			6,267,675.00
Less: Values of any property being replaced Net values upon completion of project SECTION 5 WASTE CO	NVERTED AND OTHER BENEF		THE TAXPAY		6,267,675.00
Less: Values of any property being replaced Net values upon completion of project SECTION 5 WASTE CONVERTED A	NVERTED AND OTHER BENEF AND OTHER BENEFITS				
Less: Values of any property being replaced Net values upon completion of project SECTION 5 WASTE CONVERTED A Amount of solid waste converted			THE TAXPAY		6,267,675.00
Less: Values of any property being replaced Net values upon completion of project SECTION 5 WASTE CONVERTED A Amount of solid waste converted Amount of hazardous waste converted			THE TAXPAY		6,267,675.00
Less: Values of any property being replaced Net values upon completion of project SECTION 5 WASTE CONVERTED A Amount of solid waste converted Amount of hazardous waste converted Other benefits:	AND OTHER BENEFITS	FITS PROMISED BY	THE TAXPAY		6,267,675.00
Less: Values of any property being replaced Net values upon completion of project SECTION 5 WASTE CO WASTE CONVERTED A Amount of solid waste converted Amount of hazardous waste converted Other benefits: SECTION 6	AND OTHER BENEFITS TAXPAYER CER	FITS PROMISED BY	THE TAXPAY AS ESTIMAT		6,267,675.00
Less: Values of any property being replaced Net values upon completion of project SECTION 5 WASTE CO WASTE CONVERTED A Amount of solid waste converted Amount of hazardous waste converted Other benefits: SECTION 6	TAXPAYER CER	TIFICATION	THE TAXPAY AS ESTIMAT	ED ON SB-1	6,267,675.00 ACTUAL
Less: Values of any property being replaced Net values upon completion of project SECTION 5 WASTE CO WASTE CONVERTED A Amount of solid waste converted Amount of hazardous waste converted Other benefits: SECTION 6	TAXPAYER CER ereby certify that the representati	TIFICATION	AS ESTIMAT	ED ON SB-1	6,267,675.00

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#updated 5/25/21

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

- Not later than forty-five (45) days after receipt of this form, the designating body <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- 2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
- 3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
- 4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner: (2) the county auditor; and (3) the county assessor.

resolution to. (1) the property of	wher, (2) the county additor, and (oj ine county	/ assessur.	
We have reviewed the CF-1 and	find that:			
the property owner IS in su	ibstantial compliance			
the property owner IS NOT	in substantial compliance			
other (specify)				
Reasons for the determination (attach	additional sheets if necessary)			
Signature of authorized member				Date signed (month, day, year)
Attested by:			Designating body	I
If the property owner is found r time has been set aside for the	not to be in substantial compliance purpose of considering complian	e, the proper nce. (Hearing	ty owner shall receive the opportunity f g must be held within thirty (30) days of	or a hearing. The following date and fithe date of mailing of this notice.)
Time of hearing AM	Date of hearing (month, day, year)	Location of h	nearing	1919
	HEARING RESU	LTS (to be o	completed after the hearing)	
	Approved		Denied (see instruction 4 above)	
Reasons for the determination (attach	additional sheets if necessary)			
Cincolar of a Abrahada and a				In
Signature of authorized member				Date signed (month, day, year)
Attested by:			Designating body	8
	APPEA	L RIGHTS [IC 6-1.1-12.1-5.9(e)]	
A property owner whose deduction Circuit or Superior Court together.	ction is denied by the designating ether with a bond conditioned to	body may a pay the co	ppeal the designating body's decision l sts of the appeal if the appeal is det	by filing a complaint in the office of the ermined against the property owner.

Crest 3930, LLC

Crest 3930, LLC 1758 Timber Heights Drive Carmel, IN

May 4, 2021

Matt Sumner Clerk Treasurer—Town of Whitestown 6210 Veterans Drive Whitestown, IN 46075

E/Mail: msumner@whitestown.in.gov

Phone: 317-732-4532

Phone: 317-769-6557x 4532

RE: Office Address:

Crest 3930, LLC % Tom Osterhaus

1758 Timber Heights Drvie

Carmel, IN 46280

Property Address:

Crest 3930, LLC 3930 Perry Boulevard

Whitestown, IN 47075

Annual Tax Abatement Forms:

- 1) Form CF-1 Updated Compliance with State of Benefits Real Estate Improvement
- 2) Form 11 Notice of Assessment of Land & Improvements dated 5-03-21
- 3) Form 322 Application for Deduction of Assessed Valuation—Original (2 pages)
- 4) SB-1 Statement of Renefits—Original (2 pages)
- 5) Resolution 2008-36 (3 pages)
- 6) Resolution 2015-14 (2 pages)

If you need further information please contact:

Crest 3930, LLC % Tom Osterhaus 1758 Timber Heights Drive Carmel, IN 46280

Cell: 317-710-6837

E/Mail: tosterhaus@gmail.com

Tom Osterhaus



COMPLIANCE WITH STATEMENT OF BENEFITS **REAL ESTATE IMPROVEMENTS**

State Form 51766 (R2 / 1-07)

☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

Prescribed by the Department of Local Government Finance

Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

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FORM CF-1 / Real Property

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The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

MICTOL	IOT	OMO.
INSTRU	JUII	UNS:

1. This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))

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

- Property owners must file this form with the County Auditor and the Designating Body for their review regarding the compliance of the project with the Statement of Benefits (SB-1 / Real Property).
- 3. This form must accompany the initial deduction application that is filed with the County Auditor.
- 4. Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)
- The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))

6. With the approval of the Designating Body, compl	iance information for multiple pr	ojects may be consc	lidated on one (1) compliance fo	orm (CF-1 / Real Property)
SECTION 1	TAXPAYER INF	ORMATION		16.50	建
Name of taxpayer		7			
CREST 3930, LLC					
Address of taxpayer (number and street, city, state, and ZII	P code)		•		
1758 Timber Heights Drive, Carmel, IN	46280				
Name of contact person				Telephone num	ber
Tom Osterhaus				(317) 710-	6837
SECTION 2	LOCATION AND DESCRIP	TION OF PROPER	ГҮ		助专
Name of designating body				Resolution num	nber
Town Council of Whitestown				2008-36	
Location of property		County		DLGF taxing di	strict number
Perry Industrial Park II. Sec 2, Lot 12 &	PT of Lot 7	Boone		06-020	
Description of real property improvements:	50 10 174V 24424 March 1991			Estimated start	ing date (month, day, year)
13,350 sf office and warehouse building	and related site improve	ements located	at the	04/01/20	13
above location.	and related site improvi	ements located	at tile		pletion date (month, day, yea
abovo location.				04/15/20	14
SECTION 3	EMPLOYEES AN	D SALARIES			利 康
EMPLOYEE	S AND SALARIES		AS ESTIMAT	ED ON SB-1	ACTUAL
Current number of employees			5		11
Salaries			150,000.00 3		330,000.00
Number of employees retained					
Salaries					
Number of additional employees					
Salaries					
SECTION 4	COST AND	VALUES			
COST AND VALUES		REAL ESTAT	E IMPROVEME	NTS	
AS ESTIMATED ON SB-1	COST			ASSESSE	ED VALUE
Values before project		0.00			
Plus: Values of proposed project	450,0	00.00			
Less: Values of any property being replaced		0.00			
Net values upon completion of project	450,0	00.00			
ACTUAL	COST		ASSESSED VALUE		
Values before project		0.00			
Plus: Values of proposed project	575,	000.00			-X-1-3-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
Less: Values of any property being replaced		0.00			
Net values upon completion of project		000.00			
	IVERTED AND OTHER BENE	FITS PROMISED B	Y THE TAXPAY	ER	
The state of the s	ND OTHER BENEFITS		AS ESTIMAT	ED ON SB-1	ACTUAL
Amount of solid waste converted				0.00	
Amount of hazardous waste converted				0.00	
Other benefits:				0.00	
SECTION 6	TAXPAYER CER	AND DESCRIPTION OF THE PERSON			新
I he	reby certify that the representa	tions in this stateme	nt are true.		
Signature of authorized representative	Titl	e			month, day, year)
Tom Charace		Member		May 4	, 2021

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12-5.1)

- This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement
 of Benefits.
- Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
- If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include
 the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. A copy of the notice will be sent to the
 County Auditor.
- Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
- 5. If the designating body determines that the property owner has NOT made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner and (2) the County Auditor.

	× · · ·	
We have reviewed the CF-1 and find that:		
the property owner IS in substantial compliance		
the property owner IS NOT in substantial compliance		
other (specify)		
Reasons for the determination (attach additional sheets if necessary)		
· · · · · · · · · · · · · · · · · · ·		
Signature of authorized member		Date signed (month, day, year)
Attested by:	Designating body	I
If the property owner is found not to be in substantial compliance, the pro- time has been set aside for the purpose of considering compliance.	perty owner shall receive the opportunity f	or a hearing. The following date and
Time of hearing AM Date of hearing (month, day, year) Location PM	of hearing	
HEARING RESULTS (to t	e completed after the hearing)	
☐ Approved	☐ Denied (see instruction 5 above)	
Reasons for the determination (attach additional sheets if necessary)		
Signature of authorized member		Date signed (month, day, year)
Attested by:	Designating body	
ADDEAL DIGUT	S [IC 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating body may Circuit or Superior Court together with a bond conditioned to pay the	appeal the designating body's decision to costs of the appeal if the appeal is determined.	by filling a complaint in the office of the



NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

FORM 11

State Form 21366 (R17 / 12-18) Prescribed by Department of Local Government Finance

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the Assessing Official at the telephone number and address below.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2): If the taxpayer does not agree with the action of the Assessing Official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to initiate an Appeal, with the Township Assessor or County Assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the Assessing Official or at https://forms.in.gov/Download.aspx?id=6979. An Assessing Official who receives a Form 130 must schedule a preliminary informat.meeting with the taxpayer in order to resolve the appeal. The Assessing Official and taxpayer must exchange the information each NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal.

Name and address of property owner

CREST 3930 LLC
1758 TIMBER HEIGHTS DR
INDIANAPOLIS IN 46280

Parcel or Identification number
020-04350-12

Property address (number and street, city, state, and ZIP code)
3930 PERRY BLVD, WHITESTOWN IN 46075

^{*} The term "improvements" includes, but is not limited to, buildings, structures, fixtures, and appurtenances. It represents a value added to the value of the land to equal the property's total market value-in-use. It should not be confused with improvements resulting from routine maintenance to the property, such as painting a house.

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2021			
LAND	124,800	LAND	124,800		
STRUCTURES/ IMPROVEMENTS*	605,700	STRUCTURES/ IMPROVEMENTS*	627,600		
TOTAL	730,500	TOTAL	752,400		

Reason for revision of assessment:

UNSET:

THIS IS NOT A BILL

The purpose of this form is to notify the property owner of the gross assessed value for the year 2021 pay 2022.

The actual property tax impact of this assessment is unknown as tax rates have not been established for 2021 pay 2022.

If you believe that the 2021 pay 2022 value is not accurate, you may file an Appeal (Form130) with the Boone County Assessor. A successful appeal must include evidence to support market value in use of this property.

THE DEADLINE TO FILE AN APPEAL IS 06/15/2021.

Note: In the event that assessment has been corrected by a prior successful appeal, your assessed value above may appear as only the total value and will not separate land and structures.

SEE ATTACHED FOR DETAILS CONCERNING HOW TO FILE AN APPEAL

If the change in assessment is due to a new home, a taxpayer should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website, www.IN.gov/dlgf. Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

County BOONE COUNTY	Township PERRY	Date of Notice (month, day, year) 5/3/2021	
Assessing Official LISA GAROFFOLO		Telephone number (765) 482-0140	

Address (number and street, city, state, ZIP code)

115 COURTHOUSE SQUARE, LEBANON IN 46052



APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS (ERA)

State Form 18878 (R12 / 1-14) Prescribed by the Department of Local Government Finance 20 14 PAY 20 15

FORM 322 / RF

INSTRUCTIONS:

- 1. This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
- To obtain the duction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation (or new assessment) is made, or not later than thirty (30) days effer the assessment notice is malled to the property huner if it was malled after April 10. If the property owner misses the May 10 deadline in the initial year of assessment, he can apply between March 1 application 10 of a subsequent year for the remainder of the abstement term. (See also IC 6-1.1-12.1-11.3 concerning the failure to file a timely application)
- 3. A copy of the Form 11, the approved Form SB-1 / Real Property, the resolution adopted by the designating body, and be attracted to this application. GF-1 / Real Property must
- The Form CF-1 / Real Property must be updated annually and provided to the County Auditor and the designation is applicable. assessment year in which
- 5. Please see IC 6-1.1-12.1 for further instructions.
- 6. Please see IC 6-1.1-12.1 for further instructions.
 6. Taxpayer completes Sections I, if and III below.
 7. If properly located in an economic revitalization area is also located in an allocation area as defined in IC 39/0.14 (IC 8-1.1-12.1-2(k)). C 38-7-15:1-26, an epplication for spatial application
- 8. Except for deductions related to redevelopment or rehabilitation of real property in a county containing a consolidated offs(a deduction for the redevelopment or rehabilitation of real property may not be approved for the following facilities (IC 6-1.1-12.1-3):

 a. Private or commercial colf course.
 - a. Private or commercial gotf course
 - b. Country club
 - o. Massage parlor
 - d. Tennie club
 - e. Skating facility, including roller skating, sixteboarding or ice skating
 - f. Recover eport facility (including handball or recover ball court)
 - g. Hot tub facility
 - h. Suntan facility
 - I. Receivack

- Any facility, the primery purpose of which is (a) Retail food and beverage service; (b) Automobile sales or service; or (a) other retail; (unless the facility is located in an economic development target area established under IC 6-1.1-12.1-7).
- under IC G-1.7-12.7-12.7

 Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals or unless the facility is located in an economic development target area established under IC 6-1.1-12.1-7, or the area is designated as a residentially distressed area which is required to meet conditions as ofted in IC 6-1.1-12.1-2 (c) (1 & 2).

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The owner hereby applies to the Cou			IC 6-1.1-12.1-5 beginning with the assessm	
County	Township		DLGF texting district number	Key number
Boone	Perry		08-020	The state of the s
Name of owner			Legal description from Form 11	
Crest I, LLC			Perry Industrial Park II Sec 2 Lot 12	& Ptof Lot 7
Property address (number and street, city, ata 3930 Perry Blvd.; Whitestown, IN 4	nts, and ZIP code) 16075			Date of Form 11 (month, day, year) 07/15/2014
Type of structure Office/Warehouse Building		***************************************		Use of structure Office/Werehouse
Governing body that approved ERA designati	on		Date ERA designation approved (month, day, ye	
Whitestown Town Council			11/11/2008	2008-38
	EASURE H	-Vicini	The The Property of the Party o	
Signature of owner or representative (I hereb	A clarify main me sabuseautetious	on this appli	cation are true.)	Date signed (month, day, year)
The second	BOUR			4)18/18
Printed name of owner or representative	Address (humb	or and street,	city, state, and ZIP code)	11212
Tom Osterhaus	9150 Harris	on Park C	t., Sta. A; Indianapolis, IN 46216	
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A. Rehabilitation structure 1. Assessed value	ition AFTER rehabilitation		3	AUGUTERIA DES
	tion BEFORE rehabilitation		8	
3. Difference in as	essesed valuation (Line 1 minus	Line 2)	8	
4. Assessed value (for the increase the increase in- etructure)	idion eligible for tladuction e in AV from the rehabilitation, i AV from the reassesment of the	not including he entire	\$	
B. New structure 1. Assessed value	ation		\$. 585,700.00	
2. Assessed velts	tion alloible for deduction		8 FOE 700 00	
	a long of	ALTO THE	ATTENDED TO THE PARTY OF THE PA	
offective date of the assessment beli	cture was assessed and the	OWNER WAR	s notified on sessed valuations in Section III are correct	with the
Signeture of Assessing Official		Printed nam	ne of assessing official	Data (month, day, year)

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of 12, Section 2, Perry Industrial Park II,

Town Council of Whitestown

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SECTION 2

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CREST, LLC

(Lot 12, Perry Industrial Park II)

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NSTRUCTIONS:

Internation from the applicant in making the body designating the Economic Revitalization Area prior to the public hearing the designating the designating that the applicant in making the designating to the body received to the public hearing the designation about whether to designation of real property to which the general makes to cally a series of controls of the designating body Religions and a series of the designating body (Oily Council, John Board, County Council, air.) Thus is a self-property of the approved.

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earning by the Department of Local Government Finance

(TO-1 1 SF) TOT TO mich shade SEAL ESTATE IMPROVEMENTS STITEMENT OF BENEFITS

Orders! Bocument

Whedord Issai \ N.88 MSOq 20 10 PAY 20 11

FOR USE	OF THE DESIGNATING BODY	
.*We have reviewed our prior actions relating to the designation of the adopted in the resolution previously approved by this body. Said of	is Economic Revitalization Area and fine esolution, passed under IC 6-1.1-12.1,	i that the applicant meets the general standards provides for the following limitations:
A. The designated area has been limited to a period of time no expires is	- Annual Control of the Control of t	ars * (see below). The date this designation
B. The type of deduction that is allowed in the designated area 1. Redevelopment or rehabilitation of real estate improveme 2. Residentially distressed areas 3. Occupancy of a vacant building C. The amount of the deduction applicable is limited to \$ 0.00	onte ØYes □No .□Yes ØNo □Yes ØNo	•
D. Other imitations or conditions (specify) NONE		
E. The deduction is allowed forten (10) We have also reviewed the information contained in the statement determined that the totality of benefits is sufficient to justify the deduction.	years* (see below). of benefits and find that the estimates a	nd expectations are reasonable and have
	more.	•
Approved (eigensture and filte of shift tood member of designating body)	Telephone number (317) 769-8557	Date aligned (month, day, year)
Attention by objective are the of attention	Designated body	11-11-08
	TOWN Council of White	stown
If the designating body limits the time period during which an area emitted to receive a deduction to a number of years designated und A. For residentially distressed areas, the deduction period may not B. For redevelopment and rehabilitation or real estate improvement 1. If the Economic Revitalization Area was designated prior to J. 2. If the Economic Revitalization Area was designated after Junic C. For vacant buildings, the deduction period may not exceed two (2)	is an economic revitalization area, it do er IC 8-1.12-12.1-4. exceed five (5) years. er uty 1, 2000, the deduction period is limit	see not limit the length of time a texpeyor is
	c) years.	

Orleans Document

RESOLUTION NO. 2008-34

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA APPROVING REAL PROPERTY TAX DEBUCTIONS IN WHITESTOWN ERA #1 UNDER IND. CODE § 6-1.1-12.1

CREST 1, LLC (Lot 12, Sec. 2, Perry Industrial Park II)

WHEREAS, the Town Council of the Town of Whitestown, Indiana (respectively, the "Town Council" and the "Town"), pursuant to Ind. Code § 6-1.1-12.1 (the "Act") and Resolution Nos. 2005-02 and 2005-04, declared an area which is situated within the Town consisting of approximately 188 acres, located generally north of County Road 550 South and between State Road 267 and Indianapolis Road; and east of Indianapolis Road north and south of the interchange of Indianapolis Road, S.R. 267 and I-65, partly in Perry Township and partly in Worth Township, as an economic revitalization area and designated as the Whitestown ERA #1 (the "ERA #1"); and

WHEREAS, the Town Council has been advised by CREST I, LLC ("CREST I") of a proposed revitalization program (the "Project") on a site within the ERA #1 consisting of approximately 1.184 acres, which is more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Site"), and which will be commonly known as Lot 12, Section 2, Perry Industrial Park II; and

WHERRAS, the Project consists of certain real property development on the Site and CREST I anticipates increases in the assessed value of its real property and personal property by reason thereof and has requested real property tax abatement with respect to such anticipated increases; and

WHEREAS, the Town Council has received an Application for Tax Abatement and accompanying Statements of Benefits in the form attached hereto as <u>Exhibit B</u> and incorporated herein by reference (the "Abatement Application"); and

WHEREAS, the Whitestown Redevelopment Commission (the "Commission") has reviewed the Abatement Application and has adopted a resolution approving the Abatement Application; and

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 real property tax deductions for the Project pursuant to Ind. Code § 6-1.1-12.1;

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.
- 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;
 - 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;
 - d. the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment;
 - e. the totality of benefits is sufficient to justify the deductions.
- 3. As an inducement for CREST I to invest in the Site, the Abatement Application is hereby approved effective upon adoption of this Resolution and subject to CREST I meeting the following conditions:
 - a. As more particularly described in the Memorandum of Understanding for Tax Abatement between CREST I and the Town and included with the Abatement Application (the "MOU"), CREST I shall pay to the Town the Initial Application Fee, the Final Application Fee (each as defined in the MOU) and any other amounts required pursuant to the MOU and within the timeframes required under the MOU;
 - b. CREST I shall annually file with the Town Council the required Forms CF-1/RB demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in the Statements of Benefits (Form SB-1/RB) as presented to and approved by the Town Council; and
 - c. CREST I shall provide the Town Council an annual update regarding the timing of the construction of the improvements on the Project.
- 4. The provisions of Ind. 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 CRBST I to deductions for real property taxes for the Project as provided in Ind. Code § 6-1.1-12.1-4 for a period of ten (10) years. 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 CREST I Form SB-1/RP.

ADOPTED this 11 day of No	rember 2008.
	Jugan July
	Jason Tribby President
	Susan Austin, Council Member
	Dani bruka
	Dawn Semmler, Council Member
	Kevin Russell, Council Member
· ·	

Council Member

ATTEST: Letus Sachelmeyer, Clerk-Tressurer

L276976-2

RESOLUTION NO. 2015-14-

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA WAIVING CERTAIN NONCOMPLIANCE UNDER IND. CODE § 6-1.1-12.1-9.5

CREST 1, LLC (Let 12, Sec. 2, Perry Industrial Park II)

WHERRAS, the Town Council of the Town of Whitestown, Indiana (respectively, the "Town Council" and the "Town"), pursuant to Ind. Code § 6-1.1-12.1 (the "Act") and Resolution Nos. 2005-02 and 2005-04, declared an area which is situated within the Town consisting of approximately 188 scres, located generally north of County Road 550 South and between State Road 267 and Indianapolis Road; and east of Indianapolis Road north and south of the interchange of Indianapolis Road, S.R. 267 and 1-65, partly in Perry Township and partly in Worth Township, as an economic revitalization area and designated as the Whitestown ERA #1 (the "ERA #1"); and

WHEREAS, the Town Council, pursuant to the Act and Resolution No. 2008-36, approved Crest I, LLC's request deductions associated with a proposed revitalization program (the "Project") on a site within the ERA#1 consisting of approximately 1.184 acres, commonly known as Lot 12, Section 2, Perry Industrial Park II, for a period of ten (10) years as provided in lind. Code § 6-1.1-12.1-4, with the first such year of abstances to commence on the assessment date immediately following the completion of the improvements described by Crest I, LLC in its Form SB-1/RP; and

WHEREAS, Creat I, LLC has since completed the improvements described in the Form SB-1/RP, and the first year of shatement pursuant to Resolution No. 2008-36 was tax year 2014, pay 2015; and

WHEREAS, Crest I, LLC received a Form 11 dated July 15, 2014, but inadvertantly failed to file the responsive documents required by the Act and subsequently became aware of the error and contacted the Town; and

WHEREAS, Ind. Code. § 6-1.1-12.1-9.5 provides discretion to the Town Council, as the designating body, to waive noncompliance with a filing deadline if the tarquayer otherwise qualifies for the deduction and the document is filed or the clerical error is corrected before the Town Council's Resolution is adopted; and

WHEREAS, Crest I, LLC, other than noncompliance with the filing deadline, otherwise qualifies for the deduction described in Resolution No. 2008-36 and filed its Form 322/RE on April 13, 2015, along with the associated confirming resolution, statement of benefits, Form 11, and Form CF-1/Real Property; and

WHEREAS, the Town Council desires to waive Crest I, LLC's noncompliance with the filing deadline described herein pursuant to Ind. Code § 6-1.1-12.1-9.5 and to allow Crest I, LLC to obtain the first year deduction for the Project on its 2014, psyable 2015 taxes.

NOW, THEREFORE, HE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA, 84 follows:

- Crest I, LLC's noncomplisace with the filing deadline described herein is waived pursuant to ind. Code § 6-1.I-12.1-9.5, and Crest I, LLC shall obtain the first year deduction for the Project on its 2014, payable 2015 taxes pursuant to Resolution No. 2008-36.
 - This Resolution shall take effect upon its adoption.

ADOPTED this 14th day of April, 2015.

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COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 21 PAY 20 22

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

- This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
- Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- 3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
- 4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
- With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1	TAXPAYER INF	ORMATION		County	
Name of taxpayer Harvest C Project I-65 LLC				Boone	
Address of taxpayer (number and street, city, state, and	7IP code)			DLGF taxing dist	trict number
233 S. Wacker Dr., Suite 4700, Ch				DEGF WAXING OIS	41030
Name of contact person	icago, il occoo			Telephone numb	
Katie Lightbourn, Director - Proper	ty Tax			1100-110	66-3269
SECTION 2	LOCATION AND DESCRIP	TION OF PROPERT	·V	(312) 4	00-3203
Name of designating body	LOCATION AND DESCRIP	Resolution number	J.	Estimated start of	late (month, day, year)
Town of Whitestown		2010-	15		arch 2012
Location of property					(month, day, year)
4860 S. Indianapolis Rd., Whitesto	wn, IN 46075				Oct 2015
Description of real property improvements	<u> </u>			Estimated compl	letion date (month, day, year)
529,200 SF Warehouse				ı	Feb 2016
				Actual completio	n date (month, day, year)
				1	Nov 2016
SECTION 3	EMPLOYEES AN	D SALARIES	The same		
EMPLOYE	ES AND SALARIES		AS ESTIMA	TED ON SB-1	ACTUAL
Current number of employees					137
Salaries					5,194,940.00
Number of employees retained					
Salaries					
Number of additional employees			4	10	137
Salaries			1,123,	200.00	5,194,940.00
SECTION 4	COST AND	VALUES			其中性)主要的。
COST AND VALUES		REAL ESTATE	IMPROVEME	Windows Windows	Physical mass
AS ESTIMATED ON SB-1	COST			ASSESSE	ED VALUE
Values before project		W1000000000000000000000000000000000000			-
Plus: Values of proposed project		14,000,000.0	0		
Less: Values of any property being replaced					
Net values upon completion of project		14,000,000.0	0	1005005	2 (20 2)2
ACTUAL Values hafers resided	COST			ASSESSE	D VALUE
Values before project		19,298,981.0	0		28.140,500.00
Plus: Values of proposed project Less: Values of any property being replaced	1	19,290,901.0	0		28,140,300.00
Net values upon completion of project	-	19,298,981.0	0		28.140.500.00
	NVERTED AND OTHER BENE	Course of the second second second		/FR	28,140,300.00
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Amount of solid waste converted	VIIIII DENEI IIV				7.07.0
Amount of hazardous waste converted					
Other benefits:					
SECTION 6	TAXPAYER CER	RTIFICATION			TALL STATES
	ereby certify that the representat	321 3 3000 10 101	t are true.		
Signature of authorized representative	Title	е			ngnth, day, year)
() (V		Authorized	Agent	5/14	2021

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

- 1. Not later than forty-five (45) days after receipt of this form, the designating body <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- 2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
- 3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
- 4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner: (2) the county auditor; and (3) the county assessor

resolution to. (1) the property owner, (2) the county additor, and (5) the county	d35C3501.	
We have reviewed the CF-1 and find that:		
the property owner IS in substantial compliance		
the property owner IS NOT in substantial compliance		
other (specify)		
Reasons for the determination (attach additional sheets if necessary)		
Signature of authorized member		Date signed (month, day, year)
Attested by:	Designating body	
If the property owner is found not to be in substantial compliance, the propert time has been set aside for the purpose of considering compliance. (Hearing		
Time of hearing	earing	
HEARING RESULTS (to be c	ompleted after the hearing)	THE RESERVE OF THE PARTY OF
Approved [Denied (see instruction 4 above)	
Reasons for the determination (attach additional sheets if necessary)		
Signature of authorized member		Date signed (month, day, year)
Attested by:	Designating body	
APPEAL RIGHTS [I	C 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating body may ap		

APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS (ERA)

State Form 18379 (R14 / 5-15)

Prescribed by the Department of Local Government Finance

20 19 PAY 20 20

FORM 322 / RE

INSTRUCTIONS

- 1 This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
- 2 To obtain this 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 (or new assessment) 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. If the property owner misses the May 10 deedline in the initial year of assessment, he can apply between January 1 and May 10 of a subsequent year for the remainder of the abatement term. (See also IC 6-1 1-12.1-11.3 concerning the failure to file a timely application.)
- 3 A copy of the Form 11, the approved Form SB-1 / Real Property, the resolution adopted by the designating body, and the Form CF-1 / Real Property must be attached to this application
- 4 The Form CF-1 / Real Property must be updated annually and provided to the County Auditor and the designating body for each assessment year in which the deduction is applicable
- 5. Please see IC 5-1 1-12 1 for further instructions
- 6 Taxpayer completes Sections I. II and III below.
- the property (ax deduction may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application (IC 6-1 1-12 1-2(k)). 7 If property located in an economic revitalization area is also located in an allocation area as defined in IC 36-7-14-39 or IC 36-7-15.1-26, an application for
- 8 Except for deductions related to redevelopment or rehabilitation of real property in a county containing a consolidated city, a deduction for the redevelopment or rehabilitation of real property may not be approved for the following facilities (IC 6-1 1-12 1-3)
 - Any facility the primary purpose of which is (a) retail food and beverage service (b) automobile sales or service, or (c) other retail, (unless the a Private or commercial golf course b Country club facility is located in an economic development-target area established under IC 6-1 1-12.1-7) c Massage parlor d Tennis club
 - k. Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals, or unless the facility is located in an economic development larget area established under IC 6-1 1-12 1-7, or the area is designated Skating facility, including roller skating skateboarding or ice skating f Racquet sport facility (including handball or recquet ball court) g Hot tub facility as a residentially distressed area which is required to meet conditions as cited in IC 6-1 1-12.1-2(c)(1 & 2) h. Suntan facility

/ Racellack			I. Package li	quor store [see IC 6-1 1-12]	(-3(e)(12))
		SECTION I - DESCRI	PTION OF PR	OPERTY	
The owner hereby applies t	to the County Auditor for a	a deduction pursuant to	IC 6-1,1-12.1-	i beginning with the assessn	nent dale January 1, 20 19
County Boone	Township	Perry	DLGF taxing di	strict number 020	Key number 020-02280-03
Name of owner Harvest C Project I-6	5 LLC			n from Form 11 Ustrial Park III Sec 1	Part of Lot 3
Property address (number and str. 4860 S Indianapolis i					Date of Form 11 (month day, year)
Type of structure Industrial					Use of structure Distribution
Governing body that approved ERA designation Date ERA designation approved (month, day, year) TOWN of Whitestown 12/14/2010			Resolution number 2010-15		
	SECTION	II - VERIFICATION OF	FOWNER OR	REPRESENTATIVE	
S gnature of owner or represented	ve (I hereby certify that the n	epresentations on this appl	ication are true)		Date signed (shorth, day, year) 5 19 119
Printed name of owner or representation Lightbourn		ddress (number and streat, 2 N Riverside Pla		^{iP code)} 350, Chicago, IL 60€	606
		SECTION III -	STRUCTURES		AUDITOR'S USE
A Rehabilitation structure 1. Asse	essed valuation AFTER rehal	bilitation	2		
2. Asse	essed valuation BEFORE reh	nobilitation	5		
3. Diffe	rence in assessed valuation	(Line 1 minus Line 2)	S		
(for t	assed valuation eligible for de the increase in AIV from the r ncrease in AIV from the reas dure)	ehabilitation, not including	s		
B New structure 1. Asse	essed valuation		5	25,610,800.00	
2 Asse	essed valuation eligible for de	eduction	S	25,610,800.00	
	SECT	TON IV - VERIFICATIO	N OF ASSESS	ING OFFICIAL	
I verify that the above desc effective date of the assess			s notified on assessed valu	ations in Section III are corre	, with the
Signature of assessing official		Printed nam	ne of assessing of	fdal	Date (month, day, year)

SECTION V - FOR ARE	AS EXCEPT FOR A RESIDENTIALLY DI	STRESSED AREA WHERE THE STA	ATEMENT OF BENEFITS WAS
	D VALUE / PERCENTAGE / DEDUCTION*		D VALUE / PERCENTAGE / DEDUCTION**
(1) For deductions allowed over a one ((5) For deductions allowed over a sight	(8) year period:
1 20 pay 20 \$	100% - % S	1 20pay 20 S	100%% 5
	en e	2 20 pay 20 \$	
(2) For deductions allowed over a two (2) year period:	3 20 pay 20 5	
1 20 pay 20 S	100% *% S	4 20 pay 20 \$	63% '% \$
2 20 pay 20 5		5 20 pay 20 \$	
		6 20 pay 20 \$	
(3) For deductions allowed over a three	(3) year period:	7 20 pay 20 S	
1 20pay 20 \$	100% *% S	8 20 pay 20 \$	
2 20 pay 20 S			
3 20pay 20\$		(9) For deductions allowed over a nine	(9) year period:
(4) For deductions allowed over a four (4) year perod:	1 20pay 20 \$	The state of the s
(1) the headshorts allowed near a load (2 20pay 20 \$	
1 20pay 20 \$		3 20 pay 20 \$\$	77% *% \$
2 20pay 20 \$. Detroited	4 20 pay 20 \$	66% ·% \$
3 20 pay 20 \$	50% *% \$	5 20 pay 20 \$	
4 20pay 20 \$	25% •% \$	5 20 pay 20 \$	44% *% \$
	**************************************	7 20 pay 20 S	
(5) For deductions allowed over a five (b) year penod	8 20 pay 20 \$	
1 20pay 20 \$	100% *% \$	9 20 pay 20 S_	11% ·% \$
2 20 pay 20 5	80% *% S		Ar
3 20pay 20 \$	% \$	(10) For deductions allowed over a ten	(10) year period
4 20 pay 20 5	40% *% S	1 20 pay 20 \$	100% * % \$
5 20 pay 20 S		2 20 pay 20 5	95% ' % \$
		3 20 19 pay 20 20 \$ 25 610 60	
(6) For deductions allowed over a six (6) year period:	4 20 pay 20 5	
1 20 pay 20 S	100% . % \$	5 20pay 20 \$	50% ' % \$
2 20 pay 20 5		6 20 pay 20 S	
3 20 pay 20 \$		7 20 pay 20 S	TOTAL TOTAL TOTAL
4 20 pay 20 \$		8 20 pay 20 5	
5 20 pay 20 S		9 20pay 20 S	
6 20 pay 20 \$	17% * % \$	10 20 pay 20 5	10000
	11 000000 1	10 20pay 20 3	
(7) For deductions allowed over a sever	(7) year period:		ages shown in this section apply to a
1 20pay 20 \$	100% ·% \$		proved before July 1, 2013 that did not
2 20 pay 20 S			deduction schedule adopted by the
3 20 pay 20 \$			er abatements shall use the percentages ant schedule adopted by the designating
4 20 pay 20 \$		body per iC 6-1.1-12.1-1	- 19 1 C. 1
5 20 pay 20 S			690
6 20 pay 20 S	The second of th		all be adjusted annually to reflect changes
7 20 pay 20 S	57970.000 See 200 NO.		ting from a reassessment or an appeal of
, 20_pay20 0		the assessment per IC 6-1.1-12	1.1-4(0).
SECTION VI - FOR A RESIDE	NTIALLY DISTRESSED AREA WHERE T	HE STATEMENT OF BENEFITS WA: JLE PER IC 6-1.1-12.1-17	S APPROVED BEFORE JULY 1, 2013
	T		CEDUCTION IS ALLOWED FOR A FIVE (5)
TYPE OF DWELLING	DEDUCTION IS TH		YEAR PERIOD THAT INCLUDES YEARS
			TEARS
One (1) family dwelling	Assessed value (after rehabilitation or redeve	lopment) \$ or \$74,880 AV	paythrough pay
Two (2) family dwelling	Assessed value (after rehabilitation or redeve	lopment) 9 cr \$105,080 AV	pay through pay
Three (3) unit multifamily dwelling	Assessed value (after rehabilitation or redeve	Topment) \$ or \$155,000 AV	pay lhrough pay
Four (4) unit multitamily dwelling	Assessed value (after rehabilitation or redeve		pay through pay
Assessed value limits for taxes due a	and payable prior to January 1, 2005 were \$3	6,000, \$51,000, \$75,000, and \$96,000	for one to four family dwellings, respectively.
S	ECTION VII - APPROVAL OF COUNTY A	UDITOR (COMPLETE ONLY IF APP	ROVED)
This application is approved in th			
Signature of County Auditor	Printed nan	ne of County Auditor	Date signed (month, day: year)
			ſ



AN EXTENSION OF YOUR TAX DEPARTMENT

May 14, 2021

CERTIFIED MAIL #7017 0190 0000 0360 5616 Return Receipt Requested

Whitestown Town Council Whitestown Municipal Complex 6210 Veterans Drive. Whitestown, IN 46075

RE:

Annual Filings - Compliance with Statement of Benefits

4860 S Indianapolis Rd/5292 Performance Way

Parcel 020-02280-03

Dear Ms. Crum:

Please find enclosed the 21p22 Form CF-1 for the real property abatement for 4860 S Indianapolis Rd/5292 Performance Way in Whitestown. We are also submitting this filing to the Boone County Auditor.

Please call if you have any questions or require additional information.

Cordially,

Chris Condon

Director

(317)596-3260 ext. 2419 ccondon@dmainc.com

Enclosures



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 21 PAY 20 22

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.

Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
 This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.

This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))

With the approval of the designating body, compliance information for multiple projects may be consolidated on

one (1) compliance form (Form CF-1/Real Property).

SECTION 1	TAXPAYER INFORMATION		20.6711.2.261.6716.4716.4716.47
Name of taxpayer		County	
LITP Anson Blvd LLC			e County .
Address of taxpayer (number and street, city, state, and ZIP code)			ing district number
333 W. Wacker Drive, Suite 2300, Chica		06019	
Name of contact person			e number
Mallory Becker) 897-4101
	OCATION AND DESCRIPTION OF PROPE		(1997年)。2016年2月1日 - 1997年 1997年 - 1997年 - 1997年 1997年 - 1997年
Name of designating body	Resolution numbe		i start date (month, day, year)
Town of Whitestown	2018		6/1/2019
Location of property 4993 Anson Blvd., Whitestown, IN 4607	5	Actual sta	ort date <i>(month, day, year)</i> 5/1/2019
Description of real property improvements		Estimated	completion date (month, day, year)
		5	3/1/2020
		Actual co	mpletion date (month, day, year) 1/10/2020
SECTION 3	EMPLOYEES AND SALARIES	T. Parising Colon	
EMPLOYEES AN		AS ESTIMATED ON	SB-1 ACTUAL
Current number of employees	DISALAMES	144	52
Salaries		4.345,097.00	2,308,113.60
Number of employees retained		0	0
Salaries			0.00
Number of additional employees		0	0
Salaries		0.00	0.00
SECTION 4	COST AND VALUES	12.16 - 12.16.16.42	
COST AND VALUES	REAL ESTA	TE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASS	SESSED VALUE
Values before project		0.00	0.00
Plus: Values of proposed project	10,000,00	0.00	1,669,600.00
Less: Values of any property being replaced		0.00	0,00
Net values upon completion of project	10,000,00	0.00	1,669,600.00
ACTUAL	COST	ASS	SESSED VALUE
Values before project	13,648,62	0.00	0.00
Plus: Values of proposed project	10,678,34	4.13	16,692,600.00
Less: Values of any property being replaced		0.00	0.00
Net values upon completion of project	12,043,20		16,692,600.00
SECTION 5 WASTE CONVER	TED AND OTHER BENEFITS PROMISED	BY THE TAXPAYER	到了大学的人们的人们的人们的人们的人们的人们的人们的人们的人们的人们的人们的人们的人们的
WASTE CONVERTED AND C	OTHER BENEFITS	AS ESTIMATED ON	SB-1 ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			FN
SECTION 6	TAXPAYER CERTIFICATION	"满精"。 (基本)	
	certify that the representations in this staten	nent are true. MAY A	7 2021
Signature of authorized representative Ryan Triplo	Title Vice Pre	esident Clilic m.	gnes (vnosin, day, year) 5/4/21



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R4 / 1-21)

Prescribed by the Department of Local Government Finance

2021 PAY 2022

FORM CF-1 / Real Property

INSTRUCTIONS:

- This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
- Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- 3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
- 4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 17, 2021, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
- With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property)

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential, the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

one (1) compliance form (Form CF-17Real Pro	perty).			
SECTION 1	TAXPAY	ER INFORMATION		
Name of taxpayer			County	DOONE
MACH II - B CTRP FISHBACK	5 12/2/07-9 DBC-5			BOONE
Address of taxpayer (number and street, city, st 2100 MCKINNEY AVENUE, SUI		75201	DLGF taxing dist	16-019
Name of contact person COLBY WATSON			Telephone numl	ber -888-2349
SECTION 2	LOCATION AND DESC	RIPTION OF PROPERTY	Service Constitution	
Name of designating body TOWN OF WHITESTOWN		Resolution number 2018-31		date (month, day, year) 01/2018
Location of property ALBERT WHITE BLVD & 500 E	AST WHITESTOWN IN	ı 46075	Actual start date	(month, day, year)
Description of real property improvements:			Estimated compl	etion date (month, day, year)
UP TO 1,550,000 SF OFFICE	, WAREHOUSE, & DIST	TIBUTION FACILITY A	ND 05/	30/2019
ASSOCIATED PARKING AREA A				n date (month, day, year)
SECTION 3	EMPLOYEES	AND SALARIES		
EMP	LOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees				
Salaries				
Number of employees retained				
Salaries				
Number of additional employees				
Salaries				
SECTION 4	COST AN	DVALUES		
COST AND VALUES		REAL ESTATE IMPROVE	MENTS	
AS ESTIMATED ON SB-1	COST		ASSESSED V	'ALUE
Values before project	7/10 Tester	none		
Plus: Values of proposed project	40,000,	000		
Less: Values of any property being replaced				
Net values upon completion of project	40,000,	000		
ACTUAL	COST		ASSESSED V	/ALUE
Values before project			103	,700
Plus: Values of proposed project	32,828,	192	31,809	,500
Less: Values of any property being replaced				
Net values upon completion of project	32,828,	192	31,913	,200
SECTION 5 WAS	STE CONVERTED AND OTHER BE	NEFITS PROMISED BY THE TAX	PAYER	
WASTE CON	VERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted				
Amount of hazardous waste converted				
Other benefits:				
SECTION 6	COLUMN TRANSPORTER	ERTIFICATION		
Signature of authorized recessantation		entations in this statement are true.	Data sissed (onth day year
Signature of authorized representative		Title Authorized Perso	Date signed (m	ontn, day, year)

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

- Not later than forty-five (45) days after receipt of this form, the designating body <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- 2. If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
- Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
- 4. If the designating body determines that the property owner has NOT made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner (2) the county auditor,o and (3) the county assessor.

We have reviewed the CF-1 and find that:	110		:4
the property owner IS in substantia	I compliance		
the property owner IS NOT in subs	stantial compliance		
other (specify)			
Reasons for the determination (attach ad	dditional sheets if necessary)		
Signature of authorized member			Date of the second of the seco
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
	substantial compliance, the property owner s considering compliance. (Hearing must be		
Time of hearing AM	Date of hearing (month, day, year)	Location of hearing	
Sales and the sales	HEARING RESULTS (to be co	ompleted after the hearing)	The state of the s
		Denied (see insruction 4 above)	
Reasons for determination (attach addition	nal sheets if necessary)		
Signature of authorized member			Date signed (month, day, year)
NO			and a great (manual corp. your)
Attested by:		Designating body	
	APPEAL RIGHT	S [IC 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is Circuit or Superior Court together with	denied by the designating body may appeal h a bond conditioned to pay the costs of the	the designating body's decision by filing appeal if the appeal is determined agains	a complaint in the office of the the property owner.



NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

FORM 11

State Form 21366 (R17 / 12-18) Prescribed by Department of Local Government Finance

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the Assessing Official at the telephone number and address below.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2):

If the taxpayer does not agree with the action of the Assessing Official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the Township Assessor or County Assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the Assessing Official or at https://forms.in.gov/Download.aspx?id=6979. An Assessing Official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The Assessing Official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal.

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal.

Name and address of property owner MACH II - B CTRP FISHBACK LLC 4343 VON KARMAN AVE, SUITE 200 NEWPORT BEACH CA 92660 Parcel or Identification number 018-03220-03 Property address (number and street, city, state, and ZIP code) 3957 S 500 E, WHITESTOWN IN 46075

^{*} The term "Improvements" includes, but is not limited to, buildings, structures, fixtures, and appurtenances. It represents a value added to the value of the land to equal the property's total market value-in-use. It should not be confused with improvements resulting from routine maintenance to the property, such as painting a house.

PREVIOUS ASSES	SMENT	NEW ASSESSMENT EFFECT	VE JANUARY 1, 2021
LAND	2,962,500	LAND	2,983,600
STRUCTURES/ MPROVEMENTS*	30,237,000	STRUCTURES/ IMPROVEMENTS*	31,809,500
TOTAL	33,199,500	TOTAL	34,793,100

Reason for revision of assessment:

SPLIT:

THIS IS NOT A BILL

The purpose of this form is to notify the property owner of the gross assessed value for the year 2021 pay 2022.

The actual property tax impact of this assessment is unknown as tax rates have not been established for 2021 pay 2022.

If you believe that the 2021 pay 2022 value is not accurate, you may file an Appeal (Form130) with the Boone County Assessor. A successful appeal must include evidence to support market value in use of this property.

THE DEADLINE TO FILE AN APPEAL IS 06/15/2021.

Note: In the event that assessment has been corrected by a prior successful appeal, your assessed value above may appear as only the total value and will not separate land and structures.

SEE ATTACHED FOR DETAILS CONCERNING HOW TO FILE AN APPEAL

If the change in assessment is due to a new home, a taxpayer should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website, www.IN.gov/dlgf. Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

County BOONE COUNTY	BOONE COUNTY Township WORTH	
Assessing Official LISA GAROFFOLO	Telephone	e number (765) 482-0140

Address (number and street, city, state, ZIP code)

115 COURTHOUSE SQUARE, LEBANON IN 46052



LEGAL DESCRIPTIONS OF TWO MCKINZIE PARLIELS & GDI CONSTRUCTION CORP. REZONE

Property Address: Vacant Land 400 S., Whitestown, IN 46076 (Parcel I)

Partofina Souriwest Quarter of Section 24, Township 18 North, Range 3 East, Worth Township, Boone Octunty, Indiana described as follows:

Beginning at the Southwest corner of the Southwest Quarter of said Seption 24; thence along the approximate obtainer line of County Road 500 East and the Section line, Worth 00°28'02" East (assumed bearing) 1085.00 feet, thence along a South described line of the David L. Molfouzie & Sautha S. Molfouzie Property recorded in Dead Book 215, page 764, Boone County Recorder's Office, North 86°80'07" East, 335.00 feet, thence along an East described line of seld McKinzie Property, North 00°26'02" West, 140,00 feet, thence Morth 88°80'07" East, 111.74 feet; thence North 74°30'08" East, 110.87 feet; thence North 45°00'00" East, 77.86 feet; then next statem (16) courses are along the approximate center line of Pishback Creek Legal Open Drain; (1) thence South 68°45'75" East, 75.25 feet; (2) thence South 68°10'18" East, (3) thence North 55'45'83" East, 80.84 feet; (4) thence North 75'46'03" East, 82.85 feet; (6) thence South 68°10'18" East, 68.67 feet; (6) thence South 83°16'83" East, 88.01 feet; (7) thence South 77°12'20" East, 43.69 feet; (6) thence North 63'20'00" East, 22.85 feet; (11) thance North 52'16'28" East, 132.87 feet; (12) thence South 87'42'0" East, 128.25 feet; (11) thance North 52'16'28" East, 132.87 feet; (12) thence North 68'14'31" East, 10.75 feet; (13) thance North 68'16'10" East, 148.85 feet; (15) thence North 64'40'17" East, 51.94 feet; (16) thance South 78'62'04" East, 74.94 feet; thence along a West described line of the Harold E. Peabody & Medialyn Pashody Property recorded in Dead Record 240, pages 886-989, Booth 00'35'11" East 1548.98 feet; thence along the approximate centerline of the County Road 440 South and the Section line, South 89'48'20" West, 2288.00 feet to the point of beginning containing \$1.878 acres, more or lass.

DESCRIPTION FOR DAVID MCKINZIE HOUSE (Percel II) 1.077 ACRE TRACT ROAD 500-E, WORTH TOWNSHIP, BOONE COUNTY, IN DIANA

A part of the Southwest Quarter of the Southwest Quarter of Section Twenty-Four (24), Township Bightesn (18) North, Range One (1) Bast of the Second Principal Maridian, stuated in Worth Township, Boome County, Indiana, and containing 1.077 acres, more or less, and more particularly described as follows: Beginning at a point 1005 feet north of the southwest corner of the southwest quarter of the southwest quarter of section 24, township 18 north, range I east, and run thence east 335 feet to an iron pipe; thence west 335 feet to the section line and center of the public road; thence south 140 feet following the section line and center of the public road to the place of beginning.



Prescribed by the Department of Local Government Finance 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)

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 B-1,1-12,1-5,1.

INST		

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 malled to the property owner if it was mailed after April 10. A property owner who falled to file a deduction application within the precribed desditins 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 8-1.1-12.1-5.1(b).

5. For a Form SE-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each

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		TAXPA	YER INFORMATION			
Name of tempayer						
McCardwell, I						
	number and street, city state,					
Name of contact pers	Rd, Pendleton, IN 4	6064			E-mail address	
			Telephone number	00	traccardwell@gdiconstruction.	
Terry McCard	Well		(317) 567-61		Uniccardwell@golconstruction.	
SECTION 2 Name of declarating	hody	LOCATION AND DESC	CRIPTION OF PROPOSE	D PROJECT	Resolution number	
Town of White						
Location of property			County		DLGF taxing district number	
3751 S 500 F	Whitestown, IN		Boone			
Description of real pro	operly improvements, redevelo	pment, or rehabilitation (use edd			Estimated start date (month, day, year) 01/01/15	
Approximately 7		nouse & Distribution facilit			12/1/15	
SECTION 3	ESTIMA	TE OF EMPLOYEES AND	SALARIES AS RESULT C	F PROPOSED PR	OJECT	
Current number	Selaries	Number retained	Salaries	Number ed	Salaries \$1,500,000	
\$0.00	\$0.00	0	\$0.00		\$1,000,000	
SECTION 4		ESTIMATED TOTAL COS	T AND VALUE OF PROP			
					MPROVEMENTS	
			co	SI	ASSESSED VALUE	
Current values						
	values of proposed project					
Less values of s	ny property being replaced alues upon completion of p	enlant		\$17,500,000		
SECTION 5	SIDES Upon Completion of p	STE CONVERTED AND O	THER BENEFITS PROM			
SECTIONS		io i con i c				
Estimated solid	waste converted (pounds)		Estimated hazardous waste converted (pounds)			
Other benefits						
		TAVOAVE	R CERTIFICATION	The state of the s	THE RESERVE	
SECTION 6						
		s in this statement are tru	18.		Date signed (month, day, year)	
Signer of authorize	The state of				9/30/14	
July OVI	Corguer		Title		100707	
Exhibit partie of autho	SCAPOWELL		PR	55		
IFIZIZY IVI	-CAPOWELL		I FR			



			FOR USE OF THE	DESIGNATINGE	ODY	
We fi	ind that the applicant meets the IC 6-1.1-12.1, provides for the	a general standa ne following limits	rds in the resolution so tions:	dopted or to be ado	opted by this body.	Said resolution, passed or to be passed
A	The designated area has be expires is	en limited to a pe	rhod of time not to exc	ged	_celendar years* (s	ee below). The data this designation
В	The type of deduction that is 1. Redevelopment or rehable 2. Residentially distressed a	litation of real est	esignated area is limits ate improvements	ed to: Yes N Yes N	lo io	
С	. The amount of the deduction	n applicable is lim	ited to \$			
D	Other limitations or condition	ns (specify)				
E	Number of years allowed:	∐ Year 1 ☐ Year 8	Year 2 Year 7	☐ Year 3 ☐ Year 8	Year 4	Year 5 (* see below) Year 10
Web	If yes, stach a copy of the a if no, the designating body is	batement schedu required to estat	le to this form. bilsh an abatement sch	nedule before the d	eduction can be det	ermined. ectations are reasonable and have
	I (signature and title of authorized			Telephone number		Date signed (month, day, year)
Printed n	ams of authorized member of deal	ignating body		Name of designating	ng body	1
Attested I	by (eignature and title of attaster)			Printed name of att	ester	
A.	For residentially distressed a 6-1.1-12.1-4-1 remain in effe- 2013, the designating body is (10) years. (See IC 6-1.1-12 For the redevelopment or reh	reas where the Front The deduction is required to estail .1-17 below.) sebilitation of real signature body re	or of years that is less to orm SB-1/Real Propert period may not excess blish an abatement so property where the Formains in effect. For a li	than the number of by was approved pri d five (5) years. Fo nedula for each ded rm SB-1/Real Prop Form SB-1/Real Prop	years designated union to July 1, 2013, to a Form SB-1/Real function allowed. The erty was approved a poperty that is approved.	the deductions established in IC I Properly that is approved after June 30 a deduction period may not acceed ten prior to July 1, 2013, the abstrament
Abate: Sec. 1	n 4 or 4.5 of this chapter an at (1) The total an (2) The number (3) The everage (4) The infrastr (b) This subsection acolles	natement achedules to the texper of new full-time or wage of the new sucture requirement or a statement of wed under this check the chec	a based on the followingers investment in rea equivalent jobs created a employees compared the for the taxpayer's in f benefits approved af apter. An abatement	ng factors: al and personal pro f. d to the state minimovestment. ter June 30, 2013. schedule must spec	perty. Ium wage.	a and that receives a deduction under under and that receives a deduction under under a schedule shall establish an abatement schedule amount of the deduction for each year of



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 Atta: Mr. Dax Norton, Town Manager 6210 Veterans Drive Whitestown, Indiana 46075 Office: (317)732-4530 Mobile: (317)769-5864 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 Atn: Mr. Dax Norton, Town Manager 6210 Veterans Drive Whitestown, Indiana 46875 Office: (317)732-4530 Mobile: (317)495-5864 Fax: (317)769-6871 E-Mail: dnorton@whitestown.in.gov

2

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: EXIT ZZ PRETNERS, 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: TERRY MC CARDWEU, MEMBER.

Address: 6025 RED FOX RD, PENDLETON, IN 46064

Telephone: 317-567 6104

E-Mail Address: Inccardwell @ 5 dicomstruction.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: TERRY Mª CAROWELL, MEMBER

Address: 6025 RED FOX RD, PENDLETON, IN 46064

Telephone: 317.567.6104

E-Mail Address: Inclardwell@gdiconstruction.com

- 4. Location of property for which personal property tax abatement is being sought:
 - a) Street Address: ALBERT WHITE BOULEVARD 500E, WHITESTOWN
 - b) Tax Parcel Number(s): 018-13200-00, 018-03220-03 \$ 018-0370007

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

SEF ATTACHED

 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:

5. 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						
	Does your company currently conduct manufacturing operations, research and opment, distribution and/or information technology research at this location? If so, ong has your company been at this location? **NIFT**					
l. ocati	Does your business have other operations in Indiana? If so, please list the on of the other operations.					
	What is the size of the facility to be improved or constructed? UP TO 1,550,000 SF (.741,000 SF PREVIOUSLY					
	RELEIVED 10-JR TAX ABATEMENT)					
0.	On a separate page, briefly describe the nature of the business of your company, SEE ATTACHED					
1.	On a separate page, briefly describe the proposed real estate improvements to be					
	nucled by your company at the project location. SEG. ATTACHED					
2.	Have the proposed real estate improvements been constructed (Please note that					
	statute requires applicants to delay construction until after abatement has been					
rante	nd)?					
	Yes No					
3.	What is the anticipated date for construction to begin? MAY 2018					
4.	What is the anticipated date for project completion? MAY 2019					
5. hang	If a facility is being improved, does the proposed improvement to the facility the function of the current facility?					
	Yes No					
a)	If yes, please describe the any new functions to be performed at the improved facility:					

E 3

, ,	Complete the following	is being requested? 5-40, 000, 000 profile of the Company that will occupy the property for
hich	tax abatement is being re	equested: NA - THE ABATEMENT IS
a)		time permanent hourly employees by skill level (include the excluding benefits and overtime)
	Skitled A	verage hourly wage rate for skilled positions
	Semi-skilled A	verage hourly wage rate for semi-skilled positions
	Clerical A	verage hourly wage rate for clerical positions
	Salaried A	verage salary (per hour) for salaried positions
	TOTAL NUMBER OF	EXISTING EMPLOYEES (permanent and full-time)
b)		time hourly employees by skill level (include average ling benefits and overtime)
	Skilled	verage hourly wage rate for skilled positions
	Semi-skilledA	verage hourly wage rate for semr-skilled positions
	Clencal A	verage hourly wage rate for ciencal positions
	TOTAL NUMBER OF	EXISTING EMPLOYEES (part-time)
c)	Approximate value of b (e.g. benefits are valued	enefits for existing and new employees on a per hour basis at an additional \$3.00 per hour, etc.)
d)	Summary of benefits for	r existing and new employees.
	A	
c)	Number of created full- average hourly wage rat	time permanent hourly employees by skill level (include e excluding benefits and overtune)
	Skilled A	verage hourly wage rate for skilled positions
	Semi-skilled A	verage hourly wage rate for semi-skilled positions



	Clerical	Average hourly wage rate for clerical positions				
	Salaried	Average salary (per hour) for salaried positions				
	TOTAL NUMBI	ER OF NEW EMPLOYEES (permanent and full-time)				
r)	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 NUMBI	ER OF NEW EMPLOYEES (part-time)				
g)	What is the total TO BE \$1.	dollar amount to be spent on new salaries? EST, MATEA 5M. UNLECTAIN AS PROJECT IS A SPEC				
h)		for when new employee positions are expected to be filled. BUILDING				
	PROJECT	IS A SPEL 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). 10 475
- 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 Execute From Real Property Taxes	
1	100%	
2	95%	-
3	80%	
4	65%	
5	50%	
6	40%	
7	30%	



I.	Pro	ecte	d Current Co	onditions Wi	ithout Abatement			
	A. B.		rrent Annua ojected 10-Y	Real Proper ear Total:	erty Taxes:			
П.	Pro	ecte	d Condition	With Abate	ement			
	A. B.			ear Real Prop ear Abateme	openy Taxes: \$ 4,525,000 ent: \$ 4,219,875			
111.			pjected Total	(Assumes A	Abatement			
	A. B.		tal Amount , tal Taxes to					
Note	: At	tach	Worksheets					
21.	Which approvals or permits will be required for the project?							
	3693	Ď	zoning cha annexation plat approv developmen	al	(c) variance (f) special exception (g) building permit (h) other			
M	COS	ts/fu	nding source	and schedul	scture/facilities be required? If so, please explain in alle for construction. DYEMENTS WILL NEED TO BE MAFUNDING WILL BE THE SOUPLE.			
23	Fo.	L, ta	x increment	financing, ed	the applicant requesting other incentives from the conomic development revenue bond financing)? If			

COMMUNITY

26	WHO I - I - V - I - I - I - I - I - I - I -
25.	Will local suppliers and contractors be used in the construction/operation of the
propos	DE POS WILL BE USED, TO THE EXTENT THEY PER QUAL FIED
SUPI	CLESS WILL BE USED, TO THE EXTENT THEY HEL QUALIFIED FITTING
26.	Has the applicant previously been approved for economic development incentives Competitives.
from t	se fown (e.g., tax abatement, tax increment financing, economic development
	bond financing)? If so, please explain and include information with respect to
	nt's compliance with project representations made to the Town at the time the
mcenti	res were approved.
-	No.
-	
200	1 X W 1 0 1 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
27.	Is the applicant current on all of its payment obligations to the Town and the
	(e.g., property taxes, utility (gas, water, sewer, electric) fees (such as capacity
fees,	monthly services charges), guaranties on any debt obligations, etc.)?
-	Jes
28.	Does the proposed project take advantage of any "green" technology to reduce
advers	e environmental impact? If so, please explain.
JE.	THE MOST PELENT BUILDING CODE CONTINUES TO
MAK	THESE BUILDINGS MORE "GREEN" THAN EVER REFORE
CHEC	KLIST OF ATTACHMENTS:
	Application Fee (\$2,000)
1	Completed Memorandum of Understanding
1	Completed Form SB-1/RP
1	Legal Description of Project Site
1	Area Map of Project Site
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Description of Business at Site
-	Description of Improvements to Site
NIV	Description of Impact on Business if Improvements not Constructed
1	Schedule of Annual Tax Abatement %
7	Weekshart for Automatica Valuation

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-IRP I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

tax abatement deduction	15.			ETNERS, LLC	
		Signa	ture of Owner or	Cardunell Authorized Representa	tive
		na.rv	MBER		
		Title			_
		Date			_
					57
STATE OF	-)	SS:			
COUNTY OF	i				
Before me, the	undersien	ed Notar	v Public, this	day of	
2014, personally appear					
the foregoing application	n for real	property	tax abatement fe	or the Town of White	stown,
Indiana. In witness w official seal.	hereof, I I	nave her	eunto subscribed	my name and affixed	i my
				, Notary Public	
			Residing in	County,	
My commission expires	:				



Schedule of Proposed Tax Abutment Percentages

Whitestown, IN

10-Year Tax Abatement Schedule

Project Size (sf):		1,550,000
Tax Rate pof:	5	0.55
Project Value (\$40 psf):	5	62,000,000
Annual Unabated Tax Pd	5	852.500

Year	% of Assessed Value Exempt From Real Proper	ty Taxes	Real Property Taxes Paid	Real Property Taxes Abated
	1	100%	50	\$852,500
	2	95%	42,625	809,875
	3	80%	170,500	682,000
	4	65%	298,375	554,125
	5	50%	426,250	426,250
	6	40%	511,500	341,000
	7	30%	596,750	255,750
	B	20%	682,000	170,500
	9	10%	767,250	85,250
	10	5%	809,875	42,625
			£ 430£ 13£	£ 4340.00F



Exit 22 Partners, LLC is a real estate company that manages, develops and invests in commercial, industrial retail, institutional and medical real estate. Exit 22 Partners is also has a related company association with GDI Construction Corp. GDI is a general contractor specializing in industrial and manufacturing construction.

Application for Real Property Tax Abatement

Question #11.

Proposed Real Estate Improvements

Dit 22 Partners, U.C in conjunction with GDI Construction is planning to develop and construct up to 1,550,000 of institutional-grade, speculative warehouse and distribution center when fully built out.

Question #17.

Whitestown has been, and will continue to be, competing with other municipalities around central Indiana, such as Lebanon, Brownsburg, Plainfield, Monrovia, Greenwood, Franklin, Greenfield, Mount Comfort and Anderson, for institutional-grade warehouses and distribution centers. A 10-year tax abstement is a standard incentive that all of these communities will provide for this type of development to take place in their municipality. Without the ebatement, this type of development will go elsewhere.

Additionally, this project when fully developed could have a financial investment of greater than \$100MM in both real and personal property, and even with a 10-year abatement will contribute significantly to the Whitestown tax rolls, without placing stress on municipal services or schools.



MCC PROPERTIES LLC (FARM)

EXHIBIT I

EXPRIEIT A

Part of the Southwest Cularitar of Section 74. Township 18 North (Range 1 East, Worth Tawnship) Bisons County Indians discorred as Mobiles.

Bell of the Southwest County of the Southwest County of Aud Section 14. Prenos sisting this approximate contains the County Road Soot State and the Section North Section 14. Prenos sisting the approximate contains the County Road Soot State and the Section North Section 14. Sections Proposity recorded in Dead Section 14. Section 14

Page 7 of 2

ORIGINAL

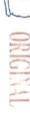
MCC PROPERTIES, LLC (HOUSE)

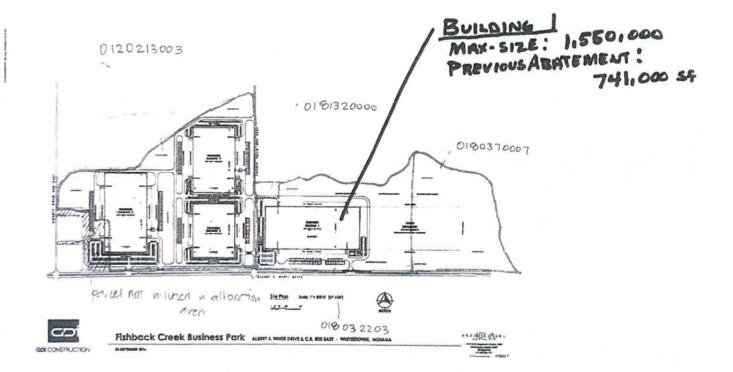
EXHIBIT A

A part of the Southwest Outries of the Southwest Outrier of Boccan 24. Towards 18 North Range 1 Eleas of the Social Percept Mendam shudsted in Verent Towards (Boccan 24. Towards) 18 North 1977 scriss, notice or issue, and constraining 1.077 scriss, notice or issue, and constraining 1.077 scriss, notice or issue, and constrained periodically described as Informs Segerment as a point 1000 Seed Nation of the Southwest Outrier of Ecology 18 North 1981 North Range 1 East and two foreign Control 23 Noted to end pages Security 1991 (2012) 38 Noted to end pages Security 1991 23 Noted to the Education seed control of the public rest if the page 1991 North 1991

Page 3 of 3

MTC F88 No. 12-41 129 (WO







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COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R4 / 1-21)
Prescribed by the Department of Local Government Finance

20 21 PAY 20 22

FORM CF-1 / Real Property

INSTRUCTIONS:

- This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
- 2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- 3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
- 4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 17, 2021, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
- With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1	TAXPAYER INFORMATION			
Name of taxpayer			County	
PTS Diagnostics Real Estate Holdings LLC	•		Boone	V
Address of taxpayer (number and street, city, state, and ZIP code)			DLGF taxing distr	
4600 Anson Blvd., Whitestown, IN 46075				06019
Name of contact person		Telephone number (317) 860-8039		
Laurie Ellenberger			(317)86	50-8039
	TION AND DESCRIPTION OF PROPER Resolution number	ΤΥ	Fatimated start d	the factor of the second
Name of designating body Whitestown Town Council	24		ate (month, day, year) /18/2018	
Location of property	2018-	24		(month, day, year)
4656 Anson Boulevard, Whitestown, IN 460	075		Actual Start date	(month, day, year)
Description of real property improvements		00000000000000000000000000000000000000		etion date (month, day, yea
Development of a 135,000SF building on existing parcel nur			12	2/31/2023
expansion of its research, manufacturing and distribution Parcel was split and the new parcel number is 06-07-26-000		isville Road.	Actual completion	n date (month, day, year)
i arcel was split and the new parcel number is 00-07-20-000	-007.000-019.			
SECTION 3	EMPLOYEES AND SALARIES		三共主义	
EMPLOYEES AND SA	ALARIES	AS ESTIMA	TED ON SB-1	ACTUAL
Current number of employees			0	114
Salaries		O	.00	12,700,823.00
Number of employees retained			0	0
Salaries		0.00		0.00
Number of additional employees			94	114
Salaries		17,200	5,092.80	12,700,823.00
SECTION 4	COST AND VALUES			
COST AND VALUES	REAL ESTATI	E IMPROVEM		
AS ESTIMATED ON SB-1	COST		ASSESSE	D VALUE
Values before project				
Plus: Values of proposed project	12,100,000.0	00		
Less: Values of any property being replaced	42,400,000,6	20		
Net values upon completion of project ACTUAL	12,100,000.0	50	1005005	DVALUE
	COST		ASSESSE	D VALUE
Values before project Plus: Values of proposed project	*12,100,000.0	00		
Less: Values of any property being replaced	12,100,000.0			
Net values upon completion of project				
	AND OTHER BENEFITS PROMISED BY	Y THE TAXPA	/ER	
WASTE CONVERTED AND OTHE			TED ON SB-1	ACTUAL
Amount of solid waste converted				
Amount of hazardous waste converted				
Other benefits:				-
SECTION 6	TAXPAYER CERTIFICATION			
				The second secon

*Actual cost is estimated since PTS was(not) the developer.

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

- Not later than forty-five (45) days after receipt of this form, the designating body <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- 2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
- Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
- 4. If the designating body determines that the property owner has NOT made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

or the resolution to. (1) the property owner, (2) the county auditor, and (3) the	county assessor.
We have reviewed the CF-1 and find that:	
the property owner IS in substantial compliance	
☐ the property owner IS NOT in substantial compliance	
other (specify)	
Reasons for the determination (attach additional sheets if necessary)	
Signature of authorized member	Date signed (month, day, year)
Attested by:	Designating body
If the property owner is found not to be in substantial compliance, the propert time has been set aside for the purpose of considering compliance. (Hearing	
Time of hearing AM Date of hearing (month, day, year) Location of he	earing
HEARING RESULTS (to be c	ompleted after the hearing)
☐ Approved	Denied (see instruction 4 above)
Reasons for the determination (attach additional sheets if necessary)	
	181 - 16 - 16 - 17
Signature of authorized member	Date signed (month, day, year)
Attested by:	Designating body
APPEAL RIGHTS [IC	C 6-1.1-12.1-5.9(e)]
A property owner whose deduction is denied by the designating body may ap	
Circuit or Superior Court together with a bond conditioned to pay the cos	



STATEMENT OF BENEFITS **REAL ESTATE IMPROVEMENTS**

State Form 51787 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

This statement is being completed for real properly 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 5-1.1-12.1-4.1)

20 19 PAY 20 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 61.1-12.1-51.

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 eppticant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body and the area designating to 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 maded to the property owner if it was mailed after April 10. A property owner who falled 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 is a point of the substance of the form 322/RE when the deduction is first claimed and then updated annually for each yeer 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 abstract schedule for each

For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abetement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abetement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

Address of taxpayer (n	number and street, city, state, a	and ZIP code)	mer Technology Sy	stems, Inc. a	nd/or re	plated entitles
Name of contact person Mark Morgan		olis, IIV 46268	Telephone number (-317) 860-803	35	E-mat add	iress an@ptsdiagnostics.com
SECTION 2 Name of designating b		LOCATION AND DESI	CRIPTION OF PROPOSED		Resolution	
Whitestown T	own Council					Totalia vzá sa s Angles su sessoi
Location of property 4656 Anson E	Boulevard, Whitesto	own, IN 46075	Boone		06019	ng district number
Development of a	135,000SF building on ext		28-000-007.000-019 to acco		Estimated 4/18/2	start date (month, day, year) 018
expansion of its re			y located at 7736 Zionsville		12/31/	completion date (month, day, year 2023
SECTION 8	ESTIMA Salaries	TE OF EMPLOYEES AND	SALARIES AS RESULT OF	PROPOSED PRO		
0.00	\$0.00	0.00	\$0.00	194.00	10 W. S	Selaries \$17,206,092.80
SECTION 4		ESTIMATED TOTAL COS	TAND VALUE OF PROPO	the name of the Party of the Pa		
	A CONTRACT NOTICE AND ADDRESS OF THE PARTY O			REAL ESTATE	7	
Current values	• • • • • • • • • • • • • • • • • • • •		cos		Party I	ASSESSED VALUE
	alues of proposed project			12,100,000.00		
	y property being replaced			11/18/17/18		
	lues upon completion of p			12,100,000.00	11.33	UE AND LONG THE RE
SECTION 5	Water Wa	STE CONVERTED AND O	THER BENEFITS PROMIS	ED BY THE TAXE	AYER	
Estimated solid v	vaste converted (pounds)		Estimated hazardo	ous waste converte	ed (pounds)
Other banefils						
SECTION 6	that the representation	TAXPAY s in this statement are to	ER CERTIFICATION			
Signatural authorize	Marketter and the first term of the contract o				The second second	d (month, day, year) APML - 2018
Printed same of autho Marit Morgan	rized representative	125 773	Title Chief I	Financial Offic	4.0(02-1	

	We find that the applicant meets the g	neneral standan	A THE STREET	E DESIGNATING	Commercial terms in	Said resolution passed or to be pr
	under IC 6-1.1-12.1, provides for the			adopted of to be de	space by and bucy.	and resonation, plasses in to be pr
	A. The designated area has been expires is	limited to a per	riod of time not to ex	cceed	_ calendar years* (s	ee below). The date this designat
	B. The type of deduction that is at Redevelopment or rehabilita Residentially distressed area	ition of real esta		ited to:		
	C. The amount of the deduction a	pplicable is limi	ited to \$			
	D. Other limitations or conditions	(specify)				
i)		Year 1	Year 2 Year 7	Year 3	Year 4	Year 5 (* see below) Year 10
	F. For a statement of benefits app Yes No If yes, attach a copy of the aba If no, the designating body is re	itement schedul equired to estab	le to this form. Allsh an abatement s	schedule before the	deduction can be de	termined.
	We have also reviewed the information determined that the totality of benefits				ne estimates and exp	ectations are reasonable and hav
	Approved (signature and title of authorized me	ember of designat	ling body)	Telephone numb	er	Date signed (month, day, year)
	Printed name of authorized member of design	ating body		Name of designs	ting body	
	Attested by (signature and title of attester)			Printed name of	etlester	
	A. For residentially distressed are 6-1.1-12.1-4.1 remain in effect. 2013, the designating body is re	as where the Fo The deduction equired to estat	orm SB-1/Real Prop period may not exc	es than the number erty was approved eed five (5) years.	prior to July 1, 2013, For a Form SB-1/Rea	
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RESOLUTION NO. 2018-24

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

POLYMER TECHNOLOGY SYSTEMS, INC.

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 Polymer Technology Systems, Inc. and/or related entities (collectively, "PTS") and Browning/Duke LLC c/o Duke Realty Corp f/b/o PTS ("Browning/Duke", together with PTS, the "Applicant") of a proposed real property revitalization expansion program (the "Real Property Project") and personal property revitalization expansion program (the "Personal Property Project") on a site within the ERA #2 at 4656 Anson Boulevard in the Town, which is more particularly described in the hereinafter defined Abatement Applications (the "New Site"); and

WHEREAS, the Real Property Project consists of certain real property development or expansion, including the construction on the New Site of a 135,000 square foot building to serve as a new headquarters, research & development laboratory, manufacturing and distribution facility for PTS and the Personal Property Project consists of the installation of additional new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment on the New Site in connection with the Real Property Project; and

WHEREAS, the Applicant anticipates increases in the assessed value of its real property and personal property, respectively, by reason of its Real Property Project and Personal Property 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 and an Application for Personal Property Tax Abatement, including the Statement of Benefits on Form SB-1 / Real Property and SB-1 / Personal Property, attached hereto as Exhibit A and incorporated herein by reference (collectively, the "Abatement Applications"); and

WHEREAS, the New 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 Applications; and

WHEREAS, the Town of Whitestown Redevelopment Commission has adopted or will adopt its resolution approving the Abatement Applications; and

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 (i) a seventy percent (70%) seven (7) year real property tax deduction for the Real Property Project and (ii) a ninety percent (90%) ten (10) year personal property tax deduction for the Personal Property Project, pursuant to the Act; and

WHEREAS, the Town Council has, in its Resolution No. 2018-05, adopted on February 14, 2018 (the "Original Resolution"), approved deduction applications for the Project at a different location in the Town, as more particularly described therein (the "Original Site"), and the Town Council finds that the Project should be entitled to the deductions approved in the Original Resolution if located at the Original Site or as herein described if located at the New Site.

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 Applications:
 - a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature and the estimate of the cost of the new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment is reasonable for equipment of that type;
 - 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 and the proposed installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment;
 - 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 and the proposed installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment;
 - 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 the proposed installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology



equipment; and

- e. the totality of benefits is sufficient to justify the deductions.
- 3. As an inducement for the Applicant to invest in the New Site, the Applications are 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 and Form CF-1/PP, demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in its respective Statements of Benefits (Forms SB-1/ Real Property and SB-1/ Personal 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 Real Property Project and the Personal Property 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 (i) deductions for real property taxes for the Real Property Project as provided in Indiana Code 6-1.1-12.1-3 for a period of seven (7) years and (ii) deductions for personal property taxes for the Personal Property Project as provided in Indiana Code 6-1.1-12.1-4.5 for a period of ten (10) years, each in accordance with the following abatement schedules:

Real Property Tax Abatement Schedule

	% of Assessed Value
Year	Exempt From Real Property Taxes
100	70%
2	70%
3	70%
4	70%
5	70%
6	70%
7	70%



Personal Property Tax Abatement Schedule

5 7.	% of Assessed Value					
Year	Exempt From Personal Property Taxes					
1	90%					
2	90%					
3	90%					
4	90%					
5	90%					
6	90%					
7	90%					
8	90%					
9	90%					
10	90%					

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 and the first year of abatement for personal property taxes shall commence on the assessment date immediately following installation of the new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment as described in the Form SB-1/ Personal Property (such forms included in the Applications attached hereto as Exhibit A).



Passed and adopted by the Town Council of the Town of Whitestown, Indiana on this 18th day of April, 2018.

TOWN OF WHITESTOWN, INDIANA

TOWN COUNCIL

Eric Miller, President

Susan Austin, Council Member

Clinton Bohm, Council Member

Wishek Council Member

Kevin Russell, Council Member

ATTEST:

Matt Sumner, Clerk-Treasurer



EXHIBIT A

Abatement Applications

3403535v1



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: Browning/Duke LLC c/o Duke Realty Corp f/b/o Polymer Technology
Systems, Inc. and/or related entities
 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 Morgan, Chief Financial Officer
Address: 7736 Zionsville Road, Indianapolis, IN 46268
Telephone: 317-860-8035
E-Mail Address: mmorgan@ptsdiagnostics.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: Same as above
Address:
Telephone:
E-Mail Address:
4. Location of property for which personal property tax abatement is being sought:
a) Street Address: 4656 Anson Blvd, Whitestown, IN 46075
b) Tax Parcel Number(s): <u>06-07-26-000-007.000-019</u>
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:
Land - \$36,300

	Has this project or tax abatement request been discussed with either the President e Whitestown Redevelopment Commission, the Whitestown Town Manager or the dent of the Whitestown Town Council? X Yes No
7. devel how l	Does your company currently conduct manufacturing operations, research and opment, distribution and/or information technology research at this location? If so, long has your company been at this location?
No	
8. locati	Does your business have other operations in Indiana? If so, please list the on of the other operations.
Yes.	Polymer's existing location is at 7736 Zionsville Road in Indianapolis, IN.
9.	What is the size of the facility to be improved or constructed?
The b	uilding to be constructed will be approximately 135,000SF.
10.	On a separate page, briefly describe the nature of the business of your company.
Please	e see attachment to application.
11. constr	On a separate page, briefly describe the proposed real estate improvements to be aucted by your company at the project location.
Please	e see attachment to application.
12. State grante	Have the proposed real estate improvements been constructed (Please note that statute requires applicants to delay construction until after abatement has been ed)?
	YesXNo
13.	What is the anticipated date for construction to begin? April 2018
14.	What is the anticipated date for project completion? December 2021
15. chang	If a facility is being improved, does the proposed improvement to the facility e the function of the current facility?
	YesNoX _N/A

.

a)	If yes, please describe the any new functions to be performed at the improved facility:
	N/A
b)	What is the estimated value of the real property improvement for which real property tax abatement is being requested? \$12,100,000.00
16. which	Complete the following profile of the Company that will occupy the property for 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 n/a Average hourly wage rate for skilled positions n/a
	Semi-skilled <u>n/a</u> Average hourly wage rate for semi-skilled positions <u>n/a</u>
	Clerical Average hourly wage rate for clerical positions
	Salaried <u>n/a</u> Average salary (per hour) for salaried positions <u>n/a</u>
	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 <u>n/a</u> Average hourly wage rate for skilled positions <u>n/a</u>
	Semi-skilled n/a Average hourly wage rate for semi-skilled positions n/a
	Clerical n/a Average hourly wage rate for clerical positions n/a
TOTA	AL NUMBER OF EXISTING EMPLOYEES (part-time) 0
benefi	eximate value of benefits for existing and new employees on a per hour basis (e.g. ts are valued at an additional \$3.00 per hour, etc.) The value of benefits are eximately 20% of one's hourly wages.

- d) Summary of benefits for existing and new employees.
 Polymer provides medical, dental and vision benefits as well as substantial training and development, disability protection, retirement plans, stock ownership opportunities, and paid time off.
- e) Number of created full-time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled 194	Aver	age hourly wage rate for skilled positions \$42.64
Semi-Skilled_n/	a_ Aver	age hourly wage rate for semi-skilled positions n/a
Clerical n/a	Aver	age hourly wage rate for skilled positions <u>n/a</u>
Skilled n/a	Aver	age hourly wage rate for skilled positionsn/a
TOTAL NUMB	ER OF NI	EW EMPLOYEES (permanent and full-time)
		part-time hourly employees by skill level (include average cluding benefits and overtime)
Skilled n/s	1	Average hourly wage rate for skilled positions <u>n/a</u>
Semi-skille	ed <u>n/a</u>	Average hourly wage rate for semi-skilled positions n/a
Clerical <u>n</u>	<u>'a</u>	Average hourly wage rate for clerical positions <u>n/a</u>
Salaried n.	<u>/a</u>	Average salary (per hour) for salaried positions <u>n/a</u>

TOTAL NUMBER OF NEW EMPLOYEES (part-time)

- g) What is the total dollar amount to be spent on new salaries? \$17,206,092.80
- h) Provide schedule for when new employee positions are expected to be filled. 2018 – 154 Employees, 2019 – 10 Employees, 2020 – 10 Employees, 2021 – 10 Employees, 2022 – 10 Employees
- 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.).

Please see attachment to application.

- 18. What is the term of the tax abatement requested (maximum 10 years). 7 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).

We are respectfully requesting an alternate 7 year abatement on real property improvements. Below is a schedule of the proposed alternate 7 year abatement schedule.

	% of Assessed Value						
Year	Exempt From Real Property Taxes						
1	70%						
2	70%						
3	70%						
4	70%						
5	70%						
6	70%						
7	70%						

A.	Current Annual Real Property	Taxes:\$872.90
B.	Projected 10-Year Total:	\$8,729.00
P	rojected Conditions With Abate	ment
A.	Projected 10-Year Real Prope	erty Taxes: \$2,471,800.00
B.	Projected 10-Year Abatement	\$1,211,210.00
<u>о</u> А. В.	ranted) Total Amount Abated: Total Taxes to be Paid:	\$1,211,210.00
te: A	ttach Worksheets	\$1,260,590.00
21.	Which approvals or permits w	ill 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

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:

While final plans are being determined, it is not anticipated that approvals other than a building permit will be required in order for this headquarters/R&D laboratory/manufacturing and distribution operation to be constructed.

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

Plans are still being developed, but no additional public infrastructure improvement will be required in order for this headquarters/R&D laboratory/manufacturing and distribution operation to be constructed.

	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
	24. Please describe any community involvement/contributions the applicant has provided in the past and/or expects to provide in the future.
	Please see attachment.
25.	Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Whenever possible and when economically competitive, Duke, Browning and PTS Diagnostics endeavor to utilize local suppliers and contractors.
	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
	County (e.g., property taxes, utility (gas, water, sewer, electric) fees (such as capacity fees, monthly services charges), guaranties on any debt obligations, etc.)?
	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
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	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. The building to be constructed will have a white TPO roof membrane. Also, LED lighting will be used for the building and site. CHECKLIST OF ATTACHMENTS:
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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-I/RP. I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

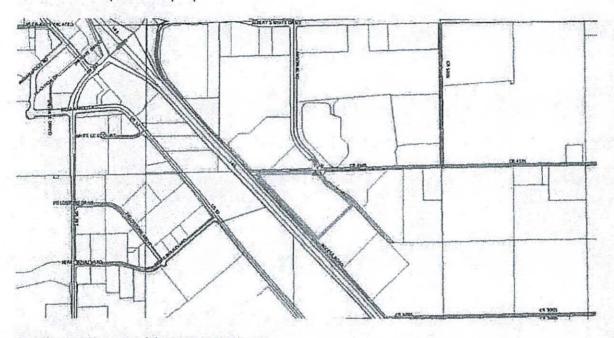
I/RP. I also acknowledge that it tax abatement deductions.	failure to provide such information may result in a loss of
	Qu_
	Signature of Owner or Authorized Representative
	O CFO
Title	
	5/APRIL/2018
Date	
STATE OF Indiana	SS:
COUNTY OF MACION)	33:
2018, personally appeared the foregoing application for re	gned Notary Public, this day of 5th April L Morgan and acknowledged the execution of eal property tax abatement for the Town of Whitestown, have hereunto subscribed my name and affixed my
	Janic Keeney
Residing in	County, Motary Public
My commission expires:	
October 20, 2021	JANICE S KEENEY Notary Public, State of Indiana Marion County Commission # 648415
	My Commission Expires October 20, 2021

ATTACHMENT TO PROPERTY TAX ABATEMENT APPLICATIONS Polymer Technology Systems, Inc. 4/2/18

Question #4 - Legal Description of the Property

Parcel Number 06-07-26-000-007.000-019 PT NE SE 26-18-1E 23.85A

Question #4 - Map of the Property



Question #10 - Nature of the Company Business

PTS Diagnostics is an innovative point-of-care diagnostics solutions provider that partners with patients and healthcare professionals. In more than 135 countries, PTS Diagnostics designs, manufactures, and markets healthcare diagnostic products for distribution. PTS Diagnostics' signature products include the CardioChek® lipid analyzer, and the A1CNow® family of products.

Question #11 - Proposed Real Estate Improvements and Personal Property Purchases and Installation

PTS was acquired in 2016 and is exploring possible growth options at its operations in California, Florida, and Indiana. The lease for its existing Indianapolis location expires in 2019. If PTS' expansion occurs in Indiana, they will need to construct a new facility, approximately 135,000 SF. PTS would utilize the entire building to be constructed for its lab, manufacturing and distribution operations and equipment necessary to accommodate their growing business needs.

Question #17 - Impact on local community if project does not proceed

Without the new building and move to a new space, the applicant will not be able to operate to its fullest capability. In an industry that is continually evolving, the applicant requires more space than they currently occupy to continue to be a leading innovator in point of care diagnostic solutions.

Question #24 Community Involvement and Funding

Polymer Technology Systems is involved in Indianapolis American Diabetes Association and the Indianapolis Juvenile Diabetes Association. The company encourages employees to engage in civic activities.

STATE OF THE PERSON OF THE PER

COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R4 / 1-21)

Prescribed by the Department of Local Government Finance

20 21 PAY 20 22

FORM CF-1 / Real Property

INSTRUCTIONS:

- This form does not apply to properly located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
- Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- 3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
- 4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 17, 2021, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
- 5 With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTIONA	TAXPAYER INF	OPMATION		CANCEL STATE	沙兰和森林 拉拉	
SECTION 1 Name of taxpayer	2000年3月1日 1日 1	County	图2001年 新国	Cal System		
Zeller-401 LRH Restructured TIC LLC, Zeller-401 Lord TIC LLC, Lord Realty Holdings LLC, BGP Partners LLC & AJN LLC (tenants in common)						
Zeiler 401 LRH Restructured TIC LLC, Zeiler-401 Lord TIC LLC, Lord Realty Holdings LLC, BGP Partners LLC & AJN LLC (tenants in common) Address of taxpayer (number and street, city, state, and ZIP code) DLGF taxing district number						
	180 N. Franklin St., Denver, CO 80218-4005					
Name of contact person	100 N. 1 Marketin Ct., Deriver, CC CCL 1000					
Geoff Lord				(303) 7	17-5335	
SECTION 2	LOCATION AND DESCRIP	TION OF PROPERT	Y har child	统行基础联 复		
Name of designating body		Resolution number	30 30 H	Estimated start of	late (month, day, year)	A DOUBLE OF THE PARTY OF THE PA
Whitestown Town Council		2018-1	13	May, 2018		
Location of property		<u></u>			(month, day, year)	
5828 Commerce Dr., Whitestown, IN 46	6075 - Lot 2			Ju	ıly 31, 2018	
Description of real property improvements		-0-1-1-1-2-2-2-1		6.	etion date (month, day,	year)
Approx 356,000 sq ft "flex" style building with office	ce and warehouse components				April, 2019	
The first reconstruction of the contract of th				Parameter transfer and Chillian	n date (month, day, year	r)
				Se	ept 24, 2019	
SECTION 3	EMPLOYEES AND	SALARIES			Control of the second	
EMPLOYEE	S AND SALARIES		AS ESTIMA	TED ON SB-1	ACTUAL	
Current number of employees				0	0	
Salaries	0.	00	0 00			
Number of employees retained	Number of employees retained 0 0					
Salaries					0.00	
Number of additional employees see SB-1, filed combined 16						
Salaries			eesb-1,f	iledusionsin	d 553.7°	00
SECTION 4	COST AND V	THE PERSON NAMED IN COLUMN	IMBBOVENE	NIC		
COST AND VALUES	COST	REAL ESTATE	IMPROVEME	ASSESSE	D VALUE	
AS ESTIMATED ON SB-1	COST	0.0		ASSESSE	.D VALUE	
Values before project Plus: Values of proposed project	600 6B 1 61. de		-			
Less: Values of any property being replaced	see SB-1, filed u	0.0	0			
Net values upon completion of project	seeso-1, filed	combined	1			
ACTUAL	COST	(Dreo.iiea		ASSESSE	D VALUE	
Values before project						
Plus: Values of proposed project		12,321,835.0	0 *		18,316,5	00.00
Less: Values of any property being replaced						
Net values upon completion of project		12,321,835.0	0 🚜		18,316,5	00.00
	NVERTED AND OTHER BENEF	ITS PROMISED BY	THE TAXPAY	'ER	Mary Control	
WASTE CONVERTED A			AS ESTIMAT	When the Great of the Add to the The	ACTUAL	
Amount of solid waste converted				0.00		0.00
Amount of hazardous waste converted				0.00		0.00
Other benefits:			1	19	nla	Manage P
SECTION 6	TAXPAYER CER	TIFICATION			化 艾克斯基 前原	
	reby certify that the representati		t are true.	To the second second		
Signature of Authorized representative	Title	For Geoff Lord, LRC prop m	or for TIC group		nonth, day, year)	
Patricia Lurcemen.	CVIII	o, Jeon Lord, Live prop in	aco group	2113	2021	

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

- 1. Not later than forty-five (45) days after receipt of this form, the designating body <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must
 include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may
 not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
- Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
- 4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:		
the property owner IS in substantial compliance		
the property owner IS NOT in substantial compliance		
other (specify)		
Reasons for the determination (attach additional sheets if necessary)		
Cignothan of all all all all all all all all all al		
Signature of authorized member		Date signed (month, day, year)
Attested by:	Designating body	
	Sesignating body	
If the property owner is found not to be in substantial compliance, the propertime has been set aside for the purpose of considering compliance. (Heari	erty owner shall receive the opportunity for ng must be held within thirty (30) days of t	r a hearing. The following date and the date of mailing of this notice.)
Time of hearing AM Date of hearing (month, day, year) Location of PM	hearing	***************************************
HEARING RESULTS (to be	completed after the hearing)	是斯坦·罗克州 医自由 3.00 (1757)
☐ Approved	☐ Denied (see instruction 4 above)	
Reasons for the determination (attach additional sheets if necessary)		
HI		
Signature of authorized member	[Date signed (month, day, year)
Attested by:	Designating body	
APPEAL RIGHTS	IC 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating body may a Circuit or Superior Court together with a bond conditioned to pay the co		

010

COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R5 / 1-21)
Prescribed by the Department of Local Government Finance

PRIVACY NOTICE

This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1/PP

January 1, 2021

INSTRUCTIONS:

- Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 17, 2021, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
- 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

3. With the approval of the de	signating bod	Charles March	W. Triebland		ects may be	consolidated on o	one (1) con	npliance (CF-1)	
SECTION 1 Name of taxpayer		TAXPAYER	R INFORMAT	ION	SEC.				
County Materials Corp						County			
Address of taxpayer (number and street, city, state, and ZIP code)						Boone DLGF taxing district number			
6142 South Indianapolis Rd Whites		6075				DLGF taxing distr	ict number		
Name of contact person		W. C. William				Telephone number	er		
Rob Gilles						(715)84	18-1365		
SECTION 2	LOCATIO	ON AND DES	CRIPTION O	F PROPERTY				and various	
Name of designating body			Resolu	tion number		Estimated start da	ate (month, o	day, year)	
Whiestown Town Council Location of property				2017-01	l.		2/15/201		
6142 South Indianapolis Rd Whites	town IN 4	6075				Actual start date (month, day, 2/15/201		
Description of new manufacturing equipment, or new res	earch and deve	lopment equipr	ment, or new in	formation techno	logy	Estimated comple	E Massarries S		
equipment, or new logistical distribution equipment to be	acquired.				1.75		12/31/17	V 120,20 3	
						Actual completion	date (monti	h, day, year)	
						1	2/31/17		
SECTION 3		EMPLOYEE	S AND SALA	RIES					
	S AND SALA	RIES			AS ES	TIMATED ON SE	3-1	ACTUAL	
Current number of employees Salaries						39		56	
						1,808,165.00	2	,282,000.00	
Number of employees retained Salaries						39		48	
Number of additional employees					_	1,808,165.00	2	,146,000.00	
Salaries					-	20	_	8	
SECTION 4		COSTA	ND VALUE	A section of the	4/15 N.T.	609,440.00		136,000.00	
THE RESERVE THE PROPERTY OF THE PARTY OF THE	MANUEA	CTURING	ND VALUES		1.00	ICT DICT			
	EQUIF	PMENT		QUIPMENT	EQL	JIPMENT	II EQ	UIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Values before project									
Plus: Values of proposed project	805,000.00								
Less: Values of any property being replaced									
Net values upon completion of project	805,000.00								
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Values before project									
Plus: Values of proposed project	8,776,315.00								
Less: Values of any property being replaced									
Net values upon completion of project	8,776,315.00								
NOTE: The COST of the property is confidential	pursuant to IC	C 6-1.1-12.1-	5.6(c).	71					
SECTION 5 WASTE CO	NVERTED A	ND OTHER E	BENEFITS PR	ROMISED BY	THE TAXPA	YER	10.17-01		
WASTE CONVERTED	AND OTHER	RBENEFITS			AS ESTIN	IATED ON SB-1	A	CTUAL	
Amount of solid waste converted									
10 W/00 10 TV									
Amount of hazardous waste converted									
Amount of hazardous waste converted Other benefits:									
Other benefits:			PANSAL PROPERTY.	SILVE				Service.	
Other benefits: SECTION 6			CERTIFICAT	TION					
Other benefits: SECTION 6 I hereby certify that the representations in this section is the section of the sec	statement are		CERTIFICAT	TION				# 6 T	
Other benefits: SECTION 6	statement are	true.	Title	nting Supe		Date signed (mon	oth, day, yea		

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

- Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
- 2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
- Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
- 4. If the designating body determines that the property owner has NOT made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner, (2) the county auditor, and (3) the county assessor.

We have reviewed the CF-1 and find that:	
the property owner IS in substantial compliance	
the property owner IS NOT in substantial compliance	
other (specify)	
Reasons for the determination (attach additional sheets if necessary)	
Signature of authorized member	Date signed (month, day, year)
Attested by:	[Declared and Association of the Control of the Con
Allesieu by.	Designating body
If the property owner is found not to be in substantial compliance, the pro- time has been set aside for the purpose of considering compliance.	operty owner shall receive the opportunity for a hearing. The following date and
Time of hearing AM Date of hearing (month, day, year) Location PM	n of hearing
HEARING RESULTS (to	be completed after the hearing)
Approved	Denied (see instruction 5 above)
Reasons for the determination (attach additional sheets if necessary)	
Signature of authorized member	Date signed (month, day, year)
Attested by:	Designating body
APPEAL RIGH	TS [IC 6-1.1-12.1-5.9(e)]
	av appeal the designating body's decision by filing a complaint in the office of the

clerk of Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

BUSINESS TANGIBLE PERSONAL PROPERTY RETURN

FORM 104

JANUARY 1, 20<u>21</u>

05/10/2021

State Form 10068 (R26 / 2-21)

Accounting Supervisor

For Assessor's Use Only

rescribed by the Department of Local Government is	mance				
NOTE: If you are declaring on Form 102, Form 103-Short, or check the box below and submit this completed form			ersonal property with an	acquisitio	on cost of less than \$40,000,
Yes, I am declaring the \$40,000 exemption and will also cla	aim the	exemption on Form 10	2, Form 103-Short, or F	orm 103-	Long.
This form is filed with either the Form 102 or Form 103. Sign	atures o	on both forms (Form 10	04 and Form 102 or For	n 103) ar	re required per 50 IAC 4.2-2-9(e).
NSTRUCTIONS: This form must be <u>filed with the townsh</u> not later than May 17, 2021, unless an ex available at: <u>http://www.in.gov/dlgf/2440.h</u>	tension				
Name of taxpayer County Materials Corp	Name un	nder which business is co	nducted		DLGF taxing district number
Nature of business Manufacturing	Carri		County Boone		Township Whitestown-Perry
Address where property is located (number and street) 6142 South Indianapolis Rd			City Whitestown	State	ZIP code 46075
Name to which Assessment and Tax Notice should be mailed (if different to which Assessment and Tax Notice should be mailed (if different to which Assessment and Tax Notice should be mailed (if different to which Assessment and Tax Notice should be mailed (if different to which Assessment and Tax Notice should be mailed (if different to which Assessment and Tax Notice should be mailed (if different to which Assessment and Tax Notice should be mailed (if different to which Assessment	ent than	above)			
Mailing address (number and street) (if different than above) PO Box 100			city Marathon	State VVI	ZIP code 54448-0100
TOTAL TANGIBLE PERSONAL PROPERTY (Please check	cono l	☐ Form 102	☐ Form 103-Short	[Z] Forr	m 103-Long
Summary (round all numbers to nearest ten dollars)		EPORTED BY TAXPAYER			CHANGE BY COUNTY BOARD
Schedule A - Personal Property	\$	4,798,550.00	\$		s
Deduction per Form 103 ERA or Form 103-CTP	- \$	2,951,522.00	\$		\$
Final Assessed Value	= \$	1,847,028.00	\$		\$
All vehicles used in farm or business and not subject to Ex Forms 102 or 103.	cise Ta	x must be reported as	depreciable personal pr	operty in	the pools on Schedule A of
THE SERVICE OF SERVICE SERVICES	FI	LING REQUIREMENT	S		
Property in more than one Taxing District - Due to vary township must have separate assessments for each district	ing tax r	rates, a taxpayer who l	nas property in two or m		
Were expenditures made since the last assessment date f taxpayer in the township wherein this return is filed?	for impro	ovements on any real p	property owned, held, po	ssessed,	controlled or occupied by the
If Yes, attach a statement setting forth the name of owner, improvements was begun, and date on which construction time. (IC 6-1.1-5-13)	location was co	n of the real property, a ampleted. If not compl	an explanation of the nat eted as of January 1, sta	ure, cost, ate the pe	date on which construction of ercentage completed at that
	SIGNA	TURE AND VERIFICA	ATION	12/20	
Under penalties of perjury, I hereby certify that this return is true, correct, and complete; reports all tangible person the stated township or taxing district on the assessment or regulations promulgated with respect thereto.	n (includ	ling accompanying scherty subject to taxation	nedules and statements nowned, held, possesse	ed or con	trolled by the named taxpayer in 6-1.1 et seq., as amended, and
Cianatura affectional paragram		Drinted name of a	uthorized person		Date (month day year)

Lori Crook

Telephone number

(715)870-4655

E-mail of authorized person

lori.crook@countymaterials.com

PENALTIES FOR FAILURE TO FILE COMPLETE AND ACCURATE FORMS

Failure to file a return on or before the due date as required by law will result in the imposition of a twenty-five dollar (\$25.00) penalty. In addition, if a return is not filed within thirty (30) days after such return is due, a penalty equal to twenty percent (20%) of the taxes finally determined to be due with respect to the property which should have been reported will be imposed. A personal property return is not due until the expiration of any extension period granted by the township assessor or county assessor under IC 6-1.1-3-7(b).

If the total assessed value that a person reports on a personal property return is less than the total assessed value that the person is required by law to report and if the amount of the undervaluation exceeds five percent (5%) of the value that should have been reported on the return, then the county auditor shall add a penalty of twenty percent (20%) of the additional taxes finally determined to be due as a result of the undervaluation.

In completing a personal property return for a year, a taxpayer must make a complete disclosure of all information relating to the value, nature, or location of personal property owned, held, possessed or controlled on the assessment date [IC 6-1.1-3-9(a)], and information relating to improvements made since the preceding assessment date to real property owned, held, possessed or occupied. (IC 6-1.1-5-13) This information would include, but not be limited to, completion of the heading and related information, and answers to all questions and entries on all of the appropriate lines on the face of the return. If such information is not provided, the taxpayer will be contacted and directed to provide that information. In addition, a penalty of twenty-five dollars (\$25.00) shall be imposed. [IC 6-1.1-37-7(d)]

The above penalties are due on the property tax installment next due for the return, whether or not an appeal is filed pursuant to IC 6-1.1-15-5 with respect to the tax due on that installment. [IC 6-1.1-37-7(f)]

FILING BASICS

- Every person owning, holding, possessing, or controlling personal property in Indiana on January 1 is required to file a form by May 17, 2021.
- Taxpayers may request up to a thirty (30) day extension of time to file their return. The written request should be sent to the assessor before the
 filing deadline of May 17, 2021, and should include a reason for the request. The assessor may, at his or her discretion, approve or disapprove the
 request in writing.
- Personal property must be assessed in each taxing district where property has a tax situs.
- Inventory located in the State of Indiana is exempt and is not required to be reported per IC 6-1.1-1-11(b)(3).
- It is the responsibility of the taxpayer to obtain forms from the assessor and file a timely return. The forms are also available online at the Department's website: www.in.gov/dlqf.
- If you hold, possess, or control not-owned personal property on the assessment date, you have a liability for the taxes imposed for that year unless
 you establish that the property is to be assessed to the owner. This is done by completing a Form 103-N, attaching it to the appropriate personal
 property form, and filing it with the assessor.
 - NOTE: Failure to properly disclose lease information may result in a double assessment.
- Taxpayers who discover an error was made on their original, timely-filed personal property tax return have the right to file an amended return.
 The amended return must be filed within twelve (12) months of the due date or the extended due date (if up to a thirty (30) day extension was granted) of their original return.



BUSINESS TANGIBLE PERSONAL PROPERTY ASSESSMENT RETURN

State Form 11405 (R43 / 12-20)

Prescribed by the Department of Local Government Finance

FORM 103 - LONG

PRIVACY NOTICE
This form contains confidential information pursuant to IC 6-1.1-35-9.

JANUARY 1, 2021

For Assessor's Use Only

NOTE: For taxpayers with less than \$40,000 in acquisition costs to report within the county, legislation was passed in 2019 which exempts this property. If you are declaring this exemption, check this box, enter the total acquisition cost of your personal property in the county, and complete only sections I, II, and IV of this form. If you are declaring this exemption through this form, you also need to file a Form 104.
□ \$
RETURN THIS FORM TO THE APPLICABLE ASSESSOR BY MAY 17, 2021.
An exemption granted under IC 6-1.1-10 or any other statute supersedes this exemption. In other words, a taxpayer whose personal property is exempt because the taxpayer applied for and was granted an exemption by the county must follow all applicable procedures for the approved exemption, which may include fully completing the personal property return.
If property is in more than one (1) location, what is the address for the location where the sum of acquisition costs for the property is greatest?
NSTRUCTIONS

IIVS.	IKU	CII	10°	IS:

1. Please type or print.

 This form must be <u>filed with the towns</u> unless an extension of up to thirty (30) A Form 104 must be filed with this re) davs is granteg in v	or the county ass writing. Contact in	essor of the conformation for	ounty in which the pro the assessor is availa	operty is locat able at: <u>http://</u>	ed not later th www.in.gov/dl	an May 17, 2021, gf/2440.htm.
SECTION I	iurn.			Mark Control (VS)		DE 1	李 1 10 19 7 2 19 17 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Name of taxpayer		Name under which	ch business is c	onducted		Federal ident	tification number **
County Materials Corp Same					39-177		
Nature of business		DLGF taxing dist	rict name			DLGF taxing	district number
Manufacturing							
NAICS Code number *	Retail merchant's cer	rtificate number	Township Whites	town-Perry	Boo	one	
Address where property is located (number a 6142 South Indianapolis Rd	and street)			City Whitestown	State IN		ZIP code 46075
Address to which assessment and tax notification	ation should be be mai	led (if different than	above)	City	State		ZIP code
PO Box 100				Marthon	WI		54448-0100
SECTION II		新加州					
Federal income tax year ends:	12/31	Na	ame filed unde	тС	ounty Ma	terials Co	rp
Location of accounting records	Address (number and			City	State		ZIP code
	205 North St	reet		Marathon	WI		54448
	rship or Joint Ventu	re 🗌 So	le Proprietors	hip 🔽 Corpo	ration [Estate or Tri	ust
· · · · · · · · · · · · · · · · · · ·	describe:			- 111			
Do you have other locations in Inc. Did you own hold passage or early	Masuratan	☐ No			40 DV	[7] N - 7	-0.140.40.0
 Did you own, hold, possess or cor Did you own, hold, possess or cor 							T. (50 IAC 4.2-8)
7. Did you own, hold, possess or cor		경기에서 아름아 있었다. 하는 아름이 아름이 되었다.		- Marie - Mari	50 IAC 4.2-6		1. (30 IAC 4.2-0-2)
If taxpayer answers "yes" to question 5, the	e owner must file Form	103-O and the pos	ssessor must file	Form 103-N. Failure t	o properly discl	lose lease infor	mation may result in a
Failure to file a return on or before the due thirty (30) days after such return is due, a reported will be imposed. A personal prop 6-1.1-3-7(b). If the total assessed value the and if the amount of the undervaluation extwenty percent (20%) of the additional taxes.	e date as required by la penalty equal to twenty erty return is not due u	w will result in the in percent (20%) of the intil the expiration of	mposition of a to he taxes finally of f any extension	venty-five dollar (\$25) p determined to be due wi period granted by the to	enalty. In addition to the second control of	tion, if the returne ne property which or or county as	n is not filed within ch should have been sessor under IC
and if the amount of the undervaluation ex twenty percent (20%) of the additional tax	nat a person reports on ceeds five percent (5% es finally determined to	a personal property	y return is less t should have bee of the underval	han the total assessed on reported on the returnuation.	value that the p	erson is require nty auditor shall	ed by law to report I add a penalty of
In completing a personal property return for owned, held, possessed or controlled on the information, answers to all questions on the contacted and directed to provide that info	or a year, a taxpayer m	ust make a complet	te disclosure of	all information relating to	o the value, nat	ture, or location	of personal property
information, answers to all questions on the	e face of the return, ar	nd entries on all of the	he appropriate li	nes of Schedule A. If si	uch information	is not provided	d, the taxpayer will be
* NAICS - North American Industry Classi	fication System - A con	nplete list of codes r	may be found at	: www.census.gov.			
NOTE: The NAICS Code Number appears ** An individual using his Social Security I	Number as the Federal	ome tax return. I Identification Numb	per is only requi	red to provide the last fo	our digits of tha	t number. IC 4-	1-10-3.
SECTION III	E A REVISE				194	e la bank	Carlotte Co.
SUMMARY (Round all numbers to nea	arest ten dollars) R	REPORTED BY TAX	(PAYER	CHANGE BY ASSES	SOR	CHANGE BY	THE COUNTY BOARD
Schedule A - Personal Property	\$	4,798,55	50.00 \$		s		
Deduction per Form 103 ERA or Form 1	03-CTP - \$	2,951,52	22.00 \$		s		
Final Assessed Valuation = \$ 1,847,028.00 \$ \$							
SECTION IV SIGNATURE AND VERIFICATION							
Under penalties of perjury, I hereby certify that this return (including any accompanying schedules, deduction claims, or statements), to the best of my knowledge and belief, is true, correct, and complete; if applicable, reports all tangible personal property subject to taxation owned, held, possessed or controlled by the named taxpayer in the stated township or taxing district on the assessment date, as required by law; and is prepared in accordance with IC §-1.1 et seq., as amended, and regulations promulgated with respect thereto.							
Signature of authorized person	Superior Sup			authorized person		Date	e (month, day, year)

with IC 3-1.1 et seq., as amended, and regulations promulgated with respect thereto.							
Signature of authorized person	Printed name of autho	rized person	Date (month, day, year) 05/10/2021				
Title of authorized person Accounting Supervisor	Telephone number (715) 870-4655	lori.crook@countymaterials.com					

SECTION	v	Wiles The	表现 50 m 50 X
FORN See	103 - LONG TANGIBLE PERSONAL PROPERTY 0 IAC 4.2-4 CONFIDENTIAL		SCHEDULE A JANUARY 1, 2021
Line	Report all personal property assessable to this taxpayer below. (Round all figures below to nearest dollar)	Fede	ral Identification Number 39-1771028
1	Total cost of tangible depreciable personal property. (50 IAC 4.2-4-2)	\$	20,214,362.00
2	Adjustment to federal tax basis per Form 106. (50 IAC 4.2-4-4)		
3	Total cost and base year value of tangible depreciable personal property. (Line 1 plus 2)	\$	20,214,362.00
	Deduct Exempt Property (See 50 IAC 4.2-11.1)		
4	Stationary industrial air purification systems. (Attach Form 103-P) \$		
5	Industrial waste control facilities. (Attach Form 103-P)		
6	Enterprise information technology equipment. (Attach Form 103-IT)		
7	Vehicles / airplanes subject to excise tax. Number of Units 24 \$ 459,898.00		
	Total cost of exempt property (Deduct from Line 3 and enter on Line 8)		459,898.00
8	Subtotal	s	19,754,464.00
	Additions: See 50 IAC 4.2-1-1.1 and 50 IAC 4.2-4-3(b) and 4	2	19,734,404.00
9	Cost of all depreciable personal property still in use but written off. (50 IAC 4.2-4-3(b))		
10	Cost of installation and foundations applicable to depreciable personal property. (50 IAC 4.2-4-2(d))	\$	
11	Cost of interest incurred during construction and installation applicable to depreciable personal property. (50 IAC 4.2-4-3(j))		
12	Total cost and base year value of assessable depreciable personal property. (add Lines 8, 9, 10 and 11. Line 12 must agree with Line 52 Column A)	\$	19,754,464.00
	DLING SUMMARY TOTAL COST ADJUSTMENTS ADJUSTED COST COLUMN A COLUMN B COLUMN C		TRUE TAX VALUE
52	Total All Pools	\$	4,476,738.00
53	30% of Adjusted Cost (Line 52, Column C) (enter zero (0) if filing 103-P5 and entity is a qualified steel mill or oil refinery per IC 6-1.1-3-23).	s	3,157,044.00
54	Greater of Lines 52D or 53.		4,476,738.00
	Adjustments to True Tax Value	\$	4,470,700.00
55	Equipment not placed in service and/or critical Cost X 10%		
56	Tools dies lies fetures at a see Ferra 400 T (50/40 40.00)	\$	201 010 00
57	Permanently retired equipment (50 IAC 4.2-4-3) and/or returnable Cost	\$	321,812.00
58	containers (50 IAC 4.2-6-4) per Form 106. \$ Commercial aircraft and commercial bus line fleet, not subject to excise tax per Cost	\$	
59	Form 103-I. (50 IAC 4.2-10) \$	\$	
60	Total additions to True Tax Value. (Lines 55, 56, 57 and 58)	\$	321,812.00
2616	Total True Tax Value before adjustments for "Abnormal Obsolescence." (Line 54 plus Line 59)	\$	4,798,550.00
61	Abnormal Obsolescence Adjustment per Form 106. (50 IAC 4.2-4-8)	\$	
62	Total True Tax Value of personal property. (To page 1, Form 103 Summary)	\$	4,798,550.00

* The total cost of special tools, dies, jigs, fixtures, etc., permanently retired equipment; commercial aircraft, and commercial bus line fleet, not subject to excise tax is to be deducted in full in Column B below. The true tax value of such property is to be computed on the proper Form(s) (103-T, 106 AND 103-I, respectively) and recorded on Line(s) 56, 57 and 58.

		ROUND ALL FIGUR	RES BELOW TO THE N	EAREST DOLLAR.		
de la	YEAR OF ACQUISITION	COLUMN A	COLUMN B	COLUMN C		COLUMN D
	POOL NUMBER 1: (1 TO 4 YEAR LIFE)	TOTAL COST OR BASE YEAR VALUE	ADJUSTMENTS ** (See Note Above)	ADJUSTED COST	T.T.V.%	TRUE TAX VALUE
13	1-2-20 To 1-1-21				65	
14	1-2-19 To 1-1-20				50	
15	1-2-18 To 1-1-19				35	
16	Prior To 1-2-18	\$	\$	\$	20	\$
17	TOTAL POOL NUMBER 1					
Ny de	The state of the state of the state of	POOL N	UMBER 2: (5 TO 8 YEA	R LIFE)	3/19	有效是决策加强。
18	1-2-20 To 1-1-21	603,216.00	166,230.00	436,986.00	40	174,794.00
19	1-2-19 To 1-1-20	510,939.00	42,253.00	468,686.00	56	262,464.00
20	1-2-18 To 1-1-19	18,640,309.00	9,022,500.00	9,617,809.00	42	4,039,480.00
21	1-2-17 To 1-1-18				32	
22	1-2-16 To 1-1-17				24	
23	3-2-15 To 1-1-16				18	
24	Prior To 3-2-15	\$	\$	\$	15	\$
25	TOTAL POOL NUMBER 2	19,754,464.00	9,230,983.00	10,523,481.00		4,476,738.00
		POOL N	JMBER 3: (9 TO 12 YE/	AR LIFE)		V. Maria de la companya de la compan
26	1-2-20 To 1-1-21				40	
27	1-2-19 To 1-1-20				60	
28	1-2-18 To 1-1-19				55	
29	1-2-17 To 1-1-18				45	
30	1-2-16 To 1-1-17				37	
31	3-2-15 To 1-1-16				30	
32	3-2-14 To 3-1-15				25	
33	3-2-13 To 3-1-14				20	
34	3-2-12 To 3-1-13				16	
35	3-2-11 To 3-1-12				12	
36	Prior To 3-2-11	\$	\$	\$	10	\$
37	TOTAL POOL NUMBER 3					
		POOL NUMB	ER 4: (13 YEAR AND L	ONGER LIFE)	1 1 1	。 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
38	1-2-20 To 1-1-21				40	
39	1-2-19 To 1-1-20				60	
40	1-2-18 To 1-1-19				63	
41	1-2-17 To 1-1-18				54	
42	1-2-16 To 1-1-17				46	
43	3-2-15 To 1-1-16				40	
44	3-2-14 To 3-1-15				34	
45	3-2-13 To 3-1-14				29	
46	3-2-12 To 3-1-13				25	
47	3-2-11 To 3-1-12				21	
48	3-2-10 To 3-1-11				15	
49	3-2-09 To 3-1-10				10	
50	Prior To 3-2-09	\$	\$	\$	5	\$
51	TOTAL POOL NUMBER 4					
52	TOTAL ALL POOLS	19,754,464.00	9,230,983.00	10,523,481.00		4,476,738.00

NOTE: All Column B adjustments above must be supported on Form 106, Form 103-T, or Form 103-I.

Filing Basics:

- For the assessment date of January 1, 2021, IC 6-1.1-3-7.2 was amended to allow an exemption for taxpayers with less than \$40,000 in acquisition costs to be reported within a county. Failure to timely file a personal property tax return with the applicable assessor declaring the exemption will result in a \$25 penalty. (IC 6-1.1-37-7) For more information, refer to this link: http://www.in.gov/dlgf/7576.htm.
- Taxpayers may request up to a thirty (30) day extension of time to file their return. The written request should be sent to the assessor before the filing deadline of May 17, 2021, and should include a reason for the request. The assessor may, at their discretion, approve or deny the request in writing.
- Personal property must be assessed in each taxing district where property has a tax situs.
- Inventory located in the State of Indiana is exempt and is not required to be reported per IC 6-1.1-1-11(b)(3).
- It is the responsibility of the taxpayer to obtain forms from the assessor and file a timely return. The forms
 are also available online at the Indiana Department of Local Government Finance's website at: www.in.gov/dlgf.
- If you hold, possess, or control not-owned personal property on the assessment date, you have a liability for the taxes imposed for that year unless you establish that the property is to be assessed to the owner. This is done by completing a Form 103-N, attaching it to the Form 103-Long, and filing it with the assessor. A taxpayer declaring the exemption on page one of this form may, as deemed necessary by the applicable assessor, need to file Form 103-O or Form 103-N, as applicable, to verify that the individual is the appropriate taxpayer to claim the exemption.

NOTE: Failure to properly disclose lease information may result in a double assessment. (IC 6-1.1-2-4(a))

• Taxpayers who discover an error was made on their original timely filed personal property tax return have the right to file an amended return. The amended return must be filed within twelve (12) months of the due date or the extended due date (if up to a thirty (30) day extension was granted) of their original return. The deadline to amend this return, if no extension has been granted, is May 16, 2022.

Frequently Asked Questions:

A. How do I find out my Taxing District Name and Number?

You will need to contact your county assessor for assistance since heavily populated areas can have several taxing districts within a single township.

B. How do I find out my NAICS number?

This six-digit code number appears on the federal returns filed for businesses. For a complete list of the codes, go to www.census.gov.

C. Will my local assessor fill this form out for me?

Indiana's personal property tax system is a self-assessment system. An assessor can offer assistance with the filing; however, an authorized person representing the business must sign the form under penalties of perjury that it is true and correct so the responsibility of filing an accurate return remains with the taxpayer.

D. How can I find contact information for the various county offices (assessor, auditor, or treasurer) throughout the State of Indiana, locate forms or learn more about Indiana's personal property tax system? Go to the Indiana Department of Local Government Finance's website at: www.in.gov/dlgf/2440.htm. Contact information for the assessor is available at: http://www.in.gov/dlgf/2440.htm.



FORM 103-T

PRIVACY NOTICE

This form contains confidential information pursuant to IC 6-1.1-35-9.

JANUARY 1, 20 21

For assessing officials only

INSTRUCTIONS: Attach and file with Form 103 Long.

Name of owner (please print or type) County Materials Corp					County Boone			
Address where property is located (number and street, city, state and ZIP code) 6142 South Indianapolis Rd						GF taxing o	listrict	number
	SECTION I REPORT OWNED SPECIAL TOOLS ON THIS SIDE INCLUDE - TOOLS, DIES, JIGS, PATTERNS, FIXTURES, ETC., OWNED					S	CHE	DULE I
LINE	Round all figures to the nea							
1	Total Cost of special tools, of	lies, jigs, etc. (50 IAC 4.2-6-2)					\$	9,230,983
	NOTE: Divide Total Cost on Line (1) above into two categories as noted below.						TD	UE TAX VALUE
2		(Acquisitions since last assessment date)	ls.	166,230	Y	30% =	e	
3		(Acquisitions prior to last assessment date)	6		_	3%=	9	49,869
24.1			9	9,064,753	^	3%-	\$	271,943
4	Total True Tax Value, Specia	al Tools - to Form 103, Section A, Line 56					\$	321,812

					\$	321,81
	SECTIO	NII ACCESSED TO	OWNER ON FORM			
Information return of all special to	ools owned and reported	for assessment on E	OWNER ON FORM	103		ALC V
but which were held, possessed,	or controlled by another	person. (Attach list if	necessary.)	y 1 of the current as	ssessment year	by this taxpayer
NAME AND ADDRESS OF PERSON	LOCATION	DATE OF	DECODIDEION	DATE DELV'D	OULANITIMA	COST PER
POSSESSING PROPERTY	OF PROPERTY	MANUFACTURE	DESCRIPTION	TO POSSESSOR	QUANTITY	50 IAC 4.2
1						
		-	11			
1						
				3		
		1				
=						
		-				
		1	1	TOTAL		

FORM 103-T	SCHEDULE II	JANUARY 1, 20
	REPORT SPECIAL TOOLS POSSESSED BUT NOT OWNED ON THIS SIDE INCLUDE - TOOLS, DIES, JIGS, PATTERNS, FIXTURES, ETC., NOT OWNED	R
Name of person in posse	ssion of property (please print or type)	County
Address where property	DLGF taxing district number	
LINE Round all figur	es to the nearest dollar. ecial tools, dies, jigs, etc. not owned (if known) (50 IAC 4.2-6-2)	
1 Total Gost of S	ecial tools, dies, jigs, etc. not owned (if known) (50 IAC 4.2-6-2)	\$
	ASSESSED TO OWNER ON FORM 103	

INE Round all figures to the nea	root deller					
1 Total Cost of special tools,	dies, jigs, etc. not owned (if known) (50 IAC 4.	.2-6-2)		\$	
		100E00ED TO 014	AITE AIL EAST			
Information return of all special	tools not owned by this tay	ASSESSED TO ON	VNER ON FORM 103	ontrolled by this		laminani 4 afilia
current assessment year and th	at are to be reported for as	sessment on Form	103 by the owner. (Attach	ch list if necessa	ry.)	danuary i of the
NAME AND ADDRESS OF OWNER	LOCATION OF PROPERTY	DATE OF MANUFACTURE	DESCRIPTION	DATE ACQUIRED	QUANTITY	COST PER 50 IAC 4.2
			9			
	6		_	-		
			_			
-						
				TOTA	L	



SCHEDULE OF ADJUSTMENTS TO BUSINESS TANGIBLE PERSONAL PROPERTY RETURN

State Form 12980 (R17 / 12-20)
Prescribed by Department of Local Government Finance

FORM 106

PRIVACY NOTICE

This form contains confidential information pursuant to IC 6-1.1-35-9.

JANUARY 1, 20 <u>21</u>

For Assessor's Use Only

INSTRUCTIONS: Please file with Form 1	02	or 11	1:
---------------------------------------	----	-------	----

No.						
Name of taxpayer County Materials Corp			DLGF taxing district n	umber		
Name under which business is conducted Same	Township County Whitestown-Perry Boone					
Address where property is located (number and street) 6142 South Indianapolis Rd		City Whitestown	Whitestown State IN ZIP code 46075			
IF A TAXPAYER CLAIMS ANY ADJUSTMENT ON THE VALUE OF HIS PROPERTY, THIS FORM MUST BE FILED, EXPLAINING IN DETAIL THE JUSTIFICATION FOR THE ADJUSTMENT, DESCRIBING THE ITEM OR ITEMS AFFECTED, AND THE BASIS OR METHOD USED IN ARRIVING AT THE AMOUNT CLAIMED. NO ADJUSTMENT WILL BE ALLOWED WITHOUT A VALID BASIS. FAILURE OF THE TAXPAYER TO GIVE THE DETAILED EXPLANATION REQUESTED ON THE FORM MAY RESULT IN A DENIAL OF THE ADJUSTMENT BY THE ASSESSOR. IF THE SPACE PROVIDED IS NOT SUFFICIENT, ATTACH A SEPARATE SHEET OR SHEETS.						
DEPR	ECIABLE AND OTH	ER	a city years	THE PERSON		
(1) Adjust cost to federal tax basis - 50 IAC 4.2-4-4 (2) Permanently retired equipment (Deduct total cost and report scrap value on Form 103, Schedule A, Line 57) - 50 IAC 4.2-4-3(c) and (d) (3) Deduct abnormal depreciable asset obsolescence, only if qualified - 50 IAC 4.2-4-8 and 50 IAC 4.2-9 Any overall obsolescence claimed must also be applied to any abatement claimed. Calculations must be separately shown for the abated assessments. (4) Critical spare parts - 50 IAC 4.2-6-6 (5) Returnable containers - 50 IAC 4.2-6-4 SPECIAL TOOLING MUST BE COMPUTED ON FORM 103-T. (50 IAC 4.2-6-2) COMMERCIAL AIRCRAFT AND COMMERCIAL BUSES MUST BE COMPUTED ON FORM 103-I. (50 IAC 4.2-10)						
Show and Ex	plain All Calculatio	ns Below.				
SIGNATI	URE AND VERIFICA	TION				
I hereby certify to the best of my knowledge and belief that the facts si adjustments claimed hereon are required to produce true tax value of	tated as bases for the the property affected	e adjustments claimed are I as defined by 50 IAC 4.2-	true and complete ar 1-1.1(t).	nd that the		
Signature of authorized person	Printed name of authorized person Lori Crook Date (month, day) 05/10/2			month, day, year) 05/10/2021		
/ 1 - /	Jurpenna (715) 870-4655 E-mail of authorized person lori.crook@countymaterials.com					

EXPLANATION OF ADJUSTMENT

(If more space is needed, attach additional sheet or sheets.)

Scrapped Assets Control System \$40,000 Utility Trailer \$5,000 Software \$5,000

Total Adjustment Claimed by Taxpayer
Total Adjustment Allowed by Assessor

DEPRECIABLE AND OTHER



SCHEDULE OF DEDUCTION FROM ASSESSED VALUATION PERSONAL PROPERTY IN ECONOMIC REVITALIZATION AREA

State Form 52503 (R18 / 1-21)

Prescribed by the Department of Local Government Finance

JANUARY 1, 2021

FORM 103 - ERA

PRIVACY NOTICE

This form contains confidential information pursuant to IC 6-1.1-35-9.

2,726,253.00

\$

INSTRUCTIONS:

In order to receive a deduction, this schedule must be submitted with a timely filed Form 103-Long.

A separate schedule must be completed and attached to Form 103-Long for each approved Form SB-1/PP for that abatement.

Attach a copy of the applicable Form CF-1 to this schedule. First-time filings must also include the SB-1 and the resolution from the designating body. 4. For any acquisitions included herein since the last assessment date, attach a list of the newly included equipment on Form 103-EL. SECTION 1 TAXPAYER INFORMATION Name of taxpayer Name of contact person County Materials Corp Rob Gilles Full address (number and street, city, state, and ZIP code) E-mail address of contact person Telephone number 6142 South Indianapolis Rd Whitestown IN 46075 rob.gilles@countymaterials.com (715) 848-1365 County Township Taxing District Fax number Boone Whitestown-Perry **SECTION 2 ECONOMIC REVITALIZATION AREA INFORMATION** Name of body designating the Economic Revitalization Area Resolution number Length of abatement (years) Whitestown Town Council 2017-01 10 Date designation approved (month, day, year) Date designation will terminate (month, day, year) Does resolution limit dollar amount of deduction? Yes, and limit is based on equipment. ▼ No 12/15/2016 n/a Cost and/or Assessed value **SECTION 3** ABATED EQUIPMENT POOLING SCHEDULE The total cost of depreciable assets is to be reported on Form 103-Long. This schedule includes only the values attributable to the new manufacturing, research and development, logistical distribution, and/or information technology equipment under abatement per the resolution and IC 6-1.1-12.1. The Minimum Value Ratio applies if Line 53 Box 1 - Enter amount shown on Line 53 of Box 2 - Enter amount shown on Line 52D Box 3 - Divide Box 1 by Box 2 Form 103-Long is greater than Line 52D on page 2 of the of Form 103-Long (carry ratio 5 decimal places) Form 103-Long [IC 6-1.1-12.1-4.5(g)] POOL NUMBER 1 (1 TO 4 YEAR LIFE) 103 Schedule A, Minimum Value Deduction Ratio (if applicable) Column C, Adjusted Cost TTV% Percent True Tax Value Year Year ' Claimed (5 decimal places 1-2-20 To 1-1-21 13 S \$ 65% % \$ 1 1-2-19 To 1-1-20 14 50% 2 1-2-18 To 1-1-19 15 35% 3 1-2-17 To 1-1-18 16A 20% 4 1-2-16 To 1-1-17 16B 20% 5 3-2-15 To 1-1-16 160 20% 6 3-2-14 To 3-1-15 16D 20% 7 3-2-13 To 3-1-14 16E 20% 8 3-2-12 To 3-1-13 16F 20% 9 3-2-11 To 3-1-12 16G 20% 10 TOTAL POOL NUMBER 1 | \$ \$ POOL NUMBER 2 (5 TO 8 YEAR LIFE) 103 Schedule A, Column C, Adjusted Cost Minimum Value Deduction TTV% True Tax Value Ratio (if applicable, Year * Year Percent Claimed (5 decimal places 18 1-2-20 To 1-1-21 \$ \$ 40% % \$ 19 402,492,00 1-2-19 To 1-1-20 225,396.00 56% 4.0 70.0 157,777.00 2 20 8,736,315.00 3,669,252.00 1-2-18 To 1-1-19 2,568,476.00 42% 4.0 3 70.0 21 1-2-17 To 1-1-18 32% 4 22 1-2-16 To 1-1-17 24% 5 23 3-2-15 To 1-1-16 18% 6 244 3-2-14 To 3-1-15 15% 7 24B 3-2-13 To 3-1-14 15% 8 240 3-2-12 To 3-1-13 15% 9 24D 3-2-11 To 3-1-12 15% 10 TOTAL POOL NUMBER 2 \$ 2,726,253.00 -\$

SUB-TOTAL - POOLS 1 AND 2 (Total Lines 17 and 25. Enter to the right and on Page 2.)

	SECTION 3 (continued)			D EQUIPMENT POOL L NUMBER 3 (9 TO 12			Table 1		4 4 10 2
		103 Schedule A, Column C, Adjusted Cost	TTV%	True Tax Value	Minimum Value Ratio (if applicable) (5 decimal places)	Year	Year *	Percent	Deduction Claimed
26	1-2-20 To 1-1-21	\$	40%	\$		1		%	\$
27	1-2-19 To 1-1-20		60%			2			
28	1-2-18 To 1-1-19		55%			3			
29	1-2-17 To 1-1-18		45%			4			1)
30	1-2-16 To 1-1-17		37%			5			
31	3-2-15 To 1-1-16		30%			6			
32	3-2-14 To 3-1-15		25%			7			
33	3-2-13 To 3-1-14		20%			8			
34	3-2-12 To 3-1-13		16%	-		9			
35	3-2-11 To 3-1-12		12%			10			
37	TOTAL POOL NUMBER 3	\$		\$					\$
			OOL NU	MBER 4 (13 YEAR AN	D LONGER LIVES)	THE A		37-1-52	
		103 Schedule A, Column C, Adjusted Cost	TTV%	True Tax Value	Minimum Value Ratio (if applicable) (5 decimal places)	Year	Year *	Percent	Deduction Claimed
38	1-2-20 To 1-1-21	\$	40%	\$		1		%	\$
39	1-2-19 To 1-1-20		60%			2		- "	
40	1-2-18 To 1-1-19		63%			3			
41	1-2-17 To 1-1-18		54%			4			
42	1-2-16 To 1-1-17		46%			5			
43	3-2-15 To 1-1-16		40%			6			
44	3-2-14 To 3-1-15		34%			7			
45	3-2-13 To 3-1-14		29%			8			
	3-2-12 To 3-1-13		25%			9			
46		I							
46 47	3-2-11 To 3-1-12		21%			10			

SUB-TOTAL - POOLS 3 AND 4 (Total Lines 37 and 51. Enter to the right and below.)

SPECIAL TOOLING Round all figures to the nearest \$1. Report only the cost of abated special tools, dies, jigs, etc. (50 IAC 4.2-6-2) Abatement True Tax Value Deduction (Included on Form 103-T) Year Year * Percent Claimed S1 1-2-20 To 1-1-21 166,230.00 49,869.00 34,908.00 30% 4.0 70.0 % 1 S2 1-2-19 To 1-1-20 42,253.00 1,268.00 3% 2 4.0 70.0 888.00 S3 9,022,500.00 1-2-18 To 1-1-19 270,675.00 189,473.00 3% 4.0 70.0 3 S4 1-2-17 To 1-1-18 3% The Minimum 4 **S5** 1-2-16 To 1-1-17 3% Value Ratio 5 Is Not S6 3-2-15 To 1-1-16 3% Applicable To 6 **S7** 3-2-14 To 3-1-15 Special Tooling 3% 7 S8 3-2-13 To 3-1-14 3% 8 S9 3-2-12 To 3-1-13 3% 9 S10 3-2-11 To 3-1-12 3% 10 S11 TOTAL SPECIAL TOOLING \$ 225,269.00

\$

SUB-TOTAL POOLS 1 AND 2 (from Page 1)		\$ 2,726,253.00
SUB-TOTAL POOLS 3 AND 4 (from above)		
SUB-TOTAL SPECIAL TOOLING (from above - Line S11)		225,269.00
TOTAL ALL POOLS AND SPECIAL TOOLING		\$ 2,951,522.00
LIMIT ON AMOUNT OF ABATEMENT STATED IN RESOLUTION	Cost	AV \$
AMOUNT OF DEDUCTION CLAIMED - Lesser of resolution limit on abatement or total all pools. (Carry deduction forward to the Summary Section on Page 1 of the Form 103-Long.)		\$ 2,951,522.00

Obsolescence claimed on Form 106? ☐ Yes ☑ N

NOTE: If obsolescence is claimed on depreciable assets, the applicable adjustment must be taken on the Abatement Deduction being claimed. Show calculations on Form 106. Line numbers on this form match the line numbers on the Form 103-Long. Lines were added to Pools 1 and 2 and deleted from Pools 3 and 4 to reflect the ten (10) year abatement limitation.

^{*} This column may be used when the abatement year does not correlate with the acquisition year within the pool.

An example might be when used equipment is moved into Indiana from out of state and it was granted an abatement.

5747

COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R4 / 1-21)

Prescribed by the Department of Local Government Finance

20 21 PAY 20 22

FORM CF-1 / Real Property

INSTRUCTIONS:

- 1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
- Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- 3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
- 4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 17, 2021, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
- With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

	" #1								
SECTION 1	TAXPAYER INF	ORMATION		of a state of					
Name of taxpayer CMC Whitestown LLC				County					
Bootie									
6142 South Indianapolis Rd Whites				DLGF taxing dist	rict number				
Name of contact person	10WIT IN 40075			Telephone numb	or				
Rob Gilles				(715)8					
SECTION 2	LOCATION AND DESCRIP	TION OF PROPERT	rv	(110) 0	40-1000				
Name of designating body	LOGATION AND DECOM	Resolution number		Estimated start d	late (month, day, year)				
Whitestown Town Council		2017-	01	- Control of the Control of the	2/15/2016				
Location of property				Actual start date	(month, day, year)				
6142 South Indianapolis Rd Whites	town IN 46075			1:	2/15/2016				
Description of real property improvements Retrofit of existing operations at 6142 South India	nanclis Road to allow for the m	anufacturing of pro-	stranged	2	etion date (month, day, year)				
concrete. Real property improvements will include	e new forms and bed, expanding	anulaciumly of pre-s	e outside		2/31/2017				
storage lot and upgrading the sewer system.	o non tonno ana boa, expanan	g and reimoreing the	Cottside		n date (month, day, year)				
SECTIONS		-0540 (050-00)		1.	2/31/2017				
SECTION 3	EMPLOYEES AN	D SALARIES							
7 20 20 20 20 20 20 20 20 20 20 20 20 20	S AND SALARIES			TED ON SB-1	ACTUAL				
Current number of employees Salaries			39		56				
Number of employees retained			1,808,165.00 39		2,282,000.00				
Salaries		1,808,165.00		48					
Number of additional employees		20		2,146,000.00					
Salaries			609,440,00		136,000.00				
SECTION 4	COST AND	VALUES	009,4	40.00	130,000.00				
COST AND VALUES		REAL ESTATI	E IMPROVEME	NTS	ar i sedicem - see Me				
AS ESTIMATED ON SB-1	COST			Carrier Control Control	D VALUE				
Values before project									
Plus: Values of proposed project		545,000.0	00						
Less: Values of any property being replaced									
Net values upon completion of project		545,000.0	00						
ACTUAL	COST			ASSESSE	ED VALUE				
Values before project									
Plus: Values of proposed project									
Less: Values of any property being replaced									
Net values upon completion of project SECTION 5 WASTE COI	WEDTED AND OTHER DENE	FITO PROMISES D	V TUE TAVOA						
	NVERTED AND OTHER BENE	FITS PROMISED B			ACTUAL				
WASTE CONVERTED A Amount of solid waste converted	AND OTHER BENEFITS		AS ESTIMAT	ED ON SB-1	ACTUAL				
Amount of hazardous waste converted	<u> </u>								
Other benefits:									
SECTION 6	TAXPAYER CER	TIFICATION		· · · · · · · · · · · · · · · · · · ·					
100	reby certify that the representat		nt are true						
Signature of authorized representative	Title			Date signed (n	nonth, day, year)				
TKU (1804)		Accounting St	upervisor		05/12/2021				

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

- Not later than forty-five (45) days after receipt of this form, the designating body <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must
 include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may
 not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
- Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
- 4. If the designating body determines that the property owner has NOT made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:		
we have reviewed the Cr-1 and find that:		
the property owner IS in substantial compliance		
the property owner IS NOT in substantial compliance		
other (specify)		
Reasons for the determination (attach additional sheets if necessary)		
Circles	16 page 16 pag	
Signature of authorized member		Date signed (month, day, year)
Attested by:	Designating body	
If the property owner is found not to be in substantial compliance, the proper time has been set aside for the purpose of considering compliance. (Hearing	ty owner shall receive the opportunity for g must be held within thirty (30) days of	or a hearing. The following date and the date of mailing of this notice.)
Time of hearing AM Date of hearing (month, day, year) Location of h	nearing	
HEARING RESULTS (to be	completed after the hearing)	
Approved	Denied (see instruction 4 above)	
Reasons for the determination (attach additional sheets if necessary)		
Signature of authorized member		Date signed (month, day, year)
		Date signed (month, day, year)
Attested by:	Designating body	
APPEAL RIGHTS [I	C 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating body may a Circuit or Superior Court together with a bond conditioned to pay the co	ppeal the designating body's decision b sts of the appeal if the appeal is dete	y filing a complaint in the office of the ermined against the property owner.

COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R5 / 1-21)
Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential
information pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1/PP

January 1, 2021

INSTRUCTIONS:

- 1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 17, 2021, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.

3. With the approval of the dec	signating body	8 6		0 15 23	cts may be c	consolidated on	one (1) comp	oliance (CF-1		
SECTION 1 Name of taxpayer		TAXPAYER	INFORMATIO	ON		County	E 1841 35			
Polymer Technology Systems, Inc.		ated entitie	es			Boone				
Address of taxpayer (number and street, city, state, and 2						DLGF taxing dis	trict number			
4600 Anson Blvd., Whitestown, IN	46075				_		06019			
Name of contact person						Telephone numb	per			
Laurie Ellenberger						(317)8	60-8039			
SECTION 2	LOCATIO	ON AND DESC								
Name of designating body			Resoluti	on number		Estimated start				
Whitestown Town Council				2018-24	17		4/18/2018			
Location of property 4656 Anson Boulevard, Whitestown	IN 4607	5				Actual start date	(month, day, y	rear)		
Construction of the Constr	We saving the same				319.00					
Description of new manufacturing equipment, or new rese equipment, or new logistical distribution equipment to be		iopment equipme	ent, or new into	rmation technol	ogy	Estimated comp	STATE OF THE PROPERTY OF THE P	SANDON CONTRACTOR OF STREET		
Please see attached description of equipment inv	3.7				ļ		2/31/2023			
						Actual completion	in date (month,	day, year)		
SECTION 3		EMPLOYEES	AND SALAL	RIFS						
	S AND SALA				AS EST	IMATED ON S	B-1 A	CTUAL		
Current number of employees						0		114		
Salaries						0.00	12,	700,823.00		
Number of employees retained						0		0		
Salaries						0.00		0.00		
Number of additional employees						194		114		
Salaries					1	17,206,092.80 12,700,823.00				
SECTION 4		COST AN	ID VALUES			7,200,002.00	12,	,00,020.00		
		CTURING MENT		UIPMENT	LOGI: EQUI	ST DIST PMENT	IT EQU	IPMENT		
AS ESTIMATED ON SB-1	cost	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	cost	ASSESSED VALUE		
Values before project										
Plus: Values of proposed project										
Less: Values of any property being replaced										
Net values upon completion of project										
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE		
Values before project										
Plus: Values of proposed project	634,114.00	291,338.00	887,497.00	446,680.00	292,415.00	163,752.00	1,478,423.00	821,892.00		
Less: Values of any property being replaced										
Net values upon completion of project										
NOTE: The COST of the property is confidential p	oursuant to IC	6-1.1-12.1-5.6	6(c).							
SECTION 5 WASTE CO	NVERTED AN	ND OTHER BE	NEFITS PR	OMISED BY T	HE TAXPAY	ER				
WASTE CONVERTED	AND OTHER	BENEFITS			AS ESTIMA	TED ON SB-1	AC	TUAL		
Amount of solid waste converted										
Amount of hazardous waste converted										
Other benefits:										
SECTION 6		TAXPAYER C	ERTIFICATI	NC						
I hereby certify that the representations in this st	tatement are t									
Signature of authorized representative		Tit	tle SVP,FIN		T)	Date signed (mo	nth, day, year)			

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

- 1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
- If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
- 3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
- 4. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:							
the property owner IS in substantial compliance							
the property owner IS NOT in substantial compliance							
other (specify)							
Reasons for the determination (attach additional sheets if necessary)							
		Te. : : : : : : : : : : : : : : : : : : :					
Signature of authorized member		Date signed (month, day, year)					
Attested by:	Designating body						
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.							
Time of hearing	of hearing						
HEARING RESULTS (to b	e completed after the hearing)						
☐ Approved	Denied (see instruction 5 above)						
Reasons for the determination (attach additional sheets if necessary)							
Signature of authorized member		Date signed (month, day, year)					
The second secon							
Attested by:	Designating body						
APPEAL RIGHTS	[IC 6-1.1-12.1-5.9(e)]						
A property owner whose deduction is denied by the designating body may clerk of Circuit or Superior Court together with a bond conditioned to pay							

FORM SB-1/PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific asisries peid to individual employees by the property owner is confidential par IC 8-1,1-12,1-5.1.

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 e person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment enclor information technology equipment for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the erea designated an economic revitalization area before the installation of qualifying abstable equipment for which the person desires to claim a deduction.
- 3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment entitor information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abetement schedule for each deduction allowed.
 For a Form SB-1/PP that is approved prior to July 1, 2013, the abstement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1	North St	TAXPAYER	INFORMAT	ION	TO SEE SEE		DE SERVICE DE LA COMPANSION DE LA COMPAN	ELECTRICAL PROPERTY.	
Name of fexpayer	90, 11, 118, 11	The large of	2000000000000	anlact person		ON THE PARTY	4755	estropostor us	
Polymer Technology Systems, Inc. and		d entities	Mark N	Aorgan			- E		
Address of taxpayer (number and street, city state, and Z						Relaphone number			
7738 Zionsville Road, Indianapolis, IN 4826	A STATE OF THE PERSON NAMED IN					(317) 8	80-8035	the contraction of the	
Name of designating body	JCATION A	ND DESCRIPT	TON OF ER	OPOSED PROJ	ECI	Resolution nur			
Whitestown Town Council						Nescauson nu	urner (e)		
Location of property			Cour	nty		DLGF taxing d	Istrict numi	yer .	
4658 Anson Boulevard, Whitestown, IN 48075				Boone			06019		
Description of manufacturing equipment and/or re-	search and	development er	quipment	1 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9.00		ESTIMA	Call Control of the Control of the Control	
Description of manufacturing equipment and/or re- and/or logistical distribution equipment and/or Info (Use additional sheets if necessary.)	mation tech	nnology equipm	enl.			START DA	TE C	OMPLETION DATE	
				Manufacturin	g Equipment	04/18/20	18	12/31/2023	
Please see attached description of equipme	nt investm	ent.		R & D Equipr	nent	04/18/20	18	12/31/2023	
				Logist Dist Ed	ulpment	04/18/20	18	12/31/2023	
			4	IT Equipment		04/18/20	18	12/31/2023	
SECTION 3 ESTIMATE OF	EMPLOYER	ES AND SALAR	RIES AS RE	SULT OF PROF	OSED PRO	THE VALUE		Wall Sales	
Current number Salaries 0		or retained 0	Salaries		Number ad	The second secon	Salaries \$17	206,092.80	
SECTION 4 ESTIN	ATED TOT	AL COST AND	VALUE OF	PROPOSED P	ROJECT		PARTIE	A CONTRACTOR	
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the	MANUF	ACTURING IPMENT	R&DE	QUIPMENT	IPMENT LOGIS		T DIST T EQUIPMENT		
COST of the property is confidential.	COST	ASSESSED	COST	ASSESSED VALUE	COST	ASSESSED	COST	ASSESSED	
Current values	Parti.		A STATE OF THE STA					A TORREST	
Plus estimated values of proposed project	THE IN		差對於						
Less values of any property being replaced	FFF C	5.57 Bu	U THE	1 7 - 1		作数量	United		
Net estimated values upon completion of project	100 - 100	pr. x # 2 100	distance of	Secretary to it		Marin Control	to in the	l Jana I	
Late Control of Company and the State Company of the Company of th	VERTED	AND OTHER B	NEFITS P	ROMISED BY T	IE TAXPAYI	RUMBER			
Estimated solid waste converted (pounds)			Estimated	hazardous wast	a converted	(pounds)	PF C	THE RELATED	
Other benefits:									
The took and in a shift of the hard of the second true and	- AL - WAS	Contract of the contract of	and the same	I wond		To superior le	125%	and then the said	
SECTION 6	WILL ST	TAXPAYER (ERTIFICAT	non					
I hereby certify that the representations in this stat	lement are t	and the second second	CERTIFICAT	non	ALLEY OF				
(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	lement are	and the second second	CERTIFICAT	ion	De	to signed (mont			

		Estantia de A			Mar At	FOR	USE (OF THE	DESIGN	ATING BO	DY	The second secon
ac	topled In	eviewed ou	r prior tion pr	actions rela eviously ap	ting to	he designa by this bo	ation of ody. Sa	this econ	omic revi tion, pas	talization are sed under l	ea and fin C 6-1.1-1	d that the applicant meets the general standards 2.1-2.5, provides for the following limitations as
A.	The de	signated are	ea has	been limiter	toap	eriod of tim	ne not to	exceed		calen	dar years	* (see below). The date this designation expires
- 3.00	is					NOTE: Thi	s quest	on addre	ses whe	ther the reso	lution con	ntains an expiration data for the designated area.
В.	1 . Inst 2 . Inst 3 . Inst	allation of no allation of no allation of no	ew res ew logi	t is allowed nufacturing earch and d istical distrib rmation tec	equipm evelop aution e	ient; ment equip equipment.	ment;	limited to		☐ Yes	No No No	Enhanced Abatement per IC 6-1,1-12.1-18 Check box if an enhanced abatement was approved for one or more of these types.
-21	4	3										
C.		ount of ded	uction	applicable I	o new i	nanufactur	ing equ	ipment is	limited to	S If document	/1	cost with an assessed value of
	\$			(One or								
D.	The arr											cost with an assessed value of
	\$			(One or	both lin	es may be	filled a	ut to esta	blish a lin	nit, if desired	1.)	
F	The arr	nount of ded	uction	applicable t	o new l	ooistical di	istributio	on equipm	ent is lim	ited to \$		cost with an assessed value of
				. (One or							52 TELL	
	1 1/2	102 102								Indian to C		and with an anneged value of
F.				(One or								cost with an assessed value of
G.	Other II	mitations or	condit	lions (spech	y)		931		W. 1			
н.	The de	duction for r	new ma	anufacturing gy equipme	equipo nt Insta	nent and/o lled and fir	r new n	esearch e ed eligible	nd davel	opment equi action is allo	pment an wed for:	d/or new logistical distribution equipment and/or
		Year 1		Year 2		Year 3		Year 4		Year 5		Inhanced Abatement per IC 8-1.1-12.1-18
¥5		Year 6	100	Year 7		Year 8		Year 9		Year 10	0	lumber of years approved: Enter one to twenty (1-20) years; may not exceed twenty (20) years.)
Al	If yes, a If no, th	attach a copy e designation	of the goods of the in	abatement s required	schedu to esta	ile to this fo blish an ab ed In the st	orm. valemen atemen	t schedule	before the	ne deduction	can be d	schedule per IC 6-1.1-12.1-17? Yes No elemined.
Appro	ved by: (signature and	title of	authorized m	ember o	f designating	g body)		Telepho () ne number		Date signed (month, day, year)
Printe	d name o	of authorized r	nember	of designation	ig bady				Name	f designating	bady	
Attest	ted by: (si	gneture and t	itle of a	tiester)		Ly Pu		7	Printed	name of attes	ter	
• 1	the dea	ignating boo	dy fimit	s the time p	eriod d	uring which	h an are	es is an e	conomic i	evitalization	area, the	it limitation does not limit the length of time a

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 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 achedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Polymer Technology Systems, Inc. SB-1 PP Attachment 4/2/18

Investment Information

Investment Schedule:

2018 - \$5,700,000 2019 - \$6,600,000 2020 - \$1,200,000

Investment Type:

Investment of lab, manufacturing, R+D, distribution and IT equipment will include conveyors, generators, equipment, pallet racks, work tables, packaging, computers and IT infrastructure (Wiring, Server Racks, switches, etc.). The breakdown between the three categories is not known at this time.

Job Creation Information

Job Creation Schedule:

2018 – total headcount 154 2019 – total headcount 164 2020 – total headcount 174 2021 – total headcount 184 2022 – total headcount 194



RESOLUTION NO. 2018-24

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

POLYMER TECHNOLOGY SYSTEMS, INC.

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 Polymer Technology Systems, Inc. and/or related entities (collectively, "PTS") and Browning/Duke LLC c/o Duke Realty Corp f/b/o PTS ("Browning/Duke", together with PTS, the "Applicant") of a proposed real property revitalization expansion program (the "Real Property Project") and personal property revitalization expansion program (the "Personal Property Project") on a site within the ERA #2 at 4656 Anson Boulevard in the Town, which is more particularly described in the hereinafter defined Abatement Applications (the "New Site"); and

WHEREAS, the Real Property Project consists of certain real property development or expansion, including the construction on the New Site of a 135,000 square foot building to serve as a new headquarters, research & development laboratory, manufacturing and distribution facility for PTS and the Personal Property Project consists of the installation of additional new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment on the New Site in connection with the Real Property Project; and

WHEREAS, the Applicant anticipates increases in the assessed value of its real property and personal property, respectively, by reason of its Real Property Project and Personal Property 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 and an Application for Personal Property Tax Abatement, including the Statement of Benefits on Form SB-1 / Real Property and SB-1 / Personal Property, attached hereto as Exhibit A and incorporated herein by reference (collectively, the "Abatement Applications"); and

WHEREAS, the New 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 Applications; and

WHEREAS, the Town of Whitestown Redevelopment Commission has adopted or will adopt its resolution approving the Abatement Applications; and

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 (i) a seventy percent (70%) seven (7) year real property tax deduction for the Real Property Project and (ii) a ninety percent (90%) ten (10) year personal property tax deduction for the Personal Property Project, pursuant to the Act; and

WHEREAS, the Town Council has, in its Resolution No. 2018-05, adopted on February 14, 2018 (the "Original Resolution"), approved deduction applications for the Project at a different location in the Town, as more particularly described therein (the "Original Site"), and the Town Council finds that the Project should be entitled to the deductions approved in the Original Resolution if located at the Original Site or as herein described if located at the New Site.

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 Applications:
 - a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature and the estimate of the cost of the new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment is reasonable for equipment of that type;
 - 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 and the proposed installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment;
 - 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 and the proposed installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment;
 - 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 the proposed installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology

equipment; and

- e. the totality of benefits is sufficient to justify the deductions.
- 3. As an inducement for the Applicant to invest in the New Site, the Applications are 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 and Form CF-1/PP, demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in its respective Statements of Benefits (Forms SB-1/ Real Property and SB-1/ Personal 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 Real Property Project and the Personal Property 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 (i) deductions for real property taxes for the Real Property Project as provided in Indiana Code 6-1.1-12.1-3 for a period of seven (7) years and (ii) deductions for personal property taxes for the Personal Property Project as provided in Indiana Code 6-1.1-12.1-4.5 for a period of ten (10) years, each in accordance with the following abatement schedules:

Real Property Tax Abatement Schedule

	% of Assessed Value
Year	Exempt From Real Property Taxes
1	70%
2	70%
3	70%
4	70%
5	70%
6	70%
7	70%



Personal Property Tax Abatement Schedule

1 2	% of Assessed Value
Year	Exempt From Personal Property Taxes
1 *	90%
2	90%
3	90%
4	90%
5	90%
6	90%
7	90%
8	90%
9	90%
10	90%

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 and the first year of abatement for personal property taxes shall commence on the assessment date immediately following installation of the new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment as described in the Form SB-1/Personal Property (such forms included in the Applications attached hereto as Exhibit A).



Passed and adopted by the Town Council of the Town of Whitestown, Indiana on this 18th day of April, 2018.

TOWN OF WHITESTOWN, INDIANA

TOWN COUNCIL

Eric Miller, President

Susan Austin, Council Member

Clinton Bohm, Council Member

Leff Wishek, Council Member

Kevin Russell, Council Member

ATTEST:

Matt Sumner, Clerk-Treasurer



EXHIBIT A

Abatement Applications

3403535v1

TOWN OF WHITESTOWN, INDIANA

APPLICATION FOR PERSONAL PROPERTY TAX ABATEMENT

Instructions and Procedures

Indiana state law requires that this application for personal property tax abatement and statement of benefits form (SB-1/PP) 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 installation of the new manufacturing equipment, research and development equipment, logistical distribution equipment and/or information technology equipment, 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 Room 500 Whitestown, Indiana 46075 Office: (317)732-4530 Mobile: (317)495-5864

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/PP) 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/or 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" 30 days following the approval of the abatement (the "Application Fee"). In addition, if the applicant is submitting an application for a personal 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 30 days of notification in

writing by Whitestown to the Applicant of the amount of such Modified Abatement Application Fee.

All companies requesting personal 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 Room 500 Whitestown, Indiana 46075 Office: (317)732-4530 Mobile: (317)495-5864

E-Mail: dnorton@whitestown.in.gov

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

1. Name of the company for which personal property tax abatement is being requested: Polymer Technology Systems, Inc. and/or related entities
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 Morgan, Chief Financial Officer
Address: 7736 Zionsville Road, Indianapolis, IN 46268
Telephone: 317-860-8035
E-Mail Address: mmorgan@ptsdiagnostics.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: Same as above
Address:
Telephone:
E-Mail Address:
4. Location of property for which personal property tax abatement is being sought:
a) Street Address: 4656 Anson Blvd, Whitestown, IN 46075
b) Tax Parcel Number(s): <u>06-07-26-000-007.000-019</u>
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 equipment at the project location:
\$0.00

	Has this project or tax abatement request been discussed with the President of the testown Redevelopment Commission and/or President of the Whitestown Townseil? X Yes No
	Does your company currently conduct manufacturing operations, research and lopment, distribution and/or information technology research at this location? If so long has your company been at this location?
No	
8. locat	Does your business have other operations in Indiana? If so, please list the ion of the other operations.
Yes.	Polymer's existing location is at 7736 Zionsville Road in Indianapolis, IN.
9.	What is the size of the facility in which the equipment will be installed?
The l	building to be constructed will be approximately 135,000SF.
	- BOND BOND HOLD HOLD BOND HOLD HOLD HOLD HOLD HOLD HOLD HOLD HOL
and techn	development conducted, (iii) the product distribution and/or (iv) the information
and technology	development conducted, (iii) the product distribution and/or (iv) the information and/
Pleas 11. comp	development conducted, (iii) the product distribution and/or (iv) the information to longly conducted, by your company. See see attachment to application. On a separate page, briefly describe the equipment to be installed by you
Pleas 11. comp	On a separate page, briefly describe the equipment to be installed by you pany at the project location.
Pleas 11. comp	development conducted, (iii) the product distribution and/or (iv) the information to logy conducted, by your company. See see attachment to application. On a separate page, briefly describe the equipment to be installed by you cany at the project location. See see attachment to application. Has the new equipment been installed (Please note that State statute require
Pleas 11. comp Pleas 12. appli	development conducted, (iii) the product distribution and/or (iv) the information to logy conducted, by your company. See see attachment to application. On a separate page, briefly describe the equipment to be installed by you cany at the project location. See see attachment to application. Has the new equipment been installed (Please note that State statute require cants to delay installation until after abatement has been granted)?
Pleas 11. comp Pleas 12. appli	development conducted, (iii) the product distribution and/or (iv) the information to logy conducted, by your company. See see attachment to application. On a separate page, briefly describe the equipment to be installed by your pany at the project location. See see attachment to application. Has the new equipment been installed (Please note that State statute require cants to delay installation until after abatement has been granted)? YesX_No
Pleas 11. comp Pleas 12. applie	development conducted, (iii) the product distribution and/or (iv) the information cology conducted, by your company. See see attachment to application. On a separate page, briefly describe the equipment to be installed by your company at the project location. See see attachment to application. Has the new equipment been installed (Please note that State statute require cants to delay installation until after abatement has been granted)? YesXNo What is the anticipated date for installation to begin? April 2018

a)	If no, please describe the new functions to be performed by the new equipment:				
	N/A				
b)		ed value of the equipment to be purchased for which personal nent is being requested? \$13,500,000			
16. which	Complete the follotax abatement is bei	wing profile of the Company that will occupy the property fong requested:			
a)	Number of current average hourly wag	full time permanent hourly employees by skill level (include the rate excluding benefits and overtime)			
	Skilled n/a	Average hourly wage rate for skilled positions <u>n/a</u>			
	Semi-skilled <u>n/a</u>	Average hourly wage rate for semi-skilled positions _n/a			
	Clericaln/a	Average hourly wage rate for clerical positionsn/a			
	Salaried <u>n/a</u>	Average salary (per hour) for salaried positions n/a			
	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 <u>n/a</u>	Average hourly wage rate for skilled positions <u>n/a</u>			
	Semi-skilled n/a	Average hourly wage rate for semi-skilled positions <u>n/a</u>			
	Clerical n/a	Average hourly wage rate for clerical positions <u>n/a</u>			
TOTA	L NUMBER OF EX	XISTING EMPLOYEES (part-time)			
benefit	ximate value of bene	efits for existing and new employees on a per hour basis (e.g. dditional \$3.00 per hour, etc.) The value of benefits are			

c)

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

 Polymer provides medical, dental and vision benefits as well as substantial training and development, disability protection, retirement plans, stock ownership opportunities, and paid time off.
- e) Number of created full-time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled 194	Average hourly wage rate for skilled positions \$_\$42.64			
Semi-Skilled n/a	_ Average hourly wage rate for semi- skilled positions n/a			
Clerical n/a	Average hourly wage rate for skilled positionsn/a			
Skilled <u>n/a</u>	Average hourly wage rate for skilled positions <u>n/a</u>			
TOTAL NUMBER	R OF NEW EMPLOYEES (permanent and full-time) 194			
The state of the s	reated part-time hourly employees by skill level (include average rate excluding benefits and overtime)			
Skilled n/a	Average hourly wage rate for skilled positions <u>n/a</u>			
Semi-skilled	n/a Average hourly wage rate for semi-skilled positions n/a			
Clerical n/a	Average hourly wage rate for clerical positions n/a			

- g) What is the total dollar amount to be spent on new salaries? \$17,206,092.80
- h) Provide schedule for when new employee positions are expected to be filled.

<u>2018 – 154 Employees, 2019 – 10 Employees, 2020 – 10 Employees, 2021 – 10 Employees, 2022 – 10 Employees</u>

17. On a separate page, please give a detailed description of what the impact on your business will be if the new equipment is not installed (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.).

Please see attachment to application

- 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).

We are respectfully requesting an alternate 10 year abatement on real property improvements. Below is a schedule of the proposed alternate 10 year abatement schedule.

Year	% of Assessed Value Exempt From Personal Property Taxes
1	90%
2	90%
3	90%
4	90%
5	90%
6	90%
7	90%
8	90%
9	90%
10	90%

	gures	prov	ided below:		
I.	Projected Current Conditions Without Abatement				
	A.	Cur	rent Annual Personal Proper	rty Taxes:	\$0.00
	B.	Proj	ected 10-Year Total:		\$0.00
II.	Pro	jected	Conditions With Abatemer	<u>1t</u>	
	A.	Proj	ected 10-Year Personal Pro	perty Taxes:	\$1,129,940.00
	B.	Proj	ected 10-Year Abatement:		\$1,016,960.00
III.		anted	d Total (Assumes Abatemer)	<u>nt</u>	
	A.		I Amount Abated:		\$1,016,960.00
	B.	Tota	I Taxes to be Paid:	13.4	\$112,980.00
Note	e: A	ttach \	Worksheets		
21		Whic	h approvals or permits will	be required for	the project?
		(a)	zoning change	(e) variano	ce
		(b)	annexation		l exception
		(c)	plat approval	g building	
		(d)	development plan	(h) other _	Maria de la companya della companya della companya della companya de la companya della companya
Whi	le fin	al pla	ns are being determined, it	is not anticipate	ed that approvals other than
			will be required in order for		
I - L -	rator	y/man	ufacturing and distribution	operation to be	constructed.

Complete the following schedule concerning the proposed personal property taxes to be abated and include on a separate page the worksheets for calculating the

20.

Plans are still being developed, but no additional public infrastructure improvement will

be required in order for this headquarters/R&D laboratory/manufacturing and

distribution operation to be constructed.

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. Please see attachment.
25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Whenever possible and when economically competitive, Duke, Browning and PTS Diagnostics endeavor to utilize local suppliers and contractors.
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. The building to be constructed will have a white TPO roof membrane. Also, LED lighting will be used for the building and site.
CHECKLIST OF ATTACHMENTS:
Application Fee (\$1,000) Completed Memorandum of Understanding Completed Form SB-1/PP Legal Description of Project Site Area Map of Project Site Description of (i) Product(s) Manufactured, (ii) Research and Development, (iii) Product Distribution and/or (iv) Information Technology Conducted, at Site Description of Equipment to be Installed at Site Description of Impact on Business if Equipment not Installed Worksheets for Abatement Calculation
9

I hereby certify that the information and representations on and included with this application for Personal 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/PP. I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

Signature of Owner or Authorized Representative

Title

5-APRIL -2018

STATE OF Indians)

COUNTY OF Marion)

Before me, the undersigned Notary Public, this 5 day of April, 2018, personally appeared Mark. Moran and acknowledged the execution of the foregoing application for personal property tax abatement for the Town of Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Muce County,

Notary Public County,

My commission expires:

October 20, 2021

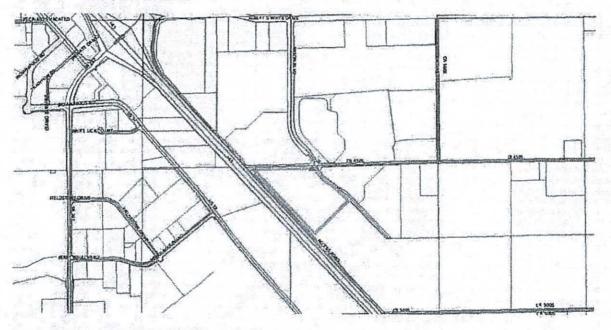
JANICE S KEENEY
Notary Public, State of Indiana
Merion County
Commission # 848415
My Commission Expires
October 20, 2021

ATTACHMENT TO PROPERTY TAX ABATEMENT APPLICATIONS Polymer Technology Systems, Inc. 4/2/18

Question #4 - Legal Description of the Property

Parcel Number 06-07-26-000-007.000-019 PT NE SE 26-18-1E 23.85A

Question #4 - Map of the Property



Question #10 - Nature of the Company Business

PTS Diagnostics is an innovative point-of-care diagnostics solutions provider that partners with patients and healthcare professionals. In more than 135 countries, PTS Diagnostics designs, manufactures, and markets healthcare diagnostic products for distribution. PTS Diagnostics' signature products include the CardioChek® lipid analyzer, and the A1CNow® family of products.

Question #11 - Proposed Real Estate Improvements and Personal Property Purchases and Installation

PTS was acquired in 2016 and is exploring possible growth options at its operations in California, Florida, and Indiana. The lease for its existing Indianapolis location expires in 2019. If PTS' expansion occurs in Indiana, they will need to construct a new facility, approximately 135,000 SF. PTS would utilize the entire building to be constructed for its lab, manufacturing and distribution operations and equipment necessary to accommodate their growing business needs.

Question #17 - Impact on local community if project does not proceed

Without the new building and move to a new space, the applicant will not be able to operate to its fullest capability. In an industry that is continually evolving, the applicant requires more space than they currently occupy to continue to be a leading innovator in point of care diagnostic solutions.

Question #24 Community Involvement and Funding

Polymer Technology Systems is involved in Indianapolis American Diabetes Association and the Indianapolis Juvenile Diabetes Association. The company encourages employees to engage in civic activities.